Ordinary Meeting of Council

Held at Western Downs Regional Council's Chinchilla Customer Service Centre

On Thursday, 17 July 2025

Commencing at 9:30am

J. Taylor
CHIEF EXECUTIVE OFFICER **17 July 2025**

Ordinary Meeting of Council Agenda

Location: **Chinchilla**
63 Heeney Street, Chinchilla

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The Purpose of this Report is for Council to adopt the Minutes of the Special Meeting of Council held on Thursday, 19 June 2025.

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The Purpose of this Report is for Council to adopt the Minutes of the Ordinary Meeting of Council held on Thursday, 19 June 2025.

6. BUSINESS ARISING FROM THE MINUTES OF PREVIOUS MEETINGS

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The purpose of this Report is to provide Council with significant meetings, forums and delegations attended by the Mayor during the month of June 2025.

10. CONFIDENTIAL ITEMS

Section 254J of the Local Government Regulation 2012 in relation to Closed meetings provides:

(1) A local government may resolve that all or part of a meeting of the local government be closed to the public.

(2) A committee of a local government may resolve that all or part of a meeting of the committee be closed to the public.

(3) However, a local government or a committee of a local government may make a resolution about a local government meeting under subsection (1) or (2) only if its councillors or members consider it necessary to close the meeting to discuss one or more of the following matters—

(a) the appointment, discipline or dismissal of the chief executive officer;

(b) industrial matters affecting employees;

(c) the local government's budget;

(d) rating concessions;

(e) legal advice obtained by the local government or legal proceedings involving the local government including, for example, legal proceedings that may be taken by or against the local government;

(f) matters that may directly affect the health and safety of an individual or a group of individuals;

(g) negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government;

(h) negotiations relating to the taking of land by the local government under the Acquisition of Land Act 1967;

(i) a matter the local government is required to keep confidential under a law of, or formal arrangement with, the Commonwealth or a State.

(4) However, a local government or a committee of a local government must not resolve that a part of a local government meeting at which a decision mentioned in section 150ER(2), 150ES(3) or 150EU(2) of the Act will be considered, discussed, voted on or made be closed.

(5) A resolution that a local government meeting be closed must—

(a) state the matter mentioned in subsection (3) that is to be discussed; and

(b) include an overview of what is to be discussed while the meeting is closed.

(6) A local government or a committee of a local government must not make a resolution (other than a procedural resolution) in a local government meeting, or a part of a local government meeting, that is closed.

10.1 EXECUTIVE SERVICES

10.2 CORPORATE SERVICES

10.2.1 Corporate Services Confidential Summary Report Quarterly Liability Update as at 30 June 2025
The purpose of this Report is to provide Council with a quarterly update on liability matters as at 30 June 2025.

10.3 COMMUNITY AND LIVEABILITY

10.4 INFRASTRUCTURE SERVICES

11. DEPUTATION

12. PLANNING

12.1 Community and Liveability Report Adoption of Major Amendment to the Western Downs Planning Scheme 2017 - Major Amendment 2 Business and Planning Improvement Package 40
The Planning Minister by letter dated 12 June 2025, has advised that Western Downs Regional Council may proceed to adopt Major Amendment No. 2 in accordance with the Minister's Guidelines and Rules. Council must now decide to either adopt or not proceed with the proposed amendment to the Planning Scheme. This Report proposes that Council adopt the Western Downs Planning Scheme 2017 (Major Amendment No. 2) and decide its commencement date.

12.2 (030.2024.365.001) Community and Liveability Report Development Application for Material Change of Use for Extractive Industry (Expansion to 200,000 tonnes per annum) and ERAs at 1218 Goombi-Fairymeadow Road Goombi Upscale Gravel Pty Ltd C/- Swep Consulti 516
The purpose of this Report is for Council is to decide the development application for a Material Change of Use for an Extractive Industry (Expansion of Existing Use - up to 200,000 tonnes per annum) and Environmentally Relevant Activities 16 2(b) and 3(b) on land described as Lot 15 on BWR49 at 1218 Goombi-Fairymeadow Road, Goombi.

12.3 (035.2025.104.001) Community and Liveability Report Development Application for Reconfiguring a Lot (1 lot into 2 lots) at 1 Etty Street Dalby Turner 572
The purpose of this Report is for Council to decide the development application for Reconfiguring a Lot (subdivision of 1 lot into 2 lots) on land described as Lot 6 on CP896375, and situated at 1 Etty Street, Dalby.

13. EXECUTIVE SERVICES

13.1 Executive Services Report Permanent Road Closure Application for an Additional Unnamed & Unformed Road Reserve that adjoins Lot 28 RP174041 Fairyland 603
The purpose of this report is to assist Council in their decision as to whether to support Mr Dixon's application to permanently close a portion of unnamed road that adjoins Lot 28 RP174041 (the **Application**) pursuant to section 68 of the *Local Government Act 2009* (Qld) (**LGA**).

13.2 Executive Services Report Outstanding Actions June 2025 617
The purpose of this report is to provide Council with an update on the status of outstanding Council Meeting Action Items.

13.3 Executive Services Chief Executive Officer Report June 2025 622
The purpose of this Report is to provide Council with significant meetings, forums and delegations attended by the Chief Executive Officer and Acting Chief Executive Officer during the month of June 2025.

14. CORPORATE SERVICES

14.1 Corporate Services Financial Report June 2025 Interim 625
The purpose of this report is to present Council with the Interim Financial Report for the period ending 30 June 2025 and to seek Council approval for proposed amendments to the 2025–26 Capital Works Programme. A final Financial Report will be submitted to the October 2025 Council meeting, following the completion of the audit and issuance of an opinion by the Queensland Audit Office (QAO).

15. INFRASTRUCTURE SERVICES

15.1 Infrastructure Services Report Dalby Urban Water Security Assessment 638
The purpose of this Report is to seek endorsement of the Dalby Urban Water Security Assessment commissioned by the Department of Local Government, Water and Volunteers.

15.2 Infrastructure Services Report June 2024/25 Capital Works Progress Update 663
The purpose of this Report is for the Works Department to provide an update to Council regarding the 2024/25 Capital Works Program for the month of June 2025.

16. COMMUNITY AND LIVEABILITY

16.1 Community and Liveability Report - Motions Local Government Association Queensland (LGAQ) Annual Conference 667
The purpose of this report is to seek Council endorsement of motions proposed to be submitted to the Local Government Association Queensland (LGAQ) for consideration at the 2025 Annual Conference.

16.2 Community & Liveability Report Communities Partnering Framework Update 677
The purpose of this Report is to present Council with an updated version of the Communities Partnering Framework and to seek adoption of this Framework.

16.3 Community & Liveability Report Nomination Special Holiday 2026 689
The purpose of this Report is to seek Council's endorsement of the proposed nominated Show Holidays in 2026 in line with the *Holidays Act 1983*.

17. NOTICES OF MOTION

17.1 CONSIDERATION OF NOTICES OF MOTION/BUSINESS

17.1.1 Business paper of Cr Moore and Cr Bougoure - Endorsement of Proposed Submission - Changes to the Electoral act 1992 693
This report seeks Council’s endorsement of a formal submission to the Queensland Government, Queensland Redistribution Commission and LGAQ conference advocating for legislative amendments to the *Electoral Act 1992*. The proposal aims to enhance equity in rural and regional representation ahead of the 2025 Queensland state electoral redistribution. The initiative has been brought in response to the Electoral redistribution process and reflects broader concerns around the fairness and function of Queensland’s current redistribution framework.

18. URGENT GENERAL BUSINESS

19. MEETING CLOSURE

Title	**Adopt Special Meeting of Council Minutes 19 June 2025**
Date	3 July 2025
Responsible Manager	J. Taylor, CHIEF EXECUTIVE OFFICER

Summary

The Purpose of this Report is for Council to adopt the Minutes of the Special Meeting of Council held on Thursday, 19 June 2025.

Link to Corporate Plan

Nil

Material Personal Interest/Conflict of Interest

There are no declarations of material personal interest/conflicts of interest.

Officer's Recommendation

That this Report be received and that:

1. The Unconfirmed Minutes of the Special Meeting of Council held on 19 June 2025, copies of which have been circulated to Members, be taken as read and confirmed.

Human Rights Considerations

Section 4(b) of the *Human Rights Act 2019* (Qld) (the Human Rights Act) requires public entities 'to act and make decisions in a way compatible with human rights'.

There are no human rights implications associated with this report.

Attachments

1. Copy of Unconfirmed Minutes of the Special Meeting of Council held on Thursday, 19 June 2025.

Authored by: B. Donald SENIOR EXECUTIVE OFFICER

Special Meeting of Council Minutes

Date:	**19 June 2025**
Time:	**12:00 pm**
Location:	**Dalby Corporate Office**
Councillors:	**Cr. A. N. Smith** **Cr. K. A. Bourne** **Cr. O. G. Moore** **Cr. S. J. Condon** **Cr. P. T. Saxelby** **Cr. K. A. Maguire** **Cr. G. M. Olm** **Cr. M. J. James** **Cr. S. Bougoure**
Officers:	**B. Bacon, Acting Chief Executive Officer** **S. Fitzgerald, Acting General Manager (Corporate Services)** **G. Cook, General Manager (Infrastructure Services)** **D. Fletcher, General Manager (Community & Liveability)** **B. Donald, Senior Executive Officer** **A. Lewis, Executive Services Administration officer** **B. Woodcock, Communications & Digital Marketing Officer** **J. Baker, Marketing Coordinator** **N. Collins, Communications and Marketing Manager** **K. Carroll, Senior Executive Communications Advisor** **T. Skillington, Chief Financial Officer** **C. Prain, Co-ordinator Financial Planning & Analysis**

UNCONFIRMED

1. DECLARATION OF THE MEETING OPEN

The Chairperson declared the meeting open at 12:30pm.

2. APOLOGIES

There were no apologies.

3. CORPORATE SERVICES

3.1 Corporate Services Report Adoption Operational Plan 2025-26

The purpose of this report is to adopt the *Operational Plan 2025-26*.

Moved by: Cr. S. Bougoure
Seconded by: Cr. M. J. James

That Council resolves to adopt the *Operational Plan 2025-26*, as contained within Attachment One.

CARRIED

3.2 Corporate Services Report Adoption of Budget Policies 2025-26

The *Local Government Act 2009* requires Council to adopt policies related to the annual budget to ensure the effective and efficient financial governance of the organisation. Whilst the *Debt Policy* must be adopted annually, the *Investment Policy*, *Financial Management and Investment Strategy Policy*, and *Budget Policy* need only be reviewed annually to ensure they continue to meet Council's strategic and operational objectives.

Moved by: Cr. O. G. Moore
Seconded by: Cr. G. M. Olm

That Council resolves, in accordance with section 104 of the *Local Government Act 2009* and section 191 and 192 of *the Local Government Regulation 2012*, to adopt the:

1. *Budget Policy* (attachment one);
2. *Financial Management and Investment Strategy Policy* (attachment two);
3. *Investment Policy* (attachment three); and
4. *Debt Policy* (attachment four).

CARRIED

3.3 Corporate Services Report Adoption of Revenue Policy, and Procedures for Levying Rates and Charges 2025-26

The purpose of this report is to adopt the *Revenue Policy* for the Westerns Downs Regional Council's 2025-2026 budget and the procedures for the levying of rates and charges for the 2025-2026 financial year.

Moved by: Cr. P. T. Saxelby
Seconded by: Cr. K. A. Maguire

UNCONFIRMED

That Council resolves to:

1. rescind the *Debt Recovery Collection - Statutory Policy*;
2. adopt the *Revenue Policy* (Attachment One), in accordance with section 169(2) and section 193 of the *Local Government Regulation 2012*; and
3. adopt the following procedures for the Levying of Rates and Charges for 2025-2026, in accordance with Chapter 4 Part 1 of the *Local Government Act 2009* and the provisions of the *Revenue Policy* and *2025-26 Revenue Statement*:

Description of Rates/Charges	**Frequency**	**Basis**
Differential General Rates	Half Yearly	50% of total for year
Special Charges	Half Yearly	50% of total for year
Separate Charges	Half Yearly	50% of total for year
Waste and Recycling Collection Charges	Half Yearly	50% of total for year
Environmental Waste Levy Charges	Half Yearly	50% of total for year
Water and Recycled Water Access Charges	Half Yearly	50% of total for year
Water and Recycled Water Volumetric Charges	Half Yearly	Based on Consumption
Water and Recycled Water Volumetric Charges (High Water Consumers as determined by Council)	No more than Bi-Monthly and no less than Half Yearly	Based on Consumption
Sewerage Charges	Half Yearly	50% of total for year
Gas – commercial connections	Monthly	Based on Gas Consumption and periodic access charges
Gas – domestic connections	Quarterly	Based on Gas Consumption and periodic access charges

CARRIED

UNCONFIRMED

3.4 Corporate Services Report Adoption of 2025-26 Revenue Statement

The purpose of this report is to adopt of the *2025-26 Revenue Statement* as part of the 2025-2026 Budget. Section 169(2)(b) of the *Local Government Regulation 2012* requires Council to include a revenue statement in its annual budget.

Moved by: Cr. O. G. Moore
Seconded by: Cr. M. J. James

That Council resolves to:

1. adopt the *2025-26 Revenue Statement* (Attachment One), in accordance with Section 104(5) of the *Local Government Act 2009* and sections 169 and 172 of the *Local Government Regulation 2012*;

2. levy the Differential General Rates and Minimum General Rates for 2025-26, as set out in the *2025-26 Revenue Statement*, pursuant to section 94 of the *Local Government Act 2009* and section 81 of the *Local Government Regulation 2012* and in accordance with the provisions of the *Revenue Policy* and the *2025-26 Revenue Statement*;

3. levy the proposed 2025-2026 special charges and where applicable, adopt the overall plans and annual implementation plans, pursuant to the provisions of the *Revenue Policy* and *2025-26 Revenue Statement*

4. levy the 2025-26 Utility Charges as set out in the *2025-26 Revenue Statement*, pursuant to section 94 of the *Local Government Act 2009* and section 99 and 100 of the *Local Government Regulation 2012* and in accordance with the provisions of the *Revenue Policy* and *2025-26 Revenue Statement*;

5. allow a discount of five (5) per cent on general rates and charges as stated in the *2025-26 Revenue Statement*, pursuant to section 130 of the *Local Government Regulation 2012* and in accordance with the provisions of the *Revenue Policy* and *2025-26 Revenue Statement*; and

6. adopt the application of interest, from the day the rates or charges become overdue, at the maximum rate of 12.12 per cent per annum, to be applied from 1 July 2025 on all rates and charges (excluding overdue gas accounts) which remain unpaid thirty (30) days after the due date for payment, pursuant to sections 132 and 133 of the *Local Government Regulation 2012* and in accordance with provisions of the *Revenue Policy* and *2025-26 Revenue Statement*.

CARRIED

UNCONFIRMED

3.5 Corporate Services Report Adoption of Rates and Charges and Special Charges Concessions 2025-2026

This report considers the proposed Rates and Charges and Special Charges Concessions to apply for the 2025-2026 financial year and the *Rates and Utility Charges Concession Policy* for the Western Downs Regional Council's 2025-2026 budget.

Moved by: Cr. P. T. Saxelby
Seconded by: Cr. K. A. Bourne

That Council resolves to:

1. Rescind the *Water Meters - Council Policy*
2. Adopt the following concessions in accordance with the provisions of the *Revenue Policy* and the *2025-26 Revenue Statement*:
    1. **Council Pensioner Rate Concession**
        a. A Council Pensioner Rate Concession of twenty (20) per cent (up to a maximum of $200 per annum) of gross rates and charges (except for Special Rates and Charges, Separate Rates and Charges, Emergency Management Levy Charges, Water Consumption Charges, Charges on the Land, and Miscellaneous Fees and Charges) be provided to eligible pensioners in accordance with the State Government Pensioner Rate Subsidy Scheme in 2025-26. This Concession is provided pursuant to sections 120(1)(a), 121(a), and 122(1)(b) of the *Local Government Regulation 2012*; and
        b. A Council Pensioner Rate Concession of twenty (20) per cent (up to a maximum of $200 per annum) be provided to occupants of independent living units at aged care facilities and retirement villages and who are also pensioners under section 123(1) of the *Local Government Regulation 2012*. The concession will be provided to eligible pensioners where:
            i. part of the rates or charges that the Council considers is attributable to the part of the land where pensioners have a right to exclusive occupancy (section 123(2) of the *Local Government Regulation 2012*), and
            ii. the landowner agrees to pass the benefit of the rebate on to the pensioners.
    2. **Concealed Leaks**

        Pursuant to sections 120(1)(c), 121(a), and 122(1)(b) of the *Local Government Regulation 2012*, Council resolves to grant a concession to a ratepayer who is a member of a stated class of ratepayers, as follows:

        a. Stated class of ratepayers

            The concession is available to all categories/classes of ratepayers connected to Council's water supply schemes.

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b. Type of concession

Council will allow relief by way of a maximum concession of twenty-five (25) per cent of the water consumption charge in accordance with the *Water Meter Guidelines*.

c. Conditions

The concession is granted subject to a ratepayer:

i. incurring water consumption charges by reason of a 'concealed leak' (as defined in the *Water Meter Guidelines*); and

ii. satisfying the criteria set down in the *Water Meter Guidelines*.

d. Criteria for granting concession

Council grants this concession on the basis that to require the ratepayer to pay full charges for consumption in circumstances where a concealed leak has occurred (through no fault of the ratepayer) would result in hardship.

3. **Rates and Utilities Charges Concession for Community Organisations**

Pursuant to sections 120(1)(c), 121(a), and 122(1)(b) of the *Local Government Regulation 2012*, Council resolves to grant a concession to a ratepayer who is a member of a stated class of ratepayers, as follows:

a. Stated class of ratepayers

The concession is granted to not-for-profit (or non-profit) community organisations responsible for payment of rates and utility charges as the owner or lessee of the land as defined in the *Rates and Utilities Charges Concession Policy*.

b. Type of concession

Council will grant to each eligible organisation the nominated concessions (expressed as percentages against each concession category) for general rates, waste utility charges, sewerage charges, water access charges, and water consumption charges.

c. Conditions

The conditions for granting the concession are outlined in the *Rates and Utilities Charges Concession Policy*.

d. Criteria for granting concession

Community organisations will be granted this concession upon receiving approval of the concession as outlined in the *Rates and Utilities Charges Concession Policy*.

UNCONFIRMED

4. **Haemodialysis Water Allowance**

Pursuant to sections 120(1)(c), 121(a), and 122(1)(b) of the *Local Government Regulation 2012*, Council resolves to grant a concession to a ratepayer who is a member of a stated class of ratepayers, as follows:

a. Stated class of ratepayers

Council resolves to grant the allowance to a haemodialysis patient who receives haemodialysis treatment at home under the *Rates and Utility Charges Concession Policy*.

b. Type of concession

Types of conditions are outlined in the *Rates and Utility Charges Concession Policy*.

c. Conditions

Conditions for granting the concession are outlined in the *Rates and Utility Charges Concession Policy*.

CARRIED

3.6 Corporate Services Report Adoption of the Register of Cost Recovery Fees and Commercial Charges for 2025-26

The purpose of this report is to adopt the Register of Cost Recovery Fees and Commercial Charges for 2025-26. The Fees and Charges listed in the register will take effect from 1 July 2025.

Moved by: Cr. S. J. Condon
Seconded by: Cr. K. A. Bourne

That Council resolves to adopt the 2025-26 Register of Cost Recovery Fees and Commercial Charges, as contained in Attachment One, to be effective from 1 July 2025.

CARRIED

UNCONFIRMED

3.7 Corporate Services Report Adoption of Application of National Competition Reform 2025-26

This report considers Council's 2025-2026 Community Services Obligations (CSO) and amending Council's business activities. Each financial year, Council must decide whether to implement National Competition Policy (NCP) reforms for its business activities. These reforms enhance transparency, reduce anti-competitive behaviour, and are intended to optimise the allocation of Council resources.

Moved by: Cr. K. A. Bourne
Seconded by: Cr. K. A. Maguire

That Council resolves to:

1. continue to apply the full cost pricing reform option to the Water and Sewerage business activity for the 2025-2026 financial year in accordance with section 44(1) of the *Local Government Act 2009*;
2. continue to apply the Code of Competitive Conduct to the Waste and Gas Supply business activities for the 2025-2026 financial year in accordance with section 47 of the *Local Government Act 2009*;
3. discontinue application of the Code of Competitive Conduct for the Quarry, Commercial Works, Washdown Bay, and Saleyard business activities;
4. apply a Community Service Obligation Payment to the following businesses during the 2025-2026 financial year:
    a. Water;
    b. Sewerage; and
    c. Waste; and
5. receive Dividend Payments from the following businesses during the 2025-2026 financial year:
    a. Gas; and
    b. Sewerage.

CARRIED

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3.8 Corporate Services Report Adoption of Estimated Position 30 June 2025 and Financial Analysis

The purpose of this report is to adopt the Statement of Estimated Financial Position as part of the 2025-2026 budget and provide an analysis of variations between the 2025-2026 Budget and the 2024-2025 Estimated Position.

Moved by: Cr. K. A. Maguire
Seconded by: Cr. S. J. Condon

That Council resolves to receive the Statement of Estimated Financial Position, which includes the Financial Operations (attachment one) and Financial Position (attachment two) of Council for the 2024-2025 financial year.

CARRIED

3.9 Corporate Services Report Adoption of 2025-26 Budget including the Long-Term Financial Plan

This report presents the 2025-2026 Budget and the 2025-2026 Long-Term Financial Plan for adoption.

Moved by: Cr. O. G. Moore
Seconded by: Cr. G. M. Olm

That Council resolves to:

1. adopt the 2025-2026 Budget, prepared in accordance with the requirements of section 169 of the *Local Government Regulation 2012*; and
2. adopt the 2025-2026 Long-Term Financial Plan, prepared in accordance with the requirements of sections 169 and 171 of the *Local Government Regulation 2012*.

CARRIED

4. MAYORAL BUDGET STATEMENT

Thank you everyone, on behalf of the 35,000 people who call our region home, it is my pleasure to present the 2025-26 Western Downs Regional Council Budget.

I'm proud to stand with my fellow Councillors today, to present a Budget that keeps our thriving region moving forward.

We don't get to where we are today, a strong, visionary Council leading a thriving, diverse and passionate region, just by clicking our fingers.

I'd like to pause for a moment or two and pay respect to the Councillors who have come before us, whose courage in making the tough calls, the right calls, the smart calls allows us to today present a budget that is forward thinking and sets us up for a strong year ahead.

This Budget acknowledges the hope, faith and trust placed in our ability to lead and guide the communities of the Western Downs into the future.

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This Budget is a responsible financial plan that delivers great liveability, quality infrastructure and improved services.

This Budget is proof of our Council's continued commitment to operating within our means and sustainable planning for the future.

This Budget keeps in mind cost-of-living pressures. This is a carefully considered plan that ensures Council spends only what it can afford.

This $269 million Budget demonstrates Council's healthy financial position and we have already acquired $32.2 million in State and Federal grant funding and other contributions to help lower the cost of delivering essential services, new projects and reliable infrastructure.

Our region is growing, thanks to our strong, diverse economy, and Council is planning for future growth in the year ahead by investing in quality essential services and the delivery of modern infrastructure.

We have budgeted to deliver a humble surplus of $1.58 million this year with total operating expenditure of $186 million and a total capital investment of $83 million to deliver 150 projects across the region.

Keeping cost-of-living pressures front and centre, we've kept rate increases to the absolute minimum needed to deliver key services, capital projects and essential new infrastructure.

Rural, commercial and industrial businesses, and residential households will see only a 3.5% rates increase.

Rates for renewable energy, resource and intensive agricultural industries will increase by 5%.

Council will continue to offer a 5% discount on rates paid by their due date.

We will continue to match the State Rates Subsidy Scheme, offering pensioners a 20% rebate on rates and charges, excluding water consumption - up to a maximum of $200 per year.

With our strong economy, favourable climate, and reputation for being a great place to live and do business, the Western Downs will continue to grow.

Regional growth is both a challenge and opportunity and that's why we will continue to invest in our roads and fight for better road funding from the State and Federal governments.

Our roads keep us connected and drive our productivity, so we have allocated $53 million for maintenance and capital improvements to our local roads, bridges, footpaths and stormwater infrastructure.

Council will also continue to aggressively advocate to the State and Federal Governments to improve the condition and safety of the more than 1,800 kilometres of national highway and state-controlled roads in our region.

Water remains our most single important resource on the Western Downs, so we're investing more than $24.7 million into capital water supply, water treatment and wastewater infrastructure this year.

This includes the continuation of the Dalby water supply project and the commencement of the reconstruction of the Jandowae Dam Spillway.

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Long-term water security and supply are critical for the growth of our region and economy and Council will continue to aggressively advocate for and explore new opportunities for the provision of bulk water.

Our community will also see a $1.68 million in capital improvements to our waste transfer stations and landfills at Wandoan, Tara, Jandowae, Moonie and Miles.

Activating our communities and creating new places to gather, play, reflect and celebrate is another important priority for Council in the year ahead.

We want to encourage our community members and visitors to explore our backyard and enjoy our facilities, so Council has allocated $6.74 million in new capital projects and improvements to our sport, recreation and civic facilities.

Detailed design for a new cultural facility for Dalby continues, as we work towards kicking off construction for this exciting landmark project.

We are also in the detailed design phase for the construction of a new Chinchilla Aquatic Precinct.

We continue our 10-year plan for upgrading our regional pools and aquatic infrastructure and this budget supports $3.5 million in capital improvements.

Council recognises the importance of our community parks, greenspace and cemeteries, and we are investing $5.2 million in capital upgrades to improve our parklands and open spaces.

This includes a new adventure playground for Thomas Jack Park at Dalby and new ashes interment gardens at the Tara and Miles cemeteries.

In the year ahead, we will support some of Queensland’s most exciting and unique destination events like Dalby's Delicious and DeLIGHTful Festival, Miles Back to the Bush Festival, and our annual Words Out West Readers and Writers Festival.

Events like these showcase our culture and give our communities the opportunity to shine, bringing visitors and tourists to the region in droves and boosting our tourism revenue.

That’s why Council has allocated $446,000 in events funding and community grants to empower local community groups to deliver new and exciting initiatives in our region.

Council has also invested $2.8 million to strengthen our region's economic diversity and tourism attraction through the delivery of our new regional signage program.

We will continue to support our local businesses and industries in their planning for the future through the delivery of a new Regional Workforce Plan to address workforce shortages and skills gaps.

We also look forward to the return of our Youth Entrepreneur Summit and Manufacturing Conference.

It's been my privilege today, to share with you some insight into the exciting new infrastructure, services and liveability projects we will be delivering for the region in the year ahead.

I'd like to acknowledge the dedication and effort of our Council team in preparing this Budget for the Western Downs community.

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I really want to thank my fellow Councillors. The respect you show and the heart you bring into the boardroom to achieve the best possible outcomes for our communities epitomises strong leadership. Thank you.

Thank-you for trusting in our collective ability to deliver exciting outcomes and continue this time of economic growth, prosperity and advancement for the Western Downs.

Together, we've forged a responsible financial plan that has been carefully prepared with community needs front and centre.

We are financially strong and our track record for delivering great economic and liveability outcomes is widely respected.

This Budget sets us up to sustain future regional growth while investing in wonderful new capital projects to drive economic growth and elevate the liveability of the Western Downs for generations to come.

5. MEETING CLOSURE

The Meeting concluded at 12:52pm.

UNCONFIRMED

Title	**Adopt Ordinary Meeting of Council Minutes 19 June 2025**
Date	3 July 2025
Responsible Manager	J. Taylor, CHIEF EXECUTIVE OFFICER

Summary

The Purpose of this Report is for Council to adopt the Minutes of the Ordinary Meeting of Council held on Thursday, 19 June 2025.

Link to Corporate Plan

Nil

Material Personal Interest/Conflict of Interest

There are no declarations of material personal interest/conflicts of interest.

Officer's Recommendation

That this Report be received and that:

1. The Unconfirmed Minutes of the Ordinary Meeting of Council held on 19 June 2025, copies of which have been circulated to Members, be taken as read and confirmed.

Human Rights Considerations

Section 4(b) of the *Human Rights Act 2019* (Qld) (the Human Rights Act) requires public entities 'to act and make decisions in a way compatible with human rights'.

There are no human rights implications associated with this report.

Attachments

1. Copy of Unconfirmed Minutes of the Ordinary Meeting of Council held on Thursday, 19 June 2025.

Authored by: B. Donald SENIOR EXECUTIVE OFFICER

Ordinary Meeting of Council Minutes

Date: 19 June 2025
Time: 9:30am
Location: Dalby Corporate Office

Councillors:
Cr. A. N. Smith
Cr. K. A. Bourne
Cr. O. G. Moore
Cr. S. J. Condon
Cr. P. T. Saxelby
Cr. K. A. Maguire
Cr. G. M. Olm
Cr. M. J. James
Cr. S. Bougoure

Officers:
B. Bacon, Acting Chief Executive Officer
S. Fitzgerald, General Manager (Corporate Services)
G. Cook, General Manager (Infrastructure Services)
D. Fletcher, General Manager (Community & Liveability)
B. Donald, Senior Executive Officer
A. Lewis, Executive Services Administration officer
K. Carroll, Senior Executive Communications Advisor

UNCONFIRMED

1. DECLARATION OF MEETING OPENING

The Chairperson declared the Meeting open at 9.30AM.

2. OPENING PRAYER AND MINUTE SILENCE

Colin Watters from St John's Anglican Church, delivered the opening prayer. This was followed by the observance of a minute silence.

3. APOLOGIES

There were no apologies.

4. CONGRATULATIONS

There were no congratulations.

5. CONFIRMATION OF MINUTES

5.1 Adopt Ordinary Meeting of Council Minutes 15 May 2025

The Purpose of this Report is for Council to adopt the Minutes of the Ordinary Meeting of Council held on Thursday, 15 May 2025.

COUNCIL RESOLUTION

Moved By Cr. P. T. Saxelby
Seconded By Cr. K. A. Bourne

That this Report be received and that:

1.The Unconfirmed Minutes of the Ordinary Meeting of Council held on 15 May 2025, copies of which have been circulated to Members, be taken as read and confirmed.

CARRIED

6. BUSINESS ARISING FROM THE MINUTES OF PREVIOUS MEETINGS

There was no business arising from the minutes of the previous meeting.

7. DECLARATIONS OF CONFLICTS OF INTEREST

There were no declarations of conflicts of interest.

8. PRESENTATION OF PETITIONS BY COUNCILLORS

There were no petitions presented to councillors.

9. MAYORAL UPDATE

9.1 Executive Services Mayoral Report May 2025

The purpose of this Report is to provide Council with significant meetings, forums and delegations attended by the Mayor during the month of May 2025.

COUNCIL RESOLUTION

Moved By Cr. K. A. Bourne
Seconded By Cr. O. G. Moore

That this Report be received and noted.

CARRIED

UNCONFIRMED

10. CONFIDENTIAL ITEMS

Section 254J of the Local Government Regulation 2012 in relation to Closed meetings provides:

(1) A local government may resolve that all or part of a meeting of the local government be closed to the public.

(2) A committee of a local government may resolve that all or part of a meeting of the committee be closed to the public.

(3) However, a local government or a committee of a local government may make a resolution about a local government meeting under subsection (1) or (2) only if its councillors or members consider it necessary to close the meeting to discuss one or more of the following matters—

(a) the appointment, discipline or dismissal of the chief executive officer;

(b) industrial matters affecting employees;

(c) the local government's budget;

(d) rating concessions;

(e) legal advice obtained by the local government or legal proceedings involving the local government including, for example, legal proceedings that may be taken by or against the local government;

(f) matters that may directly affect the health and safety of an individual or a group of individuals;

(g) negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government;

(h) negotiations relating to the taking of land by the local government under the Acquisition of Land Act 1967;

(i) a matter the local government is required to keep confidential under a law of, or formal arrangement with, the Commonwealth or a State.

(4) However, a local government or a committee of a local government must not resolve that a part of a local government meeting at which a decision mentioned in section 150ER(2), 150ES(3) or 150EU(2) of the Act will be considered, discussed, voted on or made be closed.

(5) A resolution that a local government meeting be closed must—

(a) state the matter mentioned in subsection (3) that is to be discussed; and

(b) include an overview of what is to be discussed while the meeting is closed.

(6) A local government or a committee of a local government must not make a resolution (other than a procedural resolution) in a local government meeting, or a part of a local government meeting, that is closed.

UNCONFIRMED

COUNCIL RESOLUTION - CLOSE MEETING

Moved By Cr. S. J. Condon
Seconded By Cr. G. M. Olm

That Council resolve to close the Meeting in accordance with Sections 254J (3) (j) of the *Local Government Regulation 2012* at 9.56AM to discuss the following Confidential Reports:

1. Executive Services Confidential Report Lease Surrender & Proposed New Lease to Facilitate Hangar Sale - "Lease X" Dalby Aerodrome

2. Executive Services Confidential Report - Potential New Lease Chinchilla Aerodrome - Lease "P" - Fraser Valuers Pty Ltd

3. Executive Services Confidential Report - Potential New Leases Chinchilla Aerodrome Lease Q & Lease R

CARRIED

COUNCIL RESOLUTION - REOPEN MEETING

Moved By Cr. K. A. Bourne
Seconded By Cr. P. T. Saxelby

That Council resolve to reopen the Meeting at 10:12AM.

CARRIED

UNCONFIRMED

10.1 EXECUTIVE SERVICES

10.1.1 Executive Services Confidential Report Lease Surrender & Proposed New Lease to Facilitate Hangar Sale - "Lease X" Dalby Aerodrome

The purpose of this Report is to consider a request to surrender 'Lease X' at the Dalby Aerodrome (which includes the current lessee selling the improvements) and subsequently to enter into a new lease agreement for 'Lease X'.

COUNCIL RESOLUTION

Moved By Cr. S. J. Condon
Seconded By Cr. S. Bougoure

That Council resolves:

1. that the exception in section 236(1)(c)(iii) of the *Local Government Regulation 2012* (Qld) applies in relation to the lease area, such that the disposal is not required to be by way of tender or auction;

2. to accept the current Lessee of Lease X's decision to surrender the lease and sell the improvements on the land to the potential buyer, as is their right under the current lease agreement;

3. to delegate authority to the Chief Executive Officer to sign all documents relating to the surrender of the lease agreement;

4. to offer a lease of thirty years to Russell Grundy over Lease X for a market rental value of $8.00 per square metre, totalling $2,608.00 per year (exclusive of goods and services tax) and annual Consumer Price Indexation; and

5. to delegate authority to the Chief Executive Officer to negotiate any commercially appropriate terms and conditions associated with the lease agreement with Grundy, and to sign all necessary documents to facilitate the execution and registration of the lease.

CARRIED

UNCONFIRMED

10.1.2 Executive Services Confidential Report - Potential New Lease Chinchilla Aerodrome - Lease "P" - Fraser Valuers Pty Ltd

The purpose of this Report is to consider the request for a potential new lease agreement for lease area "P" at the Chinchilla Aerodrome to Fraser Valuers Pty Ltd for the purposes of constructing a hangar for both private and professional aircraft.

COUNCIL RESOLUTION

Council requests for a clause to be included in the lease requiring a five-year review of the market price.

Moved By Cr. P. T. Saxelby
Seconded By Cr. M. J. James

That Council resolves:

1. that the exception in section 236(1)(c)(iii) of the *Local Government Regulation 2012* (Qld) applies in relation to the lease area, such that the disposal is not required to be by way of tender or auction;

2. to offer a thirty (30) year lease to Fraser Valuers Pty Ltd over the surveyed lease area known as 'Lease P' for the market rental value of $2.08 per square metre totalling $1,300.00 per year (exclusive of goods and services tax) and annual Consumer Price Indexation; and

3. to delegate authority to the Chief Executive Officer to negotiate any commercially appropriate terms and conditions associated with the proposed lease and to sign all necessary documents to facilitate the execution and registration of the lease.

CARRIED

UNCONFIRMED

10.1.3 Executive Services Confidential Report - Potential New Leases Chinchilla Aerodrome Lease Q & Lease R

The purpose of this Report is to consider the request for two potential new lease agreements for lease areas 'Q' and 'R' at the Chinchilla Aerodrome to Higher Yield Aviation Pty Ltd for the purposes of agricultural aircraft hangar, parking, and loading aircrafts.

COUNCIL RESOLUTION

Council requests for a clause to be included in the lease requiring a five-year review of the market price.

Moved By Cr. K. A. Bourne
Seconded By Cr. P. T. Saxelby

That Council resolves:

1. that the exception in section 236(1)(c)(iii) of the *Local Government Regulation 2012* (Qld) applies in relation to the lease area, such that the disposal is not required to be by way of tender or auction;
2. to offer a three-year lease to Higher Yield Aviation Pty Ltd over the surveyed lease areas known as 'Lease R' and 'Lease Q' for the market rental value of $2.08 per square metre totalling $2,123.68 per year (exclusive of goods and services tax) and annual Consumer Price Index.
3. to delegate authority to the Chief Executive Officer to negotiate any commercially appropriate terms and conditions associated with the proposed lease and to sign all necessary documents to facilitate the execution and registration of the lease.

CARRIED

10.2 CORPORATE SERVICES

10.3 COMMUNITY AND LIVEABILITY

10.4 INFRASTRUCTURE SERVICES

11. DEPUTATION

11.1 Sean Constable

Mr Constable addressed Council on behalf of the Campervan and Motorhome Club of Australia regarding its request for a negotiated decision notice for its development permit for a material change of use for a tourist park at Myall Street, Dalby.

The Chairperson adjourned the meeting at 10:38am.

The meeting resumed at 10:50am

UNCONFIRMED

12. PLANNING

12.1 (030.2024.779.001) Community and Liveability Report Representations for Negotiated Decision Notice for Development Application for Material Change of Use for a Tourist Park on Lots 7-10 on RP75401 and Lot 2 on RP186292, known as Myall Street, Dalby, by the Campervan and Motorhome Club of Australia Ltd

The purpose of this Report is for Council to decide the request for a Negotiated Decision Notice for a development application for a Material Change of Use for a Tourist Park (40 Recreation Vehicle Sites including a Manager's Site) on land described as Lots 7-10 on RP75401 and Lot 2 on RP186292, located at Myall Street, Dalby.

COUNCIL RESOLUTION

This motion will be vote on after the deputation.

Moved By Cr. K. A. Bourne
Seconded By Cr. O. G. Moore

That this Report be received and that:

1. The applicant be advised that the Request for a Negotiated Decision Notice for Development Application 030.2024.779.001 for a Material Change of Use to establish a Tourist Park (40 Recreation Vehicle Sites including a Manager's Site) on land described as Lots 7-10 on RP75401 and Lot 2 on RP186292, situated at Myall Street, Dalby, has been considered by Council and is approved, as follows:

   (a) Condition 1 of the approval is amended as follows:

   APPROVED PLAN

   1. The development shall be carried out generally in accordance with the Approved Plan listed below, subject to and modified by the conditions of this approval:

Drawing No.	Title and Details	Dated
001	Site Plan, prepared by Campervan & Motorhome Club of Australia Ltd as amended by Council on 04/0**6**//2025	-

   (b) Conditions 19 to 23 of the approval remain unchanged.

   (c) Condition 25 of the approval remains unchanged.

   (d) Condition 26 of the approval is amended as follows:

   LANDSCAPING

   26. The Landscape Plan must detail:

   26.1 landscaping **treatments** ~~with a minimum width of 2 metres is~~ to be provided in the locations shown on the Site Plan (as amended in red)**;** ~~, and to the common boundaries with all adjoining residential lots~~ ~~and along the frontage of the property to Amos Street and Myall Street~~;

   26.2 **landscaping strips with a minimum width of 2 metres will screen the development along the frontage of the property to Amos Street and Myall Street in the locations illustrated on the Site Plan (as amended in red);**

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26.3 **landscaping is not required to be provided adjacent to adjoining residential properties where there is existing or proposed solid screen fencing;**

26.4 the plant species selected are not to have invasive roots and are to be suitable to locate in proximity to Council's sewer network on the property;

26.5 the typical species to be planted, consisting mainly of drought-tolerant native species suitable to their individual location on-site;

26.6 the number and size of plants to be planted; and

26.7 the typical planting detail including preparation, backfill, staking and mulching.

Note: Please refer to Part 6 of Planning Scheme Policy 1 within the Western Downs Planning Scheme 2017 incorporating Amendment 1 for guidance on the type of trees, shrubs and groundcover recommended for Dalby. Alternative plant species not listed suitable for Dalby under Part 6 of Planning Scheme Policy 1 will be considered by Council's Planning Department and the Parks and Gardens Department.

(e) Conditions 27 to 30 of the approval remain unchanged.

(f) Condition 34 of the approval remains unchanged.

(g) Conditions 39 to 41 of the approval remain unchanged.

(h) Condition 42 of the approval is amended as follows:

42. Lighting must be provided to **facilitate the safe passage of vehicles and pedestrians within the site, including:**

42.1 the entrance to the Park;

42.2 adjacent to the dump point; and

42.3 between the driveways and buildings.

Note: Lighting should not be directed towards residential properties and should operate between 6pm and 10pm only.

(i) The Infrastructure Charges Notice attached to the development approval remains unchanged.

(j) All other conditions of the approval remain unchanged.

FORESHADOWED MOTION

Cr. M. J. James foreshadowed that if the motion on the floor failed, she would move:

That Council resolve as per recommendation, with the exception of item (i), which is to be amended as follows:

That Council enter into an Infrastructure Agreement with Campervan and Motorhome Club of Australia Ltd to waive 25% of the Infrastructure Charges for Development approval 030.2024.779.001, reflecting the undefined classification of this development (somewhere between tent and caravan classification). The terms of the Infrastructure Agreement shall be determined by the Chief Executive Officer.

The ORIGINAL MOTION was PUT and CARRIED (7 to 2)

UNCONFIRMED

12.2 (030.2024.562.001) Community and Liveability Report Representations for Development Application for Material Change of Use for Hardware and Trade Supplies on Lot 12 on SP342954, known as 18 Inverai Road, Chinchilla, by Swep Consulting on behalf of Jacksons Parts N Industrial Supplies

The purpose of this Report is for Council to decide the representations received regarding the proposed development for a Material Change of Use to establish Trade and Hardware Supplies on land described as Lot 12 on SP342954, located at 18 Inverai Road, Chinchilla.

COUNCIL RESOLUTION

Moved By Cr. K. A. Bourne
Seconded By Cr. O. G. Moore

That this Report be received and that:

1. The applicant be advised that the representations regarding the conditions and Infrastructure Charges Notice for the Development Approval for a Material Change of Use to establish Hardware and Trade Supplies on land described as Lot 12 on SP342954, located at 18 Inverai Road, Chinchilla, have been considered and Council has decided the following with regard to the representations:

   (a) Condition 8 of the approval remains unchanged.

   (b) The Infrastructure Charges Notice attached to the approval remains unchanged.

   (c) A Negotiated Decision Notice will not be issued.

CARRIED (5 to 4)

For: Cr. A. N. Smith, Cr. K. A. Bourne, Cr. O. G. Moore, Cr. K. A. Maguire, and Cr. M. J. James

Against: Cr. S. J. Condon, Cr. P. T. Saxelby, Cr. G. M. Olm, and Cr. S. Bougoure

UNCONFIRMED

12.3 (030.2024.690.001) Community and Liveability Report Development Application Material Change of Use Special Industry (Peaking Power Plant) Major Electricity Infrastructure (Transmission Line) Substation (Extension to Existing Substation) and ERA 1039 at Banana Bridge Road, Brigalow, by Attexo Group Pty Ltd on behalf of CSE H2 Pty Ltd

The purpose of this Report is for Council to decide the proposed development for a Material Change of Use to establish a Special Industry (Peaking Power Plant), Major Electricity Infrastructure (Transmission Line), Substation (Extension to Existing Substation) and Environmentally Relevant Activity 14 (Electricity Generation) on land described as Lot 6 on DY532 and situated at 1039 Banana Bridge Road, Brigalow.

COUNCIL RESOLUTION

Moved By Cr. G. M. Olm
Seconded By Cr. K. A. Bourne

That this Report be received and that:

1. The application for a Material Change of Use to establish a Special Industry (Peaking Power Plant), Major Electricity Infrastructure (Transmission Line), Substation (Extension to Existing Substation) and Environmentally Relevant Activity 14 (Electricity Generation) be approved, subject to the following conditions:

APPROVED PLAN AND DOCUMENTS

1. The development shall be carried out generally in accordance with the Approved Plan and Documents listed below, subject to and modified by the conditions of this approval:

Plan/Document No., Reference	Title and Details	Dated
CSE-002_032 (E)	Project Layout, prepared by Attexo	2/10/2024
Project No. 001233, Version 04	Brigalow Power Station Stormwater Management Plan, prepared by BMT	3 October 2024
Rp 002 R01 20230213, Rev 01	Brigalow Peaking Power Plant Noise Assessment, prepared by Marshall Day Acoustics Pty Ltd	09/09/24
Project No: 23-020, Rev C	Bushfire Hazard Assessment and Management Plan, prepared by Meridian Urban	28/08/2024

2. The development must comply with the noise mitigation recommendations of the Approved "Noise Assessment" prepared by Marshall Day Acoustics Pty Ltd and dated 9 September 2024.

3. The applicant shall submit an amended Bushfire Hazard Assessment Management Plan for Council's Planning and Environment Manager or authorised delegated for review and endorsement. The amended Bushfire Hazard Assessment Management Plan is to address the following matters:

   3.1 Provide scenario planning for local emergency respondents with regards to a bushfire;

UNCONFIRMED

3.2 How will access be provided to firefighting equipment and infrastructure to external responders; and

3.3 Classification of fire breaks distances between vegetation on the property and external fencing of the development footprint.

Once the amended Bushfire Hazard Assessment Management Plan has been endorsed by Council's Planning and Environment Manager or authorised delegate, the recommendations of the approved plan are to be implemented during the construction and operation of the development.

4. Where there is any conflict between the conditions of this development approval and the details shown on the Approved Plan and Documents, the conditions of this development approval must prevail.

5. The Approved Plan is to be amended in accordance with the conditions of this approval and as outlined below:

5.1 Provide details of all proposed buildings to be retained on-site for the life of the project, including office and amenities building, storage sheds, workshop shed, etc. Building Floor Plans and Elevations must also be provided.

5.2 Update the Site Plan to illustrate the location of all proposed buildings on the site.

5.3 Update the Site Plan to illustrate the location of on-site car parking areas.

Note: Infrastructure charges will be levied for the gross floor area of all administration and control buildings including storage sheds and site offices. Once detailed plans are provided, an Infrastructure Charges Notice will be issued.

6. The following further Development Permits must be obtained prior to commencement of any work associated with the process:

6.1 Building Works;

6.2 Plumbing Works; and

6.3 Operational Work.

APPROVED DEVELOPMENT

7. The approved development is a Material Change of Use to establish a Special Industry (Peaking Power Plant), Major Electricity Infrastructure (Transmission Line), Substation (Extension to Existing Substation) and Environmentally Relevant Activity 14 (Electricity Generation) as shown on the Approved Plans.

COMPLIANCE, TIMING AND COSTS

8. All conditions of the approval shall be complied with before the change occurs (prior to commencement of the use) and while the use continues, unless otherwise noted within these conditions.

9. All costs associated with compliance with these conditions shall be the responsibility of the developer unless otherwise noted.

FEES AND CHARGES

10. All fees, rates, interest and other charges levied on the property, shall be paid in full, in accordance with the rate at the time of payment.

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MAINTENANCE

11. The development (including landscaping, parking, driveways and other external spaces) shall be maintained in accordance with the Approved Plan, subject to and modified by any conditions of this approval.

INFRASTRUCTURE CHARGES

12. All infrastructure charges including those associated with Council's Water, Sewer, Stormwater, Transport and Parks Networks are now levied under the *Planning Act 2016*. As required under Section 119 of the *Planning Act 2016*, a separate ***Infrastructure Charges Notice*** is attached.

VISUAL AND GENERAL AMENITY

13. Any graffiti on buildings or structures associated with the development must be immediately removed.

14. The buildings and the site must be maintained in a clean and tidy manner at all times.

15. All declared weeds and pests must be removed from the subject land and the subject land kept clear of such nuisance varieties at all times during the course of development work and any ensuing defects liability period.

LIGHTING

16. Outdoor lighting associated with the use must be designed, sited, installed and tested to comply with Tables 2.1 and 2.2 of *Australian Standard 4282-1997 Control of the Obtrusive Effects of Outdoor Lighting Using a Control Level of 1*.

ACOUSTIC AMENITY - NOISE LIMITS

17. Noise from activities associated with the use of the site must not exceed the Acoustic Quality Objectives listed in the *Environmental Protection (Noise) Policy 2019* when measured at any sensitive place or commercial place.

18. In the event that Council receives a bona fide noise complaint in relation to noise emissions produced from the development, Council reserves the right to require the applicant to re-assess operational procedures already in place. In this instance, the applicant may be required to undertake further noise impact assessment and implement any recommendations in relation to noise attenuation.

AIR QUALITY AND AMENITY - AIR RELEASE LIMITS

19. Air emissions (odour and dust) from the development shall not cause environmental nuisance or exceed the Air Quality Objectives listed in the *Environmental Protection (Air) Policy 2019* as measured at any sensitive place or commercial place.

WASTE MANAGEMENT

20. All waste generated from construction of the premises must be effectively controlled on-site before disposal. All waste must be disposed of in accordance with the *Environmental Protection (Waste Management) Regulation 2000.*

21. All waste generated on-site must be managed in accordance with the waste management hierarchy as detailed in the *Waste Reduction and Recycling Act 2011.*

UNCONFIRMED

ENGINEERING WORKS

22. Submit to Council, an Operational Work application for all civil works including earthworks, stormwater and roadworks (if required).

23. Complete all works approved and works required by conditions of this development approval and/or any related approvals at no cost to Council, prior to commencement of the use unless stated otherwise.

24. Undertake Engineering designs and construction in accordance with Council's Planning Scheme, Development Manual and Standard Drawings, and relevant Australian Standards.

25. Be responsible for the full cost of any alterations necessary, to electricity, telephone, water mains, sewer mains, stormwater drainage systems or easements and/or other public utility installations resulting from the development or from road and drainage works required in connection with the development.

26. Submit to Council, certification from a Registered Professional Engineer of Queensland (RPEQ-Civil) that all works authorised by this development approval and any related approval issued by Council have been designed and constructed in accordance with the requirements of the development approval.

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

27. Be responsible for the location and protection of any Council and public utility services infrastructure and assets that may be impacted on during construction of the development.

28. Repair all damage incurred to Council and public utility services infrastructure and assets, as a result of the proposed development immediately should hazards exist for public health and safety or vehicular safety. Otherwise, repair all damage immediately upon completion of works associated with the development.

STORMWATER MANAGEMENT

29. Provide stormwater management generally in accordance with the Approved “Brigalow Power Station Stormwater Management Plan” prepared by BMT, Version 04, dated 3 October 2024, subject to detailed design and except as altered by conditions of this development approval.

30. Design and construct stormwater drainage to ensure that the development will achieve "no nuisance" as described in the Queensland Urban Drainage Manual (QUDM), to all downstream properties including road reserves up to the 1% AEP storm event.

31. Provide overland flow paths that do not adversely alter the characteristics of existing overland flows on other properties or that create an increase in flood damage on other properties.

WATER SUPPLY

32. Provide a potable water supply suitable to meet the needs of the development.

ON-SITE WASTEWATER

33. Wastewater shall be held in a holding tank and pumped out by a licensed contractor, at a frequency so that the tanks will not release water to the environment. Provide annually to Council, the records of pumping out of the holding tanks including details of the licensed waste operator, dates, volumes, etc.

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34. Where regulated waste is removed from the premises, records must be kept of the following:

    34.1 the date, quantity and type of waste removed;

    34.2 the name of the waste transporter and/or disposal operator who removed the waste; and

    34.3 the intended treatment/disposal destination of the waste.

PARKING AND ACCESS - GENERAL

35. Provide adequate car parking areas to meet the needs of the development.

36. Ensure access to car parking spaces, vehicle loading and manoeuvring areas and driveways remain unobstructed and available for their intended purpose during the hours of operation.

PARKING AND ACCESS - SERVICING

37. Design along the route to and from Banana Bridge Road and the development site, all access driveways, and the like with a layout that accommodates the turning movements of a B-Double vehicle, and ensure that all vehicles are able to enter and exit the site in a forward direction.

38. Ensure loading and unloading operations are conducted wholly within the site and vehicles enter and exit the site in a forward direction.

VEHICLE ACCESS

39. Access to the development shall be via the existing access to the Kogan Creek Power Station Site Access.

40. The existing left turn lane in the Kogan Creek Power Station site access shall be maintained by the applicant. Any pavement defects shall be rectified by the applicant and repaired to its original condition within a reasonable timeframe. If repairs are not carried out within a reasonable timeframe, Council may rectify the defect and the costs be borne by the applicant.

41. Prior to commencement of construction, construct a Basic Right (BAR) Turn Treatment into the Kogan Creek Power Station site access. In addition, implement a Traffic Management Plan/Traffic Guidance Scheme approved by Council for the length of the construction period. The BAR will require an Operational Work Permit from Council.

    Comment: The Traffic Management Plan/Traffic Guidance Scheme is in lieu of constructing a CHR(S) at the access.

ELECTRICITY AND TELECOMMUNICATIONS

42. Connect the development to electricity and telecommunication services.

EARTHWORKS - GENERAL

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

EROSION AND SEDIMENT CONTROL - GENERAL

44. Ensure that all reasonable action is taken to prevent sediment or sediment laden water from being transported to adjoining properties, roads and/or stormwater drainage systems.

UNCONFIRMED

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

ENVIRONMENTAL HEALTH

46. Undertake operations and construction work associated with this development to the requirements of Council, including the following:

    46.1 do not cause nuisance to adjoining residents by the way of smoke, dust, stormwater discharge or siltation of drains, at any time, including non-working hours;

    46.2 remove immediately, any material spilled or carried onto existing roads to avoid dust nuisance and to ensure traffic safety; and

    46.3 do not carry out work on Sundays or Public Holidays (unless approved otherwise by Council).

    Timing: During construction and on-maintenance period and the establishment period of the landscaping or areas disturbed during construction.

47. Do not release contaminants or contaminated water directly or indirectly from the land subject to this approval, or to the ground or groundwater at the land subject to this approval, except for:

    47.1 uncontaminated overland stormwater flow; and

    47.2 uncontaminated stormwater to the stormwater system.

    Timing: Prior to commencement of any works on-site, during works on-site and maintained for the period of the use of the development site.

R E F E R R A L A G E N C Y R E S P O N S E S

1. The State Assessment and Referral Agency provided a Concurrence Agency response on 20 May 2025 which is attached.

2. Powerlink Queensland provided an Advice Agency response on 13 December 2024 which is attached.

A D V I S O R Y N O T E S

NOTE 1 - Currency Period

"*A part of a development approval lapses at the end of the following period (the currency period)—*

*(a)for any part of the development approval relating to a **Material Change of Use**—if the first change of use does not happen within—*

(i)the period stated for that part of the approval; or

*(ii)if no period is stated—**6 years** after the approval starts to have effect."*

NOTE 2 - Aboriginal Cultural Heritage

It is advised that under Section 23 of the *Aboriginal Cultural Heritage Act 2003*, a person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage (the “cultural heritage duty of care”). Maximum penalties for breaching the duty of care are listed in the Aboriginal cultural heritage legislation.

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The information on Aboriginal cultural heritage is available on the Department of Aboriginal and Torres Strait Islander and Partnerships' website .

http://www.datsip.qld.gov.au/

NOTE 3 -General Environmental Duty

General environmental duty under the *Environmental Protection Act 1994* prohibits unlawful environmental nuisance caused by noise, aerosols, particles, dust, ash, fumes, light, odour or smoke beyond the boundaries of the development site during all stages of the development including earthworks, construction and operation.

NOTE 4 - General Safety of Public During Construction

The *Work Health and Safety Act 2011* and Manual of Uniform Traffic Control Devices must be complied with in carrying out any construction work, and to ensure safe traffic control and safe public access in respect of works being constructed on a road.

NOTE 5 - Property Note (Audit of Conditions)

An inspection of the property to ascertain compliance with conditions will be undertaken twelve (12) months after the approval takes effect. If the works are completed prior to this time, please contact Council for an earlier inspection. A property note to this effect will be placed on Council's records.

NOTE 6 -Duty to Notify of Environmental Harm

If a person becomes aware that serious or material environmental harm is caused or threatened by an activity or an associated activity, that person has a duty to notify Western Downs Regional Council.

CARRIED

UNCONFIRMED

13. EXECUTIVE SERVICES

13.1 Executive Services Report Preparation of Management Plans for Thomas Jack Park

The purpose of this report is to approve the land management plans which have been prepared for Lot 2 SP 294272 and Lot 3 on SP2934272, which form part of Thomas Jack Park. Thomas Jack Park consists of land predominantly held by the Council as trustee for specific community related purposes. The *Land Act 1994* requires that the use of trust land for any purpose that is inconsistent with the trust purpose requires the preparation of a management plan in relation to that use. The proposed development of the Dalby Cultural Centre involves use of parts of Thomas Jack Park for purposes which are arguably inconsistent with the purpose of the grant of trust.

This report:

1. outlines the statutory regime that applies to Council's actions;
2. identifies the nature and extent of the inconsistency; and
3. discusses the ways in which the draft management plans address the statutory and practical requirements.

COUNCIL RESOLUTION

Moved By Cr. K. A. Bourne
Seconded By Cr. M. J. James

That Council resolves that the draft management plans comprising Attachment One and Attachment Two to this report, prepared respectively in relation to Lot 2 RP294272 and Lot 3 RP 294272, are Council's approved management plans for taking inconsistent actions in respect of that land for the purposes of s52AB of the *Land Act 1994*.

CARRIED

13.2 Executive Services Report Outstanding Actions May 2025

The purpose of this report is to provide Council with an update on the status of outstanding Council Meeting Action Items.

COUNCIL RESOLUTION

Moved By Cr. M. J. James
Seconded By Cr. S. J. Condon

That Council resolves to receive the Outstanding Actions Report for June 2025.

CARRIED

UNCONFIRMED

13.3 Executive Services Chief Executive Officer Report May 2025

The purpose of this Report is to provide Council with significant meetings, forums and delegations attended by the Chief Executive Officer and Acting Chief Executive Officer during the month of May 2025.

COUNCIL RESOLUTION

Moved By Cr. P. T. Saxelby
Seconded By Cr. K. A. Maguire

That this Report be received.

CARRIED

14. CORPORATE SERVICES

14.1 Corporate Services Report Additional Water Concession Due to a Concealed Leak – 2 Bell Street, Chinchilla

The purpose of this report is to consider a request for charges relief associated with a concealed leak. Council's *Water Meters Policy* provides for relief of up to twenty-five (25) per cent of the consumption charge actually levied and the request is for an amount greater than this percentage.

COUNCIL RESOLUTION

Moved By Cr. K. A. Maguire
Seconded By Cr. S. J. Condon

That with regards to a request for charges relief associated with a concealed leak at 2 Bell Street, Chinchilla, Council resolves to grant further water charge relief of $2,865.21 (in addition to the $1,000.01 already granted), based on deemed average water consumption charges issued for this property of $134.81 per half-year.

CARRIED (8 to 1)

UNCONFIRMED

14.2 Corporate Services Financial Report May 2025

The purpose of this report is to provide Council with the Financial Report for the period ending 31 May 2025, seek approval for amendments to the 2024-25 capital works programme and approve the inclusion of a new fee to the 2024-25 fees and charges register.

COUNCIL RESOLUTION

Moved By Cr. O. G. Moore
Seconded By Cr. K. A. Bourne

That Council resolves to receive the May 2025 Financial Report and approve:

1. the proposed amendments to the 2024-25 Capital Works Programme as stated in attachment two;
2. the inclusion of one (1) new fee to the 2024-25 fees and charges register for a Bookable Experience Guided Tour Fee, to be effective from 19 June 2025; and
3. note the 2023-24 Carry Forward Programme update as listed in attachment three of this report.

CARRIED

15. INFRASTRUCTURE SERVICES

15.1 Infrastructure Services Report Dalby Archibald Street Public Carpark Temporary Closure For Tower Maintenance

The purpose of this report is to seek Council's approval to temporarily close the Public Carpark off Archibald Street, Dalby to provide a clear zone for external planned maintenance work on the telecommunications tower.

COUNCIL RESOLUTION

Moved By Cr. K. A. Bourne
Seconded By Cr. K. A. Maguire

That this report be received.

CARRIED

15.2 Infrastructure Services 2024-25 Transport Infrastructure Capital Project Budget Variances

The purpose of this report is to inform council of budget variances in the works 2024-25 capital programme and seek Council approval for the cost variances greater than ten per cent.

COUNCIL RESOLUTION

Moved By Cr. G. M. Olm
Seconded By Cr. O. G. Moore

That this report be received.

CARRIED

UNCONFIRMED

15.3 Infrastructure Services Report May 2024/25 Capital Works Progress Update

The purpose of this Report is for the Works Department to provide an update to Council regarding the 2024/25 Capital Works Program for the month of May 2025.

COUNCIL RESOLUTION

Moved By Cr. G. M. Olm
Seconded By Cr. P. T. Saxelby

That this report be received.

CARRIED

16. COMMUNITY AND LIVEABILITY

16.1 Community and Liveability Report Exception Inviting Written Quotes Tenders Maintenance Bunya Mountains Bike Trails

This report seeks a Council resolution to approve an exception from inviting written quotes or tenders in accordance with Section 235 (b) of *the Local Government Regulation 2012* for the maintenance of the Bunya Mountain bike trails. The exception is sought on the basis that there is only one supplier who is reasonably available to provide the required service.

COUNCIL RESOLUTION

Moved By Cr. K. A. Maguire
Seconded By Cr. K. A. Bourne

That Council resolves to enter into a large-sized contractual arrangement with VFG Landscape Construction (ABN 91 244 868 266) for the continued maintenance of the Bunya Mountains bike trails, without first inviting written quotes or tenders, on the basis that the specialised nature of the required works renders it impractical or disadvantageous for Council to seek offers from other providers. This exemption is to remain in effect for a period of up to four years, expiring no later than 30 June 2029, at which time a further assessment and recommendation is to be brought before an Ordinary Meeting of Council.

FORESHADOWED MOTION

Cr. O. G. Moore foreshadowed that if the motion on the floor failed, he would move:

That Council resolve to invite written tenders for the maintenance of the Bunya Mountains Bike Trails for a period ending 30 June 2029.

The ORIGINAL MOTION was PUT and CARRIED (6 to 3)

UNCONFIRMED

16.2 Community and Liveability Report Proposed Queensland Country Tourism Agreement 2025 -2028

The purpose of this report is to seek Council approval of the proposed 3-year agreement between Western Downs Regional Council (WDRC) and Queensland County Tourism (QCT).

COUNCIL RESOLUTION

Moved By Cr. K. A. Bourne
Seconded By Cr. K. A. Maguire

That this Report be received, and Council approves the proposed new 3-year agreement between Queensland Country Tourism (QCT) and Western Downs Regional Council.

CARRIED

17. NOTICES OF MOTION

17.1 CONSIDERATION OF NOTICES OF MOTION/BUSINESS

There were no notices of motion/business for consideration.

18. URGENT GENERAL BUSINESS

There was no urgent general business.

19. MEETING CLOSURE

The Meeting concluded at 11:49AM.

UNCONFIRMED

Title	**Executive Services Mayoral Report June 2025**
Date	3 July 2025
Responsible Manager	J. Taylor, CHIEF EXECUTIVE OFFICER

Summary

The purpose of this Report is to provide Council with significant meetings, forums and delegations attended by the Mayor during the month of June 2025.

Link to Corporate Plan

Strategic Priority: Active Vibrant Communities
- We are a region without boundaries, united in community pride.
- Our community members are the loudest advocates for what's great about our region.
- Our social, cultural and sporting events are supported locally and achieve regional participation.
- Our parks, open spaces, and community facilities are well utilised and connect people regionally.
- A recognised culture of volunteerism is active throughout our communities.

Material Personal Interest/Conflict of Interest

Nil

Officer's Recommendation

That this Report be received and noted.

Background Information

Nil

Report

Meetings, delegations and forums attended by the Mayor during the month of June 2025:

Date	Who/Where	Details
1 June 2025	• Not Just for Laughs	Moonie
3 June 2025	• Public Hearing for Planning (Social Impact and Community Benefit) and Other Legislation Amendment Bill 2025 • Meeting with Cubico • Development Assessment Panel Meeting	Teams Dalby Dalby
4 June 2025	• Radio interview with 4AK	Phone
5 June 2025	• Draft Budget Session • Councillor Information Session • Meeting rate payer	Dalby
7 June 2025	• World Science Festival	Chinchilla
10 June 2025	• Australian Data Centres Energy & Water Management Forum • Dinner with Cubico	Sydney Sydney
11 June 2025	• Australian Data Centres Energy & Water Management Forum	Sydney
12 June 2025	• Lunch with Arrow Energy • ABC Southern Queensland Interview	Brisbane Phone call

	• Meeting with Hon Anne Leahy - Minister for Local Government and Water and Minister for Fire, Disaster Recovery and Volunteers	Brisbane
13 June 2025	• Meeting with WindLab and SquarePeg	Dalby
17 June 2025	• Pre Agenda and Councillor Information Sessions	Dalby
18 June 2025	• Radio interview with 4AK • Development Assessment Panel Meeting	Phone call Dalby
19 June 2025	• Meeting with Queensland Fire and Emergency Services • Ordinary Meeting of Council • Special Meeting of Council - Budget Adoption	Dalby Dalby Dalby
20 June 2025	• Radio Interview with ABC	Phone call
23 June 2025	• Radio interview with 4AK • Phone call with Consultant • Shell Board Dinner	Phone call Phone call Brisbane
24 June 2025	• Australian Local Government Association Conference • Meeting with the Hon Catherine King MP - Minister for Infrastructure, Transport, Regional Development and Local Government • Local Government Association of Queensland Mayoral Function	Canberra Canberra Canberra
25 June 2025	• Local Government Association of Queensland's NGA Breakfast Event • Development Assessment Panel Meeting • Australian Local Government Association Conference • Meeting with Senator the Hon Anthony Chisholm - Assistant Minister for Regional Development, Assistant Minister for Agriculture, Fisheries and Forestry and Assistant Minister for Resources • Meeting with Armidale Regional Council • McArthur's National General Assembly Dinner	Canberra Teams Meeting Canberra Canberra Canberra Canberra
26 June 2025	• Radio interview with 4AK • Australian Local Government Association Conference	Phone call Canberra
27 June 2025	• Australian Local Government Association Conference	Canberra
30 June 2025	• Radio Interview with ABC Radio	Phone call

Consultation (Internal/External)

Nil

Legal/Policy Implications (Justification if applicable)

Nil

Budget/Financial Implications

Nil

Human Rights Considerations

Section 4(b) of the *Human Rights Act 2019* (Qld) (the Human Rights Act) requires public entities 'to act and make decisions in a way compatible with human rights'.

There are no human rights implications associated with this report.

Conclusion

The forgoing represents activities undertaken by the Mayor during the month of June 2025.

Attachments

Nil

Authored by: Hailey Wex, Executive Officer to the Mayor

Title	**Community and Liveability Report Adoption of Major Amendment to the Western Downs Planning Scheme 2017 - Major Amendment 2 Business and Planning Improvement Package**
Date	2 July 2025
Responsible Manager	T. Summerville, PLANNING AND ENVIRONMENT MANAGER

Summary

The Planning Minister by letter dated 12 June 2025, has advised that Western Downs Regional Council may proceed to adopt Major Amendment No. 2 in accordance with the Minister's Guidelines and Rules. Council must now decide to either adopt or not proceed with the proposed amendment to the Planning Scheme. This Report proposes that Council adopt the Western Downs Planning Scheme 2017 (Major Amendment No. 2) and decide its commencement date.

Link to Corporate Plan

Strategic Priority: Strong Diverse Economy
- We aggressively attract business and investment opportunities.
- Our region is a recognised leader in agribusiness, energy, and manufacturing.
- We deliver water security to enable future economic growth.
- We proactively advance our region as a tourism destination.
- Our business and industry actively live and buy local.

Material Personal Interest/Conflict of Interest

Nil

Officer's Recommendation

That this Report be received and that Council:

(a) adopt the Major Amendment to the Western Downs Planning Scheme 2017 (Major Amendment 2) in accordance with Section 22.1 of the Minister's Guidelines and Rules;

(b) set Monday, 28 July 2025 as the commencement date for the Major Amendment to the Western Downs Planning Scheme 2017 (Major Amendment No. 2); and

(c) authorise the Chief Executive Officer to do all matters required to complete all necessary steps to give effect to the Major Amendment to the Western Downs Planning Scheme 2017 (Major Amendment No. 2).

Background Information

1. Planning Scheme Context and Progress of Major Amendment 2

The process for making a Planning Scheme amendment is set out in Chapter 2, Part 4 of the *Minister's Guidelines and Rules* (MGR). The progress of Major Amendment 2 of the Western Downs Planning Scheme 2017 incorporating Amendment 1 under the MGR is summarised below:

- Council resolved at its Meeting held on 16 August 2023, to make a major amendment to its Planning Scheme and endorsed Proposed Major Amendment 2/2023 (Version 4) to the Western Downs Planning Scheme 2017.

- By letter dated 28 August 2023, Council submitted its proposed amendment and proposed consultation strategy to the Planning Minister via the Department of State Development, Infrastructure, Local Government and Planning (DSDILGP). DSDILGP commenced the State Interest Review on 29 August 2023.

- Having received, reviewed and consolidated the feedback from across State Agencies and Departments, DSDILGP issued Council with requests for further information and consideration under Chapter 2, Part 4, Step 17.3 of the MGR during the State Interest Review Period.

- Council resolved at its Meeting held on 16 August 2023, to respond to these information requests from DSDILGP and Council responded to the requests for additional information during the State Interest Review Period.

- By letter dated 26 June 2024, the Planning Minister advised Council of the outcome of the State Interest Review and that it could proceed to public consultation.

- Public consultation of the proposed Planning Scheme was undertaken between 2 August 2024 and 3 September 2024. The submissions received during public notification were considered and revisions were made to the Planning Scheme.

- On 5 November 2024 Council resolved to request Ministerial approval to proceed to adopt the Planning Scheme. This request was formally made to the Planning Minister by way of a letter from Council dated 29 November 2024.

- By reply letter (**Attachment 1**) dated 12 June 2025, the Planning Minister, being the Honourable Jarrod Bleijie, Minister for State Development, Infrastructure and Planning and Minister for Industrial Relations, granted approval to Council to adopt the Amended Planning Scheme subject to conditions (**Attachment 2**). Council has undertaken revisions to the Planning Scheme to reflect the conditions (**Attachment 3**).

To adopt and commence the Amended Planning Scheme, the process actions of Section 22 of the MGR must be undertaken.

Report

1. Legislative Context

Sections 20 and 22 of the *Planning Act 2016* respectively, provide the head of power for a Local Government to amend its Planning Scheme and to make/amend a Planning Scheme Policy, by following the processes set out in the Statutory Instrument titled the *"Minister's Guidelines and Rules"* (MGR).

The current version of the MGR is Version 3.0, which commenced on 22 July 2024. Chapter 2, Part 4 (Sections 15 to 22) of the MGR set out the process for making a major amendment to a Planning Scheme and Chapter 3, Part 1 (Sections 1 to 5) of the MGR set out the process for making or amending a Planning Scheme Policy.

Having received a notice from the Minister under Section 21.5 of the MGR, Council is now required to (in summary):

- decide to adopt the amendment or not proceed with the amendments;
- comply with the Minister's conditions (if proceeding with the amendment);
- publish a public notice regarding the amendment in the Government Gazette; and

- provide a copy of the notice and amended Scheme to the Chief Executive administering the *Planning Act 2016*.

These sections are included below

- ***"Section 21.6***

  Any Minister's conditions stated on a notice given under Section 21.5 must be complied with before the Local Government may adopt the proposed amendment, unless stated otherwise in the notice.

- ***Section 22.1***

  If the Minister has notified the Local Government that it may adopt the proposed amendment, the Local Government must—

  (a) decide—

  (i) to adopt the proposed amendment; or

  (ii) not to proceed with the proposed amendment; and

  (b) publish a public notice in accordance with the Act and the requirements prescribed in Schedule 5; and

  (c) give notice as required under Chapter 4, Part 1, Section 3.13.

- ***Section 22.2***

  The Local Government must, within 10 days of giving public notice under this Section, give the Chief Executive—

  (a) a copy of the public notice; and

  (b) if adopted, a certified copy of the major amendment including—

  (i) an electronic copy of the amendment or instrument; and

  (ii) a copy of all electronic Planning Scheme spatial data files (mapping) relevant to the major amendment."

2. Changes Made in Response to Conditions

On 12 June 2025, the Planning Minister granted approval to Council to adopt the Amended Planning Scheme with conditions (**Attachments 1 and 2**). In response to the *Ministerial Conditions – Draft Major Amendment to the Western Downs Planning Scheme 2017 (Major Amendment 2 – Business and Planning Improvement Amendment)*, two changes were made to the Draft Planning Scheme document.

These include:

Condition	Draft Planning Scheme (Post Public Notification Version)	Change in Response to Ministerial Condition (Current Version)
01	Infrastructure Overlay Map OM-006.23 was amended to remove the Waste Station Plant Buffer from Jandowae Road, Dalby (Lot 158 on AG4303) in response to properly made submissions received during public consultation.	Infrastructure Overlay Map OM-006.23 was amended to reinstate the Waste Station Buffer around the Waste Station (Waste Facility) site at Jandowae Road, Dalby on Lot 158 on AG4303 to the same extent as the public consultation version of OM-006.23.

Condition	Draft Planning Scheme (Post Public Notification Version)	Change in Response to Ministerial Condition (Current Version)
02	Battery Storage Facility was identified as Code Assessable development (where falling within a particular scale) in the Level of Assessment Tables for the Low Impact Industry Zone, Medium Impact Industry Zone, High Impact Industry Zone, Rural Zone and Community Facilities Zone).	Battery Storage Facility is Impact Assessable in all Zones. The approach taken with regard to this required change has been confirmed with the Manager DDSWQ, Department of State Development, Infrastructure and Planning.

3. Commencement Date

If Council decides to adopt the proposed amendment to the Planning Scheme, it will commence in effect when either all public notification requirements have been complied with or on such later date as set by Council.

To provide both sufficient time to comply with all public notification requirements, as well as certainty in relation to the commencement of the Amended Planning Scheme, it is recommended that Council set Monday, 28 July 2025 as the commencement date for the Amended Planning Scheme.

4. Transitional Arrangements

It is advised that in accordance with Section 29 of the *Planning Act 2016,* an applicant may apply to Council for a development application to be considered under a Superseded Planning Scheme for a period of one (1) year after the day the Planning Scheme creating the Superseded Planning Scheme took effect. If Council approves this request, the applicant then has a further six (6) months in which time they must lodge the development application that shall be assessed under the regime of the Superseded Planning Scheme with no reference to the more recently gazetted Amended Planning Scheme.

5. Adverse Planning Changes and Note About Compensation Under the Act

If Council decides to adopt the proposed amendment and it includes a planning change to which Section 30 of the *Planning Act 2016* applies, there is a risk of a person seeking compensation.

Section 30 of the *Planning Act 2016* sets out when a person may qualify to seek compensation from a Local Government in relation to an adverse planning change. An "adverse planning change" is defined as *"a planning change that reduces the value of an interest in premises",* however, there are exclusions which include, among others:

- where the change has the same effect as another Statutory Instrument (this would apply for instance in relation to provisions that are presently given effect under the *State Planning Policy*); or
- where the change is made to reduce a material risk or serious harm to persons or property on the premises from natural events or processes (for example bush fire or flooding); or
- where the change is about the relationships between, the location of, or the physical characteristics of buildings, woks or lots, if the yield achievable is not substantially different from the yield achievable before the change.

Section 31 of the *Planning Act 2016* sets out the circumstances in which an affected owner may seek to claim compensation. While legal advice would need to be sought on a case-by-case basis, in many potential instances, the right to seek compensation in relation to an adverse planning change only arises if:

- the owner has sought to use the transitional provisions and the Local Government has refused a Superseded Planning Scheme request; and
- a development application is made and assessed under the new Planning Scheme; and
- the development application is refused, conditioned or only approved in part.

There are also limitation periods which apply to claiming compensation (2 years for a public purpose change or 6 months after the giving of certain Decision Notices).

Consultation (Internal/External)

Internal

Council's Planning and Environment Manager and A/Principal Planner have reviewed this Report and provided comments where necessary.

External

Nil

Legal/Policy Implications (Justification if applicable)

Each time an amendment to a Planning Scheme commences, it creates a superseded version of the Planning Scheme effective for a period of one year. Under the provisions of the *Planning Act 2016*, a person may request that a proposed development be assessed and decided under a Superseded Planning Scheme. A request to lodge an application under a Superseded Planning Scheme must be made within one year of the new amended version of the Planning Scheme taking effect.

Under the *Planning Act 2016*, Sections 30 and 31, a person with an interest in premises may claim compensation because of an adverse planning change, if:

- the Local Government refuses a Superseded Planning Scheme request in relation to the development;
- a development application has been made for the development; and
- that development application is refused, conditioned or only approved in part.

There is considered to be limited risk associated with the proposed amendment package, in particular, as most zoning changes proposed are intended to reflect or improve consistency with existing use rights or to facilitate increased use rights for the land user.

Budget/Financial Implications

Changes to categories of development and assessment for uses (including for example, for Battery Storage Facilities, for Low Impact Industry, for Craft Brewing in the Major Centre Zone, and for Operational Work [where in a High or Extreme Flood Hazard Area and associated with a Material Change of Use or Reconfiguring a Lot]) in the proposed Planning Scheme Amendment will change the development application fees payable to Council for such uses and works if and when the proposed Planning Scheme Amendment is adopted.

Human Rights Considerations

Section 4(b) of the *Human Rights Act 2019* (Qld) (the *Human Rights Act*) requires public entities "*to act and make decisions in a way compatible with human rights*".

There are no human rights implications associated with this Report.

Conclusion

The Planning Minister has given approval for Council to adopt the proposed Major Amendment to the Western Downs Planning Scheme 2017 (Major Amendment No. 2). It is important that Council's systems are fully functional and the remaining required process steps are completed prior to commencement of the Amended Planning Scheme. Commencement of the Amended Planning Scheme is therefore proposed for **Monday, 28 July 2025**. The adoption of Major Amendment No. 2 is the final stage of an extensive and protracted plan-making process which commenced in 2023 and has been undertaken in accordance with the requirements of the Act and the MGR.

The only changes that have been made to the Planning Scheme are those required to comply with the Ministerial Conditions. It is recommended that Council:

(a) adopt the Major Amendment to the Western Downs Planning Scheme 2017 (Major Amendment 2) in accordance with Section 22.1 of the Minister's Guidelines and Rules;

(b) set Monday, 28 July 2025 as the commencement date for the Major Amendment to the Western Downs Planning Scheme 2017 (Major Amendment No. 2); and

(c) authorise the Chief Executive Officer to do all matters required to complete all necessary steps to give effect to the Major Amendment to the Western Downs Planning Scheme 2017 (Major Amendment No. 2).

Attachments

1. Letter from the Planning Minister regarding Amendment 2 dated 12 June 2025
2. Notice of Ministerial Conditions for Amendment 2
3. Draft Major Amendment 2 including Mapping for Adoption Reflecting the Minister's Conditions of Approval

Authored by: Kieran Ryan, REEL PLANNING CONSULTANT

The Hon Jarrod Bleijie MP
Deputy Premier
Minister for State Development, Infrastructure and Planning
Minister for Industrial Relations

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Our ref: MC24/4427

Your ref: LG18.3.7

12 JUN 2025

Mayor Andrew Smith
Western Downs Regional Council
andrew.smith@wdrc.qld.gov.au

Dear Mayor Smith

Thank you for the letter of 29 November 2024 from the Western Downs Regional Council (the Council) requesting approval to proceed to adopt proposed Major Amendment 2 – Business and Planning Improvement Amendment Package (the proposed amendment) to the *Western Downs Planning Scheme 2017*.

The version of the proposed amendment, as received on 29 November 2024, has been assessed in accordance with the section 20 of the *Planning Act 2016* and Chapter 2, part 4 of the Minister's Guidelines and Rules (MGR).

I appreciate the considerable effort that has gone into the proposed amendment and am pleased to advise that, in accordance with section 21.5 of the MGR, I am satisfied that the proposed amendment meets the relevant requirements. The Council may now proceed to adopt the proposed amendment, subject to the enclosed Minister's Conditions. As you will see from the enclosure, I am requiring a buffer to be provided around the waste station, and I am also requiring Battery Energy Storage facilities to be impact assessable in all zones. Reasons for these requirements are outlined in the enclosure.

If you require any further information regarding this matter, please contact my Chief of Staff, Mr Nathan Ruhle, by email at deputy.premier@ministerial.qld.gov.au or by telephone on (07) 3719 7100.

Yours sincerely

JARROD BLEIJIE MP
DEPUTY PREMIER
Minister for State Development, Infrastructure and Planning
Minister for Industrial Relations

Enc

Minister's conditions

Pursuant to section 20 of the *Planning Act 2016*

Pursuant to section 20 of the *Planning Act 2016* (the Planning Act) and section 21.5 of the Minister's Guidelines and Rules (MGR), I hereby advise the Western Downs Regional Council (the Council) that it may proceed to adopt the proposed Major Amendment to the *Western Downs Planning Scheme 2017* (Major Amendment 2 – Business and Planning Improvement Amendment) subject to the following condition:

CONDITION	TIMING
Issue: Infrastructure Overlay Map **State Interests:** • **State Planning Policy 2017 (SPP): Guiding principles** • **SPP: Emissions and hazardous activities** • **Advancing the purpose of the *Planning Act 2016*** 1. **AMEND** Infrastructure Overlay Map OM-006.23 to reinstate the Waste station buffer around the Waste Station (waste facility) site at Jandowae Road, Dalby on Lot 158 on AG 4303 to the same extent as the public consultation version of OM-006.23. Reasons: • To ensure the protection of major infrastructure from encroachment by development that would compromise the ability of the land use to function safely and effectively • To ensure development that is incompatible with the existing and approved land uses is located to avoid adverse impacts of environmental emissions, or health and safety risks, and where the impacts cannot be practicably avoided, development is designed to minimise the impacts.	Prior to adoption
2. AMEND the proposed amendment to make all Battery storage facilities in all zones impact assessable. Reasons: • To ensure that the proposed amendment advances the purpose of the Planning Act, in particular, opportunities for the community to be involved in making decisions on a significant use that has the potential to impact the health and safety of residents.	Prior to adoption

Dated 12 / 6 / 25

JARROD BLEIJIE MP
DEPUTY PREMIER
Minister for State Development, Infrastructure and Planning
Minister for Industrial Relations



WESTERN DOWNS
PLANNING
SCHEME









WESTERN DOWNS
REGIONAL COUNCIL

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Version table

Version	Details	Date
Version 1	For adoption by Western Downs Regional Council.	March 2017
Version 2	Version in accordance with the Minister's Rules for the purpose of the Alignment Amendment to the Planning Act (2016).	June 2017
Version 3	Adoption of Amendment 1 to the Western Downs Planning Scheme.	April 2019
Version 4	Adoption of Amendment 2 to the Western Downs Planning Scheme.	~~(insert date)~~28 July 2025

Citation and commencement

This planning scheme may be cited as the *Western Downs Planning Scheme*.

A notice was published in the Government Gazette No. 381 on 30 August 2019 for the adoption of Amendment 1 to the Western Downs Planning Scheme.

The commencement date for the planning scheme was 2 September 2019. Amendments to the planning scheme are included at Appendix 2.

Community statement

Western Downs has an unforgettable mix of physical attractions, diverse cultural assets and great people; making for a healthy and balanced lifestyle.

The world class attractions of the Western Downs are prime quality agricultural land and the dramatic landscape features including wide open spaces and the magnificent Bunya Mountains National Park.

The Western Downs people are connected and caring, easy going and friendly. Residents cherish their amazingly rich community life and warmly embrace new residents drawn to the area. The towns and villages in the Western Downs are appealing places to live and visit. Visitors come again and again for a change in pace and scene, to soak themselves in the experience of the Western Downs and to spend time with the locals.

Western Downs is a showcase for good regional governance and management, with shared responsibilities and partnership across all sectors.

Western Downs in a place of innovation, progress and outstanding economic success. The economic activity of the region respects the environment, with opportunities and benefits shared by all. Its long standing role as a vital food bowl has been strengthened while the region has developed major new industries in the energy sector and through value adding.

Western Downs is 'A Destination'; and attractive yet affordable and welcoming place to live and visit.

Editor's note—the community statement is extrinsic material to the planning scheme.

Strategic vision

Council and the community has a strategic vision that the Western Downs will be:

- A strong sustainable region that is economically and socially resilient;
- A region that enables, promotes and facilitates economic development opportunities by encouraging new industries and commerce initiatives whilst protecting our natural resources;
- Encourages technological innovation and value adding opportunities;
- Promotes and facilitates investment attraction opportunities;
- Ensures the provision of infrastructure (including social) to meet the needs and expectations of the community;
- Provides opportunities for people to age in place;
- Provides a range of housing options to suit the needs of residents; and
- A region that is recognised as finding an equilibrium between the built and natural environments.

Editor's note—the strategic vision is extrinsic material to the planning scheme. Note that as part of public notification of planning scheme, the community will be asked to provide feedback on what their vision for the region is.

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Part 1 About the planning scheme

1.1 Introduction

(1) The Western Downs Planning Scheme (planning scheme) has been prepared in accordance with the *Planning Act 2016* as a framework for managing development in a way that advances the purpose of the *Planning Act 2016*.

(2) In seeking to achieve this purpose, the planning scheme sets out Western Downs Regional Council's intention for the future development in the planning scheme area, over the next 15 years.

(3) The planning scheme seeks to advance state and regional policies through more detailed local responses, taking into account the local context.

(4) While the planning scheme has been prepared with a 15-year horizon, it will be reviewed periodically in accordance with the Act to ensure that it responds appropriately to the changes of the community at a local, regional and state level.

(5) The planning scheme applies to the planning scheme area of the Western Downs Regional Council including all premises, roads, internal waterways and interrelates with the surrounding local government areas illustrated in Map 1.

Figure 1.1—Local government planning scheme area and context



1.2 Planning scheme components

(1) The planning scheme comprises the following components:
- (a) about the planning scheme;
- (b) state planning provisions;
- (c) the strategic plan;
- (d) the local government infrastructure plan;
- (e) categories of development and assessment tables;
- (f) the following zones:

  Centre zones
  - (i) Major centre zone;
  - (ii) District centre zone;
  - (iii) Local centre zone;
  - (iv) Township zone;

  Industry zones
  - (v) Low impact industry zone;
  - (vi) Medium impact industry zone;
  - (vii) High impact industry zone;

  Residential zones
  - (viii) Low density residential zone;
  - (ix) Medium density residential zone;

  Rural zones
  - (x) Rural zone;
  - (xi) Rural residential zone;
    - (A) Rural residential 4000 precinct;
    - (B) Rural residential 8000 precinct;
    - (C) Rural residential 20000 precinct;

  Other zones
  - (xii) Community facilities zone;
  - (xiii) Recreation and open space zone;
- (g) Western Downs health precinct local plan;
- (h) the following overlays:
  - (i) OM-001 Airport environs overlay;
  - (ii) OM-002 Biodiversity areas overlay;
  - (iii) OM-003 Bushfire hazard overlay;
  - (iv) OM-004 Flood hazard overlay;
  - (v) OM-005 Heritage overlay;
  - (vi) OM-006 Infrastructure overlay;
  - (vii) OM-007 Extractive resources overlay;
  - (viii) OM-008 Agricultural Land overlay;
  - (ix) OM-009 Water resource catchment;
  - (x) OM-010 Regional infrastructure corridor – stock route overlay;
  - (xi) OM-011 Scenic amenity overlay;
  - (xii) OM-012 Stormwater overland flow path overlay;
  - (xiii) OM-013 Waterway corridors overlay;
  - (xiv) OM-014 Wetlands overlay;
  - (xv) OM-015 Road hierarchy overlay;
  - (xvi) OM-016 Noise corridor overlay;
- (i) the following use codes:
  - (i) Accommodation activities code
  - (ii) Battery storage facility code
  - (iii) Extractive industry code
  - (iv) Home-based business code
  - (v) Rural activities code
  - (vi) Telecommunications facility code

(j) the following development codes:
    (i) Advertising devices code
    (ii) Infrastructure services code
    (iii) Operational work code
    (iv) Reconfiguring a lot code
    (v) Transport, access and parking code.
(k) schedules and appendices.

(2) The following planning scheme policies support the planning scheme:
(a) Planning Scheme Policy 1 – Design and Construction Standards
(b) Planning Scheme Policy 2 – Ecological Assessment Guidelines
(c) Planning Scheme Policy 3 – Landscape Character Analysis
(d) Planning Scheme Policy 4 – Heritage Place Cards
(e) Planning Scheme Policy 5 - Additional Information that Council may request as part of the Development application process

1.3 Interpretation

1.3.1 Definitions

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

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

(3) A reference in the planning scheme to any act includes any regulation or instrument made under it, and where amended or replaced, if the context permits, means the amended or replaced act.

(4) A reference in the planning scheme to a specific resource document or standard means the latest version of the resource document or standard.

(5) A reference to a part, section, table or schedule is a reference to a part, section, table or schedule of the planning scheme.

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

(1) Standard drawings contained in codes or schedules are part of the planning scheme.

(2) Maps provide information to support the outcomes and are part of the planning scheme.

(3) Notes are identified by the title 'note' and are part of the planning scheme.

(4) Editor's notes and footnotes are extrinsic material, as per the *Acts Interpretation Act 1954* and are identified by the title 'editor's note' and 'footnote' and are provided to assist in the interpretation of the planning scheme; they do not have the force of law.

Note—this is an example of a note.
Editor's note—this is an example of an editor's note.
Footnote[1]—this is an example of a footnote.

1.3.3 Punctuation

(1) A word followed by ';' or ', and' is considered to be 'and'

(2) A word followed by '; or' means either or both options can apply.

1.3.4 Zones for roads, waterways and reclaimed land

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

[1] Footnote—this is an example of a footnote.

Editor's note—the boundaries of the local government area are described by the maps referred to in the Local Government Regulation 2012.

1.4 Categories of development

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

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

   (b) assessable development
      (i) code assessment
      (ii) impact assessment

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

   (c) prohibited development.

Editor's note—a development application may not be made for prohibited development. Schedule 10 of the Regulation prescribes prohibited development.

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

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

1.5 Hierarchy of assessment benchmarks

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

1.6 Building work regulated under the planning scheme

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

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

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

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

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

- regulate, for the Building Code of Australia (BCA) or the Queensland Development Code (QDC), matters prescribed under a regulation under the *Building Act 1975* (section 32). These include variations to provisions contained in parts MP1.1, MP 1.2 and MP 1.3 of the QDC such as heights of buildings related to obstruction and overshadowing, siting and design of buildings to provide visual privacy and adequate sight lines, on-site parking and outdoor living spaces. It may also regulate other matters, such as designating land liable to flooding, designating land as bushfire prone areas and transport noise corridors
- deal with an aspect of, or matter related or incidental to building work prescribed under a regulation under section 32 of the *Building Act 1975*
- specify alternative boundary clearances and site cover provisions for Class 1 and 10 structures under section 33 of the *Building Act 1975*.

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

(4) The building assessment provisions are contained in the following parts of this planning scheme:

Table 1.6.1—Building Act provision variations

Building Assessment Provision	Planning Scheme Part
Alternative boundary clearances	Section 6 - Zones
Alternative site cover provisions	Section 6 - Zones
Alternative building and structure heights	Section 6 - Zones
Floor level heights of habitable rooms on land subject to flooding	Section 8.2.4 – Flood hazard overlay code

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

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

1.7 Local government administrative matters

1.7.1 Assessable development - Code assessable - Fast tracked

(1) Assessable development - Code assessable - Fast tracked allows for a development application to be decided within 10 business days, if the development application is compliant with all relevant assessment benchmarks. Should the development application not comply with all relevant assessment benchmarks the application is considered to be Assessable development - Code assessable.

1.7.2 Special industry considerations

(1) It is acknowledged that parts of the strategic plan suggest that special industry land uses (which include, but are not limited to the manufacturing and storage of explosives) are encouraged to occur within the identified Special Industrial Areas. These statements should not limit the use of other Rural land for Special Industry land uses as more appropriate locations with the LGA may exist to accommodate the manufacturing and storage of explosives. The Special Industrial Area (Kogan East) show on **Strategic Plan Settlement Pattern Map 1.3** would not be supported for uses involving manufacturing and storage of explosives due to the adjacent Urban Areas zoning.

1.7.3 Temporary use limitations

The following table describes the limitations on *Temporary uses* in accordance with **SC1.2 Administrative definitions**.

Table 1.7.1—Temporary use limitations

Column 1 **Defined use**	**Column 2** **Limitations on the scope of the activity**	**Column 3** **Maximum period of the activity**
Car wash	If— (a) limited to a manual car wash; and (b) located in the Community facilities zone, District centre zone, Local centre zone, Major centre zone, Recreation and Open space and recreation zone, or Township zone.	1 day per week.
Community use	If located on premises in the Community facilities zone, District centre zone, Local centre zone, Major centre zone, Recreation and open space zone or Township zone.	1 day per week.
Educational establishment	If located on premises in the Community facilities zone, District centre zone, Local centre zone, Major centre zone, Recreation and open space zone or Township zone.	1 day per week.
Food and drink outlet	If— (a) limited to a light refreshment booth; and located on premises in the Community facilities zone, District centre zone, Local centre zone, Major centre zone, Recreation and open space zone or Township zone; or (b) in conjunction Childcare centre, Community use, Educational establishment, Place of worship; or (c) Indoor sport and recreation, Major sport, recreation and entertainment facility and Outdoor sport and recreation use; or (d) Hardware and trade supplies use that has a gross floor area in excess of 1,000m^2.	1 day per week.
Garden centre	If located on premises in the Community facilities zone, District centre zone, Local centre zone, Major centre zone, Recreation and open space zone or Township zone.	12 days per calendar year.

Column 1 Defined use	Column 2 Limitations on the scope of the activity	Column 3 Maximum period of the activity
Indoor sport and recreation	If located on premises in the Community facilities zone, District centre zone, Local centre zone, Major centre zone, Recreation and open space zone Township zone.	14 days per calendar year.
Major sport, recreation and entertainment facility	If— (a) located on premises in the Community facilities zone, Recreation and open space zone or Township zone; and (b) on land owned by Council or land where Council is trustee and Council consent has been provided.	14 days per calendar year.
Market	If— (a) located on premises in the Community facilities zone, District centre zone, Local centre zone, Major centre zone, Recreation and open space zone, Specialist centre zone or Township zone; and (b) on land owned by Council or land where Council is trustee and Council consent has been provided.	1 day per week.
Nature-based tourism	If located on premises in the Recreation and open space zone or Rural zone.	14 days per calendar year.
Outdoor sales	If located on premises in the Community facilities zone, District centre zone, Local centre zone, Major centre zone, Recreation and open space zone or Township zone.	12 days per calendar year.
Outdoor sport and recreation	If located on premises in the Community facilities zone, District centre zone, Local centre zone, Major centre zone, Recreation and open space zone or Township zone.	1 day per week.
Parking station	If located on premises in the Community facilities zone, District centre zone, Local centre zone, Major centre zone, Recreation and open space zone or Township zone.	14 days per calendar year.
Place of worship	If located on premises in the Community facilities zone, District centre zone, Local centre zone Major centre zone, Recreation and open space zone or Township zone.	14 days per calendar year.
Rural workers' accommodation	If located on premises in the Rural zone.	21 days per calendar year
Tourist attraction	If— (a) located on premises in the Community facilities zone, District centre zone, Local centre zone, Major centre zone, Recreation and Open space zone or Township zone; and (b) on land owned by Council or land where Council is trustee and Council consent has been provided.	14 days per calendar year.
Wholesale nursery	If located on premises in the Community facilities zone, District centre zone, Local centre zone, Major centre zone, Recreation and open space zone or Township zone.	14 days per calendar year.

1.7.4 Aboriginal cultural heritage duty of care

(1) The *Aboriginal Cultural Heritage Act 2003* applies separately from the Planning Act and this planning scheme. The *Aboriginal Cultural Heritage Act 2003* requires a person who carries out an activity to take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage. This is referred to as the cultural heritage duty of care. Development (regardless of whether accepted or assessable) may constitute an activity for the purposes of the *Aboriginal Cultural Heritage Act 2003*.

(2) A cultural heritage database and cultural heritage register have been established under the *Aboriginal Cultural Heritage Act 2003*. Details of Aboriginal parties and Aboriginal cultural heritage information may be obtained from the Queensland Government department responsible for the administration of the *Aboriginal Cultural Heritage Act 2003*.

1.7.5 Mining tenements

(1) The *Planning Act 2016* does not apply to development in mining tenements authorised under the *Mineral Resources Act 1989*, other than for development on a Queensland heritage place and building work under the *Building Act 1975*.

(2) Details of the mining tenements may be obtained from the chief executive of the Queensland Government department responsible for the administration of the *Mineral Resources Act 1989*.

Editor's note—refer to OPSM-001 and OPSM-002 mapping in Schedule 2 for mining tenements within the Western Downs Region as at the date of the mapping. The Queensland Government maintains and publishes online interactive mapping of mining and exploration data at https://georesglobe.information.qld.gov.au/.

Part 2 State planning provisions

2.1 State planning policies

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

State interests in the state planning policy appropriately integrated
All

State interests in the state planning policy not integrated
Nil

State interests in the state planning policy not relevant to Western Downs Regional Council
- Coastal environments
- Strategic airports and aviation facilities
- Strategic ports

Editor's note—in accordance with section 8(4)(a) of the Act the State Planning Policy applies to the extent of any inconsistency.

2.2 Regional plan

The Minister has identified that the planning scheme, specifically the strategic plan, appropriately advances the Darling Downs Regional Plan, as it applies in the planning scheme area.

2.3 Referral agency delegations

Schedule 10 of the Regulation identifies referral agencies for certain aspects of development. The following referral agencies have delegated the following referral agency jurisdictions to Western Downs Regional Council.

Table 2.3.1—Delegated referral agency jurisdictions

Column 1 Application involving	Column 2 Referral agency and type	Column 3 Referral jurisdiction
Nil	Nil	Nil

Editor's note—for the above listed referral agency delegations the applicant is not required to refer the application to 'the referral agency listed under Schedule 10 of the Regulation because the local government will undertake this assessment role.

2.4 Regulated Requirements

The regulated requirements as identified in section 5(2)(a) of the Planning Regulation 2017 are reflected in this planning scheme.

Part 3 Strategic plan

3.1 Preliminary

(1) The strategic plan sets the policy direction for the planning scheme and forms the basis for ensuring appropriate development occurs in the planning scheme area for the life of the planning scheme.

(2) Mapping for the Strategic plan is included in Schedule 2.

(3) For the purpose of describing the policy direction for the planning scheme, the strategic plan is structured in the following way:
- (a) the strategic intent;
- (b) the following five themes that collectively represent the policy intent of the Scheme:
- (c) Livable Communities and Housing;
- (d) Environment and Heritage;
- (e) Economic Growth;
- (f) Infrastructure; and
- (g) Safety and Resilience to Hazards;
- (h) the strategic outcome(s) proposed for development in the planning scheme area of each theme;
- (i) the element(s) that refine and further describe the strategic outcome(s);
- (j) the specific outcomes sought for each, or a number, of elements;
- (k) the land use strategies for achieving these outcomes.

(4) Although each theme has its own section, the strategic plan in its entirety represents the policy intent for the planning scheme.

3.2 Strategic Intent

3.2.1 Regional, local and historical context

(1) The Western Downs is located in south-west Queensland, its eastern boundary located approximately 75 kilometres north-west of Toowoomba and 200 kilometres west of Brisbane (refer to **Figure 1.1 – Local Government Planning Scheme Area and Context**).

(2) The Western Downs stretches across a vast expanse of Queensland's rich agricultural heartland, covering a land area of 38,039 square kilometres.

(3) The region comprises the towns of Chinchilla, Dalby, Jandowae, Miles, Tara and Wandoan as well as numerous rural settlements. The region's spatial plan and settlement pattern is reflective of the roles and function that each of these towns play in contributing to the Western Downs activity centre network.

(4) The Western Downs contains a rich and varied cultural landscape that is of particular significance to Traditional Owners and neighbouring Aboriginal and Torres Strait Islander communities, such as the Bunya Mountains. The cultural significance of the landscape includes traditional and spiritual associations with a number of places as well as association with living within the landscape.

(5) There are many Traditional Owners that have Ancestral links to the Western Downs. These include the Bigambul, Barunggam, Wakka Wakka, Western Wakka, Wulli Wulli, Mandandanji and Iman Peoples.

(6) The predominantly rural landscape of the Western Downs is bordered to the east by the Bunya Mountains National Park. Rainforest clad peaks shelter the largest remnant stand of ancient Bunya Pines in the world. The temperate mountain climate, waterfalls and grass topped plateaus have a special significance to the Traditional Owners, and contribute to the nature-based tourism opportunities in the region.

(7) A number of National Parks and State Forests, including Barakula – the largest State Forest in Australia, protect an arc of vegetation that stretches across the northern parts of the Western Downs region. The Western Downs is also home to the largest stand of Brigalow in the southern hemisphere. A complex system of waterways dominates the predominantly flat landscape, including the Condamine and Moonie Rivers. The Great Artesian Basin and the Condamine Alluvium are critical natural resources that support the Western Downs ecology, economy and community.

(8) First contact by non-Indigenous people into the Western Downs occurred in the mid 1880's through explorers, lead by Ludwig Leichhardt, who recognised the fertility and agricultural potential of the region. Increasing numbers of non-Indigenous people subsequently moved into the region and took advantage of the fertile soils and grassy plains, establishing a number of large pastoral stations. To this day, the productive lands of the Western Downs provide the foundation for the region's character and economic prosperity by facilitating growth within the grazing, intensive animal industries, extractive industries, cereal crops and forestry activities.

(9) The main transport corridor of the Warrego Highway forms the east-west spine supporting economic development and social exchange across the region, linking to Toowoomba in the east and Roma in the west. The Leichardt Highway is the north-south conduit linking Rockhampton in the north and Melbourne in the south. Passenger rail linkages are currently limited, with the existing east west railway line transporting coal and grain from the region to the strategic port facilities of Brisbane.

(10) The Western Downs represents a significant proportion of the Surat Basin, a rich energy province extending from central southern Queensland to central northern New South Wales including the Western Downs, Maranoa and Toowoomba Regional Council areas. With significant proven reserves of thermal coal and coal seam gas located in the Surat Basin, the Western Downs has and will continue to undergo change and growth. The changes will not only impact on the economy of the region, but will also have impacts on growth management, including infrastructure provision, environmental protection and the retention of the lifestyle so valued by the existing

community. The resource and coal seam gas industries are finite resources and therefore a balance must be achieved in growth management between short and long term land use impacts.

(11) The Western Downs is the energy capital of Queensland supplying a diversity of gas, solar and coal electricity to the national electricity grid via an array of power stations and high voltage transmission lines that stretch across the landscape.

3.2.2 Opportunities and challenges

(1) The following opportunities and challenges are the most significant issues expected to define future development within the region (but are not limited to), and set out the key matters the strategic plan and/or planning scheme as a whole seek to address.

3.2.2.1 Housing need

(1) As has been the trend in most parts of Australia, the region is anticipated to experience an ageing of its population such that the median age is forecast to increase from 37 years in 2006 to 41 years in 2031 (Foresight Partners, 2010). Typically, this would result in a decline in average household size as older persons are statistically more likely to live in households of two persons or less ("empty nesters"). However, a decline in average household size is predicted to be offset by family migration to the region, such that couples with children are expected to remain the dominant household type (Foresight Partners, 2010). Therefore, for the purposes of the planning scheme, housing need is based on 2.6 persons per household.

(2) With population growth, will come the need for growth in other land uses zonings such as industrial, retail and commercial land. The planning scheme has ensured that there is sufficient land to cater for future development across all zones. Where necessary, mechanisms have been put in place in order to protect land for future uses (i.e. the inclusion of investigation areas).

(3) Fly-in/fly-out (FIFO), drive-in/drive-out (DIDO) non-resident temporary workers may relocate to the region on a temporary basis. Accommodation for these workers is and can be met by the current accommodation providers in the region. It is necessary to ensure that sufficient accommodation options are available for non-resident temporary workers given that housing affordability can become an issue for people in lower low socio-economic brackets should non-resident temporary workers reside in dwellings in residential areas.

(4) Council encourages operational workforces to reside in the region to become residents and to contribute to the social fabric of our community.

3.2.2.2 Managing the growth of the resources and energy sector

(1) The Western Downs has and is experiencing growth in the mineral and gas resource sectors, particularly in relation to the development of the coal and coal seam gas (CSG) industry within the Surat Basin.

(2) Mineral, gas and extractive industry activities have the potential to positively and negatively impact the triple bottom line, including potential:
- (a) negative environmental impacts, arising from vegetation clearing, salinity, loss of arable land, ground water and surface water disturbance and loss of air quality through particulate emissions;
- (b) positive and negative economic impacts arising from, housing price fluctuation, growth in and emergence of complementary industries and services, social and physical infrastructure demands;
- (c) positive and negative social impacts including, increased employment opportunities, shifts in sectorial employment, housing shortages, social instability, lifestyle, health and amenity impacts, and loss of generational farming communities.

(3) The likely impacts of the rapidly expanding resources sector on the Western Downs are highly dependent on the location, magnitude and operation of individual mining and petroleum projects. Notwithstanding, the flow-on effects of this sector are likely to result in demand spikes in workforce accommodation and supporting services, including industry, retail and commercial activities.

(4) Whilst the growth of the resources sector provides a significant opportunity to diversify the economic base of the Western Downs, it is necessary to ensure that rural industries which underpin the cultural identity of the region are protected.

(5) Renewable energy is also an integral part of the Western Downs' future economy, contributing both short-term and long-term employment and development opportunities for the region, while facilitating improved sustainability in environmental and social conditions.

(6) Population growth, including the influx of non-resident workers associated with the mining and resource sectors, is likely to impact on the physical and social fabric of Western Downs. It is important to ensure that individual settlements are maintained as strong and resilient communities that can adapt positively to future opportunities and challenges.

3.2.2.3 Protecting the natural environment

(1) The Western Downs retains large areas of native vegetation that is habitat for fauna communities. Including regionally significant landscapes such as the Bunya Mountains National Park, Barakula State Forest, Southwood State Forest, the wildflower area north- west of Miles, Brigalow country and biodiversity corridors.

(2) Growth pressures present a challenge to maintain the ecological integrity of the natural environment that underpins the health and prosperity of the region.

(3) Careful management of both surface and groundwater health and supplies is needed to protect the quality and quantity of urban and environmental water resources, including maintenance of flows in the Condamine and Balonne River catchments, as well as significant groundwater reserves that form part of the Great Artesian Basin and Condamine Alluvium.

(4) Support the protection of waterways, waterbodies and other aquatic features, and associated riparian areas and instream habitats, for fisheries productivity and sustainability.

3.2.2.4 Economic resilience

(1) A stable supply of industrial land to 2026 (and beyond) is vital to ensure that the Western Downs is well placed to service local industrial needs and value add to the growing resources sector. Dalby and Chinchilla represent the majority of the established industrial capacity in the Western Downs, and opportunities to strengthen the capability of these industries should be sought in an effort to adapt and expand. Miles has an opportunity to value add to the resources sector and function as multi-modal hub (road, rail and air).

(2) Agriculture, forestry and fishing represents approximately 25% of the Western Downs economy and therefore the protection of this sector from competing impacts and alienation and fragmentation is necessary to maintain a healthy long-term economy.

(3) There is sufficient opportunity to meet commercial and retail demand within existing Activity centres to 2026, however future development should give consideration to a need for a second discount department centre anchored by a major supermarket in Dalby, by 2031 (beyond the life of the planning scheme).

(4) The fostering of home-based business and other small business enterprise is considered necessary to advance economic development in the Western Downs and to create emerging industries and entrepreneurship.

(5) The proper protection and management of the landscape character elements of the region will contribute to economic development through enabling the promotion of tourism based enterprise.

3.2.2.5 Natural hazards and climate change

(1) Flood is a natural hazard facing urban and non-Urban areas in the Western Downs and represents a constraint to the development of existing Urban areas including Dalby, Chinchilla,

Miles, Tara and Jandowae. Flood hazard also limits the urban expansion options for many Urban areas.

(2) In 2050, climate change projections for the Western Downs Region indicate:
(a) an increase in the mean temperature of between 1.3 and 2.2 degrees celcius;
(b) decreased rainfall in the order of minus 4 to minus 6 percent per annum;
(c) increased evaporation in the order of 3 to 6 percent per annum;
(d) increased rainfall intensity resulting in a worsening of flood events;
(e) increased pressure on water supplies;
(f) increased risk of heat related illness;
(g) increased frequency and intensity of bushfires; and
(h) reduction in grain quality due to increased temperature, evaporation and decreased rainfall.

Source—*Climate Change in Queensland* – What the Science is Telling Us (2010) Office of Climate Change, Queensland Government.

3.3 Livable communities and housing

3.3.1 Strategic outcomes

(1) The settlement pattern of the Western Downs supports, enhances and consolidates the existing network of communities and urban areas located on the Warrego Highway as the primary locations for future urban growth and service delivery.

(2) The settlement pattern manages projected population growth and distribution by ensuring sufficient urban land is available that avoids biophysical constraints and natural hazards, protects natural resources, maintains the character and integrity of individual communities and ensures the delivery of necessary infrastructure and services.

(3) The settlement pattern contains urban development within identified boundaries to create compact, diverse and vibrant communities. Significant urban development for residential purposes takes advantage of the access to existing facilities and services. The settlement pattern maximizes the utilisation of existing infrastructure and maintains and enhances access to services, employment opportunities and recreational and social infrastructure for all residents.

(4) The settlement pattern provides opportunities for industrial growth to cater for the increase in local businesses required to service the needs of the resource and agricultural sectors. Industrial development is directed to areas separated from land uses that are considered to be sensitive or at risk from the impacts of industrial activity. Industrial land is located in accessible locations supported by transport infrastructure and necessary urban services to efficiently service the needs of the community.

(5) Rural residential development provides an alternative style of living that meets the diverse lifestyle needs of the regions residents. Rural residential development has good access to necessary infrastructure and services and contained to limit the further fragmentation of productive rural lands. Rural residential development is also located in nodes to avoid long- term constraints to the expansion of Urban areas.

(6) The settlement pattern of the Western Downs contributes to the achievement of sustainable and resilient communities. Urban development is compact and walkable with pedestrian and cycle linkages connecting residential areas with service and employment nodes minimizing the reliance on private vehicle use.

(7) The future pattern identifies and protects future Urban areas that may potentially accommodate future urban growth beyond the anticipated life of the planning scheme. Future urban, Rural residential and industrial investigation areas are identified in the event that this land is protected outside the life of the planning scheme.

(8) Where development is not consistent with the purpose and intent of the zone, overriding community need will need to be demonstrated as well as valid planning justification provided as to why the proposed use cannot be reasonably established in a more appropriate zone.

(9) The unique identity of the urban centres and rural townships in the Western Downs is recognised and strengthened through complementary development that positively contributes to the regional identity of the Western Downs.

(10) The provision of diverse social and community infrastructure, open space and sport and recreation facilities network across the Western Downs promotes a happy, active, healthy, and connected community.

(11) The health, wellbeing and safety of the community are fundamental elements of the identity and character of the communities of the Western Downs. All residents, both temporary and permanent, participate in the rich community life of the region and generate high levels of social capital that promotes community cohesion.

3.3.2 Element – Network of centres

(1) The network of centres identifies a hierarchy of Activity centres and Townships across the Western Downs. The hierarchy ensures that population growth is appropriately managed and coordinated to provide urban services, employment opportunities and social services in accordance with the identified role and function of the Activity centre or Township.

3.3.2.1 Specific Outcomes

(1) Chinchilla and Dalby accommodate the largest concentration of urban land uses and development in a compact, vibrant and active Major centre. Both centres accommodate regionally significant health care facilities, business services, manufacturing and retail markets, education facilities, government services, entertainment and sporting facilities and civic spaces and functions.

(2) Miles functions as a District Centre and has a specialist function as a regional service hub and industrial centre driven by its proximity to resource sector activity in the surrounding district.

(3) Chinchilla, Miles and Wandoan are the focus for permanent and temporary workforce accommodation and take advantage to the proximity to current and future resource sector activities in the district and the established urban service networks. Larger forms of permanent and temporary workforce accommodation are predominantly located in Dalby, Chinchilla and Miles to minimise the social and economic impacts on other centres.

(4) Miles and Wandoan are transport and service hubs for the resource and agricultural sectors. Their accessibility to transport corridors, proximity to emerging resource sector activities and availability of well serviced industrial land is utilised to support the supply chain servicing resource sector operations in the Western Downs and throughout the eastern part of the Surat Basin. Development of an intermodal transport and logistics hub is supported in Miles given its location to transportation routes.

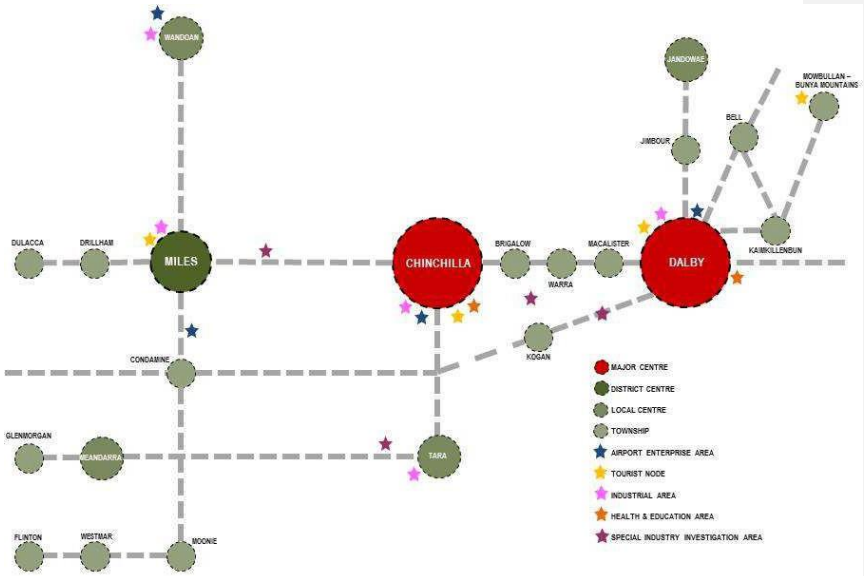
(5) Townships provide for limited urban development and serve to meet the daily needs of the surrounding rural district, consistent with the scale and intensity of existing urban activities

3.3.2.2 Land use strategies

(1) Urban development in Activity centres and Townships is consistent with the intent of the Western Downs Activity centre Network and Township zone hierarchy identified on **Strategic Plan Map 1 – Settlement Pattern.**

Major Centre	Dalby, Chinchilla
District Centre	Miles
Local Centre	Tara, Jandowae, Wandoan, Meandarra
Rural township	Bell, Brigalow, Condamine, Dulacca, Glenmorgan, Kaimkillenbun, Jimbour, Macalister, Drillham, Moonie, Mowbullan-Bunya Mountains, Warra, Kogan, Westmar and Flinton

Figure 3.3.2—Western Downs activity centre network



3.3.3 Element – Compact urban form

(1) Urban Centres and Townships in the Western Downs have a compact, functional and efficient urban form that supports the establishment of walkable communities and enhances access to employment, infrastructure and services.

3.3.3.1 Specific outcomes

(1) The predominant Major centres of Chinchilla and Dalby are the most highly urbanised towns in the Western Downs. The settlement pattern in Chinchilla and Dalby facilitates:
- (a) access to a safe and efficient transport network;
- (b) increased use of active transport modes to access employment and services;
- (c) a diversity of lot sizes and housing types and tenures; and
- (d) appropriate sequencing and development of infrastructure.

(2) The District centre of Miles is flexible to the growth demands of the resource sector but maintains a compact urban form with safe and convenient physical links to the Activity centre function.

(3) The Local centres of Jandowae, Meandarra, Tara and Wandoan maintain a compact urban form and reinforce the existing Activity centre function.

(4) Rural townships of the Western Downs retain their current and traditional form and character, with the main street remaining the focus of commercial development that provides localised services and employment opportunities, supported by low density residential living options.

3.3.3.2 Land use strategies

(1) Urban land use and development is contained within the Urban Area identified on **Strategic Plan Map 1 – Settlement Pattern.**

(2) Urban development is established in a logical and orderly sequence that is in accordance with the Local Government Infrastructure Plan and is contiguous to existing urban development.

(3) Infill urban development is encouraged in the major centres of Chinchilla and Dalby and to a lesser degree Miles. Infill development is located adjacent to, or in proximity to, Activity centres ensuring access to employment, community facilities and public open space. Infill development is required to be consistent with and enhance the desired character and amenity of the surrounding urban area.

(4) The Future Urban Area identified on **Strategic Plan Map 1 – Settlement Pattern** indicates the preferred future urban settlement pattern and is protected from premature development that may negatively impact on the ability to utilise the area for urban development purposes in the future.

(5) Urban purposes within the Future Urban Area identified on the **Strategic Plan Map 1 – Settlement Pattern** must be supported by detailed land use investigations that must demonstrate:
- (a) need for additional urban land;
- (b) compatibility of the proposed use with the intent of the Future Urban Area;
- (c) mitigation or avoidance of all applicable natural hazards;
- (d) where involving ALC Class A and B land:
  - (i) there is no alternative land available that is not ALC Class A and B land; and
  - (ii) overriding need for urban purposes represents a public benefit;
- (e) suitable mitigation or offset arrangements in respect to impacts on areas of high ecological significance;
- (f) infrastructure servicing arrangements and sequencing; and
- (g) consistency with the strategic plan.

3.3.4 Element – Community character

(1) The Western Downs comprises a diversity of settlements that have a unique character and identity that reflect their history, built form typology and location. The character and identity of the individual urban centres and townships collectively contributes to the vibrant character of the Western Downs.

3.3.4.1 Specific outcomes

(1) Urban areas are predominated by a built form typology and landscaping that complements a climatically responsive traditional Queensland vernacular.

(2) The traditional 'main street' character values of Activity centres and Rural townships are conserved, promoted and enhanced through:
- (a) low-rise built form and setbacks that complement existing development;
- (b) architectural detailing, structural elements and building materials that are complementary to the image of the Activity centre or Township;
- (c) active frontages and a generally pedestrian friendly environment.

(3) Workforce accommodation is complementary to the character of surrounding residential development by way of scale and appearance.

(4) Low rise development complements and does not detract from the existing character and amenity of the locality.

(5) Development reinforces the gateway effect of Urban Entry areas identified on **Strategic Plan Map 3 – Community Identity and Landscape Character** through high quality built form and landscaping.

(6) Development enhances views and vistas at Waterway crossings identified on **Strategic Plan Map 3 – Community Identity and Landscape Character**.

(7) Where development is not consistent with the purpose and intent of the zone, overriding community need will need to be demonstrated as well as valid planning justification provided as to why the proposed use cannot be reasonably established in a more appropriate zone.

3.3.4.2 Land use strategies

(1) There are no land use strategies for this element.

3.3.5 Element – Social infrastructure

(1) Social infrastructure provides the plan for the communities of the Western Downs to gather for educational, health, cultural or community purposes. The timely provision of appropriate social infrastructure underpins the creation and maintenance of healthy and livable communities.

3.3.5.1 Specific outcomes

(1) The social infrastructure available in the urban areas of the Western Downs supports healthy, safe and livable communities that attract and retain high proportions of permanent residents.

(2) The provision of social infrastructure is aligned with population growth to sustain a strong, resilient and socially self-sufficient community.

(3) Social infrastructure, particularly health and community services, is responsive to the demands of the community to ensure that residents maintain equitable and efficient access to necessary services.

(4) Social infrastructure is conducive to reducing the physical and social isolation of vulnerable groups such as seniors, the homeless and Indigenous Australians.

(5) Community activities are ideally established within or in proximity to the Activity centres and Townships.

(6) Social infrastructure is protected from the encroachment of incompatible development that creates land use conflicts in order to protect the health, wellbeing, amenity and safety of the community.

(7) Social infrastructure is adaptable and multi-purpose to meet changing community needs and purposes over time.

(8) Social infrastructure within Townships is co-located with other community services and facilities to create accessible service hubs and focal points for community activity.

3.3.5.2 Land use strategies

(1) There is no land use strategy for this element.

3.3.6 Element – Sport and recreation

(1) The Western Downs is known as a region that supports an active and healthy lifestyle. Facilities and places for sport and recreation foster community health and cohesion, and reinforce the accessible outdoor lifestyle and environment that characterises the region.

3.3.6.1 Specific outcomes

(1) Residents and visitors to the Western Downs enjoy equality of access to a range of high quality sport and recreation facilities.

(2) The Major centres of Chinchilla and Dalby support regional scale sporting facilities and hosts regional and state sporting or recreational events.

(3) Sport and recreation facilities in District centres and Local centres are multi-purpose to cater for the recreational needs at a district and local level.

(4) Major sporting and recreational facilities are protected from encroachment by incompatible uses.

3.3.6.2 Land use strategies

(1) There are no land use strategies for this element.

3.3.7 Element – Safe communities

(1) Safety from natural hazards, nuisances or unsociable behaviour is important in creating safe, healthy and livable communities that encourage community interaction and sociability.

3.3.7.1 Specific outcomes

(1) Development is designed and located to minimise the risk to human safety from natural hazards such as bushfire, flooding or landslide.

(2) Environmental hazards including particulate and noise emissions from land use and development do not impact on the health and safety of communities.

(3) Development incorporates Crime Prevention through Environmental Design (CPTED) principles.

3.3.7.2 Land use strategies

(1) There are no land use strategies for this element.

3.3.8 Element – Housing supply and diversity

(1) Housing across the Western Downs is made affordable through the provision of a range of housing options that suit the needs of residents both currently and in the future.

3.3.8.1 Specific outcomes

(1) The urban centres and Townships of the Western Downs offer a wide range and mix of housing types and tenures, ranging from traditional detached housing through to duplex and multiple dwelling units.

(2) Where located in close proximity to urban centres, workforce accommodation integrates with the traditional urban character of the locality.

(3) New housing incorporates universal design principles to assist the ageing population of the Western Downs to 'age in place'.

(4) Social housing (public housing and housing through community based, not-for-profit entities and housing co-operatives) is provided that meets the needs of residents and is located in areas that are in close proximity to Centre zones.

3.3.8.2 Land use strategies

(1) A minimum residential density of 40 dwellings per hectare is achieved and development has a predominant low to medium rise built form of up to six (6) storeys in height in the Major centre zone.

(2) A minimum residential density of 28 dwellings per hectare is achieved and development has a predominant low to medium rise built form of up to four (4) storeys in height in the District centre zone.

(3) A minimum residential density of 20 dwellings per hectare is achieved and development has a low rise built form of up to two (2) storeys in height in the Local centre zone.

(4) A minimum residential density of 20 dwellings per hectare is achieved and development has a low rise built form of up to two (2) storeys in height in the Township zone.

(5) A maximum residential density of 25 dwellings per hectare is achieved and development has a low rise built form of up to two (2) storeys in height in the Low density zone.

(6) In the Medium density zone, a minimum residential density of 25 dwellings per hectare is achieved and development has a low to medium rise built form of up to two (3) storeys in height and six (6) storeys in height in areas identified as mixed use on the applicable zoning map in Schedule.

3.3.9 Element – Industrial land use and development

(1) The Western Downs accommodates a broad range of industrial and manufacturing activities in locations where the harmful impacts of industrial activities on community health can be managed.

3.3.9.1 Specific outcomes

(1) Western Downs is responsive to the industrial needs of the resource, energy and agricultural sectors where the long-term health of the environment and wellbeing of communities is protected.

(2) The location of industrial activities avoids or is appropriately separated from sensitive land uses to protect waterway health and the health, wellbeing, amenity and safety of the community from the impacts of air, noise and odour emissions and hazardous materials.

(3) Industrial development incorporates best practice environmental performance and design to reduce the potential for noise, particulate and odour emissions, stormwater runoff and wastewater generation.

(4) High impact industry and Special industry uses that require separation distances from sensitive uses and that may have potential to generate off-site impacts are supported in Special Industrial Areas only as identified on **Strategic Plan Map 1 – Settlement Pattern**.

Editor's note—refer also to part 1.7.2.

(5) Renewable energy facilities and battery storage facilities are supported throughout the region where appropriately located in respect to nearby sensitive land uses, where off-site impacts can be appropriately mitigated and the viability of agricultural land is retained,

(6) Industrial activities are not located in the Townships of Bell, Brigalow, Dulacca, Glenmorgan, Kaimkillenbun, Jimbour, Macalister, Drillham, Moonie, Mowbullan-Bunya Mountains and Warra as identified on **Strategic Plan Map 1 – Settlement Pattern**, except for where for low impact industry and service industries only that:
- (a) solely meets the needs of the Township and its surrounding rural district; and
- (b) is of a limited scale that is consistent with expectations for residential amenity and character in the Township.

3.3.9.2 Land use strategies

(1) Industrial land use and development is accommodated on land designated for industrial purposes within the Urban Area identified on **Strategic Plan Map 1 – Settlement Pattern**.

(2) Industrial land uses do not encroach upon or interfere with the significant environmental features identified on **Strategic Plan Map 2 – Natural Environment**.

(3) Industrial activities that service the needs of the resource sector are located in Dalby, Miles and Chinchilla where they have access to regional transport and infrastructure networks.

(4) Industrial development within the Future Industrial Area identified on **Strategic Plan Map 1 – Settlement Pattern** must be supported by detailed land use investigations that must demonstrate:
- (a) need for additional industrial land;
- (b) compatibility of the proposed use with the intent of the Future Industrial Area;
- (c) mitigation or avoidance of impacts on sensitive receiving environments;
- (d) mitigation or avoidance of all applicable natural hazards;
- (e) where involving ALC Class A and B land:
  - (i) there is no alternative land available that is not ALC Class A and B land; and
  - (ii) overriding need for urban purposes represents a public benefit;
- (f) suitable mitigation or offset arrangements in respect to impacts on areas of high ecological significance;
- (g) infrastructure servicing arrangements and sequencing;
- (h) consistency with the strategic plan.

(5) The Industrial Investigation Area identified on **Strategic Plan Map 1 – Settlement Pattern** indicates areas where the potential for future industrial areas beyond the life of the planning scheme is to be investigated. Industrial Investigation areas are not developed for industrial purposes unless the industrial land capacity of the relevant Urban Area and/or Future Industrial Area has a supply of less than 10 years and the land use test for urban development in the Future Industrial Area are otherwise met.

Note—the Industrial Investigation Area indicates potential future expansion areas, subject to further detailed land use investigation and is not intended to convey any real or implied land use rights or confirm intent for industrial development.

(6) The Special Industrial Areas identified on **Strategic Plan Map 1 – Settlement Pattern** indicates where future special industrial development is to be located. In this context, special industrial development includes high impact industry uses, renewable energy facility, battery storage facility and special industry as defined in **Schedule 1 – Definitions**.

(7) It is acknowledged that parts of the strategic plan suggest that Special Industry land uses (which include manufacturing and storage of explosives) are encouraged to occur within the identified Special Industrial Areas. These statements should not be limit the use of other Rural land for Special Industry land uses as more appropriate locations with the LGA may exist to accommodate the manufacturing and storage of explosives. The Special Industrial Area (Kogan East) show on **Strategic Plan Map 1 – Settlement Pattern** would not be supported for uses involving manufacturing and storage of explosives due to the adjacent Urban Areas zoning.

(8) Industrial uses will not be supported where to be established on Rural Land that is considered to be non-productive agricultural land or of an allotment size that is economically unviable for agricultural production. Should development be proposed on allotments as describe above, overriding community need will need to be provided to justify and demonstrate that there is no suitably zoned land available for the use to operate.

(9) Where development is not consistent with the purpose and intent of the zone, overriding community need will need to be demonstrated as well as valid planning justification provided as to why the proposed use cannot be reasonably established in a more appropriate zone.

3.3.10 Element – Rural land use and development

(1) The productive soils that sustain life supporting ecosystem services, and rural production are identified as a valuable resource that is to be protected against the deleterious impacts of urban growth and incompatible land uses.

3.3.10.1 Specific outcomes

(1) ALC Class A and B land is protected from alienation, isolation, diminished productivity, fragmentation and encroachment by incompatible land use.

(2) The soils of the Western Downs are a productive and high quality resource. Rural activities and production take advantage of access to the high quality soils to expand the rural economy. Land managers utilise best management practices to sustainably manage the resource for future generations.

(3) The productive soils of the Western Downs are a valuable asset that underpins rural production and provides the foundation for the rural identity, character and economy of the region. The good management of soils ensures rural and urban activities maintain soil condition and productivity.

3.3.10.2 Land use strategy

(1) Where development is not consistent with the purpose and intent of the zone, overriding community need will need to be demonstrated as well as valid planning justification provided as to why the proposed use cannot be reasonably established in a more appropriate zone.

3.3.11 Element – Rural residential land use and development

(1) Rural residential land use and development provides an alternative lifestyle option in the Western Downs and is a safe and affordable means for residents to have access to and enjoy the rural and semi-rural attributes and amenity of the region.

3.3.11.1 Specific outcomes

(1) Rural residential land use and development provides an alternative housing choice to meet broader community needs, however it is not the predominant form of housing in the Western Downs. Characterised by low density residential uses that take advantage of the rural lifestyle and character of the surrounding landscape, Rural residential development does not have the same convenience and levels of access to urban services and infrastructure, employment opportunities or community facilities that are expected in the towns and villages of the Western Downs.

(2) Rural residential development respects the rural character and landscape of the region and protects ecologically significant features such as waterways or protected flora and fauna communities.

(3) Rural residential development is concentrated in locations that have reasonable access to urban conveniences and minimises the need to extend and upgrade trunk infrastructure. Residents that choose to live in Rural residential areas understand and acknowledge that the levels of service and access to facilities are not comparable to levels of service in the Urban area.

(4) The interface between Rural residential development and surrounding land uses incorporates buffers and provides adequate separation distances to maintain and protect the health and wellbeing of residents and their enjoyment of the prevailing rural amenity while protecting the rights of existing uses.

(5) ALC Class A and B land is an important resource that underpins the economic and cultural character of the Western Downs and is protected from fragmentation, diminished productivity, encroachment or alienation by Rural residential land use and development.

3.3.11.2 Land use strategies

(1) Rural residential land use and development is contained within the Rural residential area identified on **Strategic Plan Map 1 – Settlement Pattern**.

(2) The Rural residential Investigation area identified on the **Strategic Plan Map 1 – Settlement Pattern** indicates areas where the potential for future Rural residential development beyond the life of the planning scheme is to be investigated. Rural residential Investigation areas are not to be developed for Rural residential purposes unless the Rural residential land capacity of the relevant Rural residential Area has a supply of less than 10 years and is to be supported by detailed land use investigations that must demonstrate:
   (a) need for Rural residential land;
   (b) mitigation or avoidance of impacts on sensitive receiving environments;
   (c) where involving ALC Class A and B land:
      (i) there is no alternative land available that is not ALC Class A and B land; and
      (ii) overriding need for urban purposes represents a public benefit;.
   (d) suitable mitigation or offset arrangements in respect to impacts on areas of high ecological significance; and
   (e) consistency with the strategic plan.

Note—The Rural residential Investigation Area indicates potential future growth areas, subject to further detailed land use investigation and is not intended to convey any real or implied land use rights or confirm intent for rural residential development.

(3) Where development is not consistent with the purpose and intent of the zone, overriding community need will need to be demonstrated as well as valid planning justification provided as to why the proposed use cannot be reasonably established in a more appropriate zone.

3.3.12 Element – Parks and public spaces

(1) Public open space is a vital component of any urban environment. It contributes to the identity and well-being of communities and provides a platform for a broad range of recreational opportunities and for the conservation of both natural systems and cultural heritage. Public open space allows opportunities for people to gather and socialize, contributing to a healthy, safe and livable environment in which to live, work and play.

3.3.12.1 Specific outcomes

(1) The Urban areas of the Western Downs enjoy good access to open space, sport and recreation facilities and networks. Public open space is located so as to be easily accessible for residential, accommodation, education and employment based land uses.

(2) The public parks and land for community facilities network identified in **Part 4—Local Government Infrastructure Plan** is implemented by development through land or monetary contributions and Council's capital works program.

(3) The open space, sport and recreation facilities network:
- (a) is only minimally located on land subject to flood, bushfire and landslide hazard risk; and,
- (b) where located in an area subject to natural hazard risks, incorporates appropriate measures to mitigate the impacts on development from these risks; and
- (c) is protected from the encroachment of incompatible development that creates land use conflicts.

(4) Passive environmental parks are promoted on waterways identified on **Strategic Plan Map 3 – Community Identity and Landscape Character**.

(5) Where appropriate, open space in the urban areas protects habitat and significant native vegetation.

(6) Parks and public open spaces are designed and constructed to reflect the broader needs of the community by providing appropriate facilities and amenities, suitable shaded and protected areas and safe environments for people to recreate.

(7) Parks and public open space maintain and enhance open space corridors, contain appropriate infrastructure and promote active modes of transport.

(8) Development promotes strong visual and physical links to open space.

3.3.12.2 Land use strategies

(1) The intent for parks and open space will be aligned with the Open Space Strategy and will be incorporated into the Western Downs Planning Scheme as a consequential planning scheme amendment.

(2) As new development occurs, existing parks will be consolidated, upgraded and embellished to meet the needs of an increasing population. Where appropriate, additional parkland may be provided in association with new development, where the need is evident and there is an opportunity to provide open space corridors and linkages, protect areas of natural habitat or wetland or contribute to active transport links.

3.3.13 Element – Climate change and sustainable urban design

(1) The predicted impacts of climate change will have a significant impact on the growth and development of the Western Downs. The long term sustainability and viability of the Western Downs is dependent upon establishing a region that is water wise, energy efficient and resilient against climate change.

3.3.13.1 Specific outcomes

(1) Development seeks to:
- (a) minimise the carbon footprint of the Western Downs;
- (b) incorporate principles of water sensitive urban design to maximise the utilisation of urban stormwater as a resource;
- (c) protect against the anticipated impacts of climate change on quality of life and property through design and location of development;
- (d) improve energy efficiency through the siting, orientation, density and design of buildings and their surroundings;
- (e) maintain the food security of the region; and
- (f) minimise dependence on fossil fuels and promote, where practicable, the generation of energy through renewable sources.

(2) The Western Downs has a sustainable and efficient built form that responds to local climatic conditions and reinforces the identity and character of the urban centres and Townships in the region.

3.3.13.2 Land use strategies

(1) Urban land use and development is contained within the Urban area identified on **Strategic Plan Map 1 – Settlement Pattern.**

3.4 Environment and heritage

3.4.1 Strategic outcomes

(1) The natural environment including its unique natural features, ecological processes and biodiversity values are conserved, enhanced and restored to maintain their biological capacity for the benefit of present and future generations.

(2) The productive soils that sustain life supporting ecosystem services and rural production are identified as a valuable resource that is to be protected against the deleterious impacts of urban and incompatible land uses.

(3) The hydrological network of the Western Downs contributes to the scenic amenity and biodiversity of the region and downstream catchments including the Murray Darling. The health of the waterways, wetland and the water table of the region is protected from the negative impacts of development to maintain high standards of ecological health and water quality.

(4) The western downs enjoys clean air and quiet ambience that contributes to the health and wellbeing of the community and this high level amenity is protected from the impacts of noise, particulate or odor emitting land use and development.

(5) The Western Downs celebrates its Aboriginal and Torres Strait Islander heritage, as well as its non-indigenous heritage, through the preservation and active use of heritage items and places to create a tangible link with the regions history and past.

(6) The distinctive and attractive landscape qualities of the Western Downs including its waterways, mountain peaks, upland and lowland landscape character areas are retained as part of the fabric and identity of the Western Downs and provides a unique sense of place and identity.

3.4.2 Element – Habitat and biodiversity

(1) The Western Downs contains a rich diversity of environmental values and natural assets. Taking in the southern Brigalow bioregion, as well as a range of other landscapes, vegetation and fauna communities, the Western Downs supports a healthy, resilient ecosystem that is rich in biodiversity and contributes to sustainable economic production and cultural identity.

3.4.2.1 Specific outcomes

(1) The natural environment provides ecosystem services that underpin the health and resilience of the Western Downs. The natural environment is protected, managed and enhanced to support biodiversity and the integrity of natural ecosystems.

(2) The National Parks and State Forests identified on **Strategic Plan Map 2 – Natural Environment** enhance the landscape character that contributes to the regional identity of the Western Downs. The Barakula and Dunmore State Forests and the Bunya Mountains National Park are valuable habitat and landscape features that are sustainably managed and protected for current and future generations to enjoy.

(3) Broad corridor bands of interconnected habitat provide a regional network of movement corridors to provide connectivity between pockets of semi-isolated habitat islands. The regional corridor network identified on **Strategic Plan Map 2 – Natural Environment** is protected, managed and enhanced to ensure animals and plants can migrate safely throughout the region and assist in sustaining viable and genetically diverse populations through changing seasons and weather patterns.

(4) Habitat that supports endangered, vulnerable, rare species or species of national, state, regional or local significance is protected and enhanced by land use and development.

3.4.2.2 Land use strategies

(1) Development is located in areas that avoid significant adverse impacts on matters of state environmental significance (MSES) as well as consider matters of national environmental significance (MNES) identified on **Strategic Plan Map 2 – Natural Environment.**

(2) Development protects and enhances the values of connectivity within a fragmented landscape, in particular Biodiversity Corridors identified on **Strategic Plan Map 2 – Natural Environment.**

3.4.3 Element – Vegetation

(1) Vegetation and vegetation communities in the Western Downs provide habitat for wildlife, shelter and shade for the community, protect land from land degradation, and beautify the environment in both urban and rural landscapes. Protecting and enhancing vegetation has significant benefits in maintaining biodiversity and ecosystem function, as well as contributing to the image and character of the Western Downs.

3.4.3.1 Specific outcomes

(1) Significant vegetation identified on **Strategic Plan Map 2 – Natural Environment** is protected and enhanced in recognition of its ecosystem services and the maintenance of local and regional biodiversity.

(2) In Rural areas, vegetation is recognised and valued as a resource that contributes to landscape character, rural production, and maintenance of regional biodiversity. In particular, remnant vegetation contributes to regional landscape values and provides habitat that supports biodiversity.

(3) Non-remnant vegetation provides habitat for a wide diversity of flora and fauna and supports movement between patches of remnant vegetation.

(4) Endangered and of concern regional ecosystems and high value regrowth vegetation is conserved and enhanced and viable network corridors of native vegetation are retained.

(5) Native vegetation is not cleared in remnant endangered regional ecosystems, remnant of concern regional ecosystems in non-Urban areas, essential habitat, or in proximity to watercourses.

(6) In Urban areas, vegetation is valued as an important element in maintaining the amenity and character of urban centres and Townships. Urban vegetation is maintained as a buffer to screen sensitive receiving environments from adjoining rural and industrial activities.

3.4.3.2 Land use strategies

(1) There are no land use strategies for this element.

3.4.4 Element – Waterways, wetlands and aquifers

(1) The Western Downs supports parts of five major inland catchments including the Condamine and Balonne catchment, Border Rivers catchment, Burnett Basin Catchment, Fitzroy Basin catchment (comprising only part of the Upper Dawson sub- catchment) and Moonie River catchment. The Western Downs also sits atop the vast aquifers of the Great Artesian. The water resources of the region provide clean and safe water for community consumption, recreation, rural and industrial activities, and provide habitat for aquatic flora and fauna.

3.4.4.1 Specific outcomes

(1) Waterways, including the Balonne, Condamine, Moonie and Weir Rivers are healthy aquatic ecosystems and are sustainably managed on a total water cycle basis to provide reliable and safe water supplies for the urban development within the region as well as for agricultural and industrial uses, whilst protecting biological diversity and the ongoing health and functioning of aquatic life, including the life cycle of fish including fish movement.

(2) Urban development is planned, designed, constructed and operated to manage stormwater and wastewater in ways that help protect the environmental values of waters, including biodiversity and the functioning of the aquatic ecosystem.

(3) The riparian areas of the major waterways and their tributaries are protected and enhanced to provide bank stability and act as a filter for overland flows entering the waterways.

(4) Wetlands, such as The Gums Lagoon and Lake Broadwater and their values are enhanced; development in or adjacent to wetlands of high ecological significance is planned, designed, constructed and managed to minimise or prevent the loss or degradation of these values.

(5) The waterways of the Western Downs identified on **Strategic Plan Map 2 – Natural Environment** form the headwaters of the Darling River which is part of the iconic Murray Darling Basin. Although the floodplains are occupied by rural and urban activities, environmentally sustainable flows of a high quality are maintained to contribute to healthy environmental flows within the Murray Darling catchment.

(6) The wetlands of the Western Downs identified on **Strategic Plan Map 2 – Natural Environment** support a diversity of flora and fauna including habitats and refuges for migratory species. Significant wetlands such as The Gums Lagoon and Lake Broadwater provide valuable breeding grounds for water birds, and contribute to the diversity of landscape forms that attract visitors to the region.

(7) Development in or adjacent to wetlands of high ecological significance in the Upper Dawson sub-catchment of the Fitzroy Basin catchment is planned, designed, constructed and operated to prevent the loss or degradation of the wetlands or their environmental values and to enhance their values in protecting their values within the Wider Great Barrier Reef catchment.

(8) Groundwater resources are protected from the adverse impacts of land use and development to ensure a sustainable, safe and equitable supply of water that balances ecological protection with the needs of the community.

(9) Activates in non-sewered localities manage on-site waste disposal in a response and sustainable manner so as to ensure that this infrastructure does not negatively impact upon waterways, wetlands or acquirers.

3.4.4.2 Land use strategies

(1) There are no land use strategies for this element.

3.4.5 Element – State forests

(1) State Forests are a valuable and sustainable resource. As well as contributing to the character and identity of the Western Downs, State Forests provide a means to capture and store carbon and contribute to a reduction in atmospheric greenhouse concentrations.

3.4.5.1 Specific outcomes

(1) State Forests in the Western Downs are protected and enhanced. As well as providing valuable habitat, contributing to the regional network of movement corridors and maintaining the rural landscape of the region, State Forests continue to produce timber and provide employment, recreation and scientific exploration opportunities for residents.

3.4.5.2 Land use strategies

(1) Urban development is not located in or adjacent to State Forests identified on **Strategic Plan Map 4 – Economic Development and Natural Resources.**

3.4.6 Element – Scenic amenity

(1) The diverse scenery and landscapes of the Western Downs tell the physical and geographic story of the region. From the broad lowland plains of the west to the forested uplands of the east, the physical landscapes of the Western Downs are valuable scenic elements that contribute to the character and identity of the region for the community and visitors alike.

3.4.6.1 Specific outcomes

(1) The location and scale of development complements the scenic amenity values represented by the upland and lowland character types identified on **Strategic Plan Map 3 – Community Identity and Landscape Character:**
   (a) forest communities in 'Forest Uplands' landscapes are protected and enhanced;
   (b) visual buffers between development and Scenic routes are maintained in 'Grazed Uplands' landscapes;
   (c) forest and woodland communities in 'Forested and Woodland Downs' landscapes are protected and enhanced;
   (d) visual buffers between development and Scenic Routes are maintained in 'Open Downs' landscapes.

(2) Development avoids, where practicable, or otherwise lessens, negative impacts on the visual significance of High Natural Landscape Value Areas identified on **Strategic Plan Map 3 – Community Identity and Landscape Character**.

3.4.6.2 Land use strategies

(1) There are no land use strategies for this element.

3.4.7 Element – Cultural heritage

(1) Places and items of cultural and heritage significance maintain a continuous historical link that connects the communities of the present with the rich heritage and history of the Western Downs to ensure that a tangible link is created with the regions past.

Editor's note—in relation to Indigenous Cultural Heritage, due to the function of the *Aboriginal Cultural Heritage Act 2003*, the planning scheme does not include Specific Outcomes or Land Use Strategies for areas or sites of Aboriginal Cultural Significance as the planning scheme has no legislative jurisdiction in this regard.

3.4.7.1 Specific outcomes

(1) Development on, or adjoining, places or items of historic cultural heritage significance, are complimentary to the identified cultural or historic values of the site.

(2) Places and objects of cultural heritage value that contribute to the cultural identity of the Western Downs are protected and respected.

(3) Places and objects of heritage significance are identified, managed, conserved and adaptively re-used.

(4) Development on or adjoining places or objects of historic cultural heritage, has regard to prevailing community sentiment and does not proceed where impacts cannot be adequately managed.

(5) Development of heritage places is appropriate to the historic context and values of the heritage place.

3.4.7.2 Land use strategies

(1) There are no land use strategies for this element.

3.4.8 Element – Soil management and erosion

(1) The productive soils of the Western Downs are a valuable asset that underpins rural production and provides the foundation for the rural identity, character and economy of the region. The management of soils ensures rural and urban activities maintain soil condition and productivity.

3.4.8.1 Specific outcomes

(1) The soils of the Western Downs are a productive and high quality resource. Rural activities and production take advantage of access to the high quality soils to expand the rural economy. Land managers utilise best management practices to sustainably manage the resource for future generations.

3.4.8.2 Land use strategies

(1) There are no land use strategies for this element.

3.4.9 Element – Air and noise quality

(1) The air and noise environment of the Western Downs is protected from the negative impacts upon the wellbeing and lifestyle of the Western Downs for both residents and visitors to the region.

3.4.9.1 Specific outcomes

(1) Urban areas enjoy a high level of amenity and are unaffected by unacceptable noise, particulate, odour or other air-borne emissions arising from land use and development.

(2) Land use and development in Rural areas is managed to avoid, if practicable, or otherwise lessen, noise, particulate, odour or other air-borne emissions on Urban areas and sensitive receiving environments.

3.4.9.2 Land use strategies

(1) There are no land use strategies for this element.

3.5 Economic growth

3.5.1 Strategic outcomes

(1) The Western Downs supports a diversified and prosperous economy that builds on the existing economic strengths of the region including agriculture and forestry, energy and resource development, manufacturing, tourism and transport.

(2) The Western Downs has an abundance of natural resources, including agricultural, extractive, minerals, coal seam gas, biological, energy and water resources. Natural resources including mineral and energy and extractive resources (MEER) are valued, protected and sustainably managed to ensure the benefits of the resources are equitably distributed across all parts of the region and future generations.

(3) Traditional industries centered on natural resources development and rural production are adaptable and resilient in response to changing market demands and capitalize on the strategic location of the Western Downs to South East Queensland metropolitan markets and assist in responding to strategies to maintain local and national food security.

(4) Rural production and supporting industries remain the predominant economic sector in the Western Downs through the protection and enhancement of ALC Class A and B land that is critical to the sustainability of the sector.

(5) The growth of the resource sector is balanced with environmental protection, social responsibility and advancement in other sectors of the regional economy, fostering a skilled and locally based workforce to improve the economic resilience and employment capital in the region.

(6) The industrial and manufacturing capacity of the Western Downs supports opportunities for growth in the primary production and resource sectors of the regional economy. Industrial development is consolidated in the easily urbanized and accessible locations to maximise the utilisation of transport and other infrastructure.

(7) Business and commercial activities respect and reinforces the hierarchy of the Western Downs Activity centre Network. Employment generating activities and business services support the needs of the urban centres and Townships of the region, with clusters of business and industry sectors co-locating and achieving synergies and economies of scale that support economic expansion.

(8) Tourism and recreation activity development capitalizes on the intrinsic natural assets of the Western Downs. Strategic tourism and recreation focus areas offer attractive urban and natural/rural settings that are protected to facilitate the provisions of attractions, services, facilities and accommodation needs for visitors.

(9) Home-based business economic activity provides complementary employment opportunities and entrepreneurship.

3.5.2 Element – Activity centres and employment

(1) The network of centres identifies a hierarchy of Activity centres and Townships across the Western Downs. The hierarchy ensures that commercial and retail activities, employment opportunities and social services are accommodated in accordance with the identified role and function of the Activity centre or Township to ensure that economic growth opportunities are cultivated in robust, active centres.

3.5.2.1 Specific outcomes

(1) The hierarchy of Activity centres encourages compatible business and commercial enterprises to co-locate to create business clusters and achieve synergies that contribute to economic growth and development.

(2) Chinchilla and Dalby accommodate the largest concentration of urban land uses and development in a compact, vibrant and active Major Centre. Both Chinchilla and Dalby are the key regional focus of employment, government administration, retail, commercial and specialised professional and business services.

(3) Miles functions as a District Centre and has a specialist function as a regional service hub and industrial centre driven by its proximity to resource sector activity in the surrounding district.

(4) Chinchilla, Miles and Wandoan are the focus for permanent and temporary workforce accommodation and take advantage to the proximity to current and future resource sector activities in the district and the established urban service networks. Larger forms of permanent and temporary workforce accommodation are predominantly located in Dalby, Chinchilla and Miles to minimise the social and economic impacts on other centres.

(5) Miles and Wandoan are transport and service hubs for the resource and agricultural sectors. Their accessibility to transport corridors, proximity to emerging resource sector activities and availability of well serviced industrial land is utilised to support the supply chain servicing resource sector operations in the Western Downs and throughout the eastern part of the Surat Basin. Development of an intermodal transport and logistics hub is supported in Miles given its location to transportation routes.

(6) Townships provide for limited urban development and serve to meet the daily needs of the surrounding rural district, consistent with the scale and intensity of existing urban activities. Business and commercial activities in these townships primarily serves the needs of local residents, tourism and primary production activities, with a limited range of retail and government services.

(7) Home-based economic activity provides complementary employment opportunities.

3.5.2.2 Land use strategies

(1) Urban development in Activity centres is consistent with the intent of the Western Downs Activity centre Network and Township zone hierarchy identified on **Strategic Plan Map 4 – Economic Development and Natural Resources.**

Major Centre	Chinchilla and Dalby
District Centre	Miles
Local Centre	Tara, Jandowae, Wandoan, Meandarra
Rural township	Bell, Brigalow, Condamine, Dulacca, Glenmorgan, Kaimkillenbun, Jimbour, Macalister, Drillham, Moonie, Mowbullan-Bunya Mountains, Warra, Kogan, Westmar and Flinton

3.5.3 Element – Agriculture

(1) The long-term sustainability of the rural economy is based on the protection of productive rural lands from fragmentation, encroachment and alienation by incompatible development or diminished productivity.

3.5.3.1 Specific outcomes

(1) ALC Class A and B land identified on **Strategic Plan Map 4 – Economic Development and Natural Resources** is protected and its integrity, viability and productivity is protected and maintained for cropping and intensive horticulture, animal husbandry and other appropriate rural uses.

(2) Sensitive land uses that have the potential to generate land use conflict with the current or future economically productive use of ALC Class A and B land are appropriately separated from that land through the use of a buffer.

(3) Rural industry and innovative enterprise is located in Rural areas where:
- (a) the use is not more appropriately located in an industry area in a town;
- (b) off-site impacts on amenity, including the impacts of air, noise and odour emissions, and hazardous materials on nearby sensitive land uses and infrastructure networks are appropriately managed;
- (c) not located on other ALC Class A and B land, unless there is an overriding need for the proposal and it cannot be located on alternative sites of poorer
- (d) agricultural quality.

(4) The location of intensive animal industries are supported where off-site impacts on land, water resources, air and noise quality are managed to provide a reasonable level of amenity protection for Urban areas.

(5) Sensitive land uses are appropriately separated from existing intensive animal industries.

(6) Rural industries and primary production are located and operated so as not to impact on water quality and maintain sustainable environmental quantities of surface and groundwater.

(7) Innovative and emerging land uses such as sustainable energy production that are not sensitive to noise, particulate, or odour emitting land uses are promoted in industrial and rural buffer areas.

3.5.3.2 Land use strategies

(1) There are no land use strategies for this element.

3.5.4 Element – Industrial development

(1) Industrial land use and development is an important contributor to the economic development of the region. The identification of key industry areas ensures an adequate supply of land suitable to meet current and future needs is protected from incompatible development and provides access to appropriate infrastructure, transport networks and services.

3.5.4.1 Specific outcomes

(1) An adequate supply of fully serviced industrial land is available in highly accessible Urban areas to provide localised employment opportunities and support economic growth.

(2) Regionally significant and high impact industrial development consolidates in Dalby, Chinchilla and Miles. Serviced by the Warrego Highway, industrial development in these centres supports the heavy manufacturing and industrial needs required to service the resource and energy sectors in the region.

(3) Sensitive urban land uses such as residential development or community facilities do not encroach upon or establish within land identified for industrial development.

(4) Non-industrial land uses in Industrial areas are limited to those that directly support and service industrial uses or have similar land use requirements and characteristics.

(5) Industrial activities are not located in the Townships of Bell, Brigalow, Dulacca, Glenmorgan, Kaimkillenbun, Jimbour, Macalister, Drillham, Moonie, Mowbullan-Bunya Mountains and Warra identified on **Strategic Plan Map 1 – Settlement Pattern**, except where for low impact industry and service industries that:
   (a) solely meets the needs of the Township and its surrounding rural district; and
   (b) is of a limited scale that is consistent with expectations for residential amenity and character in the Township.

(6) Compatible industrial activities take advantage of opportunities for establishing closed loop systems that exchange and re-use industrial waste and by-products as the input of downstream activities.

3.5.4.2 Land use strategies

(1) The Industrial Investigation Area identified on **Strategic Plan Map 1 – Settlement Pattern** indicates areas where the potential for future industrial areas beyond the life of the planning scheme is to be investigated. Industrial Investigation areas are not developed for industrial purposes unless the industrial land capacity of the relevant Urban Area and/or Future Industrial Area has a supply of less than 10 years and the land use tests for urban development in the Future Industrial Area are otherwise met.

(2) The Special Industrial Area identified on **Strategic Plan Map 1 – Settlement Pattern** indicates where there is potential for a special industrial use to be located. Land uses that are considered to be special industrial include high impact industry and special industry.

3.5.5 Element – Mining and extractive resources

(1) Extractive resources are an important economic resource that supports construction activity in and beyond the region. Extractive industries play a role in contributing to the economic growth of the region.

3.5.5.1 Specific outcomes

(1) Key Resource Areas (KRA) including buffer area and transport routes are protected and maintained.

(2) Development adjacent to KRA is compatible with the ongoing winning of the resource.

(3) Extractive Industry resources identified on **Strategic Plan Map 4 – Economic Development and Natural Resources** and applicable overlay map are protected and maintained.

3.5.5.2 Land use strategies

(1) No land use strategies for this element.

3.5.6 Element – Mineral resources

(1) The Western Downs is part of the Surat Basin mineral province that has a known abundance of mineral and energy resources including coal and coal seam gas. It is important to ensure that the region benefits from the potential wealth and prosperity generated by development of the resource whilst maintaining the environmental and social values of the region.

3.5.6.1 Specific outcomes

(1) Mineral and petroleum resources identified on **Strategic Plan Map 4 – Economic development and Natural Resources** contribute significantly to the economic growth and development of the Western Downs. Residential and other urban development is separated from known mineral resources to maintain ongoing access to the resource and ensure the protection of people, property and the environment from adverse impacts from dust, noise, light, odour, traffic and other impacts.

3.5.6.2 Land use strategies

(1) There are no land use strategies for this element.

3.5.7 Element – Tourism

(1) The Western Downs is recognised as a tourism destination that offers a range of cultural and nature-based tourism opportunities and facilities, including the support of 'grey nomad' travel. Tourists enjoy access to the natural features of the region including the wildflower areas, the Bunya Mountains National Park, the Broadwater Wetlands and the Southwood and Eringibba National Parks.

3.5.7.1 Specific outcomes

(1) Existing tourism nodes identified on **Strategic Plan Map 4 – Economic Development and Natural Resources** and events are protected from the impacts of incompatible land use and development.

(2) 'Grey nomad' tourists and other tourists that provide their own mobile accommodation by way of caravan or motor homes are supported by tourism related development.

(3) Ecotourism activities are encouraged where natural values are protected and enhanced.

(4) Rural based tourism is facilitated where it does not impact on the continuing productive use of agricultural land and maintains the predominant rural amenity and landscape character of the region.

3.5.7.2 Land use strategies

(1) There are no land use strategies for this element.

3.5.8 Element – Home-based business

(1) Home-based businesses provide a cost effective opportunity for local service providers and professional service industries to operate at a small scale that is responsive to the need of the community. Home-based businesses also provide an alternative employment opportunity for residents that better match their personal circumstances and diversifies the range and scale of business and opportunities in the region.

3.5.8.1 Specific outcomes

(1) Home-based business is encouraged in Urban areas, Rural residential areas and Rural areas at a scale and intensity that is consistent with the surrounding character and amenity of the locality and where not in conflict with the ongoing viability of Activity centres.

3.5.8.2 Land use strategies

(1) There are no land use strategies for this element.

3.6 Infrastructure

3.6.1 Strategic outcomes

(1) The efficient and timely provision of infrastructure and services across the region is aligned with development to ensure that infrastructure is provided in an orderly and sequential manner.

(2) The provision of infrastructure is consistent with reasonable expectations for the servicing of Urban, Rural residential, and Rural areas.

(3) The Urban areas of Chinchilla, Dalby, Jandowae, Miles, Tara and Wandoan and located in the Priority Infrastructure Area of **Part 4 – Local Government Infrastructure Plan (LGIP) identifies the Urban areas of Chinchilla, Dalby, Jandowae, Miles, Tara, Wandoan** are provided with a higher standard of service across the greatest number of infrastructure and service networks, including access to reticulated water supply, sewerage and stormwater networks, due to the favorable costs of infrastructure provision in compact urban form.

(4) Outside the LGIP areas, a limited range of infrastructure networks may be provided and infrastructure shortfalls are met by development on a site by site bases.

(5) Rail networks are protected from encroachment and incompatible development to ensure the safe and efficient transport of resources.

(6) Air transportation provides a fast and convenient regional links and supports the fly-in/fly-out workforce as well as increasing business and tourism travel numbers.

(7) Road transport networks connect communities, business and industry to local and inter- regional destinations and promotes active transport with Urban areas.

(8) The following major infrastructure corridors and sites that provide an essential service to the residents of the Western Downs are protected from development that would compromise their function and designed for co-location where possible:
- (a) water and wastewater pipelines;
- (b) major electricity infrastructure and substations;
- (c) transmission substations
- (d) power stations;
- (e) gas pipelines; and
- (f) utility installations of local significance to the Western Downs, including water and sewerage treatment and waste management facilities.

(9) Renewable energy generation consistent with a low carbon economy and the natural, rural and amenity values of the Western Downs represents a growing proportion of energy production.

(10) Telecommunication infrastructure is provided that supports the local economy.

(11) The provision of infrastructure across the Western Downs Region avoids adverse environmental and amenity impacts.

(12) Development in and adjacent to stock routes is managed to prevent or minimise impacts on the continued and future use of the stock route.

3.6.2 Element – Road network

(1) The road network of the Western Downs provides a safe and efficient State and local road transport network that is designed to meet the local transport needs of the community and provides safe inter- regional transportation opportunities to facilitate positive economic growth.

3.6.2.1 Specific outcomes

(1) The operational safety and efficiency of the road corridors identified conceptually on **Strategic Plan Map 5 – Access, Mobility and Infrastructure** are protected from the encroachment of incompatible land use and development, including, but not limited to the following:
(a) Warrego Highway;
(b) Leichhardt Highway;
(c) Dalby-Kogan Road;
(d) Chinchilla-Tara Road;
(e) Jackson-Wandoan Road;
(f) Warra-Kogan Road;
(g) Tara-Kogan Road; and
(h) Kogan-Condamine Road

(2) Public access to the state-controlled network and development is provided without compromising the planned function, future planning, road safety and transport efficiency of the whole road network.

(3) The road network is designed to support and maintain the Western Downs Activity Centre Network identified on **Strategic Plan Map 5 – Access, Mobility and Infrastructure**.

(4) The Warrego Highway is maintained as the major east-west transport route for the region and provides safe and efficient connections between Toowoomba, Dalby, Chinchilla, Miles and Roma. The Warrego Highway safely supports heavy vehicle traffic associated with rural activities and the resource sector including drive in/drive out workers.

(5) The Leichardt Highway is maintained as a safe and efficient north-west arterial link. Primarily servicing the expansion of the resource sector and supporting industries around Wandoan and Miles. The capacity of the Leichardt Highway safely accommodates heavy vehicles.

(6) In Rural areas the road network provides rural communities with safe and convenient all- weather access to nearby Activity centres and Townships. Rural roads are a mix of gravel and sealed pavement types and accommodate larger freight and haulage vehicles as well as passenger vehicles in a safe and efficient manner.

(7) Road freight transportation remains an important transport mode for moving the region's agricultural production to market. The road network provides a network of roads from the farm gate to the major transport routes that is safe and efficient for all road users.

(8) Sensitive land uses are appropriately separated from freight routes identified on **Strategic Plan Map 5 – Access, Mobility and Infrastructure.**

(9) In Urban areas, the road network supports an integrated network of walking and cycling paths that provide residents and visitors with convenient and safe access to employment and services.

3.6.2.2 Land use strategies

(1) Industrial development is accessed within 500 metres of a freight route identified on **Strategic Plan Map 5 – Access, Mobility and Infrastructure**.

(2) Future Warrego Highway bypasses of Dalby and Chinchilla are to be investigated in conjunction with an Urban Area growth options analysis of Dalby and Chinchilla.

3.6.3 Element – Water supply network

(1) The water supply network services development located in the Local Government Infrastructure Plan area and Townships where within a water supply network service catchment.

(2) Development external to water supply service catchments relies on site based water collection and treatment or where appropriate, transportation of an available potable water source.

3.6.3.1 Specific outcomes

(1) The long term security of the water supply network in terms of its efficient operation and holding capacity is not compromised.

(2) Urban water supplies in the Western Downs are safe and reliable. Urban areas have a modern and efficient reticulated water supply network that supports the health, safety and wellbeing of the community.

(3) Development in Urban areas located within a Priority Infrastructure Area for water infrastructure is connected to the reticulated water supply network.

(4) Development outside the Priority Infrastructure Area for water infrastructure is provided with sustainable and reliable potable water supply.

(5) Development maintains an appropriate separation distances to water treatment plants identified on **Strategic Plan Map 5 – Access, Mobility and Infrastructure** and applicable overlay maps.

3.6.3.2 Land use strategies

(1) There are no land use strategies for this element.

3.6.4 Element – Sewerage network

(1) The reticulated sewerage network services development located in the Local Government Infrastructure plan area and Townships where within a sewerage network service catchment.

(2) Development external to sewerage network service catchments relies on site based sewerage treatment and disposal.

3.6.4.1 Specific outcomes

(1) Development in Urban areas located within the Priority Infrastructure Area for sewerage infrastructure identified in **Part 4 – Priority infrastructure plan** is connected to the reticulated sewerage network.

(2) Development in Rural areas and Rural residential areas and un-serviced Townships is provided with a sustainable effluent disposal system that does not impact on sensitive receiving environments.

(3) Development maintains appropriate separation distances to sewerage treatment plants identified on **Strategic Plan Map 5 – Access, Mobility and Infrastructure**.

3.6.4.2 Land use strategies

(1) There are no land use strategies for this element.

3.6.5 Element – Stormwater management

(1) Stormwater management adopts an integrated water cycle management approach and contributes to the mitigation of adverse impacts of rainfall events on life, property and the environment.

3.6.5.1 Specific outcomes

(1) Stormwater infrastructure provides for the conveyance of stormwater in Urban areas such that hazards to personal safety or property are avoided.

(2) Integrated water cycle management and water sensitive urban design principles are embodied in development in Urban areas to:
   (a) avoid adverse impacts on the environmental flows that protect the biological diversity and health of the natural environment; and
   (b) maximise opportunities to harvest and re-use stormwater.

3.6.5.2 Land use strategies

(1) There are no land use strategies for this element.

3.6.6 Element – Energy infrastructure

(1) The Western Downs region is serviced by energy infrastructure that meets the needs of the community and minimises environmental impacts.

3.6.6.1 Specific outcomes

(1) Demand for centralised energy generation and infrastructure is minimised through development incorporating best practice energy efficiency design principles and maximising the use of renewable and sustainable energy supplies and sources.

(2) Development in urban expansion areas provides adequate suitable land for electricity infrastructure, including land for sub-stations and transmission lines, required to service or traverse the area.

(3) Development for renewable energy projects are facilitated and encouraged where appropriately located and sensitively designed to respect rural and regional landscape values.

(4) The operational efficiency of electricity infrastructure identified on **Strategic Plan Map 5 – Access Mobility and Infrastructure** is protected from incompatible development through the provision of appropriate buffers and corridors.

3.6.6.2 Land use strategies

(1) There are no land use strategies for this element.

3.6.7 Element – Alternative energy production

(1) As consensus on actions to combat climate change grows internationally, alternative energy production provides an opportunity to diversify the economic base of the region, and reduce reliance on non-renewable sources of energy.

3.6.7.1 Specific outcomes

(1) Renewable energy infrastructure associated with wind, geothermal and solar is supported where natural environment values, landscape character values and natural resource management interests are protected.

(2) Domestic scale renewable energy is supported to provide for localised energy consumption.

3.6.7.2 Land use strategies

(1) There are no land use strategies for this element.

3.6.8 Element – Telecommunications

(1) Telecommunications infrastructure meets the needs of the community, contributes to economic development, promotes access to virtual health, education and government services and minimises negative environmental impacts.

3.6.8.1 Specific outcomes

(1) Development is connected to telecommunications infrastructure, including high-speed broadband (where available) in accordance with the requirements of the relevant telecommunications service entity.

(2) Telecommunications facilities are designed and located to maintain existing amenity and community safety, and are co-located wherever possible.

3.6.8.2 Land use strategies

(1) There are no land use strategies for this element.

3.6.9 Element – Infrastructure corridors

(1) The Western Downs contains a number of infrastructure corridors that contain the existing and planned overland oil and gas pipelines, major electricity infrastructure and transport corridors that service the resource sector of the region.

3.6.9.1 Specific outcomes

(1) Infrastructure corridors, including gas and oil pipelines, facilitate the safe and efficient transport of raw materials for distribution to local and international export markets.

(2) Infrastructure corridors traverse Urban areas and Rural areas and are protected from encroachment by incompatible land uses.

(3) Compatible infrastructure is co-located within existing infrastructure corridors where possible to minimise environmental impact.

(4) Residential development and other sensitive land uses are appropriately separated from major public infrastructure corridors, including gas and oil pipelines identified on **Strategic Plan Map 5 – Access, Mobility and Infrastructure**.

3.6.9.2 Land use strategies

(1) There are no land use strategies for this element.

3.6.10 Element – Rail networks

(1) The railway network of the Western Downs supports the bulk transport of the region's resource wealth to export markets.

3.6.10.1 Specific outcomes

(1) Development maintains the safety and operational integrity of the existing and future railway network.

(2) The rail corridor between Wandoan and Banana is protected and safely and efficiently provides a rail connection with the bulk coal export terminal of Gladstone.

(3) The main western rail line between Miles and Dalby is protected and maintained to support the development and transportation of coal reserves in this part of the region.

(4) Rail networks in the region support inter-regional passenger transport, minimising congestion on road transport networks and lowering greenhouse gas emissions.

(5) Development sensitive to rail transport noise emissions, and located in close proximity to an operational rail corridor, mitigates amenity impacts.

3.6.10.2 Land use strategies

(1) Development on or adjacent to the existing or future railway network identified on **Strategic Plan Map 5 – Access, Mobility and Infrastructure** will be required to preserve the operational efficiency of the railway by incorporating appropriate separation distances or mitigation of railway generated emissions to within acceptable levels.

3.6.11 Element – Stock route network

(1) The function, connectivity and pasture productivity of the Stock Route Network is maintained for sustainable use by travelling stock on hoof.

3.6.11.1 Specific outcomes

(1) The Stock Route Network is protected from developments (on or near the stock routes) that have the potential for conflict between use of the network and adjoining areas.

(2) The stock route network's use or capacity for the primary purpose of travelling stock on hoof is maintained.

(3) Potential for conflict between use of the network and use of adjoining areas is avoided.

3.6.11.2 Land use strategies

(1) There are no land use strategies for this element.

3.6.12 Element – Active transport network

(1) The active transport network provides a quality transport option in the urban areas of the Western Downs that efficiently connects residential neighbourhoods to activity centres, Township main streets and other employment areas and contributes to active and healthy local communities.

3.6.12.1 Specific outcomes

(1) Greenfield development in Urban areas:
  (a) contributes to the establishment of on and off-road corridors that promote safe active transport; and
  (b) incorporates neighbourhood design principles that promotes a high level of connectivity, particularly for pedestrians and cyclists.

(2) End-of-trip cycle facilities are provided by major trip generators in major and district activity centres.

3.6.12.2 Land use strategies

(1) There are no land use strategies for the planning scheme.

3.6.13 Element – Airport enterprise and aviation facilities

(1) Air transport infrastructure facilitates the fast and convenient transportation of people, goods and services as an alternative to road and rail transportation modes.

(2) **Strategic Plan Map 5 – Access, Mobility and Infrastructure** identifies existing airport facilities in Chinchilla, Dalby, Dulacca, Meandarra, Miles, Tara and Wandoan. Airport facilities within Chinchilla, Dalby and Miles facilitate the movement of passengers both within and outside of the region. The Miles and Chinchilla airports are heavily relied upon to facilitate the movement of passengers associated with resource sector activity.

(3) **Strategic Plan Map 4 – Economic Development and Natural Resources** identifies airport enterprise areas surrounding the existing Chinchilla, Dalby, Miles and Wandoan airports. The purpose of these areas is to facilitate opportunities for complementary value adding enterprises that have a direct juxtaposition to airport operations and where both uses are able to operate and co-locate and not create land use conflict. Development that creates incompatible intrusion, land use conflict or compromises airport safety will not be supported within airport enterprise areas.

3.6.13.1 Specific outcomes

(1) Air space and obstacle limitation surface areas are protected to maintain the safety and efficiency of aircraft movements.

(2) Appropriate separation distances are maintained to buffer airports and registered landing areas identified on **Strategic Plan Map 5 – Access, Mobility and Infrastructure** from the encroachment of incompatible development.

(3) Air transport is responsive to economic growth opportunities presented through the transportation of non-resident workforce from metropolitan centres and in particular opportunities to expand and accommodate value add activities to aircraft operations in Dalby, Chinchilla, Miles and Wandoan.

(4) Airport enterprise areas identified on **Strategic Plan Map 4 – Economic Development and Natural Resources** encourage compatible business, industry and commercial enterprises to co-locate to create aviation dependent activity clusters that achieve synergies that contribute to economic growth and development, where:
   (a) the hierarchy of the Western Downs Activity Centre Network is maintained; and
   (b) where aircraft operations are not constrained or limited by land use and development.

(5) Private airstrips are supported where the strip is utilised for private purposes only.

3.6.13.2 Land use strategies

(1) Development of aeronautical masterplans for the Chinchilla, Dalby, Miles and Wandoan airports that incorporate airport enterprise areas and provide strategic direction and further detail as to the nature of development that is to occur in the locality.

3.7 Safety and resilience to hazards

3.7.1 Strategic outcomes

(1) The Western Downs is a vast region that is vulnerable to a range of natural hazards including flood and bushfire. It is expected that the extreme weather events that drive these natural hazards will be more prevalent in the future due to the predicted impacts of climate change. To ensure the safety of residents and infrastructure, development avoids establishing in these areas.

(2) The potential impacts of climate change and natural hazards can have detrimental impacts to our regions communities. The location, scale and intensity of development is considered in all land use decisions to minimise the exposure of people and property to natural hazards.

(3) Development within the Western Downs does not expose land to contamination and sensitive land uses are not located near existing contaminated land sites.

(4) Waste management is undertaken utilising best practice and landfill sites are protected from encroachment incompatible land use and development.

(5) Development involving storage and disposal of hazardous materials and hazardous chemicals, dangerous goods and flammable or combustible substances, is to be located and managed to avoid and mitigate potential adverse impacts on surrounding uses, and minimise the health and safety risks to communities and individuals.

(6) Protecting explosive facilities or explosives reserves from encroachment by development that would compromise the ability of these land uses to function safely and effectively.

3.7.2 Element – Natural hazards

(1) The Western Downs is a vast region that is vulnerable to a range of natural hazards including flood and bushfire. It is expected that the extreme weather events that drive these natural hazards will be more prevalent in the future due to the predicted impacts of climate change. To ensure the safety of residents and infrastructure, it is important that development avoids establishing in areas known to be subject to natural hazards that pose a potential to threat to people and property.

3.7.2.1 Specific outcomes

(1) The risk of loss of life and property due to bushfires is minimised through:
- (a) he appropriate use of land having regard to its level of bushfire hazard; and
- (b) the incorporation of appropriate siting and design measures that mitigate bushfire risks.

(2) The risk of loss of life and property due to landslides is minimised through:
- (a) the appropriate use of land having regard to its level of landslide hazard; and
- (b) the incorporation of appropriate siting and design measures that mitigate landslide risks.

(3) The risk of loss of life and property due to flood hazards, including that associated with a greater frequency of extreme weather events and increased rainfall intensities as a result of climate change is minimised.

(4) The flood storage and conveyance capacity of floodplains are protected from earthworks and development that:
- (a) significantly alter natural drainage patterns to the detriment of environmental or infrastructure performance;
- (b) worsen existing flooding conditions; and
- (c) contribute to negative impacts on environmental quality during flood events.

3.7.2.2 Land use strategies

(1) There are no land use strategies for this element.

3.7.3 Element – Climate change impacts and natural environment vulnerability

(1) Climate change poses potential negative impacts on the natural environment, including changes in ecosystem dynamics beyond the limits of species thresholds and an increase in the frequency and severity of bushfire which has the potential to permanently change flora communities and their dependent fauna.

3.7.3.1 Specific outcomes

(1) The natural environment is protected against the adverse impacts of climate change through:
  (a) the protection and enhancement of carbon sinks to offset the advancement of climate change; and
  (b) reducing the carbon footprint of land use and development through sustainable, compact urban form.

(2) Urban land use and development is contained within the Urban Area identified on **Strategic Plan Map 1 – Settlement Pattern.**

(3) ALC Class A and B land is protected from alienation, diminished productivity, fragmentation and encroachment by incompatible development.

3.7.3.2 Land use strategies

(1) There are no land use strategies for this element.

3.7.4 Element – Contaminated land

(1) To ensure the health and safety of the community and maintain the economic viability of the region, land in the Western Downs is protected from contamination by land use activities.

3.7.4.1 Specific outcomes

(1) The potential impacts of hazardous and harmful materials used in industrial, rural or other activities are appropriately mitigated to ensure the health and safety of the community.

(2) Sensitive development including residential development and community facilities are not located on land that is identified as being contaminated by previous uses unless remediated to a degree that is acceptable to the health and wellbeing of populations.

(3) Development that uses materials or processes that may potentially introduce contaminants into the landscape is undertaken with appropriate mitigation and any contaminated land is remediated to an acceptable degree.

3.7.4.2 Land use strategies

(1) There are no land use strategies for this element.

3.7.5 Element – Waste management and recycling

(1) Population growth and industrial activity will generate an increased amount of waste in the region. Waste is managed in the region holistically to minimize adverse impacts on the environment using the waste hierarch and to ensure the protection of environmental values.

(2) Waste is managed to contribute to the protection of environmental values and promote waste minimisation and recycling.

3.7.5.1 Specific outcomes

(1) Waste disposal is undertaken at landfill sites identified on **Strategic Plan Map 5 – Access, Mobility and Infrastructure** and maintains public health and the health of the environment.

(2) Waste facilities are designed to capture and utilise waste materials as a resource where possible through recycling or further processing.

(3) Waste disposal activities and facilities are not located in areas with highly permeable soils or a high groundwater table and take account of topography and existing facilities.

(4) Waste management services are provided suitable to the needs of development to minimise amenity impacts on the surrounding community.

(5) Development maintains appropriate separation distances to public waste management facilities identified on **Strategic Plan Map 5 – Access, Mobility and Infrastructure** to ensure maintenance of public health and to minimise reverse amenity impacts on infrastructure.

3.7.5.2 Land use strategies

(1) There are no land use strategies for this element.

Part 4 Local government infrastructure plan

4.1 Preliminary

(1) This local government infrastructure plan has been prepared in accordance with the requirements of the *Planning Act 2016*.

(2) The purpose of the local government infrastructure plan is to:
- (a) integrate infrastructure planning with the land use planning identified in the planning scheme;
- (b) provide transparency regarding a local government's intentions for the provision of trunk infrastructure;
- (c) enable a local government to estimate the cost of infrastructure provision to assist its long term financial planning;
- (d) ensure that trunk infrastructure is planned and provided in an efficient and orderly manner;
- (e) provide a basis for the imposition of conditions about infrastructure on development approvals.

(3) The local government infrastructure plan:
- (a) states in Section 4.2 (planning assumptions) the assumptions about future growth and urban development including the assumptions of demand for each trunk infrastructure network;
- (b) identifies in Section 4.3 (priority infrastructure area) the prioritised area to accommodate urban growth up to 2031;
- (c) states in Section 4.4 (Definition of trunk infrastructure) the items of infrastructure defined as trunk infrastructure;
- (d) Section 4.5 (desired standards of service) for each trunk infrastructure network the desired standard of performance;
- (e) identifies in Section 4.6 (plans for trunk infrastructure) the existing and future trunk infrastructure for the following networks:
  - (i) water supply;
  - (ii) wastewater;
  - (iii) stormwater drainage;
  - (iv) transport;
  - (v) public parks and land for community facilities;
- (f) provides a list of supporting documents that assist in the interpretation of the local government infrastructure plan in the extrinsic material documents listed in Section 4.6.8.

4.2 Planning assumptions

(1) The planning assumptions state the assumptions about:
  (a) population and employment growth;
  (b) the type, scale, location and timing of development including the demand for each trunk infrastructure network.

(2) The planning assumptions together with the desired standards of service form a basis for the planning of the trunk infrastructure networks and the determination of the priority infrastructure area.

(3) The planning assumptions have been prepared for:
  (a) the most recent census data (2011) is included for information only;
  (b) the base date 2016 and the following projection years to accord with future Australian Bureau of Statistics census years:
    - mid 2021;
    - mid 2026; and
    - ultimate development;
  (c) the LGIP development types in column 2 that include the uses in column 3 of Table 4.1;
  (d) the projection areas identified on Local Government Infrastructure Plan Map LGIP-PIA (Index Map) in Schedule 3 Local government infrastructure plan mapping and tables.

Table 4.1—Relationship between LGIP development categories, LGIP development types and uses

Column 1 **LGIP development category**	**Column 2** **LGIP development type**	**Column 3** **Uses**
Residential development	Attached dwelling	Attached residential: Dual occupancy Multiple dwelling Short-term: Hotel Short-term accommodation Tourist park Long-term: Community residence Hostel Relocatable home park Retirement facility
	Detached dwelling	Dwelling house Caretaker's accommodation
Non-residential development	Community	Places of assembly: Club Community use Function facility Funeral parlour Place of worship Essential Services: Cemetry Correctional facility Emergency services Health care service Hospital Residential care facility Veterinary service Entertainment: Hotel (non-residential component) Nightclub

Column 1 LGIP development category	Column 2 LGIP development type	Column 3 Uses
		Theatre Tourist attraction Sport and recreation: Indoor sport and recreation Outdoor sport and recreation Major sport, recreation and entertainment facility
	Education	Childcare Centre Community Care Centre Educational Establishment
	Office	Office Sales Office
	Retail	Bulk goods: Agricultural supplies store Bulk landscape supplies Garden centre Hardware and trade supplies Outdoor sales Showroom General retail: Adult Store Food and drink outlet Service industry Service station Shop Shopping centre
	Industry and construction	Industry: Low impact industry Medium impact industry Research and technology industry Warehouse Telecommunications facility Utility installation High impact industry: High impact industry Noxious and hazardous industries Air service Car wash Crematorium Renewable energy facility Substation Special industry Transport Depot
	Rural, Mining and Other	Low impact rural: Animal husbandry Animal keeping Cropping Permanent plantation Rural industry High impact rural: Aquaculture Extractive industry Intensive animal husbandry Intensive horticulture Wholesale nursery Winery

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

4.2.1 Population and employment growth

(1) A summary of the assumptions about population and employment growth for the planning scheme area is stated in Table 4.2 – Population and employment assumptions summary.

Table 4.2—Population and employment assumptions summary

Column 1 Description	Column 2 Assumptions				
	2011	2016	2021	2026	Ultimate development
Population	32,365	34,021	35,510	36,996	38,480
Employment	21,868	22,964	23,947	24,932	25,905

(2) Detailed assumptions about growth for each projection area and LGIP development type category are identified in the tables in Schedule 3 Local government infrastructure plan mapping and tables.

4.2.2 Development

(1) The developable area is land within the PIA represented in zones relating to urban uses not affected by the extreme flood hazard area identified on the Flood Hazard Overlay Map (OM-004) and is identified in Table SC3.3 in Schedule 3 Local government infrastructure plan mapping and tables.

(2) The planned density for future development is stated in Table SC3.3 in Schedule 3 Local government infrastructure plan mapping and tables.

(3) A summary of the assumptions about future residential and non-residential development for the planning scheme area is stated in Table 4.3 – Residential dwellings and non-residential floor space assumptions summary.

Table 4.3—Residential dwellings and non-residential floor space assumptions summary

Column 1 Description	Column 2 Assumptions				
	2011	2016	2021	2026	Ultimate development
Residential dwellings	13,058	13,881	14,454	15,072	15,695
Non-residential floor space (m^2 GFA)	1,649,726	1,750,098	1,810,030	1,870,204	1,932,429

(4) Detailed assumptions about future development for each projection area and LGIP development type are identified in the following tables in Schedule 3 Local government infrastructure plan mapping and tables:
- (a) for residential development, Table SC3.1 and Table SC3.4;
- (b) for non-residential development, Table SC3.2 and Table SC3.5.

4.2.3 Infrastructure Demand

(1) The demand generation rate for a trunk infrastructure network is stated in Column 5 of Table SC3.3 in Schedule 3 Local government infrastructure plan mapping and tables.

(2) A summary of the projected infrastructure demand for each service catchment is stated in Schedule 3 Local government infrastructure plan mapping and tables in:
- (a) for the water supply network, Table SC3.6;
- (b) for the wastewater network, Table SC3.7;
- (c) for the stormwater drainage network, Table SC3.8;

(d) for the transport network, Table SC3.9;
(e) for the parks and land for community facilities network, Table SC3.10.

4.3 Priority infrastructure area

(1) The priority infrastructure area identifies the area prioritised for the provision of trunk infrastructure to service the existing and assumed future urban development up to 2026.

(2) The priority infrastructure area is identified on Local Government Infrastructure Plan Map LGIP-PIA.

4.4 Desired standards of service

(1) This section states the key standards of performance for a trunk infrastructure network. Further information is contained in the extrinsic material (refer to Section 4.6.8).

4.4.1 Water supply network

Table 4.4—Desired standard of service for the water supply network

Measure	Planning criteria	Design criteria
Reliability/ continuity of supply	All development receives a reliable supply of potable water with minimal interruptions to their service.	• Local government standards in planning scheme and planning scheme policies • Customer service standards • Customer service obligations
Adequacy of supply	All development is provided with a water supply that is adequate for the intended use.	• Water Service Association of Australia codes • IPWEA standards • Customer service standards • Local government standards in planning scheme and planning scheme policies
Quality of supply	Provide a uniform water quality in accordance with recognised standards that safeguards community health and is free from objectionable taste and odour.	• The *Australian Drinking Water Guidelines 2011* developed by the National Health and Medical Research Council
Environmental impacts	The environmental impacts of the water supply network are minimised in accordance with community expectations.	• Compliance with the requirements of the *Environmental Protection Act 1994* and associated Environmental Protection Policies and the *Water Act 2000*
Pressure and leakage management	The water supply network is monitored and managed to maintain the reliability and adequacy of supply and to minimise environmental impacts.	• System Leakage Management Plan (Chapter 3, Part 3, Division 1A *Water Act 2000*)
Infrastructure design/ planning standards	Design of the water supply network will comply with established codes and standards.	• Water Supply Code of Australia—Water Services Association of Australia—WSA 03–2002 • The Australian Drinking Water Guidelines 2011 developed by the National Health and Medical Research Council • Planning Guidelines for Water Supply and Sewerage—Department of Natural Resources and Mines (NRM) • Local government standards in planning scheme policies • As detailed in Table 4.6

Table 4.5—Planning and design criteria for the water supply network

Criteria	Performance Measure
Minimum Network Pressure	16m
Maximum Network Pressure	60m (> 60m requires QFRS consultation)
Maximum Velocity	2 m/s
Network Reservoir Capacity at 3 consecutive days of MDMM demand	All reservoirs to have a positive net inflow at the end of each day
Ground level reservoir	3 x (MD – MDMM) + Emergency Storage
Elevated reservoir	6 x (PH – 1/12 MDMM) + 150kL fire storage. In supply zones where 8xPH is less than or equal to MDMM the following equation is used (2xPH) + 150kL fire storage
Fire Flow Performance	
Application of Fire Analysis Maximum (fire flow) Velocity Minimum Residual Pressure at Hydrant Residential Property <= 3 storeys Residential Property > 3 storeys Commercial/Industrial Property	Background Demand highest of 2/3 PH or AD 4 m/s 12m 15L/s for 2 hrs 30L/s for 4 hrs 30L/s for 4 hrs

4.4.2 Wastewater network

Table 4.6—Desired standard of service for the wastewater network

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Reliability	All development has sewerage collection, conveyance, treatment and disposal system.	• Local government standards in planning scheme and planning scheme policies • Customer service standards • Customer service obligations
Quality of treatment	Ensures the health of the community and the safe and appropriate level of treatment and disposal of treated effluent.	• Local water quality guidelines prepared in accordance with the National Water Quality Management Strategy • Queensland Water Quality Guidelines 2009—Department of Environment and Heritage Protection • National Water Quality Guidelines—National Water Quality Management Strategy
Environmental impacts	The environmental impacts of the sewerage network are minimised in accordance with community expectations.	• Compliance with the requirements of the *Environmental Protection Act 1994* and associated Environmental Protection policies
Effluent re-use	Reuse effluent wherever possible.	• Guidelines for Sewerage Systems: Reclaimed Water—February 2000 • Queensland Water Recycling Guidelines—December 2005
Infrastructure design/planning standards	Design of the sewerage network will comply with established codes and standards.	• Planning Guidelines for Water Supply and Sewerage—NRM • Sewerage Code of Australia—Water Services Association of Australia—WSA 02—2002 • Sewerage Pumping Station Code of Australia—Water Services Association of Australia—WSA 04—2005 • Local government standards in planning scheme and planning scheme policies

Table 4.7—Planning and design criteria for the wastewater network

Criteria	Performance Measure	
Peaking Factors – Peak dry Weather Flow (PDWF) and Peak Wet Weather Flow (PWWF)	In accordance with "Planning Guidelines for Water Supply and Sewerage" (Department of Energy & Water Supply, 2013)	
Pumping Station and Rising Mains		
Detention Time	Maximum 6 hours	
Minimum Velocity	Preferred - 1.5 m/s, absolute min. – 0.9 m/s	
Maximum Velocity	3.5 m/s	
Maximum allowable pump starts	8 or 90% of manufacturer's recommendation (whichever lower)	
Emergency relief storage (ERS)	The pumping station shall be designed to ensure no dry weather overflows. ERS to contain 4 hours ADWF	
Gravity Mains		
Minimum velocity (PDWF)	Self-cleansing velocities (0.7 – 0.8 m/s)	
Maximum velocity (PWWF)	3 m/s	
Depth of flow @ PWWF	70% pipe depth	
Absolute minimum grade	**Diameter**	**Grade 1 in 'x'**
	150	200
	225	300
	300	400
	375	600

4.4.3 Stormwater drainage network

Table 4.8—Desired standard of service for the stormwater network

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Quantity	Collect and convey stormwater in natural and engineered channels, a piped, drainage network and system of overland flow paths to a lawful point of discharge, in a safe manner that minimises the inundation of habitable rooms and protects life.	• Queensland Urban Drainage Manual—NRM • Local government standards in planning scheme and planning scheme policies
Environmental impacts	Adopt water-sensitive urban design principles and on-site water quality management to achieve EPA water quality objectives.	• Section 21 Environmental Protection [Water] Policy 2009 • Queensland Urban Stormwater Quality Planning Guidelines 2010 • Local Government standards in planning scheme and planning scheme policies
Infrastructure design/ planning standards	Design of the stormwater network will comply with established codes and standards.	• Queensland Urban Drainage Manual—NRM • Local government standards in planning scheme and planning scheme policies • Natural Channel Design Guidelines

4.4.4 Transport network

Table 4.9—Desired standard of service for the transport and footpath network

Column 1 Measure	Column 2 Planning criteria (qualitative standards)	Column 3 Design criteria (quantitative standards)
Road network design/planning standards	The road network provides a reliable and functional urban and rural hierarchy that supports settlement patterns, commercial and economic activities, and freight movement. Design of the road system will comply with established codes and standards.	• Local government road design and development manual/standards/ codes in planning scheme and planning scheme policy • Road Planning and Design Manual developed by the Department of Transport and Main Roads • Australian Standards • AUSTROADS guides
Footpaths and cycleways	Plan cycle ways and footpaths to provide a safe, attractive and convenient network that links residential areas to major activity nodes thereby encouraging walking and cycling as acceptable travel alternatives.	• Local government road design and development manual/standards/ codes in planning scheme and planning scheme policies.

4.4.5 Public parks and land for community facilities network

Table 4.10—Rate of provision

Open Space Type	Dalby, Chinchilla and Miles DSS (ha/1,000 people)	All other areas DSS (ha/1,000 people)
District Recreation Parks	0.8	1.5
Regional Recreation Parks	1.5	
District and Regional Sports Parks	2.5	3.1
Land for community facilities	0.1	
TOTAL	**4.9**	**6.2**

Table 4.11—Accessibility provisions

Infrastructure Type	District	Regional
Recreation Parks	2.5km in urban areas	Local government area
Sports parks	Located in, or on the edge, of urban areas.	

Table 4.12—Minimum characteristics of each park

Characteristic	Recreation Parks			Sports Parks	
	District	District (Town/Civic)	Regional	District	Regional
Minimum size of open space (ha)	2 ha of usable space	0.4ha to 3.0ha	6 ha usable space	A minimum of 3ha	Minimum of 6ha
Shape of Land	Regular in shape to ensure the area is functional			Square or rectangular shape, oriented north-south	
Minimum desired flood immunity for parks	At least 25% of total area above Q50 with main activity area/s above Q100	At least 50% of total area above Q50 with main activity area/s above Q100 and free of hazards	At least 50% of total area above Q50 with main activity area/s above Q100 and free of hazards	Free of hazards. 90% of land above Q20. Fields/courts above Q50. Facilities above Q100.	Free of hazards. 90% of land above Q20. Fields/courts above Q50. Built Facilities above Q100.
Maximum desired grade	Average grade of 1:10 for 80% of the area of the park, with wheelchair access (1:14), where possible. Variable topography is satisfactory for the remaining area		Average grade of 1:20 for main use areas, 1:50 for kick about area, and variable topography for remainder	1:50 for all playing surfaces, self-draining	Laser levelling to a maximum gradient of playing surface 1:100
Road frontage and visibility	50% of the park perimeter to have direct road frontage, preferably on a collector road			Approximately 50% of the park perimeter to have direct road frontage	
Linkage	Links to existing open space (preferable)			Sports parks are clustered (preferable)	
Vegetation	Fertile soil of at least 75-100mm, fully grassed				

Table 4.13—Typical embellishments (recreation parks)

Park element	District Recreation Parks	District recreation (Town/Civic) parks	Regional Recreation Park
Recreation activity areas	✓	✓	✓
Services	✓	✓	✓
Playground	✓	✓	✓
Fencing/bollards, lock rail	Where appropriate	Where appropriate	Where appropriate
Landscaping	✓	✓	✓
Significant revegetation required for more natural settings	As identified by relevant master plan	As identified by relevant master plan	As identified by relevant masterplan
Irrigation	✓	✓	✓
Feature paving/concrete stencilling	✓	×	✓
Lighting	✓	✓	✓
Pedestrian pathway access network	✓	✓	✓
Bike racks	✓	×	✓
Signage	✓	✓	✓
Shade structures (over playgrounds)	✓	✓	✓
Tap/bubbler	✓	✓	✓
Bench seating	✓	✓	✓
Barbecue	✓	✓	✓
Shelters/gazebo with tables and seating	✓	✓	✓
Rubbish bins	✓	✓	✓
Toilet	✓	✓	✓
Internal roads	×	×	✓
Car parking	×	×	✓
Bus pull-through	✓	×	✓
Bus parking	×	×	✓

Table 4.14—Typical embellishments (sports parks)

Park element	Embellishments
Courts/fields	✓
Goal posts/line marking	✓
Irrigation	✓
Field/court lighting	✓
Spectator seating	✓
Tap/bubbler	✓
Landscaping	✓
Feature paving/concrete stencilling	✓
Internal roads	✓
Bus pull through	✓
Bus parking	✓
Car parking	✓
Bike racks	✓
Fencing/bollards lock rail	✓
Lighting	✓
Pedestrian pathway access network	✓
Signage	✓
Services	✓
Recreation activity areas	✓

4.5 Plans for trunk infrastructure

(1) The plans for trunk infrastructure identify the trunk infrastructure networks intended to service the existing and assumed future urban development at the desired standard of service up to 2026.

4.5.1 Plans for trunk infrastructure maps

(1) The existing and future trunk infrastructure networks are shown on the following maps in Schedule 3 Local government infrastructure plan mapping and tables:
- (a) Local Government Infrastructure Plan Map LGIP-W Plans for trunk water supply infrastructure;
- (b) Local Government Infrastructure Plan Map LGIP- S Plans for trunk sewerage infrastructure;
- (c) Local Government Infrastructure Plan Map LGIP-D Plans for trunk drainage infrastructure;
- (d) Local Government Infrastructure Plan Map LGIP-R Plans for trunk transport infrastructure;
- (e) Local Government Infrastructure Plan Map LGIP-F Plans for trunk footpaths infrastructure;
- (f) Local Government Infrastructure Plan Map LGIP-P Plan for trunk parks and land for community facilities infrastructure.

(2) The State infrastructure forming part of transport trunk infrastructure network has been identified using information provided by the relevant State infrastructure supplier.

4.5.2 Schedules of works

(1) Details of the existing and future trunk infrastructure networks are identified in the electronic Excel schedule of works model which can be viewed here: https://www.wdrc.qld.gov.au/Business-Development/Development/Planning.

(2) The future trunk infrastructure is identified in the following tables.

4.5.3 Water supply network

Table 4.15—Schedule of works for the water supply network

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Gross Value (incl. on-costs & contingency)
W1501	Trunk main for new reservoir, Miles	2015	$1,303,141
W1602	Main between existing 150 mm main in Dawson Street to hydrant in McNulty Street, Miles	2016	$28,640
W1801	Miles Water Treatment Plant Stage 1 Augmentation	2018	$3,500,000
W2101	New Miles reservoirs for pressure zone	2021	$1,000,000
W2304	Miles - New GAB Bore	2023	$1,400,000
W2601	Miles - Extend main	2026	$26,262
W1605	Chinchilla - New main from new WTP to Colamba Street Tower	2016	$2,535,666
W1606	Chinchilla - Water Treatment Plant Stage 1 Augmentation	2016	$12,400,000
W1607	Chinchilla - Raw Water Pumping Station & Main	2016	$3,900,000
W1608	Chinchilla - New reservoir at WTP	2016	$2,400,000
W1802	Chinchilla - Extend main	2018	$22,503
W1803	Chinchilla - Extend main	2018	$118,653
W1804	Chinchilla - Extend main	2018	$22,503
W1805	Chinchilla - Extend main	2018	$135,019
W1901	Chinchilla - Warrego Highway Cross Connection near Short Street	2019	$14,320
W2004	Chinchilla - Water Treatment Plant Stage 2 Augmentation	2020	$5,000,000
W2301	Chinchilla - Warrego Highway near Carmichael Street	2023	$15,319
W2302	Chinchilla - Slessar Street Main Upgrade. 500m from Wambo Street along Slessar Street.	2023	$109,424
W1609	Tara - Milne Street FC2	2016	$43,984
W1610	Tara - Wilson Street FC1-1 - from Sara Street along Surat Developmental Road	2016	$94,104
W2005	Tara - New main along Fry Street	2020	$20,457
TOTAL			**$34,089,995**

4.5.4 Wastewater network

Table 4.16—Schedule of works for the wastewater network

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Gross Value (incl. on-costs & contingency)
S1601	Dalby - Upgrade of SPS 1 pump and wet well capacity	2016	$679,720
S1602	Dalby - Upgrade of SPS 2 pump and wet well capacity	2016	$424,820
S1603	Dalby - Upgrade of SPS 5 pump and wet well capacity	2016	$128,850
S1604	Wandoan - Upgrade of SPS 1 pump and wet well capacity	2016	$128,850
S1605	Chinchilla - North / Park Streets	2016	$31,235
S1606	Chinchilla - Malduf / Price Streets	2016	$23,426
S1801	Chinchilla - SPS F	2018	$492,900
S1802	Chinchilla - Gormleys Road to STP	2018	$796,580
S2101	Chinchilla - Railway / Canaga Streets	2021	$47,654
S2401	Chinchilla - Colamba / Chinchilla Streets	2024	$28,321
S2402	Wandoan Effluent Disposal	2024	$3,400,000
S1607	Tara - Benn Street	2016	$82,070
S1608	Chinchilla Sewerage Treatment Plant Augmentation	2016	$11,400,000
S2001	Miles Sewerage Treatment Plant Augmentation	2020	$8,050,000
S2301	Miles Evaporation Pond Augmentation	2023	$200,000
TOTAL			**$25,914,426**

4.5.5 Stormwater drainage network

Table 4.17—Schedule of works for the stormwater drainage network

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost
D0002	Area bounded by Curtis, Bligh, Wilkes & Nicholson Streets	2016	$2,418,750
D0052	Area bounded by Patrick, Owen, Sydney, Myall Creek	2018	$3,762,500
D0053	Area Bounded by Condamine, Irvingdale, Louisa and Myall Creek	2021	$6,450,000
D0031/0055	Gakse Ln Drainage Projects - Stage 1 & 2 - Chinchilla	2016	$7,310,000
D0072	Northern Trunk Drain - Chinchilla	2020	$7,326,853
D0007	Malduff Street Drainage - Chinchilla	2017	$913,750
D0035/D0037	Reid-Hypatia Street Drainage - Chinchilla	2017	$1,881,250
D0073	Price Street Drainage - Chinchilla	2020	$2,696,100
D0074	Foster Street Drainage - Chinchilla	2020	$1,568,060
D0075	Pilkington Street Drainage - Chinchilla	2020	$1,720,731
D0076	Windmill Street Drainage - Chinchilla	2018	$161,250
D0065	East Street Drainage - Wandoan	2021	$389,492
D0066	Royd Street Drainage - Wandoan	2017	$249,905
D0067	North Street Drainage - Wandoan	2019	$266,232
D0068	Hamlyn Street Drainage - Wandoan	2023	$291,884
D0069	Zupp Road Drainage - Wandoan	2025	$204,929
D0070	Future Channel 1 - Acacia Dr to Dawson Street - Miles	2025	$992,087
D0071	Future Channel 2 - Condamine Street to Colamba Street - Miles	2019	$273,178
TOTAL			**$ 38,876,950**

4.5.6 Transport network

Table 4.18—Schedule of works for the road transport network

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost
R0245	Zeller Street - Chinchilla, rehabilitation, widen, kerb & channel Windmill Road to Macki Street	2017	$645,000
R0260	Zeller Street - Chinchilla, rehabilitation, widen, kerb & channel Macki Street to Price Street	2019	$860,000
R0298	Hypatia Street - Chinchilla, reconstruct, widen, seal Colamba Street to Canaga Street	2020	$376,250
R0333	Hypathia Street - Chinchilla, reconstruct, widen, seal Heeney Street to Colamba Street	2022	$575,000
R0353	Hypathia Street - Chinchilla, reconstruction Heeney Street to Helena Street (550m)	2023	$575,000
R0376	Park Street - Chinchilla, reconstruct, widen, kerb & chanel, seal Chinchilla Street to Russell Street	2025	$862,500
R0420/R0421	Fry Street - Tara, reconstruct, widen, seal, Bilton Showground	2016	$1,290,000
R0424	Benn Street - Tara, reconstruct, widen & seal, Day Street to Hallinan Transport	2016	$397,750
R0425	Coutts Street - Tara, reconstruct, widen, Seal, Smallcombe to Binnie	2021	$301,000
R0426	Binnie Street - Tara, reconstruct, widen, seal, Coutts to Fry Street	2020	$322,500
R0480	Warrego Highway-Wambo Street - Chinchilla, railway crossing TMR OLC Project - Inverai Road extension	2017	$537,500
R0551	Old Rosevale Ch 0 - 0.02 - Jandowae, reconstruction to a Rural Collector Standard, formation width 9.0m & seal 8.0m	2020	$31,304
R0559	Dixon Street Ch 0.00 - 0.02 - Dalby, reconstruction to a Urban Collector Standard, formation width 9.0m & seal 8.0m	2017	$35,260
R0729	Oak Street - Chinchilla, extend kerb and channel and footpath to facilitate access to school with increased demand	2016	$32,250
TOTAL			**$6,841,314**

Table 4.19—Schedule of works for the footpath network

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost
F0044	McNulty Street - Dawson Street to Bourne - Miles, Construct Footpath - 360m x 2m	2017	$103,200
F0047	Myall Creek Linear Park - Dalby, footpath construction - missing link down the Myall Creek	2016	$25,800
F0049	Windmill Road - Chinchilla, install footpath, from Fraser Street - Zeller Street	2016	$80,625
F0050	Wambo Street - Chinchilla, install footpath, from Russell Street - Nowland Street	2017	$91,375
F0052	Zellar Street - Chinchilla, install footpath Macki Street - Atkins Street northern side	2018	$21,500
F0053	Zellar Street - Chinchilla, install footpath Atkins Street - Evans Street, northern side	2018	$21,500
F0054	Zellar Street - Chinchilla, install footpath Evans Street - Windmill Road, northern side	2018	$26,875
F0056	Glasson Street - Chinchilla, replace & upgrade footpath Claydon Street - Wood Street	2018	$32,250
F0058	Chinchilla Street - Chinchilla, replace & upgrade footpath King Street - Park Street	2019	$26,875
F0059	Heeney Street - Chinchilla, replace & upgrade footpath Condamine Street - Hypathia Street east side	2019	$37,625
F0060	Zellar Street - Chinchilla, install footpath Old Tara Road - Dorney Street, northern side	2019	$59,125
F0061	Middle Street - Chinchilla, replace & upgrade footpath Wambo Street - Canaga Street	2020	$59,125
F0062	Middle Street - Chinchilla, replace & upgrade footpath Zanoni Street - Canaga Street	2020	$38,700
F0063	Park Street - Chinchilla, replace & upgrade footpath Chinchilla Street - Boyd Street	2020	$25,800
F0067	Colamba Street - Chinchilla, replace & upgrade footpath Hypathia Street - Middle Street west side	2021	$37,625
F0069	Heeney Street - Chinchilla, replace & upgrade foothpath Hypathia Street - motel	2021	$26,875
F0071	Price Street - Chinchilla, install footpath, from Fraser Street - Zellar Street	2023	$69,000
F0072	Hypathia Street - Chinchilla, replace & upgrade footpath Colamba Street - Heeney Street	2022	$46,000
F0073	Hypathia Street - Chinchilla, replace & upgrade footpath Canaga Street - Colamba Street	2022	$40,250
F0074	Middle Street - Chinchilla, replace & upgrade footpath Canaga Street - Colamba Street	2022	$23,000
F0076	Chinchilla Street - Chinchilla, replace & upgrade footpath Park Street - Colamba Street	2024	$25,300
F0077	Chinchilla Street - Chinchilla, replace & upgrade footpath Wambo Street - King Street	2024	$36,800
F0081	Fry Street - Tara, replace & upgrade footpath Smallcombe Street - Binnie Street	2016	$21,500
F0082	Sara Street - Tara, replace & upgrade footpath Day Street – Bilton Street	2016	$40,850
F0085	Fry Street - Tara, replace & upgrade footpath Milne Street - Bilton Street	2020	$21,500
F0089	Day Street - Tara, replace & upgrade footpath BP – ambulance	2017	$30,100
F0092	Fry Street - Tara, replace & upgrade footpath Laundromat - Milne Street	2018	$43,000
F0093	Fry Street - Tara, replace & upgrade footpath western side. Binnie Street to Adams Street	2018	$37,625

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost
F0094	Day Street - Tara, replace & upgrade footpath northern side	2019	$86,000
F0096	Day Street - Tara, replace & upgrade footpath Fry Street - Roberts Street	2021	$32,250
F0097	Day Street - Tara, replace & upgrade footpath Fry Street east on southern side	2021	$37,625
F0111	Edith Street - Centenary Avenue to Colamba Street - Miles, construct footpath - 310m x 1.5m	2016	$66,650
F0112	Edith Street - Wallen Street to Dawson Street - Miles, construct footpath - 220m x 1.5m	2016	$47,300
F0114	Bourne Street - McNulty Street to Hawkins Street - Miles, construct footpath - 120m x 2m	2016	$34,400
F0119	Edith Street - Centenary Avenue to Lee Street North Side - Miles, construct footpath - 130m x 1.5m	2023	$29,900
F0122	Henderson Road - Hospital to West Street - south side - Wandoan, construct concrete footpath 180m x 2m	2016	$51,600
F0123	North Street - Waterloo Street to Lawton Street - south side - Wandoan, construct concrete footpath 210m x 1.5m	2017	$45,150
F0124	Moore Street - Waterloo Street to West Street - south side - Wandoan, construct concrete footpath 80m x 1.5m	2016	$17,200
F0125	Waterloo Street - Mundell Street to North Street - School side - Wandoan, construct concrete footpath 200m x 1.5m	2016	$43,000
F0126	Lawton Street - North Street to Moore Street - west side - Wandoan, construct concrete footpath 80m x 1.5m	2017	$17,200
F0128	Henderson Road - O'Sullivan Park to Royds Street - west side - Wandoan, construct concrete footpath 200m x 1.5m	2024	$46,000
F0133	Royds Street (Stage 1) - Wandoan, footpath upgrade	2021	$612,750
F0134	Lawton Street - Wandoan, footpath upgrade	2023	$ 366,850
F0148	Pine Street - Constance Street to Marian Street - east side - Miles, footpath upgrade - 120m x 1.5m (widen from 0.9m to 1.5m)	2019	$25,800
F0149	Royds Street (Stage 2) - Wandoan, footpath upgrade	2022	$655,500
F0155	Dalby Jandowae Road & Warrego Highway - Dalby, Footpath construction linking to existing footpath networks and access to the High School	2016	$167,700
F0156	Mary Street - Dalby, Footpath construction linking to existing footpath networks and access to the Christian School and sporting fields	2016	$116,100
F0157	Edward Street - Dalby, Footpath construction linking to existing footpath networks and access to the State School and sporting fields	2016	$52,245
TOTAL			**$3,701,020**

4.5.7 Public parks and land for community facilities network

Table 4.20—Schedule of works for the public parks and land for community facilities network

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost (Land)	Column 5 Establishment cost (Works)
P0097	Thomas Jack Park - Dalby - upgrade irrigation system for zones 1-3	2015	$0	$85,006
P0038	Myall Creek Linear Park - Dalby - footpath LED lighting upgrade	2015	$0	$98,481
P0095	Lake Broadwater Reserve - Dalby - upgrade combination playground unit	2016	$0	$33,325
P0092	Thomas Jack Park - Dalby - replace 2 junior combination playground units and installing new shade sails and softfall	2016	$0	$84,065
P0140	Thomas Jack Park - Dalby - upgrade to irrigation system for zones 4-7	2017	$0	$58,039
P0066	Lake Broadwater Reserve - Dalby - park upgrade Stage 4 of 4	2019	$0	$56,855
P0141	Thomas Jack Park - Dalby - purchase the remaining parcels of land 1206m^2 - Stage 1 of 3	2016	$59,094	$0
P0142	Thomas Jack Park - Dalby - purchase the remaining parcels of land 1133m^2 - Stage 2 of 3	2021	$55,517	$0
P0143	Thomas Jack Park - Dalby - purchase the remaining parcels of land 2143m^2 - Stage 3 of 3	2026	$105,007	$0
P0122	Queens Park - Chinchilla - remove old equipment and upgrade to a fitness park	2016	$70,000	$0
P0055	Railway Park - Chinchilla - replace and upgrade playground	2017	$0	$80,625
P0052	Jubilee Park - Chinchilla - replace & upgrade sand softfall with rubber	2018	$0	$59,125
P0072	Railway Park - Chinchilla - replace & upgrade softfall with rubber	2020	$0	$69,875
P0091	Lions Park - Tara - install new BBQs	2019	$0	$26,875
P0132	Waterloo Plains Park - Wandoan - supply & install 3 picnic tables & shelters	2021	$0	$32,250
P0131	Chinaman's Lagoon - Leichhardt Highway, Miles - upgrade interpretative signage hut with concrete floor and seating, car park	2020	$0	$43,000
TOTAL			**$289,618**	**$727,520**

4.5.8 Extrinsic material

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

Table 4.21—List of extrinsic material

Column 1 Title of document	Column 2 Date	Column 3 Author
Background Information for the Water Supply & Wastewater Networks for the Western Downs Regional Council Local Government Infrastructure Plan	April 2016	WDRC
Background Information for the Planning Assumptions for the Western Downs Regional Council Local Government Infrastructure Plan	April 2016	WDRC
Background Information for the Transport Network for the Western Downs Regional Council Local Government Infrastructure Plan	April 2016	WDRC
Background Information for the Stormwater Drainage Network for the Western Downs Regional Council Local Government Infrastructure Plan	April 2016	WDRC
Background information for the Open Space and Land for Community Facilities Network for the Western Downs Regional Council Local Government Infrastructure Plan	April 2016	WDRC

Schedule 3 – Local government infrastructure plan mapping and tables

SC3.1 Local government infrastructure plan tables

Table SC3.1—Existing and projected population

Projection Area	Dwelling type	2011	2016	2021	2026	Ultimate development
Chinchilla	Detached	4,330	4,946	5,552	6,079	8,056
	Attached	541	618	693	759	1,007
Dalby	Detached	10,264	10,732	11,100	11,534	13,748
	Attached	893	933	965	1,003	1,197
Miles	Detached	1,118	1,467	1,746	1,998	2,805
	Attached	76	100	119	137	191
Wandoan	Detached	292	338	396	489	853
	Attached	46	53	62	76	134
Tara	Detached	752	777	813	851	1,035
	Attached	116	120	126	132	160
Jandowae	Detached	724	749	783	820	1,575
	Attached	47	49	51	53	102
Inside PIA		19,199	20,882	22,407	23,932	30,862
Outside PIA	Detached	13,166	13,140	13,103	13,064	12,993
Total dwellings		**32,365**	**34,021**	**35,510**	**36,996**	**38,480**

Table SC3.2—Existing and projected employees

Projection area	LGIP Industry category	Persons employed (number)				
		2011	2016	2021	2026	Ultimate development
Chinchilla	Community	315	359	403	442	585
	Education	236	270	303	331	439
	Office	1425	1628	1827	2001	2652
	Retail	606	692	777	851	1128
	Industry / construction	754	862	967	1059	1403
	Total jobs	***3337***	***3811***	***4278***	***4684***	***6208***
Dalby	Community	863	903	934	970	1157
	Education	721	754	780	810	966
	Office	2519	2634	2724	2831	3374
	Retail	1453	1519	1571	1632	1946
	Industry / construction	2042	2135	2208	2294	2735
	Total jobs	***7598***	***7944***	***8216***	***8538***	***10177***
Miles	Community	91	119	142	162	228
	Education	79	104	124	142	199
	Office	219	287	342	391	549
	Retail	148	195	232	265	373
	Industry / construction	192	252	300	343	482
	Total jobs	***730***	***958***	***1140***	***1304***	***1831***
Wandoan	Community	30	35	41	51	89
	Education	27	31	36	44	78
	Office	73	85	99	123	214
	Retail	50	57	67	83	145
	Industry /construction	64	74	87	108	188
	Total jobs	***244***	***282***	***331***	***409***	***713***
Tara	Community	62	64	67	70	85
	Education	75	77	81	84	103
	Office	153	158	165	173	210
	Retail	69	71	74	78	95
	Industry / construction	105	108	113	119	144
	Total jobs	***463***	***479***	***501***	***524***	***637***
Jandowae	Community	39	41	43	45	86
	Education	33	34	36	37	72
	Office	115	119	124	130	250
	Retail	66	69	72	75	144
	Industry / construction	93	96	101	106	203
	Total jobs	***347***	***359***	***375***	***393***	***755***
Inside PIA	***Total jobs***	***12,718***	***13,832***	***14,841***	***15,852***	***20,321***
Outside PIA	Rural /mining/other	9,150	9,132	9,106	9,080	9,150
Total jobs		***21,868***	***22,964***	***23,947***	***24,932***	***29,471***

Table SC3.3—Planned density and demand generation rate for a trunk infrastructure network

Column 1	Column 2	Column 3	Column 4		Column 5				
PIA by Township	Zones	Developable area	Planned Density		Demand Generation Rate for trunk infrastructure network				
		Dev ha	Non-residential plot ratio	Residential density (dwellings/ ha)	Water supply (EP/dev ha)	Sewer (EP/ dev ha)	Open space (ha/1,000 persons)	Transport network (vpd/dev ha)	Stormwater network (imp ha/ dev ha)
Wandoan	Local Centre	11.6	75%		128	128	n/a	3900	0.9
	Low Density Residential	31.2		10	25	25	6.2	84.9	0.575
	Low Impact industry	20.4	75%		50	50	n/a	337.5	0.9
Miles	District Centre	16.9	100%		128	128	n/a	5200	0.9
	Low Density Residential	94.0		10	25	25	4.9	87.6	0.575
	Low Impact industry	1.9	75%		50	50	n/a	337.5	0.9
	Medium Impact Industry	5.5	75%		50	50	n/a	337.5	0.9
Chinchilla	Major Centre	30.6	150%		128	128	n/a	7800	0.9
	Low Density Residential	238.8		10	25	25	4.9	85.8	0.575
	Low Impact industry	32.7	75%		50	50	n/a	337.5	0.9
Jandowae	Local Centre	4.1	75%		128	128	n/a	3900	0.9
	Low Density Residential	55.6		10	25	25	6.2	87.8	0.575
Tara	Local Centre	4.3	75%		128	128	n/a	3900	0.9
	Low Density Residential	40.2		10	25	25	6.2	84.9	0.575
	Low Impact industry	4.0	75%		50	50	n/a	337.5	0.9
Dalby	Major Centre	41.2	150%		128	128	n/a	7800	0.9
	Low Density Residential	296.5		10	25	25	4.9	87.0	0.575
	Medium Density Res	48.7		30	75	75	4.9	157.5	0.8
	Low Impact industry	46.0	75%		50	50	n/a	337.5	0.9
	Medium Impact Industry	73.9	75%		50	50	n/a	337.5	0.9
	Rural Residential	1.2		2.5	6.25	6.25	n/a	22.5	0.15

Table SC3.4—Existing and projected residential dwellings

Projection area	Dwelling type	2011	2016	2021	2026	Ultimate development
Chinchilla	Detached	1,766	2,011	2,194	2,384	3,184
	Attached	221	251	274	298	398
Dalby	Detached	3,754	4,160	4,336	4,523	5,434
	Attached	326	362	377	393	473
Miles	Detached	429	641	743	833	1,145
	Attached	29	44	51	57	78
Wandoan	Detached	176	176	176	207	351
	Attached	28	28	28	32	55
Tara	Detached	294	337	354	370	452
	Attached	46	52	55	57	70
Jandowae	Detached	376	376	376	376	679
	Attached	26	26	26	26	46
Inside PIA		**7,470**	**8,461**	**8,989**	**9,556**	**12,365**
Outside PIA	Detached	5,025	5,054	5,079	5,123	5,197
Total dwellings		**12,495**	**13,515**	**14,067**	**14,679**	**15,394**

Table SC3.5—Existing and projected non-residential floor space

Projection area	Industry category	2011	2016	2021	2026	Ultimate development
Chinchilla	Community	15,734	17,972	20,173	22,090	29,274
	Education	11,801	13,479	15,130	16,567	21,955
	Office	35,634	40,701	45,686	50,027	66,297
	Retail	21,218	24,236	27,204	29,789	39,477
	Industry / construction	75,433	86,160	96,711	105,900	140,342
	Total GFA	***159,821***	***182,548***	***204,903***	***224,373***	***297,345***
Dalby	Community	43,170	45,135	46,683	48,512	57,826
	Education	36,060	37,701	38,994	40,521	48,302
	Office	62,977	65,844	68,102	70,770	84,358
	Retail	50,839	53,153	54,976	57,129	68,098
	Industry / construction	204,169	213,463	220,783	229,431	273,482
	Total GFA	***397,215***	***415,296***	***429,537***	***446,363***	***532,066***
Miles	Community	4,544	5,964	7,100	8,124	11,402
	Education	3,968	5,208	6,200	7,094	9,957
	Office	5,472	7,182	8,550	9,783	13,731
	Retail	5,196	6,821	8,120	9,291	13,040
	Industry / construction	19,198	25,201	30,001	34,326	48,178
	Total GFA	***38,377***	***50,376***	***59,973***	***68,617***	***96,308***
Wandoan	Community	1,522	1,759	2,061	2,548	4,442
	Education	1,329	1,536	1,800	2,225	3,879
	Office	1,833	2,119	2,482	3,068	5,350
	Retail	1,741	2,012	2,357	2,914	5,081
	Industry / construction	6,431	7,434	8,708	10,766	18,771
	Total GFA	***12,855***	***14,860***	***17,408***	***21,521***	***37,523***
Tara	Community	3,101	3,207	3,356	3,511	4,271
	Education	3,730	3,858	4,036	4,223	5,136
	Office	3,813	3,944	4,126	4,318	5,252
	Retail	2,405	2,488	2,603	2,723	3,313
	Industry / construction	10,477	10,836	11,336	11,862	14,428
	Total GFA	***23,526***	***24,333***	***25,457***	***26,637***	***32,399***
Jandowae	Community	1,971	2,039	2,133	2,232	4,288
	Education	1,647	1,703	1,782	1,864	3,582
	Office	2,876	2,974	3,112	3,256	6,255
	Retail	2,322	2,401	2,512	2,628	5,049
	Industry / construction	9,323	9,643	10,088	10,556	20,279
	Total GFA	***18,138***	***18,760***	***19,627***	***20,537***	***39,453***
Inside PIA	***Total GFA***	***649,932***	***706,173***	***756,905***	***808,048***	***1,035,094***
Outside PIA	Rural/mining /other	915,037	915,037	915,037	915,037	915,037
Total GFA		***1,564,969***	***1,652,014***	***1,704,170***	***1,756,806***	***2,014,912***

Table SC3.6—Existing and projected demand for the water supply network

Column 1 Service catchment	Column 2 Existing and projected demand (EP)			
	2016	2021	2026	Ultimate development
Tara	1,650	1,686	1,703	1,795
Dalby	13,505	13,610	14,123	15,000
Miles	1,798	2,075	2,387	2,609
Wandoan	809	815	821	893
Jandowae	1,255	1,255	1,255	1,255
Chinchilla	8,088	8,396	8,704	9,358

Table SC3.7—Existing and projected demand for the sewer network

Column 1 Service catchment	Column 2 Existing and projected demand (EP)			
	2016	2021	2026	Ultimate development
Tara	1,577	1,635	1,697	1,790
Dalby	12,540	12,961	13,454	14,120
Miles	1,693	1,998	2,272	2,460
Wandoan	622	693	804	876
Jandowae	1,146	1,146	1,146	1,146
Chinchilla	6,074	6,869	7,561	8,161

Table SC3.8—Existing and projected demand for the stormwater drainage network

Column 1 Service catchment	Column 2 Existing and projected demand (impervious hectares)			
	2016	2021	2026	Ultimate development
Chinchilla	194.4	208.6	222.8	251.67
Dalby	375.1	402.5	429.9	485.64
Miles	77.1	82.7	88.4	99.84
Wandoan	46.4	49.8	53.2	60.11
Tara	28.5	30.6	32.6	36.87
Jandowae	43.0	46.1	49.2	55.62

Table SC3.9—Existing and projected demand for the transport network

Column 1 Service catchment	Column 2 Existing and projected demand (vpd)			
	2016	2021	2026	Ultimate development
Chinchilla	54,704	60,802	66,398	130,361
Dalby	120,068	124,502	129,548	228,745
Miles	16,310	19,234	21,841	42,789
Wandoan	4,776	5,297	6,443	16,036
Tara	8,257	8,654	9,056	11,321
Jandowae	7,161	7,329	7,507	19,544

Table SC3.10—Existing and projected demand for the public parks and land for community facilities network

Column 1 Service catchment	Column 2 Existing and projected demand (persons)			
	2016	2021	2026	Ultimate development
District facilities:				
Chinchilla	5,564	6,245	6,838	9,062
Dalby	11,665	12,065	12,537	14,945
Miles	1,567	1,866	2,135	2,996
Balance of region	15,225	15,334	15,486	15,629
Regional facilities:				
WDRC region	34,021	35,510	36,996	38,480

SC3.2 Local government infrastructure plan maps

(a) Local Government Infrastructure Plan Map LGIP-PIA:
- (i) Planning Scheme with PIA - Index Map, PIP - 001, dated 22/10/2015
- (ii) Planning Scheme with PIA - Wandoan, PIP - 001.1, dated 22/10/2015
- (iii) Planning Scheme with PIA - Miles, PIP - 001.2, dated 22/10/2015
- (iv) Planning Scheme with PIA - Chinchilla, PIP - 001.3, dated 22/10/2015
- (v) Planning Scheme with PIA - Jandowae, PIP - 001.4, dated 22/10/2015
- (vi) Planning Scheme with PIA - Tara, PIP - 001.5, dated 22/10/2015
- (vii) Planning Scheme with PIA - Dalby, PIP - 001.6, dated 22/10/2015

(b) Local Government Infrastructure Plan Map LGIP-W Plans for trunk water supply infrastructure:
- (i) Water - Index Map, LGIP-W, dated 20/10/2015
- (ii) Water - Wandoan, LGIP-W-01, dated 20/10/2015
- (iii) Water - Miles, LGIP-W-02, dated 20/10/2015
- (iv) Water - Chinchilla, LGIP-W-03, dated 20/10/2015
- (v) Water - Tara, LGIP-W-05, dated 20/10/2015
- (vi) Water - Jandowae, LGIP-W-04, dated 20/10/2015
- (vii) Water - Dalby, LGIP-W-06, dated 20/10/2015

(c) Local Government Infrastructure Plan Map LGIP- S Plans for trunk sewerage infrastructure:
- (i) Sewerage - Index Map, LGIP-S, dated 20/10/2015
- (ii) Sewerage - Wandoan, LGIP-S-01, dated 20/10/2015
- (iii) Sewerage - Miles, LGIP-S-02, dated 20/10/2015
- (iv) Sewerage - Chinchilla, LGIP-S-03, dated 20/10/15
- (v) Sewerage - Jandowae, LGIP-S-04, dated 20/10/2015
- (vi) Sewerage - Tara, LGIP-S-05, dated 20/10/2015
- (vii) Sewerage - Dalby, LGIP-S-06, dated 20/10/2015

(d) Local Government Infrastructure Plan Map LGIP-D Plans for trunk drainage infrastructure:
- (i) Drainage - Index Map, LGIP-D, dated 22/10/2015
- (ii) Drainage - Wandoan, LGIP-D-01, dated 22/10/2015
- (iii) Drainage - Miles, LGIP-D-02, dated 22/10/2015
- (iv) Drainage - Chinchilla, LGIP-D-03, dated 22/10/2015
- (v) Drainage - Jandowae, LGIP-D-04, dated 22/10/2015
- (vi) Drainage - Tara, LGIP-D-05, dated 22/10/2015
- (vii) Drainage - Dalby, LGIP-D-06, dated 22/10/2015

(e) Local Government Infrastructure Plan Map LGIP-R Plans for trunk transport infrastructure:
- (i) Transport - Index Map, LGIP-R, dated 22/10/2015
- (ii) Transport - Urban Roads - Wandoan, LGIP-R-01, dated 22/10/2015
- (iii) Transport - Urban Roads - Miles, LGIP-R-02, dated 22/10/2015
- (iv) Transport - Urban Roads - Chinchilla, LGIP-R-03, dated 22/10/2015
- (v) Transport - Urban Roads - Jandowae, LGIP-R-04, dated 22/10/2015
- (vi) Transport - Urban Roads - Tara, LGIP-R-05, dated 22/10/2015
- (vii) Transport - Urban Roads - Dalby, LGIP-R-06, dated 22/10/2015

(f) Local Government Infrastructure Plan Map LGIP-P Plan for trunk parks and land for community facilities infrastructure:
- (i) Parks & Community - Index Map, LGIP-P, dated 19/04/2016
- (ii) Parks & Community - Wandoan, LGIP-P-01, dated 19/04/2016
- (iii) Parks & Community - Miles, LGIP-P-02, dated 19/04/2016
- (iv) Parks & Community - Chinchilla, LGIP-P-03, dated 19/04/2016
- (v) Parks & Community - Tara, LGIP-P-04, dated 19/04/2016
- (vi) Parks & Community - Jandowae, LGIP-P-05, dated 19/04/2016
- (vii) Parks & Community - Dalby, LGIP-P-06, dated 19/04/2016
- (viii) Parks & Community - Lake Broadwater, LGIP-P-07, dated 19/04/2016
- (ix) Parks & Community – Regional catchment, LGIP-P-08, dated 19/04/2016

(g) Local Government Infrastructure Plan Map LGIP-F Plan for trunk footpath infrastructure:
  (i) Footpaths - Index Map, LGIP-F, dated 20/10/2015
  (ii) Footpaths - Wandoan, LGIP-F-01, dated 20/10//2015
  (iii) Footpaths - Miles, LGIP-F-02, dated 20/10//2015
  (iv) Footpaths - Chinchilla, LGIP-F-03, dated 20/10/2015
  (v) Footpaths - Jandowae, LGIP-F-04, dated 20/10/2015
  (vi) Footpaths - Tara, LGIP-F-05, dated 20/10/2015
  (vii) Footpaths - Dalby, LGIP-F-06, dated 20/10/2015

Part 5 Tables of assessment

5.1 Preliminary

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

5.2 Reading the tables

The tables identify the following:

(1) the category of development:
  (a) prohibited;
  (b) accepted, including accepted with requirements; or
  (c) assessable development, that requires either code or impact assessment in:
    (i) a zone and, where used, a precinct of a zone;
    (ii) a local plan and, where used, a precinct of a local plan; or
    (iii) an overlay where used.

(2) the assessment benchmarks for assessable development, including:
  (a) whether a zone code or specific provisions in the zone code apply (shown in the 'assessment benchmarks' column);
  (b) if there is a local plan, whether a local plan code or specific provisions in the local plan code apply (shown in the 'assessment benchmarks' column);
  (c) if there is an overlay:
    (i) whether an overlay code applies (shown in Table 5.10.1);
    (ii) whether the assessment benchmarks as shown on the overlay map (noted in the 'assessment benchmarks' column) applies;
  (d) any other applicable code(s) (shown in the 'assessment benchmarks' column).

(3) any variation to the category of assessment (shown as an 'if' in the 'category of assessment' column) that applies to the development.

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

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

5.3 Categories of development and assessment

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

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

(1) for a material change of use, establish the use by reference to the use definitions in Schedule 1.

(2) for all development, identify the following:
  (a) the zone or zone precinct that applies to the premises, by reference to the zone map in Schedule 2;
  (b) if a local plan or local plan precinct applies to the premises, by reference to the local plan map in Schedule 2;
  (c) if an overlay applies to the premises, by reference to the overlay map in Schedule 2.

(3) determine if the development is accepted development under schedules 6 and 7 of the Regulation.

Editor's note—Schedule 6 of the Regulation prescribes development that a planning scheme cannot state is assessable development where the matters identified in the schedule are met. Schedule 7 of the Regulation prescribes development that is accepted development.

(4) determine if the development is assessable development under schedule 10 of the Regulation..

(5) otherwise, determine the initial category of development or assessment by reference to the tables in:
   (a) section 5.5 Categories of development and assessment – Material change of use;
   (b) section 5.6 Categories of development and assessment – Reconfiguring a lot;
   (c) section 5.7 Categories of development and assessment – Building work;
   (d) section 5.8 Categories of development and assessment – Operational work.

(6) a precinct of a zone may change the categories of development or assessment and this will be shown in the 'Category of development and assessment' column of the tables in section 5.5.

(7) if a local plan applies, refer to the table(s) in section 5.9 Categories of development and assessment – Local plans, to determine if the local plan changes the category of development or assessment for the zone.

(8) if a precinct of a zone or local plan changes the category of development or assessment, this is shown in the 'Category of development and assessment' column of either a separate table in section 5.9 or the tables in sections 5.5, 5.6 and 5.7.

(9) if an overlay applies, refer to section 5.10 Category of development and assessment – Overlays, to determine if the overlay further changes the category of development or assessment.

5.3.2 Determining the category of development and categories of assessment

(1) A material change of use is assessable development requiring impact assessment
   (a) unless the table of assessment states otherwise;
   (b) if a use is not listed or defined;
   (c) unless otherwise prescribed in the Act or the Regulation.

(2) Reconfiguring a lot is assessable development requiring code assessment unless the tables of assessment state otherwise or unless otherwise prescribed in the Act or the Regulation.

(3) Building work and operational work are accepted development, unless the table of assessment state otherwise or unless otherwise prescribed in the Act or the Regulation.

(4) Where an aspect of development is proposed on premises included in more than one zone, local plan or overlay, the category of development or assessment for that aspect is the highest category under each of the applicable zones, local plans or overlays.

(5) Where development is proposed on premises partly affected by an overlay, the category of development or assessment for the overlay only relates to the part of the premises affected by the overlay.

(6) For the purposes of Schedule 6, Part 2 Material change of use section 2 (2)(d)(i) or (ii) of the Regulation, an overlay does not apply to the premises if the development meets the acceptable outcomes that form the requirements for accepted development in the relevant overlay code.

(7) If development is identified as having a different category of development or category of assessment under a zone than under a local plan or an overlay, the highest category of development or assessment applies as follows:
   (a) accepted development subject to requirements prevails over accepted development;
   (b) code assessment prevails over accepted development where subject to requirements and accepted development;
   (c) impact assessment prevails over code assessment, accepted development where subject to requirements and acceptable development.

(8) Despite sub-sections 5.3.2(4) and (7) above, a category of assessment in a local plan overrides a category of assessment in a zone and a category of assessment in an overlay overrides a category of assessment in a zone or local plan.

(9) Provisions of Part 10 may override any of the above.

(10) The category of development prescribed under schedule 6 of the Regulation, overrides all other categories of development or assessment for that development under the planning scheme to the extent of any inconsistency.

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

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

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

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

(1) Accepted development does not require a development approval and is not subject to assessment benchmarks. However, certain requirements may apply to some types of development for it to be accepted development. Where nominated in the tables of assessment, accepted development must comply with the requirements identified as acceptable outcomes in the relevant parts of the applicable code(s) as identified in the relevant column.

(2) Accepted development that does not comply with one or more of the nominated acceptable outcomes in the relevant parts of the applicable code(s) becomes code assessable development, unless otherwise specified.

(3) The following rules apply in determining assessment benchmarks for each category of development and assessment.

(4) Code assessable development:
- (a) is to be assessed against all the assessment benchmarks identified in the assessment benchmarks column;
- (b) that occurs as a result of development becoming code assessable pursuant to sub-section 5.3.3 (2) must:
  - (i) be assessed against the assessment benchmarks for the development application, limited to the subject matter of the required acceptable outcomes that were not complied with or were not capable of being complied with under sub- section 3.3(2);
  - (ii) comply with all required acceptable outcomes identified in sub-section 5.3.3(2) (a), other than those mentioned in sub-section 5.3.3(2) (c);
- (c) that complies with:
  - (i) the purpose and overall outcomes of the code complies with the code;
  - (ii) the performance or acceptable outcomes complies with the purpose and overall outcomes of the code;
- (d) is to be assessed against any assessment benchmarks for the development identified in section 26 of the Regulation.

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

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

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

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

5.4 [Not in use]

This section is not in use.

5.5 Categories of development and assessment – Material change of use

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

Table 5.5.1—Major centre zone

Major centre zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
Adult store	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• Major centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable Development - Code assessment	
	• In all other circumstances.	• Major centre zone code • Transport, access and parking code • Infrastructure services code
Agricultural supplies store	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes; and Where on: o Nicholson Street between Drayton Street and Curtis Street, Dalby; or o Drayton Street between Myall Street and Winton Street West, Dalby; or o Warrego Highway between Wambo Street and Carmichael Street, Chinchilla; or o Chinchilla Street, between Colamba Street and Heeney Street, Chinchilla.	• Major centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable Development - Code Assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes; and • Where on: o Nicholson Street between Drayton Street and Curtis Street, Dalby; or o Drayton Street between Myall Street and Winton Street West, Dalby; or o Warrego Highway between Wambo Street and Carmichael Street, Chinchilla; or o Chinchilla Street, between Colamba Street and Heeney Street, Chinchilla.	• Major centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• Where on:	• Major centre zone code

Major centre zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
	○ Nicholson Street between Drayton Street and Curtis Street, Dalby; or ○ Drayton Street between Myall Street and Winton Street West, Dalby; or ○ Warrego Highway between Wambo Street and Carmichael Street, Chinchilla; or ○ Chinchilla Street, between Colamba Street and Heeney Street, Chinchilla.	• Transport, access and parking code • Infrastructure services code
	Assessable development - Impact assessment	
	• In all other circumstances	• The planning scheme
Bar	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes; and • Within: ○ the area bounded by the following streets in Dalby: • Drayton Street; • Condamine Street; • Roche Street; and • Marble Street; or ○ Heeney Street, between Railway Street and Hypatia Street, Chinchilla; or ○ Chinchilla Street, between Heeney Street and Helena Street, Chinchilla.	• Major centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes; and • Within: ○ the area bounded by the following streets in Dalby: • Drayton Street; • Condamine Street; • Roche Street; and • Marble Street; or ○ Heeney Street, between Railway Street and Hypatia Street, Chinchilla; or ○ Chinchilla Street, between Heeney Street and Helena Street, Chinchilla.	• Major centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• If within: ○ the area bounded by the following streets in Dalby: • Drayton Street; • Condamine Street; • Roche Street; and	• Major centre zone code • Transport, access and parking code • Infrastructure services code

Major centre zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
	• Marble Street, Dalby; or ○ Heeney Street, between Railway Street and Hypatia Street, Chinchilla; or ○ Chinchilla Street, between Heeney Street and Helena Street, Chinchilla.	
	Assessable development - Impact assessment	
	• In all other circumstances.	• The planning scheme
Caretaker's accommodation	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with assessment benchmarks of the applicable codes.	• Major centre zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• Major centre zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Major centre zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
Car wash	**Assessable development - Code assessment - Fast tracked**	
	• If complying with the assessment benchmarks of the applicable codes.	• Major centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Major centre zone code • Transport, access and parking code • Infrastructure services code
Childcare centre	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying assessment benchmarks of the applicable codes.	• Major centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• Major centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Major centre zone code • Transport, access and parking code • Infrastructure services code
Club	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and	• Major centre zone code

Major centre zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
	• If complying with the assessment benchmarks of the applicable codes.	• Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• Major centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Major centre zone code • Transport, access and parking code • Infrastructure services code
Community care centre	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with assessment benchmarks of the applicable codes.	• Major centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• Major centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Major centre zone code • Transport, access and parking code • Infrastructure services code
Community use	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with assessment benchmarks of the applicable codes.	• Major centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• Major centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Major centre zone code • Transport, access and parking code • Infrastructure services code
Dwelling house	**Accepted development subject to requirements**	
	• Where for building work associated with an existing dwelling; and • If complying with the assessment benchmarks of the applicable codes.	• Major centre zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
	Assessable development - Impact assessment	
	• In all other circumstances	• The planning scheme
Dwelling unit	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and	• Major centre zone code

Major centre zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
	• If complying with the assessment benchmarks of the applicable codes.	• Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• Major centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Major centre zone code • Transport, access and parking code • Infrastructure services code
Emergency services	**Assessable development - Code assessment**	
	• In all circumstances.	• Major centre zone code • Transport, access and parking code • Infrastructure services code
Food and drink outlet	**Accepted development**	
	• Where for minor building work or involves no building work.	
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes; and • Where not incorporating a drive through facility.	• Major centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Major centre zone code • Transport, access and parking code • Infrastructure services code
Function facility	**Assessable development - Code assessment**	
	• In all circumstances.	• Major centre zone code • Transport, access and parking code • Infrastructure services code
Garden centre	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes; and • Where on: o Nicholson Street between Drayton Street and Curtis Street, Dalby; or o Drayton Street between Myall Street and Winton Street West, Dalby; or o Warrego Highway between Wambo Street and Carmichael Street, Chinchilla; or o Chinchilla Street, between Colamba Street and Heeney Street, Chinchilla.	• Major centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	

Major centre zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**

	• If complying with the assessment benchmarks of the applicable codes; and
	• Where on:
	  ○ Nicholson Street between Drayton Street and Curtis Street, Dalby; or
	  ○ Drayton Street between Myall Street and Winton Street West, Dalby; or
	  ○ Warrego Highway between Wambo Street and Carmichael Street, Chinchilla; or
	  ○ Chinchilla Street, between Colamba Street and Heeney Street, Chinchilla.
		• Major centre zone code
		• Transport, access and parking code
		• Infrastructure services code

	Assessable development - Code assessment	

	• Where on:
	  ○ Nicholson Street between Drayton Street and Curtis Street, Dalby; or
	  ○ Drayton Street between Myall Street and Winton Street West, Dalby; or
	  ○ Warrego Highway between Wambo Street and Carmichael Street, Chinchilla; or
	  ○ Chinchilla Street, between Colamba Street and Heeney Street, Chinchilla.
		• Major centre zone code
		• Transport, access and parking code
		• Infrastructure services code

	Assessable development - Impact assessment	
	• In all other circumstances	• The planning scheme
Hardware and trade supplies	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• Major centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• Major centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Major centre zone code • Transport, access and parking code • Infrastructure services code
Health care service	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• Major centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	

Major centre zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
	• If complying with the assessment benchmarks of the applicable codes.	• Major centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Major centre zone code • Transport, access and parking code • Infrastructure services code
Home-based business	**Accepted development**	
	• In all circumstances	
Hotel	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes; and • Within: o the area bounded by the following streets in Dalby: • Drayton Street, • Condamine Street • Roche Street; and • Marble Street; or o Heeney Street, between Railway Street and Hypatia Street, Chinchilla; or o Chinchilla Street, between Heeney Street and Helena Street, Chinchilla.	• Major centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes; and • Within: o the area bounded by the following streets in Dalby: • Drayton Street, • Condamine Street • Roche Street; and • Marble Street; or o Heeney Street, between Railway Street and Hypatia Street, Chinchilla; or o Chinchilla Street, between Heeney Street and Helena Street, Chinchilla.	• Major centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• Within: o the area bounded by the following streets in Dalby: • Drayton Street, • Condamine Street • Roche Street; and • Marble Street; or	• Major centre zone code • Transport, access and parking code • Infrastructure services code

Major centre zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
	○ Heeney Street, between Railway Street and Hypatia Street, Chinchilla; or ○ Chinchilla Street, between Heeney Street and Helena Street, Chinchilla.	
	Assessable development - Impact assessment	
	• In all other circumstances	• The planning scheme
Indoor sport and recreation	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• Major centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• Major centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Major centre zone code • Transport, access and parking code • Infrastructure services code
Low impact industry	**Assessable development - Code assessment**	
	• Where for a craft brewery.	• Major centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Impact assessment	
	• In all other circumstances.	• The planning scheme
Multiple dwelling	**Assessable development - Code assessment - Fast tracked**	
	• Where for 3 units or less; and • If complying with the assessment benchmarks of the applicable codes.	• Major Centre zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
	Assessable development- Code assessment	
	• In all other circumstances.	• Major centre zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
Nightclub entertainment facility	**Assessable development - Code assessment**	
	• If within: ○ the area bounded by the following streets in Dalby: • Drayton Street, • Condamine Street • Roche Street; and • Marble Street; or ○ Heeney Street, between Railway Street and Hypatia Street, Chinchilla; or	• Major centre zone code • Transport, access and parking code • Infrastructure services code

Major centre zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
	○ Chinchilla Street, between Heeney Street and Helena Street, Chinchilla.	
	Assessable development - Impact assessment	
	• In all other circumstances	• The planning scheme
Office	**Accepted development**	
	• Where for minor building work or involves no building work.	
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• Major centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Major centre zone code • Transport, access and parking code • Infrastructure services code
Outdoor sales	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes; and • Where on: ○ Nicholson Street between Drayton Street and Curtis Street, Dalby; or ○ Drayton Street between Myall Street and Winton Street West, Dalby; or ○ Warrego Highway between Wambo Street and Carmichael Street, Chinchilla; or ○ Chinchilla Street, between Colamba Street and Heeney Street, Chinchilla.	• Major centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes; and • Where on: ○ Nicholson Street between Drayton Street and Curtis Street, Dalby; or ○ Drayton Street between Myall Street and Winton Street West, Dalby; or ○ Warrego Highway between Wambo Street and Carmichael Street, Chinchilla; or ○ Chinchilla Street, between Colamba Street and Heeney Street, Chinchilla.	• Major centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• Where on:	• Major centre zone code

Major centre zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
	○ Nicholson Street between Drayton Street and Curtis Street, Dalby; or ○ Drayton Street between Myall Street and Winton Street West, Dalby; or ○ Warrego Highway between Wambo Street and Carmichael Street, Chinchilla; or ○ Chinchilla Street, between Colamba Street and Heeney Street, Chinchilla.	• Transport, access and parking code • Infrastructure services code
	Assessable development - Impact assessment	
	• In all other circumstances.	• The planning scheme
Outdoor sport and recreation	**Assessable development - Code assessment**	
	• Where for the intensification of an existing use.	• Major centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Impact assessment	
	• In all other circumstances.	• The planning scheme
Park	**Accepted development**	
	• Development approval is not required.	
Parking station	**Assessable development - Code assessment**	
	• In all circumstances.	• Major centre zone code • Transport, access and parking code • Infrastructure services code
Place of worship	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• Major centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• Major centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Major centre zone code • Transport, access and parking code • Infrastructure services code
Residential care facility	**Assessable development - Code assessment**	
	• In all circumstances.	• Major centre zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
Resort complex	**Assessable development - Code assessment**	
	• In all circumstances.	• Major centre zone code • Transport, access and parking code • Infrastructure services code

Major centre zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
Retirement facility	**Assessable development - Code assessment**	
	• In all circumstances.	• Major centre zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
Service industry	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• Major centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• Major centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Major centre zone code • Transport, access and parking code • Infrastructure services code
Shop	**Accepted development**	
	• Where for minor building work or involves no building work.	
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• Major centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Major centre zone code • Transport, access and parking code • Infrastructure services code
Shopping centre	**Assessable development - Code assessment**	
	• Where below 2,000m² of GFA.	• Major centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Impact assessment	
	• In all other circumstances.	• The planning scheme
Short-term accommodation	**Assessable development - Code assessment - Fast tracked**	
	• If complying with the assessment benchmarks of the applicable codes.	• Major centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Major centre zone code • Transport, access and parking code • Infrastructure services code
Showroom	**Assessable development - Code assessment**	
	• Where on:	• Major centre zone code • Transport, access and parking code

Major centre zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
	○ Nicholson Street between Drayton Street and Curtis Street, Dalby; or ○ Drayton Street between Myall Street and Winton Street West, Dalby; or ○ Warrego Highway between Wambo Street and Carmichael Street, Chinchilla; or ○ Chinchilla Street, between Colamba Street and Heeney Street, Chinchilla.	• Infrastructure services code
	Assessable development - Impact assessment	
	• In all other circumstances.	• The planning scheme
Telecommunications facility	**Assessable development - Code assessment**	
	• In all circumstances.	• Major centre zone code • Telecommunications facility code • Transport, access and parking code • Infrastructure services code
Theatre	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• Major centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• Major centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Major centre zone code • Transport, access and parking code • Infrastructure services code
Veterinary service	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• Major centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• Major centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Major centre zone code • Transport, access and parking code • Infrastructure services code
Warehouse	**Assessable development - Code assessment - Fast tracked**	
	• If complying with the assessment benchmarks of the applicable codes; and	• Major centre zone code • Transport, access and parking code

Major centre zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**

	• Where on:
	  ○ Nicholson Street between Drayton Street and Curtis Street, Dalby; or
	  ○ Drayton Street between Myall Street and Winton Street west, Dalby; or
	  ○ Warrego Highway between Wambo Street and Carmichael Street, Chinchilla; or
	  ○ Chinchilla Street, between Colamba Street and Heeney Street, Chinchilla.
		• Infrastructure services code

	Assessable development - Code assessment	

	• Where on:
	  ○ Nicholson Street between Drayton Street and Curtis Street, Dalby; or
	  ○ Drayton Street between Myall Street and Winton Street west, Dalby; or
	  ○ Warrego Highway between Wambo Street and Carmichael Street, Chinchilla; or
	  ○ Chinchilla Street, between Colamba Street and Heeney Street, Chinchilla.
		• Major centre zone code
		• Transport, access and parking code
		• Infrastructure services code

	Assessable development - Impact assessment	
	• In all other circumstances.	• The planning scheme
Assessable development - Impact assessment		
1. Any other uses not listed in this table, or 2. Any use listed in this table and not meeting the description listed in the Categories of development and assessment column, or 3. Any other defined use.		• The planning scheme

Table 5.5.2—District centre zone

District centre zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
Adult store	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• District centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• District centre zone code • Transport, access and parking code • Infrastructure services code
Agricultural supplies store	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes; and • Where on: o the southern side of the Warrego Highway/Murilla Street, Miles; or o on the Leichhardt Highway, Miles.	• District centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes; and • Where on: o the southern side of the Warrego Highway/Murilla Street, Miles; or o the Leichhardt Highway, Miles.	• District centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• Where on: o the southern side of the Warrego Highway/Murilla Street, Miles; or o the Leichhardt Highway, Miles.	• District centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Impact assessment	
	• In all other circumstances.	• The planning scheme
Bar	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes; and • On the northern side of the Warrego Highway/Murilla Street, between Dawson Street and Dogwood Crossing, Miles.	• District centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes; and • On the northern side of the Warrego Highway/Murilla Street, between	• District centre zone code • Transport, access and parking code • Infrastructure services code

District centre zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
	Dawson Street and Dogwood Crossing, Miles.	
	Assessable development - Code assessment	
	• On the northern side of the Warrego Highway/Murilla Street, between Dawson Street and Dogwood Crossing, Miles.	• District centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Impact assessment	
	• In all other circumstances.	• The planning scheme
Bulk landscaping supplies	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes; and • Where on: o the southern side of the Warrego Highway/Murilla Street, Miles; or o the Leichhardt Highway, Miles.	• District centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes; and • Where on: o the southern side of the Warrego Highway/Murilla Street, Miles; or o the Leichhardt Highway, Miles.	• District centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• Where on: o the southern side of the Warrego Highway/Murilla Street, Miles; or o the Leichhardt Highway, Miles.	• District centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Impact assessment	
	• In all other circumstances.	• The planning scheme
Caretaker's accommodation	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• District centre zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• District centre zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• District centre zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
Car wash	**Assessable development - Code assessment - Fast tracked**	

District centre zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
	• If complying with the assessment benchmarks of the applicable codes.	• District centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• District centre zone code • Transport, access and parking code • Infrastructure services code
Childcare centre	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• District centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• District centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• District centre zone code • Transport, access and parking code • Infrastructure services code
Club	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• District centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• District centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• District centre zone code • Transport, access and parking code • Infrastructure services code
Community care centre	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• District centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• District centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• District centre zone code • Transport, access and parking code

District centre zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
		• Infrastructure services code
Community use	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• District centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• District centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• District centre zone code • Transport, access and parking code • Infrastructure services code
Dwelling house	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• District centre zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
	Assessable development - Impact assessment	
	• In all other circumstances.	• The planning scheme
Dwelling unit	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• District centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• District centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• District centre zone code • Transport, access and parking code • Infrastructure services code
Emergency services	**Assessable development - Code assessment**	
	• In all circumstances.	• District centre zone code • Transport, access and parking code • Infrastructure services code
Food and drink outlet	**Accepted development**	
	• Where for minor building work or involves no building work.	
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes; and • Does not incorporate a drive through facility.	• District centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	

District centre zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
	• In all other circumstances.	• District centre zone code • Transport, access and parking code • Infrastructure services code
Function facility	**Assessable development - Code assessment**	
	• In all circumstances.	• District centre zone code • Transport, access and parking code • Infrastructure services code
Garden centre	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes; and • Where on: o the southern side of the Warrego Highway/Murilla Street, Miles; or o the Leichhardt Highway, Miles.	• District centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes; and • Where on: o the southern side of the Warrego Highway/Murilla Street, Miles; or o the Leichhardt Highway, Miles.	• District centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• Where on: o the southern side of the Warrego Highway/Murilla Street, Miles; or o the Leichhardt Highway, Miles.	• District centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Impact assessment	
	• In all other circumstances.	• The planning scheme
Hardware and trade supplies	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes; and • Where on: o the southern side of the Warrego Highway/Murilla Street, Miles; or o the Leichhardt Highway, Miles.	• District centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes; and • Where on: o the southern side of the Warrego Highway/Murilla Street, Miles; or o the Leichhardt Highway, Miles.	• District centre zone code • Transport, access and parking code • Infrastructure services code

District centre zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
	Assessable development - Code assessment	

	• Where on:
	  ○ the southern side of the Warrego Highway/Murilla Street, Miles; or
	  ○ the Leichhardt Highway, Miles.
		• District centre zone code
		• Transport, access and parking code
		• Infrastructure services code

	Assessable development - Impact assessment	
	• In all other circumstances.	• The planning scheme
Health care service	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• District centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• District centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• District centre zone code • Transport, access and parking code • Infrastructure services code
Home-based business	**Accepted development**	
	• In all circumstances.	
Hotel	**Assessable development - Code assessment**	
	• Where on the northern side of the Warrego Highway/Murilla Street, between Dawson Street and Dogwood Crossing, Miles.	• District centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Impact assessment	
	• In all other circumstances.	• The planning scheme
Indoor sport and recreation	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• District centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• District centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• District centre zone code • Transport, access and parking code • Infrastructure services code
Multiple dwelling	**Assessable development - Code assessment - Fast tracked**	
	• Where for 3 units or less; and • If complying with the assessment benchmarks of the applicable codes.	• District centre zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	

District centre zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
	• In all other circumstances.	• District centre zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
Nightclub entertainment facility	**Assessable development - Code assessment**	
	• Where on the northern side of the Warrego Highway/Murilla Street, between Dawson Street and Dogwood Crossing, Miles.	• District centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Impact assessment	
	• In all other circumstances	• The planning scheme
Office	**Accepted development**	
	• Where for minor building work or involves no building work.	
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• District centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• District centre zone code • Transport, access and parking code • Infrastructure services code
Outdoor sales	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes; and • Where on: o the southern side of the Warrego Highway/Murilla Street, Miles; or o the Leichhardt Highway, Miles.	• District centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes; and • Where on: o the southern side of the Warrego Highway/Murilla Street, Miles; or o the Leichhardt Highway, Miles.	• District centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• Where on: o the southern side of the Warrego Highway/Murilla Street, Miles; or o the Leichhardt Highway, Miles.	• District centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Impact assessment	
	• In all other circumstances.	• The planning scheme
Outdoor sport and recreation	**Assessable development - Code assessment**	
	• Where for the intensification of an existing use.	• District centre zone code

District centre zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
	•	• Transport, access and parking code • Infrastructure services code
	Assessable development - Impact assessment	
	• In all other circumstances.	• The planning scheme
Park	**Accepted development**	
	• Development approval is not required.	
Parking station	**Assessable development - Code assessment**	
	• In all circumstances.	• District centre zone code • Transport, access and parking code • Infrastructure services code
Place of worship	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• District centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• District centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• District centre zone code • Transport, access and parking code • Infrastructure services code
Residential care facility	**Assessable development - Code assessment**	
	• In all circumstances.	• District centre zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
Resort complex	**Assessable development - Code assessment**	
	• In all circumstances.	• District centre zone code • Transport, access and parking code • Infrastructure services code
Retirement facility	**Assessable development - Code assessment**	
	• In all circumstances.	• District centre zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
Service industry	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• District centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• District centre zone code • Transport, access and parking code

District centre zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
		• Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• District centre zone code • Transport, access and parking code • Infrastructure services code
Shop	**Accepted development**	
	• Where for minor building work or involves no building work.	
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• District centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• District centre zone code • Transport, access and parking code • Infrastructure services code
Shopping centre	**Assessable development - Code assessment**	
	• Where below 1500m² of GFA.	• District centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Impact assessment	
	• In all other circumstances.	• The planning scheme
Short-term accommodation	**Assessable development - Code assessment - Fast tracked**	
	• If complying with the assessment benchmarks of the applicable codes.	• District centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• District centre zone code • Transport, access and parking code • Infrastructure services code
Showroom	**Assessable development - Code assessment**	

	• Where below 500m² of GFA; and
	• Where on:
	  ○ the southern side of the Warrego Highway/Murilla Street, Miles; or
	  ○ the Leichhardt Highway, Miles.
		• District centre zone code
		• Transport, access and parking code
		• Infrastructure services code

	Assessable development - Impact assessment	
	• In all other circumstances.	• The planning scheme
Telecommunications facility	**Assessable development - Code assessment**	
	• In all circumstances.	• District centre zone code • Telecommunications facility code • Transport, access and parking code • Infrastructure services code
Theatre	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and	• District centre zone code • Transport, access and parking code

District centre zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
	• If complying with the assessment benchmarks of the applicable codes.	• Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• District centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• District centre zone code • Transport, access and parking code • Infrastructure services code
Veterinary service	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• District centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• District centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• District centre zone code • Transport, access and parking code • Infrastructure services code
Warehouse	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes; and • Where on: o the southern side of the Warrego Highway/Murilla Street, Miles; or o the Leichhardt Highway, Miles.	• District centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes; and • Where on: o the southern side of the Warrego Highway/Murilla Street, Miles; or o the Leichhardt Highway, Miles.	• District centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• Where on: o the southern side of the Warrego Highway/Murilla Street, Miles; or o the Leichhardt Highway, Miles.	• District centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Impact assessment	
	• In all other circumstances.	• The planning scheme

District centre zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
Assessable development - Impact assessment		
1. Any other uses not listed in this table, or 2. Any use listed in this table and not meeting the description listed in the Categories of development and assessment column, or 3. Any other defined use.		• The planning scheme

Table 5.5.3—Local centre zone

Local centre zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
Adult store	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• Local centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Local centre zone code • Transport, access and parking code • Infrastructure services code
Agricultural supplies store	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• Local centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• Local centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Local centre zone code • Transport, access and parking code • Infrastructure services code
Bar	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• Local centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• Local centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Local centre zone code • Transport, access and parking code • Infrastructure services code.
Caretaker's accommodation	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• Local centre zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• Local centre zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code

Local centre zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
	Assessable development - Code assessment	
	• In all other circumstances.	• Local centre zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
Car wash	**Assessable development - Code assessment - Fast tracked**	
	• If complying with the assessment benchmarks of the applicable codes.	• Local centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Local centre zone code • Transport, access and parking code • Infrastructure services code
Childcare centre	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• Local centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• Local centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Local centre zone code • Transport, access and parking code • Infrastructure services code
Club	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• Local centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• Local centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Local centre zone code • Transport, access and parking code • Infrastructure services code
Community care centre	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• Local centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	

Local centre zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
	• If complying with the assessment benchmarks of the applicable codes.	• Local centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Local centre zone code • Transport, access and parking code • Infrastructure services code
Community use	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• Local centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• Local centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Local centre zone code • Transport, access and parking code • Infrastructure services code
Dual occupancy	**Assessable development - Code assessment - Fast tracked**	
	• If complying with the assessment benchmarks of the applicable codes.	• Local centre zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Local centre zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
Dwelling house	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• Local centre zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Local centre zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
Dwelling unit	**Assessable development - Code assessment**	
	• In all circumstances.	• Local centre zone code • Transport, access and parking code • Infrastructure services code
Educational establishment	**Assessable development - Code assessment**	
	• In all circumstances.	• Local centre zone code

Local centre zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
		• Transport, access and parking code • Infrastructure services code
Emergency services	**Assessable development - Code assessment**	
	• In all circumstances.	• Local centre zone code • Transport, access and parking code • Infrastructure services code
Food and drink outlet	**Accepted development**	
	• Where for minor building work or involves no building work.	
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes; and • Does not incorporate a drive through facility.	• Local centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Local centre zone code • Transport, access and parking code • Infrastructure services code
Function facility	**Assessable development - Code assessment**	
	• In all circumstances.	• Local centre zone code • Transport, access and parking code • Infrastructure services code
Funeral parlour	**Assessable development - Code assessment**	
	• In all circumstances.	• Local centre zone code • Transport, access and parking code • Infrastructure services code
Garden centre	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• Local centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• Local centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Local centre zone code • Transport, access and parking code • Infrastructure services code
Hardware and trade supplies	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• Local centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	

Local centre zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
	• If complying with the assessment benchmarks of the applicable codes.	• Local centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Local centre zone code • Transport, access and parking code • Infrastructure services code
Health care service	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• Local centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• Local centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Local centre zone code • Transport, access and parking code • Infrastructure services code
Home-based business	**Accepted development**	
	• In all circumstances	
Hotel	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• Local centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• Local centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all circumstances.	• Local centre zone code • Transport, access and parking code • Infrastructure services code
Indoor sport and recreation	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• Local centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• Local centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Local centre zone code

Local centre zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
		• Transport, access and parking code • Infrastructure services code
Low impact industry	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• Local centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• Local centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Local centre zone code • Transport, access and parking code • Infrastructure services code
Multiple dwelling	**Assessable development - Code assessment - Fast tracked**	
	• Where for 3 units or less; and • If complying with the assessment benchmarks of the applicable codes.	• Local centre zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Local centre zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
Nightclub entertainment facility	**Assessable development - Code assessment**	
	• In all circumstances.	• Local centre zone code • Transport, access and parking code • Infrastructure services code
Office	**Accepted development**	
	• Where for minor building work or involves no building work.	
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• Local centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Local centre zone code • Transport, access and parking code • Infrastructure services code
Outdoor sales	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• Local centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	

Local centre zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
	• If complying with the assessment benchmarks of the applicable codes.	• Local centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Local centre zone code • Transport, access and parking code • Infrastructure services code
Outdoor sport and recreation	**Assessable development - Code assessment**	
	• Where for intensification of an existing use.	• Local centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Impact assessment	
	• In all other circumstances.	• The planning scheme
Park	**Accepted development**	
	• Development approval is not required.	
Parking station	**Assessable development - Code assessment**	
	• In all circumstances.	• Local centre zone code • Transport, access and parking code • Infrastructure services code
Place of worship	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• Local centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• Local centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Local centre zone code • Transport, access and parking code • Infrastructure services code
Residential care facility	**Assessable development - Code assessment**	
	• In all circumstances.	• Local centre zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
Resort complex	**Assessable development - Code assessment**	
	• In all circumstances.	• Local centre zone code • Transport, access and parking code • Infrastructure services code
Retirement facility	**Assessable development - Code assessment**	
	• In all circumstances.	• Local centre zone code • Accommodation activities code • Transport, access and parking code

Local centre zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
		• Infrastructure services code
Rooming accommodation	**Assessable development - Code assessment**	
	• In all other circumstances.	• Local centre zone code • Transport, access and parking code • Infrastructure services code
Service industry	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• Local centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• Local centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Local centre zone code • Transport, access and parking code • Infrastructure services code
Service station	**Assessable development - Code assessment - Fast tracked**	
	• If complying with the assessment benchmarks of the applicable codes.	• Local centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Local centre zone code • Transport, access and parking code • Infrastructure services code
Shop	**Accepted development**	
	• Where for minor building work or involves no building work.	
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• Local centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Local centre zone code • Transport, access and parking code • Infrastructure services code
Shopping centre	**Assessable development - Code assessment**	
	• Where below 1,000m² of GFA.	• Transport, access and parking code • Infrastructure services code
	Assessable development - Impact assessment	
	• In all other circumstances.	• The planning scheme
Short-term accommodation	**Assessable development - Code assessment - Fast tracked**	
	• If complying with the assessment benchmarks of the applicable codes.	• Local centre zone code • Transport, access and parking code • Infrastructure services code

Local centre zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
	Assessable development - Code assessment	
	• In all other circumstances.	• Local centre zone code • Transport, access and parking code • Infrastructure services code
Showroom	**Assessable development - Code assessment**	
	• Where below 500m² of GFA.	• Local centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Impact assessment	
	• In all other circumstances.	• The planning scheme
Telecommunications facility	**Assessable development - Code assessment**	
	• In all circumstances.	• Local centre zone code • Telecommunications facility code • Transport, access and parking code • Infrastructure services code
Theatre	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• Local centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• Local centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Local centre zone code • Transport, access and parking code • Infrastructure services code
Veterinary service	**Accepted development subject to requirements**	
	• If complying with the assessment benchmarks of the applicable codes.	• Local centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Local centre zone code • Transport, access and parking code • Infrastructure services code
Warehouse	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• Local centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• Local centre zone code • Transport, access and parking code • Infrastructure services code

Local centre zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
	Assessable development - Code assessment	
	• In all other circumstances.	• Local centre zone code • Transport, access and parking code • Infrastructure services code
Assessable development - Impact assessment		
1. Any other uses not listed in this table, or 2. Any use listed in this table and not meeting the description listed in the Categories of development and assessment column, or 3. Any other defined use.		• The planning scheme

Table 5.5.4—Township zone

Township zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
Adult store	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• Township zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Township zone code • Transport, access and parking code • Infrastructure services code
Agricultural supplies store	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• Township zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• Township zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Township zone code • Transport, access and parking code • Infrastructure services code
Bar	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• Township zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• Township zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Township zone code • Transport, access and parking code • Infrastructure services code
Bulk landscaping supplies	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• Township zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• Township zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	

Township zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
	• In all other circumstances.	• Township zone code • Transport, access and parking code • Infrastructure services code
Caretaker's accommodation	**Assessable development - Code assessment - Fast tracked**	
	• If complying with the assessment benchmarks of the applicable codes.	• Township zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all circumstances.	• Township zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
Car wash	**Assessable development - Code assessment - Fast tracked**	
	• If complying with the assessment benchmarks of the applicable codes.	• Township zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Township zone code • Transport, access and parking code • Infrastructure services code
Childcare centre	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• Township zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• Township zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Township zone code • Transport, access and parking code • Infrastructure services code
Club	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• Township zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• Township zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Township zone code

Township zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
		• Transport, access and parking code • Infrastructure services code
Community care centre	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• Township zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• Township zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Township zone code • Transport, access and parking code • Infrastructure services code
Community use	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• Township zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• Township zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Township zone code • Transport, access and parking code • Infrastructure services code
Dual occupancy	**Assessable development - Code assessment - Fast tracked**	
	• If complying with the assessment benchmarks of the applicable codes.	• Township zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Township zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
Dwelling house	**Accepted development subject to requirements**	
	• If complying with the assessment benchmarks of the applicable codes.	• Township zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Township zone code • Accommodation activities code

Township zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
		• Transport, access and parking code • Infrastructure services code
Dwelling unit	**Assessable development - Code assessment**	
	• In all circumstances.	• Township zone code • Transport, access and parking code • Infrastructure services code
Educational establishment	**Assessable development - Code assessment**	
	• In all circumstances.	• Township zone code • Transport, access and parking code • Infrastructure services code
Emergency services	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• Township zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• Township zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Township zone code • Transport, access and parking code • Infrastructure services code
Food and drink outlet	**Accepted development**	
	• Where for minor building work or involves no building work.	
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes; and • Where not incorporating a drive through facility.	• Township zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Township zone code • Transport, access and parking code • Infrastructure services code
Function facility	**Assessable development - Code assessment**	
	• In all circumstances.	• Township zone code • Transport, access and parking code • Infrastructure services code
Funeral parlour	**Assessable development - Code assessment**	
	• In all circumstances.	• Township zone code • Transport, access and parking code • Infrastructure services code
Garden centre	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and	• Township zone code

Township zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
	• If complying with the assessment benchmarks of the applicable codes.	• Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• Township zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Township zone code • Transport, access and parking code • Infrastructure services code
Hardware and trade supplies	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• Township zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• Township zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Township zone code • Transport, access and parking code • Infrastructure services code
Health care service	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• Township zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• Township zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Township zone code • Transport, access and parking code • Infrastructure services code
Home-based business	**Accepted development subject to requirements**	
	• If complying with the assessment benchmarks of the applicable codes.	• Township zone code • Home-based business code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Township zone code • Home-based business code • Transport, access and parking code

Township zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
		• Infrastructure services code
Hotel	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• Township zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• Township zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all circumstances.	• Township zone code • Transport, access and parking code • Infrastructure services code
Indoor sport and recreation	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• Township zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• Township zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances	• Township zone code • Transport, access and parking code • Infrastructure services code
Low impact industry	**Accepted development subject to requirements**	
	• Where there is no building work.	• Township zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• Where less than 1,000m² of GFA; and • If complying with the assessment benchmarks of the applicable codes.	• Township zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Township zone code • Transport, access and parking code • Infrastructure services code
Multiple dwelling	**Assessable development - Code assessment - Fast tracked**	
	• Where for 3 units or less; and • If complying with the assessment benchmarks of the applicable codes.	• Township zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	

Township zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
	• In all other circumstances.	• Township zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
Nature-based tourism	**Assessable development - Code assessment**	
	• Where not involving accommodation activities.	• Township zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Impact assessment	
	• In all other circumstances.	• The planning scheme
Office	**Accepted development**	
	• Where for minor building work or involves no building work.	
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• Township zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Township zone code • Transport, access and parking code • Infrastructure services code
Outdoor sales	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with assessment benchmarks of the applicable codes.	• Township zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• Township zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Township zone code • Transport, access and parking code • Infrastructure services code
Outdoor sport and recreation	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work.	• Township zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• Township zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Township zone code • Transport, access and parking code • Infrastructure services code

Township zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
Park	**Accepted development**	
	• Development approval is not required.	
Parking station	**Assessable development - Code assessment**	
	• In all circumstances.	• Township zone code • Transport, access and parking code • Infrastructure services code
Place of worship	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• Township zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• Township zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Township zone code • Transport, access and parking code • Infrastructure services code
Residential care facility	**Assessable development - Code assessment**	
	• In all circumstances.	• Township zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
Resort complex	**Assessable development - Code assessment**	
	• In all circumstances.	• Township zone code • Transport, access and parking code • Infrastructure services code
Retirement facility	**Assessable development - Code assessment**	
	• In all circumstances.	• Township zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
Rooming accommodation	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• Township zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• Township zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Township zone code • Transport, access and parking code

Township zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
		• Infrastructure services code
Sales office	**Accepted development subject to requirements**	
	• If complying with the assessment benchmarks of the applicable codes.	• Township zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Township zone code • Transport, access and parking code • Infrastructure services code
Service industry	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• Township zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• Township zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Township zone code • Transport, access and parking code • Infrastructure services code
Service station	**Assessable development - Code assessment**	
	• In all other circumstances.	• Township zone code • Transport, access and parking code • Infrastructure services code
Shop	**Accepted development**	
	• Where for minor building work or involves no building work.	• Township zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• Township zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Township zone code • Transport, access and parking code • Infrastructure services code
Shopping centre	**Assessable development - Code assessment**	
	• Where below 500m² of GFA.	• Township zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Impact assessment	
	• In all other circumstances.	• The planning scheme
	Assessable development - Code assessment - Fast tracked	

Township zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
Short-term accommodation	• If complying with the assessment benchmarks of the applicable codes.	• Township zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Township zone code • Transport, access and parking code • Infrastructure services code
Showroom	**Assessable development - Code assessment**	
	• Where below 500m² of GFA.	• Township zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Impact assessment	
	• In all other circumstances.	• The planning scheme
Substation	**Assessable development - Code assessment**	
	• In all circumstances.	• Township zone code • Transport, access and parking code • Infrastructure services code
Telecommunications facility	**Assessable development - Code assessment**	
	• In all circumstances.	• Township zone code • Telecommunications facility code • Transport, access and parking code • Infrastructure services code
Theatre	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• Township zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• Township zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Township zone code • Transport, access and parking code • Infrastructure services code
Tourist attraction	**Assessable development - Code assessment**	
	• In all circumstances.	• Township zone code • Transport, access and parking code • Infrastructure services code
Tourist park	**Assessable development - Code assessment - Fast tracked**	
	• If complying with the assessment benchmarks of the applicable codes.	• Township zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	

Township zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
	• In all other circumstances.	• Township zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
Transport depot	**Assessable development - Code assessment**	
	• Where below 1,000m² of GFA.	• Township zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Impact assessment	
	• In all other circumstances.	• The planning scheme
Utility installation	**Accepted development subject to requirements**	
	• If involving a material increase in the intensity and scale of an existing utility installation; and • Where for the treatment of water, sewerage or waste; and • If complying with the assessment benchmarks of the applicable codes	• Township zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes; and • Where for the treatment of water, sewerage or waste.	• Township zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• The planning scheme
Veterinary service	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• Township zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• Township zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Township zone code • Transport, access and parking code • Infrastructure services code
Warehouse	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• Township zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• Township zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	

Township zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
	• In all other circumstances.	• Township zone code • Transport, access and parking code • Infrastructure services code
Assessable development - Impact assessment		
1. Any other uses not listed in this table, or 2. Any use listed in this table and not meeting the description listed in the Categories of development and assessment column, or 3. Any other defined use.		• The planning scheme

Table 5.5.5—Low impact industry zone

Low impact industry zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
Agricultural supplies store	**Accepted development subject to requirements**	
	• If involving a material increase in the intensity and scale of an existing agricultural supplies store; and • Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• Low impact industry zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• Low impact industry zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Low impact industry zone code • Transport, access and parking code • Infrastructure services code
Aquaculture	**Accepted development subject to requirements**	
	• Where using above ground tanks (but not ponds); and • Where total use area is less than 1,000m²; and • If complying with the assessment benchmarks of the applicable codes.	• Low impact industry zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Impact assessment	
	• In all other circumstances.	• The planning scheme
Battery storage facility Editor's note—development involving a battery storage system may alternatively be accepted development having regard to Schedule 6, section 26, Item 6 of the Planning Regulation 2017 or ancillary to another use. If this may be the case, consider pre-lodgment meeting with Council's planning team.	~~**Assessable development - Code assessment**~~	
	• ~~Where for a battery energy storage system of less than 50 Megawatt hour.~~	• ~~Low impact industry zone code~~ • ~~Battery storage facility code~~ • ~~Transport, access and parking code~~ • ~~Infrastructure services code~~
	Assessable development - Impact assessment	
	• ~~In all other circumstances.~~	• The planning scheme
Bulk landscaping supplies	**Assessable development - Code assessment - Fast tracked**	
	• If complying with the assessment benchmarks of the applicable codes.	• Low impact industry zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Low impact industry zone code • Transport, access and parking code • Infrastructure services code

Low impact industry zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
Caretaker's accommodation	**Assessable development - Code assessment**	
	• Where for minor building work or involves no building work	• Low impact industry zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
	Assessable development - Impact assessment	
	• In all other circumstances	• The planning scheme
Car wash	**Assessable development - Code assessment - Fast tracked**	
	• If complying with the assessment benchmarks of the applicable codes.	• Low impact industry zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Low impact industry zone code • Transport, access and parking code • Infrastructure services code
Educational establishment	**Assessable development - Code assessment**	
	• Where for training associated with industrial or agricultural purposes.	• Low impact industry zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Impact assessment	
	• In all other circumstances.	• The planning scheme
Emergency services	**Assessable development - Code assessment**	
	• In all circumstances.	• Low impact industry zone code • Transport, access and parking code • Infrastructure services code
Food and drink outlet	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • Where ancillary to a low impact industry use; and • The GFA of the food and drink outlet is no greater than 50m²; and • If complying with the assessment benchmarks of the applicable codes.	• Low impact industry zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Low impact industry zone code • Transport, access and parking code • Infrastructure services code
Funeral parlour	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• Low impact industry zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• Low impact industry zone code • Transport, access and parking code • Infrastructure services code

Low impact industry zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
	Assessable development - Code assessment	
	• In all other circumstances.	• Low impact industry zone code • Transport, access and parking code • Infrastructure services code
Garden centre	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• Low impact industry zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• Low impact industry zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Low impact industry zone code • Transport, access and parking code • Infrastructure services code
Hardware and trade supplies	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• Low impact industry zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• Low impact industry zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Low impact industry zone code • Transport, access and parking code • Infrastructure services code
Indoor sport and recreation	**Assessable development - Code assessment**	
	• In all circumstances.	• Low impact industry zone code • Transport, access and parking code • Infrastructure services code
Low impact industry	**Accepted development subject to requirements**	
	• Where there is no building work; and • If complying with the assessment benchmarks of the applicable codes	• Low impact industry zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• Where less than 1,000m² of GFA; and • If complying with the assessment benchmarks of the applicable codes.	• Low impact industry zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Low impact industry zone code

Low impact industry zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
		• Transport, access and parking code • Infrastructure services code
Major electricity infrastructure	**Assessable development - Code assessment**	
	• In all circumstances	• Low impact industry zone code • Transport, access and parking code • Infrastructure services code
Outdoor sales	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• Low impact industry zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• Low impact industry zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Low impact industry zone code • Transport, access and parking code • Infrastructure services code
Park	**Accepted development**	
	• Development approval is not required.	
Research and technology industry	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• Low impact industry zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• Low impact industry zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Low impact industry zone code • Transport, access and parking code • Infrastructure services code
Rural industry	**Assessable development - Code assessment**	
	• Where for the packaging of a product from a rural use.	• Low impact industry zone code • Rural activities code • Transport, access and parking code • Infrastructure services code
	Assessable development - Impact assessment	
	• In all other circumstances.	• The planning scheme
Service industry	**Assessable development - Code assessment - Fast tracked**	
	• If complying with the assessment benchmarks of the applicable codes; and • Where less than 1,000m² of GFA.	• Low impact industry zone code • Transport, access and parking code • Infrastructure services code

Low impact industry zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
	Assessable development - Code assessment	
	• In all other circumstances.	• Low impact industry zone code • Transport, access and parking code • Infrastructure services code
Service station	**Assessable development - Code assessment**	
	• In all circumstances.	• Low impact industry zone code • Transport, access and parking code • Infrastructure services code
Substation	**Assessable development - Code assessment**	
	• In all circumstances.	• Low impact industry zone code • Transport, access and parking code • Infrastructure services code
Telecommunications facility	**Assessable development - Code assessment**	
	• In all circumstances.	• Low impact industry zone code • Telecommunications facility code • Transport, access and parking code • Infrastructure services code
Transport depot	**Assessable development - Code assessment - Fast tracked**	
	• If complying with the assessment benchmarks of the applicable codes; and • Where less than 1,000m² of GFA.	• Low impact industry zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Low impact industry zone code • Transport, access and parking code • Infrastructure services code
Utility installation	**Assessable development - Code assessment - Fast tracked**	
	• If involving a material increase in the intensity and scale of an existing utility installation; and • Where for the treatment of water, sewerage or waste; and • If complying with the assessment benchmarks of the applicable codes.	• Low impact industry zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Impact assessment	
	• In all other circumstances.	• The planning scheme
Veterinary service	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• Low impact industry zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• Low impact industry zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Low impact industry zone code

Low impact industry zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
		• Transport, access and parking code • Infrastructure services code
Warehouse	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• Low impact industry zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes; and • Where less than 1,000m^2 of GFA.	• Low impact industry zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Low impact industry zone code • Transport, access and parking code • Infrastructure services code
Wholesale nursery	**Assessable development - Code assessment**	
	• In all other circumstances.	• Low impact industry zone code • Transport, access and parking code • Infrastructure services code
Assessable development - Impact assessment		
1. Any other uses not listed in this table, or 2. Any use listed in this table and not meeting the description listed in the Categories of development and assessment column, or 3. Any other defined use.		• The planning scheme

Table 5.5.6—Medium impact industry zone

Medium impact industry zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
Agricultural supplies store	**Accepted development subject to requirements**	
	• If involving a material increase in the intensity and scale of an existing agricultural supplies store; and • Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• Medium impact industry zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• Medium impact industry zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Medium impact industry zone code • Transport, access and parking code • Infrastructure services code
Battery storage facility Editor's note—development involving a battery storage system may alternatively be accepted development having regard to Schedule 6, section 26, Item 6 of the Planning Regulation 2017 or ancillary to another use. If this may be the case, consider pre-lodgment meeting with Council's planning team.	~~**Assessable development - Code assessment**~~	
	~~• Where for a battery energy storage system of less than 250 Megawatt hour.~~	~~• Medium impact industry zone code~~ ~~• Battery storage facility code~~ ~~• Transport, access and parking code~~ ~~• Infrastructure services code~~
	Assessable development - Impact assessment	
	~~• In all other circumstances.~~	• The planning scheme
Bulk landscaping supplies	**Assessable development - Code assessment - Fast tracked**	
	• If complying with the assessment benchmarks of the applicable codes.	• Medium impact industry zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Medium impact industry zone code • Transport, access and parking code • Infrastructure services code
Caretaker's accommodation	**Assessable development - Code assessment**	
	• Where for minor building work or involves no building work. •	• Medium impact industry zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code

Medium impact industry zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
	Assessable development - Impact assessment	
	• In all other circumstances	• The planning scheme
Car wash	**Assessable development - Code assessment - Fast tracked**	
	• If complying with the assessment benchmarks of the applicable codes.	• Medium impact industry zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Medium impact industry zone code • Transport, access and parking code • Infrastructure services code
Educational establishment	**Assessable development - Code assessment**	
	• Where for training associated with industrial or agricultural purposes.	• Medium impact industry zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Impact assessment	
	• In all other circumstances.	• The planning scheme
Emergency services	**Assessable development - Code assessment**	
	• In all circumstances.	• Medium impact industry zone code • Transport, access and parking code • Infrastructure services code
Food and drink outlet	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • Where ancillary to a medium impact industry use; and • The food and drink outlet has a GFA no greater than 50m^2; and • If complying with the assessment benchmarks of the applicable codes.	• Medium impact industry zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstance.	• Medium impact industry zone code • Transport, access and parking code • Infrastructure services code
Funeral parlour	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• Medium impact industry zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• Medium impact industry zone code • Transport, access and parking code • Infrastructure services code

Medium impact industry zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
	Assessable development - Code assessment	
	• In all other circumstances.	• Medium impact industry zone code • Transport, access and parking code • Infrastructure services code
Garden centre	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• Medium impact industry zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• Medium impact industry zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Medium impact industry zone code • Transport, access and parking code • Infrastructure services code
Hardware and trade supplies	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• Medium impact industry zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• Medium impact industry zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Medium impact industry zone code • Transport, access and parking code • Infrastructure services code
Low impact industry	**Assessable development - Code assessment**	
	• In all circumstances.	• Medium impact industry zone code • Transport, access and parking code • Infrastructure services code
Major electricity infrastructure	**Assessable development - Code assessment**	
	• In all circumstances	• Medium impact industry zone code • Transport, access and parking code • Infrastructure services code
	Accepted development subject to requirements	

Medium impact industry zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
Medium impact industry	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• Medium impact industry zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• Where less than 1,000m^2 of GFA; and • If complying with the assessment benchmarks of the applicable codes.	• Medium impact industry zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Medium impact industry zone code • Transport, access and parking code • Infrastructure services code
Outdoor sales	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• Medium impact industry zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• Medium impact industry zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Medium impact industry zone code • Transport, access and parking code • Infrastructure services code
Park	**Accepted development**	
	• Development approval is not required.	
Research and technology industry	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• Medium impact industry zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• Medium impact industry zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Medium impact industry zone code • Transport, access and parking code • Infrastructure services code

Medium impact industry zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
Rural industry	**Assessable development - Code assessment**	
	• Where for packaging of a product from a rural use.	• Medium impact industry zone code • Rural activities code • Transport, access and parking code • Infrastructure services code
	Assessable development - Impact assessment	
	• In all other circumstances	• The planning scheme
Service industry	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• Medium impact industry zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes; • Where less than 1,000m² of GFA.	• Medium impact industry zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Medium impact industry zone code • Transport, access and parking code • Infrastructure services code
Service station	**Assessable development - Code assessment**	
	• In all circumstances.	• Medium impact industry zone code • Transport, access and parking code • Infrastructure services code
Substation	**Assessable development - Code assessment**	
	• In all circumstances.	• Medium impact industry zone code • Transport, access and parking code • Infrastructure services code
Telecommunications facility	**Assessable development - Code assessment**	
	• In all circumstances.	• Medium impact industry zone code • Telecommunications facility code • Transport, access and parking code • Infrastructure services code
Transport depot	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• Medium impact industry zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes; and	• Medium impact industry zone code

Medium impact industry zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
	• Where less than 1,000m^2 of GFA.	• Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Medium impact industry zone code • Transport, access and parking code • Infrastructure services code
Utility installation	**Accepted development subject to requirements**	
	• If involving a material increase in the intensity and scale of an existing utility installation; and • Where for the treatment of water, sewerage or waste; and • If complying with the assessment benchmarks of the applicable codes.	• Medium impact industry zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes; and • Where for the treatment of water, sewerage or waste.	• Medium impact industry zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Medium impact industry zone code • Transport, access and parking code • Infrastructure services code
Warehouse	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• Medium impact industry zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes; and • Where less than 1,000m² of GFA.	• Medium impact industry zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Medium impact industry zone code • Transport, access and parking code • Infrastructure services code
Assessable development - Impact assessment		
1. Any other uses not listed in this table, or 2. Any use listed in this table and not meeting the description listed in the Categories of development and assessment column, or 3. Any other defined use.		• The planning scheme

Table 5.5.7—High impact industry zone

High impact industry zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
Battery storage facility Editor's note—development involving a battery storage system may alternatively be accepted development having regard to Schedule 6, section 26, Item 6 of the Planning Regulation 2017 or ancillary to another use. If this may be the case, consider pre-lodgment meeting with Council's planning team.	**~~Assessable development - Code assessment~~**	
	• ~~Where for a battery energy storage system of less than 1500 Megawatt hour.~~	• ~~High impact industry zone code~~ • ~~Battery storage facility code~~ • ~~Transport, access and parking code~~ • ~~Infrastructure services code~~
	Assessable development - Impact assessment	
	• ~~In all other circumstances.~~	• The planning scheme
Caretaker's accommodation	**Assessable development - Code assessment**	
	• Where for minor building work or involves no building work.	• High impact industry zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
	Assessable development - Impact assessment	
	• In all other circumstances	• The planning scheme
Crematorium	**Assessable development - Code assessment**	
	• In all circumstances.	• High impact industry zone code • Transport, access and parking code • Infrastructure services code
Food and drink outlet	**Accepted development subject to requirements**	
	• Where ancillary to a high impact industry use; and • If complying with the assessment benchmarks of the applicable codes; and • Where for minor building work or involves no building work; or • The food and drink outlet has a GFA no greater than 50m².	• High impact industry zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• High impact industry zone code • Transport, access and parking code • Infrastructure services code
High impact industry	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• High impact industry zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• High impact industry zone code • Transport, access and parking code • Infrastructure services code
Low impact industry	**Assessable development - Code assessment**	
	• In all circumstances.	• High impact industry zone code

High impact industry zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
		• Transport, access and parking code • Infrastructure services code
Major electricity infrastructure	**Assessable development - Code assessment**	
	• In all circumstances.	• High impact industry zone code • Transport, access and parking code • Infrastructure services code
Medium impact industry	**Assessable development - Code assessment**	
	• In all circumstances.	• High impact industry zone code • Transport, access and parking code • Infrastructure services code
Office	**Accepted development - subject to requirements**	
	• Where for minor building work or involves no building work; and • Where ancillary to a high impact industry use; and • If complying with the assessment benchmarks of the applicable codes.	• High impact industry zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Impact assessment	
	• In all other circumstance.	• The planning scheme
Research and technology industry	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• High impact industry zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• High impact industry zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• High impact industry zone code • Transport, access and parking code • Infrastructure services code
Rural industry	**Assessable development - Code assessment**	
	• Where for processing and packaging of a product from a rural use.	• High impact industry zone code • Rural activities code • Transport, access and parking code • Infrastructure services code
	Assessable development - Impact assessment	
	• In all other circumstances.	• The planning scheme
Service station	**Assessable development - Code assessment**	
	• In all circumstances.	• High impact industry zone code • Transport, access and parking code • Infrastructure services code
Special Industry	**Assessable development - Impact assessment**	
	• In all circumstances.	• The planning scheme
Substation	**Assessable development - Code assessment**	
	• In all circumstances.	• High impact industry zone code

High impact industry zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
		• Transport, access and parking code • Infrastructure services code
Telecommunications facility	**Assessable development - Code assessment**	
	• In all circumstances.	• High impact industry zone code • Telecommunications facility code • Transport, access and parking code • Infrastructure services code
Transport depot	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• High impact industry zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• High impact industry zone code • Transport, access and parking code • Infrastructure services code
Utility installation	**Accepted development subject to requirements**	
	• If involving a material increase in the intensity and scale of an existing utility installation; and • Where for the treatment of water, sewerage or waste; and • If complying with the assessment benchmarks of the applicable codes.	• High impact industry zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes; and • Where for the treatment of water, sewerage or waste.	• High impact industry zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• High impact industry zone code • Transport, access and parking code • Infrastructure services code
Warehouse	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• High impact industry zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes; and • Where less than 1,000m² of GFA.	• High impact industry zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• High impact industry zone code • Transport, access and parking code • Infrastructure services code

High impact industry zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
Assessable development - Impact assessment		
1. Any other uses not listed in this table, or 2. Any use listed in this table and not meeting the description listed in the Categories of development and assessment column, or 3. Any other defined use.		• The planning scheme

Table 5.5.8—Low density residential zone

Low density residential zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
Childcare centre	**Assessable development - Code assessment**	
	• In all circumstances.	• Low density residential zone code • Transport, access and parking code • Infrastructure services code
Community care centre	**Assessable development - Code assessment**	
	• In all circumstances.	• Low density residential zone code • Transport, access and parking code • Infrastructure services code
Community use	**Assessable development - Code assessment**	
	• In all circumstances.	• Low density residential zone code • Transport, access and parking code • Infrastructure services code
Dual occupancy	**Assessable development - Code assessment - Fast tracked**	
	• If complying with the assessment benchmarks of the applicable codes.	• Low density residential zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Low density residential zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
Dwelling house	**Accepted development subject to requirements**	
	• If complying with the assessment benchmarks of the applicable codes.	• Low density residential zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Low density residential zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
Dwelling unit	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• Low density residential zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Low density residential zone code

Low density residential zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
		• Transport, access and parking code • Infrastructure services code
Emergency services	**Assessable development - Code assessment**	
	• Where for an extension to lawful and existing emergency services land use.	• Low density residential zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Impact assessment	
	• In all other circumstances.	• The planning scheme
Health care service	**Assessable development - Code assessment**	
	• In all circumstances.	• Low density residential zone code • Transport, access and parking code • Infrastructure services code
Home-based business	**Accepted development subject to requirements**	
	• If complying with the assessment benchmarks of the applicable codes.	• Low density residential zone code. • Home-based business code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Low density residential zone code. • Home-based business code • Transport, access and parking code • Infrastructure services code
Multiple dwelling	**Assessable development - Code assessment - Fast tracked**	
	• Where for 3 units or less; and • If complying with the assessment benchmarks of the applicable codes.	• Low density residential zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• Where for 3 units or less; and • Not complying with the assessment benchmarks codes.	• Low density residential zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
	Assessable development - Impact assessment	
	• In all other circumstances.	• The planning scheme
Park	**Accepted development**	
	• Development approval is not required.	
Residential care facility	**Assessable development - Code assessment**	
	• In all circumstances.	• Low density residential zone code • Accommodation activities code • Transport, access and parking code

Low density residential zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
		• Infrastructure services code
Retirement facility	**Assessable development - Code assessment**	
	• In all circumstances.	• Low density residential zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
Sales office	**Accepted development subject to requirements**	
	• If complying with the assessment benchmarks of the applicable codes.	• Low density residential zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Low density residential zone code • Transport, access and parking code • Infrastructure services code
Utility installation	**Assessable development - Code assessment - Fast tracked**	
	• If involving a material increase in the intensity and scale of an existing utility installation; and • Where for the treatment of water, sewerage or waste; and • If complying with the assessment benchmarks of the applicable codes.	• Low density residential zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Impact assessment	
	• In all other circumstances.	• The planning scheme
Assessable development - Impact assessment		
1. Any other uses not listed in this table, or 2. Any use listed in this table and not meeting the description listed in the Categories of development and assessment column, or 3. Any other defined use.		• The planning scheme

Table 5.5.9—Medium density residential zone

Medium density residential zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
Childcare centre	**Assessable development - Code assessment**	
	• In all circumstances.	• Medium density residential zone code • Transport, access and parking code • Infrastructure services code
Community care centre	**Assessable development - Code assessment - Fast tracked**	
	• If complying with the assessment benchmarks of the applicable codes.	• Medium density residential zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Medium density residential zone code • Transport, access and parking code • Infrastructure services code
Community use	**Assessable development - Code assessment - Fast tracked**	
	• If complying with the assessment benchmarks of the applicable codes.	• Medium density residential zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Medium density residential zone code • Transport, access and parking code • Infrastructure services code
Dual occupancy	**Assessable development - Code assessment - Fast tracked**	
	• If complying with the assessment benchmarks of the applicable codes.	• Medium density residential zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Medium density residential zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
Dwelling house	**Accepted development subject to requirements**	
	• If complying with the assessment benchmarks of the applicable codes.	• Medium density residential zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Medium density residential zone code • Accommodation activities code

Medium density residential zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
		• Transport, access and parking code • Infrastructure services code
Dwelling unit	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• Medium density residential zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Medium density residential zone code • Transport, access and parking code • Infrastructure services code
Food and drink outlet	**Assessable development - Code assessment**	
	• Where associated with a mixed use development as identified on Zoning Map-ZM-043.	• Medium density residential zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Impact assessment	
	• In all other circumstances.	• The planning scheme
Health care service	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• Medium density residential zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• Medium density residential zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Medium density residential zone code • Transport, access and parking code • Infrastructure services code
Home-based business	**Accepted development subject to requirements**	
	• If complying with the assessment benchmarks of the applicable codes.	• Medium density residential zone code • Home-based business code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Medium density residential zone code • Home-based business code • Transport, access and parking code • Infrastructure services code
Multiple dwelling	**Assessable development - Code assessment - Fast tracked**	

Medium density residential zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
	• Where for 3 units or more; and • If complying with the assessment benchmarks of the applicable codes.	• Medium density residential zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Medium density residential zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
Office	**Assessable development - Code assessment**	
	• Where associated with a mixed use development as identified on Zoning Map-ZM-043.	• Medium density residential zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Impact assessment	
	• In all other circumstances.	• The planning scheme
Park	**Accepted development**	
	• Development approval is not required.	
Residential care facility	**Assessable development - Code assessment**	
	• In all circumstances.	• Medium density residential zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
Retirement facility	**Assessable development - Code assessment**	
	• In all circumstances.	• Medium density residential zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
Sales office	**Accepted development subject to requirements**	
	• If complying with the assessment benchmarks of the applicable codes.	• Medium density residential zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Medium density residential zone code • Transport, access and parking code • Infrastructure services code
Shop	**Assessable development - Code assessment**	
	• Where associated with a mixed use development as identified on Zoning Map-ZM-043.	• Medium density residential zone code • Transport, access and parking code • Infrastructure services code

Medium density residential zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
	Assessable development - Impact assessment	
	• In all other circumstances.	• The planning scheme
Utility installation	**Assessable development - Code assessment - Fast tracked**	
	• If involving a material increase in the intensity and scale of an existing utility installation; and • Where for the treatment of water, sewerage or waste; and • If complying with the assessment benchmarks of the applicable codes.	• Medium density residential zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Impact assessment	
	• In all other circumstances.	• The planning scheme
Assessable development - Impact assessment		
1. Any other uses not listed in this table, or 2. Any use listed in this table and not meeting the description listed in the Categories of development and assessment column, or 3. Any other defined use.		• The planning scheme

Table 5.5.10—Rural zone

Rural zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
Animal husbandry	**Accepted development**	
	• Development approval is not required.	
Animal keeping	**Assessable development - Code assessment**	
	• In all circumstances.	• Rural zone code • Rural activities code • Transport, access and parking code • Infrastructure services code
Aquaculture	**Accepted development subject to requirements**	
	• Where using above ground tanks (but not ponds); and • Where total use area is below 1,000m²; and • If complying with the assessment benchmarks of the applicable codes.	• Rural zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Impact assessment	
	• In all other circumstances.	• Rural zone code • Transport, access and parking code • Infrastructure services code
Battery storage facility Editor's note—development involving a battery storage system may alternatively be accepted development having regard to Schedule 6, section 26, Item 6 of the Planning Regulation 2017 or ancillary to another use. If this may be the case, consider pre-lodgment meeting with Council's planning team.	~~**Assessable development - Code assessment**~~	
	~~• Where for a battery energy storage system of less than 1500 Megawatt hour; or~~ • ~~Where located within the Special Industrial Area identified on **Strategic Plan Map 1 – Settlement Pattern**.~~	~~• Rural zone code~~ ~~• Battery storage facility code~~ ~~• Transport, access and parking code~~ • ~~Infrastructure services code~~
	Assessable development - Impact assessment	
	• ~~In all other circumstances.~~	• The planning scheme
Caretaker's accommodation	**Assessable development - Code assessment**	
	• In all circumstances.	• Rural zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
Cemetery	**Assessable development - Code assessment**	
	• In all circumstances.	• Rural zone code • Transport, access and parking code • Infrastructure services code
Cropping	**Accepted development**	
	• In all circumstances, except for where forestry for wood production.	
	Assessable development - Code assessment	
	• Where for forestry for wood production.	• Forestry for wood production code
Dwelling house	**Accepted development subject to requirements**	

Rural zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
	• If complying with the assessment benchmarks of the applicable codes.	• Rural zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Rural zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
Emergency services	**Assessable development - Code assessment - Fast tracked**	
	• Where for the purposes of Auxiliary Fire and Rescue, State Emergency services or Rural Fire Brigade; and • If complying with the assessment benchmarks of the applicable codes.	• Rural zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• Where for the purposes of Auxiliary Fire and Rescue, State Emergency services or Rural Fire Brigade; and • The use does not comply with the assessment benchmarks of the applicable codes.	• Rural zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Impact assessment	
	• In all other circumstances.	• The planning scheme
Environment facility	**Assessable development - Code assessment**	
	• In all circumstances.	• Rural zone code • Transport, access and parking code • Infrastructure services code
Extractive industry	**Assessable development - Code assessment - Fast tracked**	
	• Up to 20,000 tonnes of material per annum; and • For the purpose of local government infrastructure; and • If complying with the assessment benchmarks of the applicable codes.	• Rural zone code • Extractive industry code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• Up to 20,000 tonnes of material per annum; and • For the purpose of local government infrastructure.	• Rural zone code • Extractive industry code • Transport, access and parking code • Infrastructure services code
	Assessable development - Impact assessment	
	• In all other circumstances.	• The planning scheme
High impact industry	**Assessable development - Code assessment - Fast tracked**	
	• Where located within the Special Industrial Area identified on **Strategic Plan Map 1 – Settlement Pattern**; and Editor's note—refer also to part 1.7.2.	• Rural zone code • Transport, access and parking code • Infrastructure services code

Rural zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
	• If complying with the assessment benchmarks of the applicable codes.	
	Assessable development - Code assessment	
	• Where located within the Special Industrial Area identified on **Strategic Plan Map 1 – Settlement Pattern**. Editor's note—refer also to part 1.7.2.	• Rural zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Impact assessment	
	• In all other circumstances.	• The planning scheme
Home-based business	**Accepted development subject to requirements**	
	• Where for the purposes of a home office or childcare; and • If complying with the assessment benchmarks of the applicable codes.	• Rural zone code • Home-based business code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• Rural zone code • Home-based business code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Rural zone code • Home-based business code • Transport, access and parking code • Infrastructure services code
Intensive animal industry	**Assessable development - Code assessment**	
	• In all circumstances.	• Rural zone code • Rural activities code • Transport, access and parking code • Infrastructure services code
Intensive horticulture	**Assessable development - Code assessment**	
	• In all circumstances.	• Rural zone code • Rural activities code • Transport, access and parking code • Infrastructure services code
Major electricity infrastructure	**Assessable development - Code assessment**	
	• In all circumstances.	• Rural zone code • Transport, access and parking code • Infrastructure services code
Nature-based tourism	**Assessable development - Code assessment**	
	• Where not involving accommodation activities.	• Rural zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Impact assessment	
	• In all other circumstances.	• The planning scheme
Outstation	**Assessable development - Code assessment**	
	• In all circumstances.	• Rural zone code

Rural zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
		• Transport, access and parking code • Infrastructure services code
Park	**Accepted development**	
	• Development approval is not required.	
Permanent plantation	**Accepted development**	
	• Development approval is not required.	
Renewable energy facility	**Assessable development - Code assessment - Fast tracked**	
	• Where located within the Special Industrial Area identified on **Strategic Plan Map 1 – Settlement Pattern**; and Editor's note—refer also to part 1.7.2. • If complying with the assessment benchmarks of the applicable codes.	• Rural zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Rural zone code • Transport, access and parking code • Infrastructure services code
Roadside stall	**Accepted development subject to requirements**	
	• If complying with the assessment benchmarks of the applicable codes.	• Rural zone code • Rural activities code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Rural zone code • Rural activities code • Transport, access and parking code • Infrastructure services code
Rural industry	**Assessable development - Code assessment - Fast tracked**	
	• If complying with the assessment benchmarks of the applicable codes.	• Rural zone code • Rural activities code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Rural zone code • Rural activities code • Transport, access and parking code • Infrastructure services code
Rural workers' accommodation Editor's note—consider if Schedule 6, Part 2, Item 7C of the Planning Regulation applies.	**Accepted development subject to requirements**	
	• If complying with the assessment benchmarks of the applicable codes.	• Rural zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Rural zone code

Rural zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
		• Accommodation activities code • Transport, access and parking code • Infrastructure services code
Special Industry	**Assessable development - Code assessment - Fast tracked**	
	• Where located within the Special Industrial Area identified on **Strategic Plan Map 1 – Settlement Pattern**; and Editor's note—refer also to part 1.7.2. • If complying with the assessment benchmarks of the applicable codes.	• Rural zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• Where located within the Special Industrial Area identified on **Strategic Plan Map 1 – Settlement Pattern**. Editor's note—refer also to part 1.7.2.	• Rural zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Impact assessment	
	• In all other circumstances.	• The planning scheme
Substation	**Assessable development - Code assessment**	
	• In all circumstances.	• Rural zone code • Transport, access and parking code • Infrastructure services code
Telecommunications facility	**Assessable development - Code assessment**	
	• In all circumstances.	• Rural zone code • Telecommunications facility code • Transport, access and parking code • Infrastructure services code
Tourist attraction	**Assessable development - Code assessment**	
	• In all circumstances.	• Rural zone code • Transport, access and parking code • Infrastructure services code
Tourist park	**Assessable development - Code assessment**	
	• Where involving a material increase in the intensity or scale of an existing relocatable home park.	• Rural zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
	Assessable development - Impact assessment	
	• In all other circumstances.	• The planning scheme
Utility installation	**Assessable development - Code assessment - Fast tracked**	
	• If involving a material increase in the intensity and scale of an existing utility installation; and • Where for the treatment of water, sewerage or waste; and • If complying with the assessment benchmarks of the applicable codes.	• Rural zone code • Transport, access and parking code • Infrastructure services code

Rural zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
	Assessable development - Code assessment	
	• In all other circumstances.	• Rural zone code • Transport, access and parking code • Infrastructure services code
Veterinary service	**Assessable development - Code assessment**	
	• In all circumstances.	• Rural zone code • Transport, access and parking code • Infrastructure services code
Wholesale nursery	**Assessable development - Code assessment**	
	• In all circumstances.	• Rural zone code • Transport, access and parking code • Infrastructure services code
Winery	**Assessable development - Code assessment**	
	• In all circumstances.	• Rural zone code • Rural activities code • Transport, access and parking code • Infrastructure services code
Assessable development - Impact assessment		
1. Any other use not listed in this table, or 2. Any use listed in this table and not meeting the description listed in the Categories of development and assessment column, or 3. Any other undefined use.		• The planning scheme

Table 5.5.11—Rural residential zone

Rural Residential zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
Animal husbandry	**Assessable development - Impact assessment**	
	• In all other circumstances.	• The planning scheme
Animal keeping	**Assessable development - Code assessment**	
	• In all circumstances.	• Rural residential zone code • Rural activities code • Transport, access and parking code • Infrastructure services code
Aquaculture	**Accepted development subject to requirements**	
	• Where using above ground tanks (but not ponds); and • Where total use area is less than 1,000m²; and • If complying with the assessment benchmarks of the applicable codes.	• Rural residential zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Impact assessment	
	• In all other circumstances.	• The planning scheme
Dwelling house	**Accepted development subject to requirements**	
	• If complying with the assessment benchmarks of the applicable codes.	• Rural residential zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Rural residential zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
Emergency services	**Assessable development - Code assessment - Fast tracked**	
	• Where for the purposes of Auxiliary Fire and Rescue, State Emergency Service or Rural Fire Brigade; and • If complying with the assessment benchmarks of the applicable codes.	• Rural residential zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• Where for the purposes of Auxiliary Fire and Rescue, State Emergency Service or Rural Fire Brigade.	• Rural residential zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Impact assessment	
	• In all other circumstances.	• The planning scheme
Home-based business	**Accepted development subject to requirements**	
	• If complying with the assessment benchmarks of the applicable codes.	• Rural residential zone code • Home-based business code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Rural residential zone code • Home-based business code

Rural Residential zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
		• Transport, access and parking code • Infrastructure services code
Major electricity infrastructure	**Assessable development - Code assessment**	
	• Where for the extension to a lawful and existing major electricity infrastructure land use.	• Rural residential zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Impact assessment	
	• In all other circumstances.	• The planning scheme
Outdoor sport and recreation	**Assessable development - Code assessment**	
	• In all circumstances.	• Rural residential zone code • Transport, access and parking code • Infrastructure services code
Park	**Accepted development**	
	• Development approval is not required.	
Roadside stall	**Accepted development subject to requirements**	
	• If complying with the assessment benchmarks of the applicable codes.	• Rural residential zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Rural residential zone code • Transport, access and parking code • Infrastructure services code
Substation	**Assessable development - Code assessment**	
	• In all circumstances.	• Rural residential zone code • Transport, access and parking code • Infrastructure services code
Telecommunications facility	**Assessable development - Code assessment**	
	• In all circumstances.	• Rural residential zone code • Telecommunications facility code • Transport, access and parking code • Infrastructure services code
Utility Installation	**Assessable development - Code assessment - Fast tracked**	
	• If involving a material increase in the intensity and scale of an existing utility installation; and • Where for the treatment of water, sewerage or waste; and • If complying with the assessment benchmarks of the applicable codes.	• Rural residential zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• Where for the treatment of water, sewerage or waste.	• Rural residential zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Impact assessment	
	• In all other circumstances.	• The planning scheme
Veterinary service	**Assessable development - Code assessment**	

Rural Residential zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
	• In all circumstances.	• Rural residential zone code • Transport, access and parking code • Infrastructure services code
Assessable development - Impact assessment		
1. Any other uses not listed in this table, or 2. Any use listed in this table and not meeting the description listed in the Categories of development and assessment column, or 3. Any other defined use.		• The planning scheme

Table 5.5.12—Community facilities zone

Community facilities zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
Battery storage facility Editor's note—development involving a battery storage system may alternatively be accepted development having regard to Schedule 6, section 26, Item 6 of the Planning Regulation 2017 or ancillary to another use. If this may be the case, consider pre-lodgment meeting with Council's planning team.	**~~Assessable development - Code assessment~~**	
	• ~~Where for a battery energy storage system of less than 50 Megawatt hour; and~~ • ~~Where not on a site adjoining or opposite a residential zone.~~	• ~~Community facilities zone code~~ • ~~Battery storage facility code~~ • ~~Transport, access and parking code~~ • ~~Infrastructure services code~~
	Assessable development - Impact assessment	
	• ~~In all other circumstances.~~	• The planning scheme
Caretaker's accommodation	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• Community facilities zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• Community facilities zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Community facilities zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
Cemetery	**Accepted development subject to requirements**	
	• Where for local government purposes; and • If involving a material increase in the intensity and scale of an existing cemetery.	• Community facilities zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• Where for local government purposes; and • If complying with the assessment benchmarks of the applicable codes.	• Community facilities zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• Where for local government purposes; and • The use does not comply with the assessment benchmarks of the applicable codes.	• Community facilities zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Impact assessment	
	• In all other circumstances.	• The planning scheme
Club	**Accepted development subject to requirements**	
	• The club house is for the purposes of a sporting group, guide or scout hall; and	• Community facilities zone code • Transport, access and parking code

Community facilities zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
	• If complying with the assessment benchmarks of the applicable codes.	• Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Community facilities zone code • Transport, access and parking code • Infrastructure services code
Childcare centre	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• Community facilities zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• Community facilities zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Community facilities zone code • Transport, access and parking code • Infrastructure services code
Community care centre	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• Community facilities zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• Community facilities zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Community facilities zone code • Transport, access and parking code • Infrastructure services code
Community use	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• Community facilities zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• Community facilities zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Community facilities zone code • Transport, access and parking code • Infrastructure services code

Community facilities zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
Dwelling house	**Accepted development subject to requirements**	
	• Where extensions are associated with an existing dwelling; and • If complying with the assessment benchmarks of the applicable codes.	• Accommodation activities code • Community facilities zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Impact assessment	
	• In all other circumstances.	• The planning scheme
Educational establishment	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• Community facilities zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• Community facilities zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Community facilities zone code • Transport, access and parking code • Infrastructure services code
Emergency services	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• Community facilities zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• Community facilities zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Community facilities zone code • Transport, access and parking code • Infrastructure services code
Environmental facility	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• Community facilities zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• Community facilities zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Community facilities zone code • Transport, access and parking code

Community facilities zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
		• Infrastructure services code
Food and drink outlet	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • The use is ancillary to a community facilities use and where the food and drink outlet has a GFA no greater than 50m²; and • If complying with the assessment benchmarks of the applicable codes.	• Community facilities zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Community facilities zone code • Transport, access and parking code • Infrastructure services code
Function facility	**Assessable development - Code assessment**	
	• In all circumstances.	• Community facilities zone code • Transport, access and parking code • Infrastructure services code
Funeral parlour	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• Community facilities zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Community facilities zone code • Transport, access and parking code • Infrastructure services code
Health care service	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• Community facilities zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• Community facilities zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Community facilities zone code • Transport, access and parking code • Infrastructure services code
Home-based business	**Accepted development subject to requirements**	
	• Where for the purposes of a home office or childcare; and • If complying with the assessment benchmarks of the applicable codes.	• Community facilities zone code • Home-based business code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	

Community facilities zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
	• If complying with the assessment benchmarks of the applicable codes.	• Community facilities zone code • Home-based business code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Community facilities zone code • Home-based business code • Transport, access and parking code • Infrastructure services code
Hospital	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• Community facilities zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Community facilities zone code • Transport, access and parking code • Infrastructure services code
Indoor sport and recreation	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• Community facilities zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• Community facilities zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Community facilities zone code • Transport, access and parking code • Infrastructure services code
Major electricity infrastructure	**Assessable development - Code assessment**	
	• Where for the extension to a lawful and existing major electricity infrastructure land use.	• Community facilities zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Impact assessment	
	• In all other circumstances.	• The planning scheme
Nature-based tourism	**Assessable development - Code assessment**	
	• Where not involving accommodation activities.	• Community facilities zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Impact assessment	
	• In all other circumstances.	• The planning scheme
	Accepted development subject to requirements	

Community facilities zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
Outdoor sport and recreation	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• Community facilities zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• Community facilities zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Community facilities zone code • Transport, access and parking code • Infrastructure services code
Park	**Accepted development**	
	• Development approval is not required.	
Place of worship	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• Community facilities zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• Community facilities zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Community facilities zone code • Transport, access and parking code • Infrastructure services code
Relocatable home park	**Assessable development - Code assessment**	
	• If involving a material increase in the intensity and scale of an existing relocatable home park.	• Community facilities zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
	Assessable development - Impact assessment	
	• In all other circumstances.	• The planning scheme
Renewable Energy Facility	**Assessable development - Code assessment**	
	• In all circumstances.	• Community facilities zone code • Transport, access and parking code • Infrastructure services code.
Residential care facility	**Assessable development - Code assessment**	
	• In all circumstances.	• Community facilities zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
Retirement facility	**Assessable development - Code assessment**	
	• In all circumstances.	• Community facilities zone code • Accommodation activities code

Community facilities zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
		• Transport, access and parking code • Infrastructure services code
Substation	**Assessable development - Code assessment - Fast tracked**	
	• If involving a material increase in the intensity and scale of an existing substation**;** and • If complying with the assessment benchmarks of the applicable codes.	• Community facilities zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Community facilities zone code • Transport, access and parking code • Infrastructure services code
Telecommunications facility	**Assessable development - Code assessment - Fast tracked**	
	• If involving a material increase in the intensity and scale of an existing telecommunications facility; and • If complying with the assessment benchmarks of the applicable codes.	• Community facilities zone code • Telecommunications facility code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Community facilities zone code • Telecommunications facility code • Transport, access and parking code • Infrastructure services code
Theatre	**Assessable development - Code assessment**	
	• In all circumstances.	• Community facilities zone code • Transport, access and parking code • Infrastructure services code
Tourist attraction	**Assessable development - Code assessment**	
	• In all circumstances.	• Community facilities zone code • Transport, access and parking code • Infrastructure services code
Tourist park	**Assessable development - Code assessment**	
	• If involving a material increase in the intensity and scale of an existing tourist park.	• Community facilities zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
	Assessable development - Impact assessment	
	• In all other circumstances.	• The planning scheme
Utility installation	**Accepted development subject to requirements**	
	• If involving a material increase in the intensity and scale of an existing utility installation; and • Where for the treatment of water, sewerage or waste.	• Community facilities zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	

Community facilities zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
	• If complying with the assessment benchmarks of the applicable codes; and • Where for the treatment of water, sewerage or waste.	• Community facilities zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Community facilities zone code • Transport, access and parking code • Infrastructure services code
Assessable development - Impact assessment		
1. Any other use not listed in this table, or 2. Any use listed in this table and not meeting the description listed in the Categories of development and assessment column, or 3. Any other undefined use.		• The planning scheme

Table 5.5.13—Recreation and open space zone

Recreation and open space zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
Caretaker's accommodation	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• Recreation and open space zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• Recreation and open space zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Recreation and open space zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
Club	**Accepted development subject to requirements**	
	• The club house is for the purposes of a sporting group, guide or scout hall; and • If complying with the assessment benchmarks of the applicable codes.	• Recreation and open space zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Recreation and open space zone code • Transport, access and parking code • Infrastructure services code
Community use	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• Recreation and open space zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• Recreation and open space zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Recreation and open space zone code • Transport, access and parking code • Infrastructure services code
Educational establishment	**Assessable development - Code assessment**	
	• In all circumstances.	• Recreation and open space zone code

Recreation and open space zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
		• Transport, access and parking code • Infrastructure services code
Emergency services	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• Recreation and open space zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• Recreation and open space zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Recreation and open space zone code • Transport, access and parking code • Infrastructure services code
Environmental facility	**Assessable development - Code assessment - Fast tracked**	
	• If complying with the assessment benchmarks of the applicable codes.	• Recreation and open space zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Recreation and open space zone code • Transport, access and parking code • Infrastructure services code
Food and drink outlet	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • The use is ancillary to a recreation and open space use and the food and drink outlet has a GFA no greater than 50m²; and • If complying with the assessment benchmarks of the applicable codes.	• Recreation and open space zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Impact assessment	
	• In all other circumstances	• The planning scheme
Function facility	**Assessable development - Code assessment**	
	• Where for minor building work or involves no building work.	• Recreation and open space zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Impact assessment	
	• In all other circumstances.	• The planning scheme
Home-based business	**Accepted development - subject to requirements**	
	• Where for the purposes of a home office or childcare; and	• Recreation and open space zone code

Recreation and open space zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
	• If complying with the assessment benchmarks of the applicable codes.	• Home-based business code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• Recreation and open space zone code • Home-based business code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Recreation and open space zone code • Home-based business code • Transport, access and parking code • Infrastructure services code
Indoor sport and recreation	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes.	• Recreation and open space zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• Recreation and open space zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Recreation and open space zone code • Transport, access and parking code • Infrastructure services code
Nature-based tourism	**Assessable development - Code assessment**	
	• Where not involving accommodation activities.	• Recreation and open space zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Impact assessment	
	• In all other circumstances.	• The planning scheme
Outdoor sport and recreation	**Accepted development subject to requirements**	
	• Where for minor building work or involves no building work; and • For the intensification of an existing outdoor sport and recreation use.	• Recreation and open space zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes.	• Recreation and open space zone code • Transport, access and parking code • Infrastructure services code

Recreation and open space zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
	Assessable development - Code assessment	
	• In all other circumstances.	• Recreation and open space zone code • Transport, access and parking code • Infrastructure services code
Park	**Accepted development**	
	• Development approval is not required.	
Relocatable home park	**Assessable development - Code assessment**	
	• Where involving a material increase in the intensity or scale of an existing relocatable home park.	• Recreation and open space zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
	Assessable development - Impact assessment	
	• In all other circumstances.	• The planning scheme
Substation	**Assessable development - Code assessment - Fast tracked**	
	• If involving a material increase in the intensity and scale of an existing substation; and • If complying with the assessment benchmarks of the applicable codes.	• Recreation and open space zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Recreation and open space zone code • Transport, access and parking code • Infrastructure services code
Telecommunications facility	**Assessable development - Code assessment - Fast tracked**	
	• If involving a material increase in the intensity and scale of an existing telecommunications facility; and • If complying with the assessment benchmarks of the applicable codes.	• Recreation and open space zone code • Telecommunications facility code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Recreation and open space zone code • Transport, access and parking code • Infrastructure services code
Tourist park	**Assessable development - Code assessment - Fast tracked**	
	• If involving a material increase in the intensity and scale of an existing tourist park facility; and • If complying with the assessment benchmarks of the applicable codes.	• Recreation and open space zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Recreation and open space zone code • Accommodation activities code

Recreation and open space zone		
Use	**Categories of development and assessment**	**Assessment benchmarks**
		• Transport, access and parking code • Infrastructure services code
Utility installation	**Accepted development subject to requirements**	
	• If involving a material increase in the intensity and scale of an existing utility installation; and • Where for the treatment of water, sewerage or waste.	• Recreation and open space zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	• If complying with the assessment benchmarks of the applicable codes; and • Where for the treatment of water, sewerage or waste.	• Recreation and open space zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	• In all other circumstances.	• Recreation and open space zone code • Transport, access and parking code • Infrastructure services code
Assessable development - Impact assessment		
1. Any other use not listed in this table, or 2. Any use listed in this table and not meeting the description listed in the Categories of development and assessment column, or 3. Any other undefined use.		• The planning scheme

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

5.6 Categories of development and assessment – Reconfiguring a lot

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

Table 5.6.1—Reconfiguring a lot

Zone	Category of development and assessment	Assessment benchmarks
Medium Density Residential Zone	**Assessable development - Code assessment**	
	• Where no less than 50% of all new lots comply with **Table 9.4.4.2 – Minimum lot size and frontages** of the Reconfiguring a lot code; and • Where the minimum lot size for any new lot is no less than 200m².	• Reconfiguring a lot code • Transport, access and parking code • Medium density residential zone code
	Assessable development - Impact assessment	
	• In all other circumstances.	• The planning scheme
Low Density Residential Zone	**Assessable development - Code assessment**	
	• Where no less than 50% of all new lots comply with the **9.4.4.2 – Minimum lot sizes and frontages** of the Reconfiguring a Lot code; and • Where the minimum lot size for any new lot is no less than 400m².	• Reconfiguring a lot code • Transport, access and parking code • Low density residential zone code
	Assessable development - Impact assessment	
	• In all other circumstances	• The planning scheme
All other zones	**Assessable development - Code assessment**	
	• Where complying with minimum lot sizes in **Table 9.4.4.2 – Minimum lot size and frontages** of the Reconfiguring a lot code.	• Reconfiguring a lot code • Transport, access and parking code • Applicable zone code
	Assessable development - Impact assessment	
	• In all other circumstances.	• The planning scheme
All zones (if for the purpose of a lease)	**Assessable development - Code assessment - Fast tracked**	
	• Where the reconfiguring a lot is for the purpose of a lease for a period of less than 75 years.	• Transport, access and parking code • Applicable zone code
	Assessable development - Code assessment	
	• Where the reconfiguring a lot is for the purposes of a leasefor a period of 75 years or more.	• Transport, access and parking code • Applicable zone code
All zones	**Assessable development - Code assessment**	
	• Where for boundary realignment (no new lots created); or • Where for the purpose of creating an access easement to a constructed road.	• Reconfiguring a lot code • Transport, access and parking code • Applicable zone code

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

5.7 Categories of development and assessment – Building work

Building work in respect to the Airport environs overlay code, Heritage overlay code, Flood hazard overlay code and Stormwater overlay code is regulated under the planning scheme, refer Part 5.

5.8 Categories of development and assessment – Operational work

Table 5.8.1—Operational work

Zone	Categories of development and assessment	Assessment benchmarks
In all zones	**Accepted development subject to requirements**	
	If for minor operational work Editor's note—refer to Schedule 1, SC1.2 Administrative terms.	• Operational work code • Applicable zone code • Applicable overlay code
In all zones	**Assessable development - Code assessment**	
	If for an advertising device, other than minor operational work Editor's note—refer to Schedule 1, SC1.2 Administrative terms.	• Advertising devices code • Operational work code • Applicable zone code • Applicable overlay code
Assessable development - Code assessment		
Any other operational work not listed in this table.		• Operational work code • Applicable zone code • Applicable overlay code

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

5.9 Categories of development and assessment – Local plan

The following table identifies the categories of development and assessment for development in the local plans.

Table 5.9.1—Local Plan – Western Downs health precinct

Zone	Categories of development and assessment	Assessment benchmarks
All zone categories	**Assessable development - Code assessment**	
	• Where for the purposes of hospital or health care service and the site is identified as being within the Western Downs health precinct.	• Western Downs health precinct code • Applicable zone code • Transport, access and parking code • Infrastructure services code

5.10 Categories of development and assessment – Overlays

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

Table 5.10.1—Overlays

Development	Category of development and assessment	Assessment benchmarks
Airport environs overlay		
Building Work	**Accepted development subject to requirements**	
	• Accepted development subject to requirements where on a site affected by the Obstacle Limitation Surface or Airport Environs buffer area identified on **Airport Environs Overlay Maps (OM-001);** and • If complying with the assessment benchmarks of the applicable code.	• Airport environs overlay code
Material Change of Use	**Accepted development subject to requirements**	
	• Accepted development subject to requirements where on a site affected by the Obstacle Limitation Surface or an Airport environs buffer area identified on **Airport Environs Overlay Maps (OM-OO1)**; and • Where the use is for a Dwelling house or an ancillary outbuilding; and • If complying with the assessment benchmarks of the applicable code.	• Airport environs overlay code
	Assessable development - Code assessment	
	• Assessable development - Code assessment where on a site affected by the Obstacle Limitation Surface or an Airport environs buffer area identified on **Airport Environs Overlay Maps (OM-001)**.	• Airport environs overlay code
	Assessable development - Impact assessment	
	• Assessable development - Impact assessment where identified as Assessable development - Impact assessment in part 5.5 Categories of development and Assessment – Material change of use.	• The planning scheme
Biodiversity areas overlay		
Material Change of Use	**Accepted development subject to requirements**	
	• Accepted development subject to requirements where on a site located in an area with matters of state environmental significance (MSES) on **Biodiversity Areas Overlay Maps (OM-002);** and	• Biodiversity areas overlay code

Development	Category of development and assessment	Assessment benchmarks
	• Where the use is for a Dwelling house or an ancillary outbuilding; and • If complying with the assessment benchmarks of the applicable code	
	Assessable development - Code assessment - Fast tracked	
	• Assessable development - Code assessment - Fast tracked where on a site located in an area with matters of state environmental significance (MSES) on **Biodiversity Areas Overlay Maps (OM-002);** and • If complying with the assessment benchmarks of the applicable codes; and • Identified as Assessable development - Code assessment - Fast tracked in part 5.5 Categories of development and assessment - Material change of use.	• Biodiversity areas overlay code
	Assessable development - Code assessment	
	• Assessable development - Code assessment where on a site located in an area with matters of state environmental significance (MSES) on **Biodiversity Areas Overlay Maps (OM-002)**; and • Not identified as Assessable development - Impact assessment in part 5.5 Categories of development and assessment – Material change of use.	• Biodiversity areas overlay code
	Assessable development - Impact assessment	
	• Assessable development - Impact assessment where identified as Assessable development - Impact assessment in part 5.5 Categories of development and assessment – Material change of use.	• The planning scheme
Reconfiguring a Lot	**Assessable development - Code assessment**	
	• Assessable development - Code assessment where on a site located in an area with matters of state environmental significance (MSES) on **Biodiversity Areas Overlay Maps (OM-002).**	• Biodiversity areas overlay code
Operational Work	**Accepted development**	
	• Where for minor operational work.	
	Assessable development - Code assessment	
	• Assessable development - Code assessment where on a site located in an area with matters of	• Biodiversity areas overlay code

Development	Category of development and assessment	Assessment benchmarks
	state environmental significance (MSES) on **Biodiversity Areas Overlay Maps (OM-002)**.	
Bushfire hazard overlay		
Material Change of Use	**Accepted development - subject to requirements**	
	• Accepted development subject to requirements where on a site located in a Medium Bushfire Hazard area on **Bushfire Hazard Overlay Maps (OM-003)**; and • If complying with the assessment benchmarks of the applicable codes; and • In the Rural Zone.	• Bushfire hazard overlay
	Assessable development - Code assessment	
	• Assessable development - Code assessment where on a site located in a Medium Bushfire Hazard or High Bushfire Hazard area on **Bushfire Hazard Overlay Maps (OM-003)**; and • In the Rural Zone; and • Identified as Assessable development - Code assessment in part 5.5 Categories of development and assessment - Material change of use.	• Bushfire hazard overlay
	Assessable development - Impact assessment	
	• Where identified as Assessable development - Impact assessment in part 5.5 Categories of development and assessment – Material change of use.	• The planning scheme
Reconfiguring a Lot	**Assessable development - Code assessment**	
	• Assessable development - Code assessment where on a site located in a Medium Bushfire Hazard or High Bushfire Hazard area on **Bushfire Hazard Overlay Maps (OM-003)**.; and • In the Rural Zone.	• Bushfire hazard overlay
Flood hazard overlay		
Building Work	**Accepted development**	
	• Accepted development where for the construction of an in-ground swimming pool with no associated fill.	
	Accepted development - subject to requirements	
	• Accepted development subject to requirements where on a site located in a Medium, Low or Potential flood hazard area on **Flood Hazard Overlay Maps (OM-004)**; and • If complying with the assessment benchmarks of the applicable code.	• Flood hazard overlay code

Development	Category of development and assessment	Assessment benchmarks
	Assessable development - Code Assessment	
	• In all other circumstances	• Flood hazard overlay code
Material Change of Use	**Accepted development subject to requirements**	
	• Accepted development subject to requirements where on a site located in a Potential, Low or Medium flood hazard area on **Flood Hazard Overlay Maps (OM-004)**; and • If complying with the assessment benchmarks of the applicable code.	• Flood hazard overlay code
	Assessable development - Code assessment	
	• Assessable development - Code assessment where on a site located in a Medium, Low or Potential flood hazard area on **Flood Hazard Overlay Maps (OM-004)**; and • Not identified as Assessable development - Impact assessment in part 5.5 Categories of development and assessment – Material change of use.	• Flood hazard overlay code
	Assessable development - Code assessment	
	• Assessable development - Code assessment where the site is affected by any level of hazard in the **Flood Hazard Overlay Maps (OM-004)**; and • Where the use is for a Home-based business establishing within an existing dwelling house or ancillary outbuilding.	• Flood Hazard Overlay Code
	Assessable development - Impact assessment	
	• Assessable development - Impact assessment where on a site located in a High or Extreme flood hazard area on **Flood Hazard Overlay Maps (OM-004)**; or • Where identified as Assessable development - Impact assessment in part 5.5 Categories of development and assessment - Material change of use.	• Flood hazard overlay code
Reconfiguring a Lot	**Assessable development - Code assessment**	
	• Assessable development - Code assessment where on a site located in a Medium, Low or Potential flood hazard area on **Flood Hazard Overlay Maps (OM-004).**	• Flood hazard overlay code
	Assessable development - Impact assessment	
	• Assessable development - Impact assessment where on a site located in a high or Extreme	• The planning scheme, including the Flood hazard overlay code

Development	Category of development and assessment	Assessment benchmarks
	flood hazard area on **Flood Hazard Overlay Maps (OM-004)**.	
Operational work	**Accepted development**	
	• Where for minor operational work.	• Flood hazard overlay code
	Assessable development - Code assessment	
	• Assessable development - Code assessment where on a site located in a Medium, Low or Potential flood hazard area on **Flood Hazard Overlay Maps (OM-004)**; or • Assessable development - Code assessment where on a site located in a High or Extreme flood hazard area on **Flood Hazard Overlay Maps (OM-004)** and associated with a Material Change of Use or Reconfiguring a Lot	• Flood hazard overlay code
	Assessable development - Impact assessment	
	• Assessable development - Impact assessment where on a site located in a High or Extreme flood hazard area on **Flood Hazard Overlay Maps (OM-004)**; and • Where not associated with a Material Change of Use or Reconfiguring a Lot.	• The planning scheme, including the Flood hazard overlay code
Heritage overlay		
Building Work	**Assessable development - Code assessment**	
	• Assessable development - Code assessment where on the site of a Heritage place or adjoining a Heritage place on **Heritage Overlay Maps (OM- 005)**; and • Involving building work or minor building work.	• Heritage overlay code
	Assessable development - Impact assessment	
	• Assessable development - Impact assessment where on the site of a Heritage place on **Heritage Overlay Maps (OM-005)**; and • Involving demolition works (including partial demolition).	• The planning scheme
Material Change of Use	**Accepted development**	
	• Accepted development where adjoining a heritage place on **Heritage Overlay Maps (OM-005)**; and • Not involving building work or minor building work.	
	Assessable development - Code assessment	
	• Assessable development - Code assessment where on the site of	• Heritage overlay code

Development	Category of development and assessment	Assessment benchmarks
	a heritage place on **Heritage Overlay Maps (OM-005)**; and • Not involving building work or minor building work; and • Not identified as Assessable development - Impact assessment in part 5.5 Categories of development and assessment – Material change of use.	
	• Assessable development - Code assessment where adjoining a heritage place on **Heritage Overlay Maps (OM-005)**; and • Involving building work or minor building work; and • Not identified as Assessable development - Impact assessment in part 5.5 Categories of development and assessment – Material change of use.	• Heritage overlay code
	Assessable development - Impact assessment	
	• Assessable development - Impact assessment where on the site of a heritage place on **Heritage Overlay Maps (OM-005)**; and • Involving building work or minor building work; and • Where identified as Assessable development - Impact assessment in part 5.5 Categories of development and assessment – Material change of use.	• The planning scheme
Reconfiguring a Lot	**Assessable development - Code assessment**	
	• Assessable development - Code assessment where on the site of a heritage place on **Heritage Overlay Maps (OM-005)**.	• Heritage overlay code
Operational Work	**Assessable development - Code assessment**	
	• Assessable development - Code assessment where on the site of a heritage place on **Heritage Overlay Maps (OM-005)**; and • Involving operational work or minor operational work or vegetation clearing.	• Heritage overlay code
Infrastructure overlay		
Material Change of Use	**Accepted development subject to requirements**	
	• Accepted development subject to requirements where within an infrastructure buffer area identified on **Infrastructure Overlay Maps (OM-006) or Noise Corridor Overlay (OM-016)**; and	• Infrastructure overlay code

Development	Category of development and assessment	Assessment benchmarks
	• Where the use is for a Dwelling house or an ancillary outbuilding; and • If complying with the assessment benchmarks of the applicable code.	
	Assessable development - Code assessment - Fast tracked	
	• Assessable development - Code assessment - Fast tracked where within an infrastructure buffer area identified on **Infrastructure Overlay Maps (OM-006) or Noise Corridor Overlay (OM-016)**; and • If complying with the assessment benchmarks of the applicable codes; and • Identified as Assessable development - Code assessment - Fast tracked in part 5.5 Categories of development and assessment – Material change of use.	• Infrastructure overlay code
	Assessable development - Code assessment	
	• Assessable development – Code assessment where within an infrastructure buffer area identified on **Infrastructure Overlay Maps (OM-006) or Noise Corridor Overlay (OM-016)**.	• Infrastructure overlay code
Reconfiguring a Lot	**Assessable development - Code assessment**	
	• Assessable development – Code assessment where within an infrastructure buffer area identified on **Infrastructure Overlay Maps (OM-006) or Noise Corridor Overlay (OM-016)**.	• Infrastructure overlay code
Operational Work	**Assessable development - Code assessment**	
	• Assessable development – Code assessment where within an infrastructure buffer area identified on **Infrastructure Overlay Maps (OM-006) or Noise Corridor Overlay (OM-016)**.	• Infrastructure overlay code
Extractive industry overlay		
Material Change of Use	**Accepted development subject to requirements**	
	• Accepted development subject to requirements where the site is affected by the **Extractive Industry Overlay Maps (OM-007)**; and • Where the use is for a Dwelling house or an ancillary outbuilding; and	• Natural resources overlay code

Development	Category of development and assessment	Assessment benchmarks
	• If complying with the assessment benchmarks of the applicable code**.**	
	Assessable development - Code assessment - Fast tracked	
	• Assessable development - Code assessment - Fast tracked where the site is affected by the **Extractive Industry Overlay Maps (OM-007);** and • If complying with the assessment benchmarks of the applicable codes; and • Identified as Assessable development - Code assessment - Fast tracked in part 5.5 Categories of development and assessment – Material change of use.	• Natural resources overlay code
	Assessable development - Code assessment	
	• Assessable development - Code assessment where the site is affected by the **Extractive Industry Overlay Maps (OM-007)**; and • Not identified as Assessable development - Impact assessment in part 5.5 Categories of development and assessment – Material change of use.	• Natural resources overlay code
	Assessable development - Impact assessment	
	• Assessable development – Impact assessment where identified as Assessable development - Impact assessment in part 5.5 Categories of development and assessment – Material change of use.	• The planning scheme
Reconfiguring a Lot	**Assessable development - Code assessment**	
	• Assessable development - Code assessment where the site is affected by the **Extractive Industry Overlay Maps (OM-007).**	• Extractive industry overlay code
Agricultural Land overlay		
Material Change of Use	**Accepted development subject to requirements**	
	• Accepted development subject to requirements where the site is affected by the **Agricultural Land Overlay Maps (OM-008);** and • Where the site is located in the Rural Zone; and • Where the use is for a Dwelling house or an ancillary outbuilding; and	• Natural resources overlay code

Development	Category of development and assessment	Assessment benchmarks
	• If complying with the assessment benchmarks of the applicable code**.**	
	Assessable development - Code assessment - Fast tracked	
	• Assessable development - Code assessment - Fast tracked where the site is affected by the **Agricultural Land Overlay Maps (OM-008);** and • Where the site is located in the Rural zone; and • If complying with the assessment benchmarks of the applicable codes; and • Identified as Assessable development - Code assessment - Fast tracked in part 5.5 Categories of development and assessment – Material change of use.	• Natural resources overlay code
	Assessable development - Code assessment	
	• Assessable development - Code assessment where the site is affected by the **Agricultural Land Overlay Maps (OM-008);** and • Where the site is located in the Rural zone; and • Not identified as Assessable development - Impact assessment in part 5.5 Categories of development and assessment – Material change of use.	• Natural resources overlay code
	Assessable development - Impact assessment	
	• Assessable development - Impact assessment where identified as Assessable development - Impact assessment in part 5.5 Categories of development and assessment – Material change of use.	• The planning scheme
Reconfiguring a Lot	**Assessable development - Code assessment**	
	• Assessable development - Code assessment where the site is affected by the **Agricultural Land Overlay Maps (OM-008);** and • Where the site is located in the Rural or the Rural Residential zone.	• Natural resources overlay code
Water resource catchment area overlay		
Material Change of Use	**Accepted development subject to requirements**	
	• Accepted development subject to requirements where the site is affected by the **Water Resource Catchment Overlay Maps (OM-009);** and	• Natural Resources overlay code

Development	Category of development and assessment	Assessment benchmarks
	• Where the use is for a Dwelling house or an ancillary outbuilding; and • In the Rural Zone; and • If complying with the assessment benchmarks of the applicable code.	
	Assessable development - Code assessment - Fast tracked	
	• Assessable development - Code assessment - Fast tracked where the site is affected by the **Water Resource Catchment Overlay Maps (OM-009)**; and • If complying with the assessment benchmarks of the applicable codes; and • In the Rural Zone; and • Identified as Assessable development - Code assessment - Fast tracked in part 5.5 Categories of development and assessment – Material change of use.	• Natural resources overlay code
	Assessable development - Code assessment	
	• Assessable development - Code assessment where the site is affected by the **Water Resource Catchment Overlay Maps (OM-009)**; and • In the Rural Zone; and • Not identified as Assessable development - Impact assessment in part 5.5 Categories of development and assessment – Material Change of Use.	• Natural resources overlay code
	Assessable development - Impact assessment	
	• Assessable development - Impact assessment where identified as Assessable development - Impact assessment in part 5.5 Categories of development and assessment – Material Change of Use.	• The planning scheme
Reconfiguring a Lot	**Assessable development - Code assessment**	
	• Assessable development - Code assessment where the site is affected by the **Water Resource Catchment Overlay Maps (OM-009)**; and • In the Rural Zone.	• Natural resources overlay code
Regional infrastructure corridor - stock route		
Material Change of Use	**Accepted development subject to requirements**	

Development	Category of development and assessment	Assessment benchmarks
	• Accepted development subject to requirements where on a site that adjoins stock route identified on **Regional Infrastructure Corridor – Stock Route Overlay Maps (OM-010)**; and • Where the use is for a Dwelling house or an ancillary outbuilding; and • In the Rural zone; and • If complying with assessment benchmarks of the applicable code**.**	• Regional infrastructure corridor - stock route overlay code
	Assessable development - Code assessment - Fast tracked	
	• Where on a site that adjoins a stock route identified on **Regional Infrastructure Corridor – Stock Route Overlay Maps (OM-010)**; and • In the Rural zone; and • If complying with the assessment benchmarks of the applicable codes; and • Identified as Assessable development - Code assessment - Fast tracked in part 5.5 Categories of development and assessment – Material change of use.	• Regional infrastructure corridor – stock route overlay code
	Assessable development - Code assessment	
	• Assessable development - Code assessment where on a site that adjoins a stock route identified on **Regional Infrastructure Corridor – Stock Route Overlay Maps (OM-010)**; and • In the Rural zone; and • Not identified as Assessable development - Impact assessment in part 5.5 Categories of development and assessment – Material Change of Use.	• Regional infrastructure corridor – stock route overlay code
	Assessable development - Impact assessment	
	• Assessable development - Impact assessment where identified as Assessable development - Impact assessment in part 5.5 Categories of development and assessment – Material Change of Use.	• The planning scheme
Reconfiguring a Lot	**Assessable development - Code assessment**	
	• Assessable development - Code assessment where on a site that adjoins a stock route identified on **Regional Infrastructure Corridor – Stock Route Overlay Maps (OM-010)**; and	• Regional infrastructure corridor – stock route overlay code

Development	Category of development and assessment	Assessment benchmarks
	• In the Rural Zone or Rural Residential Zone.	
Operational Work	**Assessable development - Code assessment**	
	• Assessable development - Code assessment where on a site that adjoins a stock route identified on **Regional Infrastructure Corridor – Stock Route Overlay Maps (OM-010)**; and • In the Rural Zone or Rural Residential Zone.	• Regional infrastructure corridor – stock route overlay code
Scenic amenity overlay		
Material Change of Use	**Accepted development subject to requirements**	
	• Accepted development subject to requirements where the site is within a High Landscape Value Area, Scenic Route Buffer or Urban Gateway identified on the **Scenic Amenity Overlay Maps (OM-011)**; and • Where the use is for a Dwelling house or an ancillary outbuilding; and • If complying with the assessment benchmarks of the applicable code.	• Scenic amenity overlay code
	Assessable development - Code assessment - Fast tracked	
	• Assessable development - Code assessment - Fast tracked where the site is within a High Landscape Value Area, Scenic Route Buffer or Urban Gateway identified on the **Scenic Amenity Overlay Maps (OM-011)**; and • If complying with the assessment benchmarks of the applicable codes; and • Identified as Assessable development - Code assessment - Fast tracked in part 5.5 Categories of development and assessment – Material change of use.	• Scenic amenity overlay code
	Assessable development - Code assessment	
	• Assessable development - Code assessment where the site is within a High Landscape Value Area, Scenic Route Buffer or Urban Gateway identified on the **Scenic Amenity Overlay Maps (OM-011)**; and • Not identified as Assessable development - Impact assessment in part 5.5 Categories of development and assessment – Material Change of Use.	• Scenic amenity overlay code
	Assessable development - Impact assessment	

Development	Category of development and assessment	Assessment benchmarks
	• Assessable development - Impact assessment where identified as Assessable development – Impact assessment in part 5.5 Categories of development and assessment – Material Change of Use.	• The planning scheme
Operational Work	**Assessable development - Code assessment**	
	• Assessable development - Code assessment where within a High Landscape Value Area or Scenic Route Buffer identified on **Scenic Amenity Overlay Maps (OM-011)**; and • Not complying with the acceptable outcomes of the applicable code.	• Scenic amenity overlay code
Stormwater overland flow path overlay		
Building Work	**Accepted development**	
	• Accepted development where for the construction of an in-ground swimming pool.	
	Accepted development subject to requirements	
	• Accepted development subject to requirements where the site is within a Minor Flow Area or associated buffers on **Stormwater Overland Flow Path Overlay Maps (OM-012)**; and • Where not located in Dalby; and • If complying with the assessment benchmarks of the applicable code.	• Stormwater overland flow path overlay code
	Assessable development - Code assessment	
	• In all other circumstances.	• Stormwater overland flow path overlay code
Material Change of Use	**Accepted development subject to requirements**	
	• Accepted development subject to requirements where the site is within a Minor Flow Area or associated buffers on **Stormwater Overland Flow Path Overlay Maps (OM-012)**; and • Where not located in Dalby; and • If complying with the assessment benchmarks of the applicable code.	• Stormwater overland flow path overlay code
	Assessable development - Code assessment	
	• Assessable development - Code assessment where located on a site in a Minor Flow Area, Major Flow Area or associated buffer areas on **Stormwater Overland Flow Path Overlay Maps (OM-012)**; and	• Stormwater overland flow path overlay code

Development	Category of development and assessment	Assessment benchmarks
	• Not identified as Assessable development - Impact assessment in part 5.5 Categories of development and assessment – Material change of use.	
	Assessable development - Impact assessment	
	• Assessable development – Impact assessment where identified as Assessable development – Impact assessment in part 5.5 Categories of development and assessment – Material change of use.	• The planning scheme
Reconfiguring a Lot	**Assessable development - Code assessment**	
	• Assessable development - Code assessment where located on a site in a Minor Flow Area, Major Flow Area or associated buffer areas on **Stormwater Overland Flow Path Overlay Maps (OM-012)**.	• Stormwater overland flow path overlay code
Operational Work	**Accepted development**	
	• Where for minor operational work.	
	Assessable development - Code assessment	
	• Assessable development - Code assessment where located on a site in a Minor Flow Area, Major Flow Area or associated buffer areas on **Stormwater Overland Flow Path Overlay Maps (OM-012)**.	• Stormwater overland flow path overlay code
Waterway corridor overlay		
Material Change of use	**Accepted development subject to requirements**	
	• Accepted development subject to requirements where on a site located in a waterway corridor or waterway corridor buffer area identified on **Waterway Corridors Overlay Maps (OM-013)**; and • Where the use is for a Dwelling house or an ancillary outbuilding; and • If complying with the assessment benchmarks of the applicable code.	• Waterway corridors overlay code
	Assessable development - Code assessment - Fast tracked	
	• Assessable development - Code assessment where on a site located in a waterway corridor or waterway corridor buffer area identified on **Waterway Corridors Overlay Maps (OM-013)**; and	• Waterway corridors overlay code

Development	Category of development and assessment	Assessment benchmarks
	• If complying with the assessment benchmarks of the applicable codes; and • Identified as Assessable development - Code assessment - Fast tracked in part 5.5 Categories of development and assessment – Material change of use.	
	Assessable development - Code assessment	
	• Assessable development - Code assessment where on a site located in a waterway corridor or waterway corridor buffer area identified on **Waterway Corridors Overlay Maps (OM-013)**; and • Not identified as Assessable development - Impact assessment in part 5.5 Categories of development and assessment – Material Change of Use.	• Waterway corridors overlay code
	Assessable development - Impact assessment	
	• Assessable development - Impact assessment where identified as Assessable development - Impact assessment in part 5.5 Categories of development and assessment – Material change of use.	• The planning scheme
Reconfiguring a Lot	**Assessable development - Code assessment**	
	• Assessable development - Code assessment where on a site located in a waterway corridor or waterway corridor buffer area identified on **Waterway Corridors Overlay Maps (OM-013)**.	• Waterway corridors overlay code
Operational Work	**Accepted development**	
	• Where for minor operational work.	
	Assessable development - Code assessment	
	• Assessable development - Code assessment where on a site located in a waterway corridor or waterway corridor buffer area identified on **Waterway Corridors Overlay Maps (OM-013)**.	• Waterway corridors overlay code
Wetlands overlay		
Material Change of Use	**Accepted development subject to requirements**	
	• Assessable development - Code assessment - Fast tracked where on a site located in a wetland or wetland buffer area identified on **Wetlands Overlay Maps (OM-014)**; and	• Wetlands overlay code

Development	Category of development and assessment	Assessment benchmarks
	• Where the use is for a Dwelling house or an ancillary outbuilding; and • If complying with the assessment benchmarks of the applicable code.	
	Assessable development - Code assessment - Fast tracked	
	• Assessable development - Code assessment - Fast tracked where on a site located in a wetland or wetland buffer area identified on **Wetlands Overlay Maps (OM-014)**; and • If complying with the assessment benchmarks of the applicable codes; and • Identified as Assessable development - Code assessment - Fast tracked in part 5.5 Categories of development and assessment – Material change of use.	• Wetlands overlay code
	Assessable development - Code assessment	
	• Assessable development - Code assessment where on a site located in a wetland or wetland buffer area identified on **Wetlands Overlay Maps (OM-014)**; and • Not identified as Assessable development - Impact assessment in part 5.5 Categories of development and assessment – Material change of use.	• Wetlands overlay code
	Assessable development - Impact assessment	
	• Assessable development - Impact assessment where identified as Assessable development - Impact assessment in part 5.5 Categories of development and assessment – Material change of use.	• The planning scheme
Reconfiguring a Lot	**Assessable development - Code assessment**	
	• Assessable development - Code assessment where on a site located in a wetland or wetland buffer area identified on **Wetlands Overlay Maps (OM-014)**.	• Wetlands overlay code
Operational Work	**Accepted development**	
	• Where for minor operational work.	
	Assessable development - Code assessment	
	• Assessable development - Code assessment where on a site located in a wetland or wetland buffer area identified on	• Wetlands overlay code

Development	Category of development and assessment	Assessment benchmarks
	Wetlands Overlay Maps (OM-016).	

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

Part 6 Zones

6.1 Preliminary

(1) Zones organise the planning scheme area in a way that facilitates the location of preferred or acceptable land uses.

(2) Zones are mapped and included in Schedule 2.

(3) The categories of development and assessment for development in a zone are in Part 5.

(4) Assessment benchmarks for zones are contained in a zone code.

(5) A precinct may be identified for part of a zone.

(6) Precinct provisions are contained in the zone code.

(7) Each zone code identifies the following:
- (a) the purpose of the code
- (b) the overall outcomes that achieve the purpose of the code.
- (c) the performance outcomes that achieve the overall outcomes and the purpose of the code.
- (d) the acceptable outcomes that achieve the performance and overall outcome and the purpose of the code.

(8) The following are the zone codes for the planning scheme:
- (a) Centre zones
  - (i) Major centre
  - (ii) District centre
  - (iii) Local centre
  - (iv) Township
- (b) Industry zones
  - (i) Low impact industry
  - (ii) Medium impact industry
  - (iii) High impact industry
- (c) Residential zones
  - (i) Low density residential
  - (ii) Medium density residential
- (d) Rural zones
  - (i) Rural zone
  - (ii) Rural residential zone
- (e) Other zones
  - (i) Community facilities
  - (ii) Recreation and open space zone

6.2 Zone codes

6.2.1 Major Centre Zone

6.2.2.1 Application

This code applies to development where the code is identified as being applicable in the table of assessment for the Major centre zone and development is within the Major centre zone as identified on the zoning maps contained within Schedule 2.

When using this code, reference should be made to 5.3.2 and where applicable, 5.3.3 located in Part 5.

6.2.2.2 Purpose

The purpose of the Major centre zone is to provide for a large variety of uses and activities to service a part of the local government area, including, for example, administrative, business, community, cultural, entertainment, professional, residential or retail uses or activities.

The overall outcomes sought for the Major centre zone code are as follows:

(1) To provide for a centre that is readily accessible, integrated and well-designed, forms vibrant focal points for the community as well as a range of services and facilities that are appropriate to the respective function and catchments. This promotes the efficient provision of services and contributes to the quality of life, character and identity of the community.

(2) A broad range of higher order retail, commercial, administrative, community, cultural and entertainment activities are provided.

(3) Residential development, short-term accommodation and tourist accommodation is provided at an appropriate scale and integrates with and enhances the character and amenity of the locality.

(4) Where appropriate, service industry uses may be located in the Major centre zone.

(5) Mixed use development is supported within the Major centre zone and contributes to developing a sense of place by encouraging active frontages and quality urban design outcomes that enhances the character and amenity of the locality.

(6) Uses such as showroom, garden centre, outdoor sales, agricultural supplies and warehouse are only supported where located in the following areas:
   (a) where on Nicholson Street between Drayton Street and Curtis Street, Dalby; or
   (b) where on Drayton Street between Myall Street and Winton Street West, Dalby; or
   (c) where on Warrego Highway between Wambo Street and Carmichael Street, Chinchilla; or
   (d) where on Chinchilla Street, between Colamba Street and Heeney Street, Chinchilla.

(7) Uses such as bar, hotel and nightclub entertainment facility are only supported where located in the following areas:
   (a) the area bounded by Drayton Street, Condamine Street, Roche Street; and Marble Street, Dalby; or
   (b) Heeney Street, between Railway Street and Hypatia Street, Chinchilla; or
   (c) Chinchilla Street, between Heeney Street and Helena Street, Chinchilla.

(8) Development along Heeney Street contributes to the character and amenity of the Major centre by ensuring the protection and enhancement of the existing street trees.

(9) Development along Marble Street is orientated to take advantage of and overlook the Myall Creek recreation area.

(10) Development achieves and maintains accessible, well-serviced and well-designed communities by ensuring development provides for quality urban design outcomes that are complementary to and consistent with the character and amenity and the locality. Development is designed to create legible public spaces that reinforce local identity and create a sense of place that is reflective of the centre.

(11) A minimum residential density of 40 dwellings per hectare is achieved and development has a predominant low to medium rise built form of up to six (6) storeys in height.

(12) Non-centre activities may be appropriate where the development demonstrates that the use is compatible and consistent with the character and amenity of the Major centre zone and supports and reinforces the role of the Major centre zone (consideration will also be required to be given to (20)).

(13) Any proposed reconfiguring of lots must facilitate allotments to ensure that battle-axe allotments are not created and that the location of any proposed future development will allow for the front entrance of the building to address the street. Any proposed reconfiguration should take into account the direction of prevailing winds to ensure climate-responsive building design.

(14) Development provides for an efficient pattern of development that creates walkable, permeable and legible communities that are integrated with active transport networks (such as the existing road network, cycleway and pedestrian footpath networks) and are well connected to activity centres, employment nodes, open space and recreation areas and community facilities. Development provides for a high level of amenity that is complementary to the built form typology and landscape character of the Major centre zone.

(15) Development is undertaken in an orderly and sequential manner to facilitate connection to the existing infrastructure network whilst being compatible with planned network upgrades and expansions.

(16) Ecologically significant features including waterways, wetlands and significant vegetation are retained and buffered from the impacts of development or where appropriate, vegetation is integrated within the development to ensure the long term protection of these features.

(17) Development is located and designed to achieve ecological sustainability by ensuring that the proposed development incorporates the objectives and principles of energy efficiency, water conservation, water quality management and the principles Crime Prevention through Environment Design (CPTED).

(18) Places, buildings or items of heritage character or heritage significance are protected and enhanced by development to preserve the historic character, amenity and identity of the locality

(19) Development responds to land constraints such as topography, bushfire and does not impact on the flood capacity or impede the flood conveyance function of land. Development is not located where it will increase the number of people or structures at risk of natural hazards.

(20) Where development is **not** consistent with the purpose and intent of the Major centre zone, overriding community need will need to be demonstrated as well as valid planning justification provided as to why the proposed use cannot be reasonably established in a more appropriate zone.

Temporary uses are supported in the zone. Refer to **Table 1.7.1 – Temporary use limitations**, under section **1.7 Local government administrative matters.**

Consistent development within the Major centre zone includes the following:

• Adult store • Agricultural supplies store • Bar • Caretaker's accommodation • Car wash • Childcare centre • Club • Community care centre • Community residence • Community use • Dwelling house • Dwelling unit • Emergency services • Food and drink outlet • Function facility	• Garden centre • Hardware and trade supplies • Health care service • Home-based business • Hotel • Indoor sport and recreation • Multiple dwelling • Nightclub entertainment facility • Office • Outdoor sales • Outdoor sport and recreation • Park	• Parking station • Place of worship • Residential care facility • Resort complex • Retirement facility • Service industry • Shop • Shopping centre • Short-term accommodation • Showroom • Telecommunications facility • Theatre • Veterinary service • Warehouse

Inconsistent development within the Major centre zone includes the following:

• Air service • Animal husbandry • Animal keeping • Aquaculture • Brothel • Bulk landscape supplies • Cemetery • Crematorium • Cropping • Detention facility • Dual occupancy • Educational establishment • Environment facility • Extractive industry • Funeral parlour • High impact industry • Hospital • Intensive animal industry	• Intensive horticulture • Landing • Low impact industry • Major electrical infrastructure • Major sport, recreation and entertainment facility • Marine industry • Market • Medium impact industry • Motor sport facility • Nature-based tourism • Outstation • Permanent plantation • Port services • Relocatable home park • Renewable energy facility	• Research and technology industry • Roadside stall • Rooming accommodation • Rural industry • Rural workers' accommodation • Sales office • Service station • Special industry • Substation • Tourist attraction • Tourist park • Transport depot • Utility installation • Wholesale nursery • Winery • Workforce accommodation

Development listed as an inconsistent use can be considered on its merits where it reflects the purpose and intent of the planning scheme.

6.2.1.3 Assessment benchmarks

Part A—Criteria for accepted and assessable development

Table 6.2.1.1—Major centre zone code

Performance Outcomes	Acceptable Outcomes
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)	
Building Height	
PO1 A low to medium-rise built form is maintained having regarding to: (a) overshadowing; (b) privacy and overlooking; (c) building character and appearance; and (d) the height of buildings on adjoining premises.	**AO1** Development has a maximum building height of 20 metres above natural ground level and no more than six (6) storeys.
Gross Floor Area	
PO2 The scale of the built form in the Major centre zone is compatible with existing development in the locality.	**AO2** Development has a maximum gross floor area of 150% of the total site area.
Accommodation Density	
PO3 The density of residential accommodation activities: (a) contributes to housing choice and affordability; (b) takes advantage of proximity to centre activities; and (c) is sympathetic to the existing character and amenity of the locality.	**AO3.1** Residential density is a minimum of one dwelling per 250m² of the total site area. **AO3.2** Accommodation density is a minimum of one accommodation unit per 100m² of the total site area. **AO3.3** Where development is for a dwelling house and includes building work or minor building work the maximum additional gross floor area is to be no more than 50m^2.
Setbacks	
PO4 Building setbacks are appropriate having regard to: (a) overshadowing; (b) crime prevention; (c) privacy and overlooking; (d) local building character and appearance; and (e) the setbacks of adjoining premises.	**AO4.1** Buildings and structures are setback from the primary road frontage a minimum distance of: (a) for buildings and structures equal to or less than two storeys in height: (i) 3 metres; or (ii) zero setback, where fronting: • Archibald Street, Dalby; • Condamine Street, Dalby; • Cunningham Street, Dalby; • Marble Street, Dalby; • New Street, Dalby; • Patrick Street, Dalby; • Roche Street, Dalby; • Stuart Street, Dalby; • Heeney Street, Chinchilla; or • Bell Street, Chinchilla; or (iii) a distance equal to or greater than the setback of a building on an adjoining premises. (b) for all storeys of a building above two storeys in height, 6 metres. **AO4.2**

Performance Outcomes	Acceptable Outcomes
	Buildings and structures are setback from side boundaries a minimum distance of: (a) for buildings and structures equal to or less than two storeys in height, zero setback; (b) for buildings or structures up to 7.5 metres in height, 3 metres; and (c) for buildings or structures (or part thereof) greater than 7.5 metres in height, 3 metres plus 0.5 metre for every 3 metres (or part thereof) of the building or structure above 7.5 metres in height. **AO4.3** Buildings and structures are setback from the rear boundary a minimum distance of: (a) 6 metres where adjoining a lot: (i) used for a dwelling house or dual occupancy; or (ii) in a residential zone; or (iii) in an industrial zone; or (b) in any other circumstances: (i) for buildings or structures up to 7.5 metres in height, 3 metres; and (ii) for buildings or structures (or part thereof) greater than 7.5 metres in height, 3 metres plus 0.5 metre for every 3 metres (or part thereof) of the building or structure above 7.5 metres in height.
Site Cover	
PO5 The site cover must ensure efficient use of the site in a manner that complements the existing character, amenity and streetscape of the Major centre zone.	**AO5** Site cover is a maximum of 90% of the total site area.
For assessable development (code, code (fast tracked) and impact)	
Building Appearance	
PO6 Development is complementary to and integrates with the existing character and visual amenity of the Major centre zone.	**AO6.1** Building elements are consistent with development in the Major centre zone having regard to: (a) roof form and pitch; (b) eaves and awnings; (c) façade articulation, including balconies; and (d) building materials, colours and textures. **AO6.2** Building services, equipment, and operational areas are screened so as not to be visible from the road and other public areas and adjoining residences.
Active Frontages	
PO7 Buildings present an activated, pedestrian friendly and human scale facade. Where ground levels abut pedestrian places, there is a strong visual and physical interconnection between internal and external spaces, appropriate to the local climate.	**Where:** • **In the area bounded by the following streets:** ○ **Drayton Street,** ○ **Condamine Street** ○ **Roche Street; and** ○ **Marble Street, Dalby; or** • **Heeney Street, between Railway Street and Hypatia Street, Chinchilla; or**

	• **Chinchilla Street, between Heeney Street and Helena Street, Chinchilla.** **AO7.1** The length of wall does not exceed 15 metres in one plane without being offset by a minimum of 1.0 metre of building articulation which could be achieved by either decks, balconies, verandahs and/or other projections. **AO7.2** Large expanses of un-articulated walls abutting the public domain contain display windows, showcases or other architectural features to add visual interest. **AO7.3** All buildings have an entry visible from the primary road frontage and the building has windows or balconies that face the primary road frontage and secondary road frontage (where applicable).
Awnings	
PO8 Awnings are provided on all street frontages and must be designed: (a) to a height and finish consistent with surrounding development; (b) to provide continuous pedestrian shelter; and with regard to existing street trees.	**AO8.1** Development provides awnings for pedestrian shelter on the following roads: (a) Archibald Street, Dalby; (b) Condamine Street, Dalby; (c) Cunningham Street, Dalby; (d) Marble Street, Dalby; (e) New Street, Dalby; (f) Patrick Street, Dalby; (g) Roche Street, Dalby; (h) Stuart Street, Dalby; (i) Heeney Street, Chinchilla; and (j) Bell Street, Chinchilla. **AO8.2** Pedestrian shelter: (a) does not interfere with the safe and efficient flow of pedestrians; (b) is continuous across the frontage/s of a site; (c) where not cantilevered, includes posts that are located 450mm from the face of the kerb; (d) has 0.5 metre clearance to any tree trunk and main branches; (e) aligns to provide continuity with shelter on adjoining sites, including existing awnings where the footpath has been widened; (f) is a minimum 3.2 metres and generally not more than 4.2 metres above pavement height; (g) extends from the face of the building or the property line; (h) does not extend past a vertical plane 1.5 metres inside the kerbline to enable street trees to be planted and grow, or 0.6 metres inside the kerbline where trees are established. **AO8.3**

	Awnings are lit with a lighting system provided according to Australian Standard *AS4282—Control of the obtrusive effects of outdoor lighting*, while being a minimum of 20 lux at footpath level.
Mixed Use Development	
PO9 Mixed use development promotes active frontages and provides high standards of amenity, privacy and security for residents and visitors.	**Where part of a Mixed Use Development** **AO9.1** Dwellings are located in a storey above any storey at ground level. **AO9.2** Separate entry points are provided and clearly defined to commercial and residential uses occupying the same site. **AO9.3** Entry to residential uses is via a secure entry point accessed from the primary road frontage. **AO9.4** Safe and secure parking areas are provided for dwellings that are clearly marked, easily accessible and separate from non- residential building users. **AO9.5** Undesirable visual, noise and odour impacts to streets, public, communal and private open space areas and residential dwelling units are minimised by: (a) providing vehicle loading/unloading and refuse storage/collection facilities within enclosed service yards or courtyards; (b) limiting service vehicle loading and unloading to between the hours of: (i) 7.00am and 6.00pm Monday to Friday; (ii) 8.00am and 5.00pm Saturdays; and (c) building services, plant and equipment utilise noise attenuation measures
PO10 Service facilities are provided to meet the needs of residents and are sited and designed in an unobtrusive and convenient manner.	**AO10** Each dwelling is provided with an open air clothes drying facility that is a minimum of $8m^2$ and located in an external, ventilated and convenient location that is screened from public view. Note—clothes drying areas are to be provided in addition to private open space or communal open space areas.
Landscaping	
PO11 Landscaping protects and enhances the character and amenity of the Major centre zone and adjoining areas.	**AO11.1** A minimum of one (1) shade tree is provided for every six car parking spaces. **AO11.2** A densely planted landscape buffer with a minimum width of one (1) metre is provided to all vehicle movement and car parking areas adjacent to buildings and site boundaries. **AO11.3**

	Any landscaping or street trees on the primary road frontage that are removed or damaged are to be replaced with a mature aged tree. **Where adjoining land in a Residential zone category** **AO11.4** A solid acoustic screen fence with a minimum height of 1.8 metres is provided on the boundary. Note—not applicable where a built to boundary wall is provided in accordance with AO4.4. **Where on:** • **Nicholson Street between Drayton Street and Curtis Street, Dalby; or** • **Drayton Street between Myall Street and Winton Street West, Dalby; or** • **Warrego Highway between Wambo Street and Carmichael Street, Chinchilla; or** • **Chinchilla Street, between Colamba Street and Heeney Street, Chinchilla.** **AO11.5** A landscaping strip with a minimum width of one (1) metre is provided to all road frontages. Note- pedestrian and vehicular access areas are excluded except to the extent that AO11.2 applies.
Amenity Protection	
PO12 Development must not detract from the amenity of the local area, having regard to: (a) noise; (b) traffic; (c) advertising devices; (d) visual amenity; (e) privacy; (f) odour; or (g) emissions.	**AO12** No acceptable outcome.
PO13 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) odour; or (h) emissions.	**AO13** No acceptable outcome.
PO14 Lighting enhances the safety of the Major centre zone whilst protecting sensitive receiving environments from undue glare or light overspill.	**AO14.1** Lighting is provided to the building frontage, pedestrian access areas, vehicle movement and car parking areas. Note—compliance can be demonstrated through application of the Crime Prevention through Environmental Design (CPTED) principles. **AO14.2** Lighting does not exceed 8.0 lux at 1.5 metres beyond the boundary of the site.

Where adjoining land in a Residential zone category **PO15** Development must not detract from the amenity of the local area having regard to: (a) operating hours; and (b) the loading and unloading of goods.	**Where adjoining land in a Residential zone category** **AO15.1** The operating hours of business activities and centres activities are restricted to between 7.00am and 9.00pm. **AO15.2** Loading and unloading of goods is restricted to between the following hours: (a) 7.00am and 6.00pm Monday to Friday; (b) 8.00am and 5.00pm Saturdays. **AO15.3** No unloading or loading occurs on Sundays and public holidays.
Water Quality Management	
PO16 Development protects environmental values and facilitates the achievement of water quality objectives for Queensland waters.	**AO16** No acceptable outcome.
PO17 Development achieves the stormwater management design objectives specified in **Table 6.2.1.2 – Construction Phase - Stormwater Management Design Objectives**	**AO17** Development achieves objectives as specified in **Table 6.2.1.2 – Construction Phase - Stormwater Management Design Objectives**
PO18 Land for urban purposes is located in areas which avoid or minimise the disturbance to natural drainage, areas subject to erosion risk and groundwater.	**AO18** No acceptable outcome.
PO19 Land for urban purpose is located, designed, constructed and managed to avoid impacts arising from altered stormwater quality or flow.	**AO19** No acceptable outcome.

Table 6.2.1.2—Construction Phase - Stormwater Management Design Objectives

Issue		**Design Objectives**
Drainage control	Temporary drainage works	1. Design life and design storm for temporary drainage works: • Disturbed area open for <12 months - 1 in 2-year ARI event. • Disturbed area open for 12-24 months - 1 in 5-year ARI event. • Disturbed are open for >24 months - 1 in 10-year ARI event. 2. Design capacity excludes minimum 150mm freeboard. 3. Temporary culvert crossing - minimum 1 in 1-year SRI hydraulic capacity.
Erosion control	Erosion control measures	1. Minimise exposure of disturbed soils at any time. 2. Divert water run-off from undisturbed areas around disturbed areas. 3. Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable methods. 4. Implement erosion control methods corresponding to identified erosion risk rating.

Issue		Design Objectives
Sediment control	Sediment control measures Design storm for sediment control basins Sediment basin dewatering	1. Determine appropriate sediment control measures using: • potential soil loss rate, or • monthly erosivity, or • average monthly rainfall 2. Collect and drain stormwater from disturbed soils to sediment basin for design storm event: • design storm for sediment basin sizing is 80th% five-day event or similar 3. Site discharge during sediment basin dewatering: • TSS < 50 mg/L TSS, and • Turbidity not >10% receiving waters turbidity, and • pH 6.5–8.5
Water quality	Litter and other waste, hydrocarbons and other contaminants	1. Avoid wind-blown litter; remove gross pollutants. 2. Ensure there is no visible oil or grease sheen on released waters. 3. Dispose of waste containing contaminants at authorised facilities.
Waterway stability and flood flow management	Changes to the natural waterway hydraulics and hydrology	1. For peak flow for the 1-year and 100-year ARI event, use constructed sediment basins to attenuate the discharge rate of stormwater from the site.

6.2.2 District Centre Zone Code

6.2.2.1 Application

This code applies to development where the code is identified as applicable in the table of assessment for the District centre zone and development is within the District centre zone as identified on the zoning maps contained within Schedule 2.

When using this code, reference should be made to 5.3.2 and where applicable, 5.3.3 located in Part 5.

6.2.2.2 Purpose

The purpose of the District centre zone is to provide for a large variety of uses and activities to service a district of the local government area, including, for example, administrative, business, community, cultural, entertainment, professional, residential or retail uses or activities.

The overall outcomes sought for the District centre zone code are as follows:

(1) To provide for a centre that is readily accessible, integrated and well-designed, forms vibrant focal points for the community as well as a range of services and facilities that are appropriate to their respective function and catchments. This promotes the efficient provision of services and contributes to the quality of life, character and identity of the community.

(2) A mix of retail, commercial, administrative, community, cultural and entertainment activities are provided that support surrounding residential areas.

(3) Residential development, short-term accommodation and tourist accommodation is provided at an appropriate scale and integrates with and enhances the character and amenity of the locality.

(4) Where appropriate, service industry uses may be located in the District centre zone.

(5) Mixed use development is supported within the District centre zone and contributes to developing a sense of place by encouraging active frontages and quality urban design outcomes that enhances the character and amenity of the locality.

(6) Uses such as showroom, garden centre, hardware and trade supplies, outdoor sales, agricultural supplies, warehouse and bulk landscaping supplies are only supported where located in the following areas:
   (a) where on the southern side of the Warrego Highway/Murilla Street, Miles; or
   (b) where on the Leichhardt Highway, Miles.

(7) Uses such as bar, hotel and nightclub entertainment facility are only supported where located in the following areas:
   (a) where on the northern side of the Warrego Highway/Murilla Street, between Dawson Street and Dogwood Street, Miles.

(8) Development within the District centre zone does not compromise the viability, role and or functioning of higher order centres as outlined in the Western Downs Activity Centre Network.

Editor's note—this provision is only applicable to accepted development - Impact assessment.

(9) Development achieves and maintains accessible, well-serviced and well-designed communities by ensuring development provides for quality urban design outcomes that are complementary to and consistent with the character and amenity and the locality. Development is designed to create legible public spaces that reinforce local identity and create a sense of place that is reflective of the centre.

(10) A minimum residential density of 28 dwellings per hectare is achieved and development has a predominant low to medium rise built form of up to four (4) storeys in height.

(11) Non-centre activities may be appropriate where the development demonstrates that the use is compatible and consistent with the character and amenity of the District centre zone and supports and reinforces the role of the District centre zone (consideration will also be required to be given to (19)).

(12) Any proposed reconfiguring of lots must facilitate allotments to ensure that battle-axe allotments are not created and that the location of any proposed future development will allow for the front entrance of the building to address the street. Any proposed reconfiguration should take into account the direction of prevailing winds to ensure climate-responsive building design.

(13) Development provides for an efficient pattern of development that creates walkable, permeable and legible communities that are integrated with active transport networks (such as the existing road network, cycleway and pedestrian footpath networks) and are well connected to activity centres, employment nodes, open space and recreation areas and community facilities. Development provides for a high level of amenity that is complementary to the built form typology and landscape character of the District centre zone.

(14) Development is undertaken in an orderly and sequential manner to facilitate connection to the existing infrastructure network whilst being compatible with planned network upgrades and expansions.

(15) Ecologically significant features including waterways, wetlands and significant vegetation are retained and buffered from the impacts of development or where appropriate, vegetation is integrated within the development to ensure the long term protection of these features.

(16) Development is located and designed to achieve ecological sustainability by ensuring that the proposed development incorporates the objectives and principles of energy efficiency, water conservation, water quality management and the principles Crime Prevention through Environment Design (CPTED).

(17) Places, buildings or items of heritage character or heritage significance are protected and enhanced by development to preserve the historic character, amenity and identity of the locality

(18) Development responds to land constraints such as topography, bushfire and does not impact on the flood capacity or impede the flood conveyance function of land. Development is not located where it will increase the number of people or structures at risk of natural hazards.

(19) Where development is **not** consistent with the purpose and intent of the District centre zone, overriding community need will need to be demonstrated as well as valid planning justification provided as to why the proposed use cannot be reasonably established in a more appropriate zone.

Temporary uses are supported in the zone. Refer to **Table 1.7.1 – Temporary use limitations** under section **1.7 Local government administrative matters**.

Consistent development within the District centre zone includes the following:

• Adult store • Agricultural supplies store • Bar • Bulk landscape supplies • Caretaker's accommodation • Car wash • Childcare centre • Club • Community care centre • Community residence • Community use • Dwelling house • Dwelling unit • Emergency services	• Food and drink outlet • Function facility • Garden centre • Hardware and trade supplies • Health care service • Home-based business • Hotel • Indoor sport and recreation • Multiple dwelling • Nightclub entertainment facility • Office • Outdoor sales • Outdoor sport and recreation	• Park • Parking station • Place of worship • Residential care facility • Resort complex • Retirement facility • Service industry • Shop • Shopping centre • Short-term accommodation • Showroom • Telecommunications facility • Theatre • Veterinary service • Warehouse

Inconsistent development within the District centre zone includes the following:

• Air service • Animal husbandry • Animal keeping • Aquaculture • Brothel • Cemetery • Crematorium • Cropping • Detention facility • Dual occupancy • Educational establishment • Environment facility • Extractive industry • Funeral parlour • High impact industry • Hospital • Intensive animal industry	• Intensive horticulture • Landing • Low impact industry • Major electrical infrastructure • Major sport, recreation and entertainment facility • Marine industry • Market • Medium impact industry • Motor sport facility • Nature-based tourism • Outstation • Permanent plantation • Port services • Relocatable home park • Renewable energy facility	• Research and technology industry • Roadside stall • Rooming accommodation • Rural industry • Rural workers' accommodation • Sales office • Service station • Special industry • Substation • Tourist attraction • Tourist park • Transport depot • Utility installation • Wholesale nursery • Winery • Workforce accommodation

Development listed as an inconsistent use can be considered on its merits where it reflects the purpose and intent of the planning scheme.

6.2.2.3 Assessment benchmarks

Part A—Criteria for accepted and assessable development

Table 6.2.2.1—District centre zone code

Performance Outcomes	Acceptable Outcomes
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)	
Building Height	
PO1 A low to medium-rise built form is maintained having regarding to: (a) overshadowing; (b) privacy and overlooking; (c) building character and appearance; and (d) the height of buildings on adjoining premises.	**AO1** Development has a maximum building height of 13 metres above natural ground level and no more than four (4) storeys.
Gross Floor Area	
PO2 The scale and bulk of the built form is complementary to existing development in the locality.	**AO2** Development has a maximum gross floor area of 100% of the total site area.
Accommodation Density	
PO3 The density of residential accommodation activities: (a) contributes to housing choice and affordability; (b) takes advantage of proximity to centre activities; and (c) is sympathetic to the prevailing character of the locality.	**AO3.1** Residential density is a minimum of one dwelling per 350m^2 of the total site area. **AO3.2** Accommodation density is a minimum of one dwelling per 250m^2 of the total site area. **AO3.3** Where development is for a dwelling house and includes building work or minor building work the maximum additional gross floor area is to be no more than 50m^2.
Setbacks	
PO4 Building setbacks are appropriate having regard to: (a) overshadowing; (b) crime prevention; (c) privacy and overlooking; (d) local building character and appearance; and (e) the setbacks of adjoining premises.	**AO4.1** Buildings equal to or less than two storeys in height have a minimum setback of 3 metres to the primary road frontage. **AO4.2** Buildings equal to or less than two storeys in height have a zero setback to Murilla Street. **AO4.3** Where new development is located adjacent to an existing building, the primary road frontage setback is equal to or greater than the setback of the building on the adjoining site. **AO4.4** Buildings equal to or less than two storeys in height may be built to the side boundary. **AO4.5** Buildings and structures have a minimum rear boundary clearance of 3 metres. **AO4.6**

Performance Outcomes	Acceptable Outcomes
	All storeys of a building above two storeys have a minimum setback of: (a) 6 metres to the primary road frontage; (b) 3 metres to side and rear boundaries (for buildings up to 7.5 metres in height); (c) 4 metres plus 0.5 metres for every 3 metres (or part thereof) for buildings greater than 7.5 metres in height. **Where adjoining a dwelling** **AO4.7** Buildings and structures have a minimum side boundary clearance of 2 metres.
Site Cover	
PO5 The site cover must ensure efficient use of the site in a manner that complements the existing character, amenity and streetscape of the District centre zone.	**AO5** Site cover is a maximum of 90% of the total site area.
For assessable development (code, code (fast tracked) and impact)	
Building Appearance	
PO6 Development is complementary to and integrates with the existing character and visual amenity of the District centre zone.	**AO6.1** Building elements are consistent with development in the District centre zone having regard to: (a) roof form and pitch; (b) eaves and awnings; (c) façade articulation, including balconies; and (d) building materials, colours and textures. **AO6.2** Building services, equipment, and operational areas are screened so as not to be visible from the road and other public areas and adjoining residences.
Active Frontages	
PO7 Buildings present an activated, pedestrian friendly and human scale facade. Where ground levels abut pedestrian places, there is a strong visual and physical connection between internal and external spaces.	**AO7.1** The length of wall does not exceed 15 metres in one plane without being offset by a minimum of 1.0 metre of building articulation which could be achieved by either decks, balconies, verandahs and/or other projections. **AO7.2** Large expanses of un-articulated walls abutting the public domain contain display windows, showcases or other architectural features to add visual interest. **AO7.3** All buildings have an entry visible from the primary road frontage and the building has a window or balcony that faces the primary road frontage and secondary road frontage (where applicable).
Awnings	
PO8 Awnings are provided on all street frontages and must be designed:	**AO8.1** Development provides awnings for pedestrian shelter on the following roads: (a) Murilla Street/Warrego Highway; and

Performance Outcomes	Acceptable Outcomes
(a) to a height and finish consistent with surrounding development; (b) to provide continuous pedestrian shelter; and (c) with regard to existing street trees.	(b) Leichhardt Highway. **AO8.2** Pedestrian shelter: (a) does not interfere with the safe and efficient flow of pedestrians; (b) is continuous across the frontage/s of a site; (c) where not cantilevered, includes posts that are located 450mm from the face of the kerb; (d) has 0.5 metre clearance to any tree trunk and main branches; (e) aligns to provide continuity with shelter on adjoining sites, including existing awnings where the footpath has been widened; (f) is a minimum 3.2 metres and generally not more than 4.2 metres above pavement height; (g) extends from the face of the building or the property line; (h) does not extend past a vertical plane 1.5 metres inside the kerbline to enable street trees to be planted and grow, or 0.6 metres inside the kerbline where trees are established. **AO8.3** Awnings are lit with a lighting system provided according to Australian Standard *AS4282—Control of the obtrusive effects of outdoor lighting*, while being a minimum of 20 lux at footpath level.
Mixed Use Residential Development	
PO9 Mixed use development promotes active street frontages and provides high standards of amenity, privacy and security for residents and visitors.	**Where part of a Mixed Use Development** **AO9.1** Dwellings are located in a storey above any storey at ground level. **AO9.2** Separate entry points are provided and clearly defined to commercial and residential uses occupying the same site. **AO9.3** Entry to residential uses is via a secure entry point accessed from the primary road frontage. **AO9.4** Safe and secure parking areas are provided for dwellings that are clearly marked, easily accessible and separate from non-residential building users. **AO9.5** Undesirable visual, noise and odour impacts to streets, public, communal and private open space areas and residential dwelling units are minimised by: (a) providing vehicle loading/unloading and refuse storage/collection facilities within enclosed service yards or courtyards;

Performance Outcomes	Acceptable Outcomes
	(b) limiting service vehicle loading/unloading to between the hours of: (i) 7.00am and 6.00pm Monday to Friday; (ii) 8.00am and 5.00pm Saturdays; and (c) building services, plant and equipment utilise noise attenuation measures.
PO10 Service facilities are provided to meet the needs of residents and are sited and designed in an unobtrusive and convenient manner.	**AO10** Each dwelling is provided with an open air clothes drying facility that is a minimum of $8m^2$ and located in an external, ventilated and convenient location that is screened from public view. Note—clothes drying areas are to be provided in addition to private open space or communal open space areas.
Landscaping	
PO11 Landscaping protects and enhances the character and amenity of the zone and adjoining areas.	**AO11.1** A minimum of one (1) shade tree is provided for every six car parking spaces. **AO11.2** A densely planted landscape buffer with a minimum width of one (1) metre minimum is provided to all vehicle movement and car parking areas adjacent to buildings and site boundaries. **Where adjoining land in a Residential zone category** **AO11.3** A solid fence having a minimum height of 1.8 metres is provided on the boundary. Note—not applicable where a built to boundary wall is provided in accordance with AO4.4. **Where:** • **On the southern side of the Warrego Highway/Murilla Street, Miles; or** • **On the Leichhardt Highway, Miles** **AO11.4** A landscaping strip with a minimum width of two (2) metres is provided to all road frontages. Note—pedestrian and vehicular access areas are excluded except to the extent that AO11.2 applies.
Amenity Protection	
PO12 Development must not detract from the amenity of the local area, having regard to: (a) noise; (b) traffic; (c) advertising devices; (d) visual amenity; (e) privacy; (f) odour; or (g) emissions.	**AO12** No acceptable outcome.
PO13 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to: (a) noise; (b) hours of operation;	**AO13** No acceptable outcome.

Performance Outcomes	Acceptable Outcomes
(c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) odour; or (h) emissions.	
PO14 Lighting enhances the safety of the District Centre whilst protecting sensitive receiving environments from undue glare or light overspill.	**AO14.1** Lighting is provided to the building frontage, pedestrian access areas, vehicle movement and car parking areas. Note—compliance can be demonstrated through application of the Crime Prevention through Environmental Design (CPTED) principles. **AO14.2** Lighting does not exceed 8.0 lux at 1.5 metres beyond the boundary of the site.
Where adjoining land in a Residential zone category **PO15** Development must not detract from the amenity of the local area having regard to: (a) operating hours; and (b) the loading and unloading of goods.	**Where adjoining land in a Residential zone category** **AO15.1** Operating hours are restricted to between 7.00am and 9.00pm. **AO15.2** Loading and unloading of goods is restricted to between the following hours: (a) 7.00am and 6.00pm Monday to Friday; (b) 8.00am and 5.00pm Saturdays. **AO15.3** No unloading or loading occurs on Sundays and public holidays.
Water Quality Management	
PO16 Development protects environmental values and facilitates the achievement of water quality objectives for Queensland waters.	**AO16** No acceptable outcome.
PO17 Development achieves the stormwater management design objectives specified in **Table 6.2.2.2 – Construction Phase - Stormwater Management Design Objectives**	**AO17** Development achieves objectives as specified in **Table 6.2.2.2 – Construction Phase - Stormwater Management Design Objectives**
PO18 Land for urban purposes is located in areas which avoid or minimise the disturbance to natural drainage, areas subject to erosion risk and groundwater.	**AO18** No acceptable outcome.
PO19 Land for urban purpose is located, designed, constructed and managed to avoid impacts arising from altered stormwater quality or flow.	**AO19** No acceptable outcome.

Table 6.2.2.2—Construction Phase - Stormwater Management Design Objectives

Issue		Design Objectives
Drainage control	Temporary drainage works	1. Design life and design storm for temporary drainage works: • Disturbed area open for <12 months - 1 in 2-year ARI event. • Disturbed area open for 12-24 months - 1 in 5-year ARI event. • Disturbed are open for >24 months - 1 in 10-year ARI event. 2. Design capacity excludes minimum 150mm freeboard. 3. Temporary culvert crossing - minimum 1 in 1-year SRI hydraulic capacity.
Erosion control	Erosion control measures	1. Minimise exposure of disturbed soils at any time. 2. Divert water run-off from undisturbed areas around disturbed areas. 3. Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable methods. 4. Implement erosion control methods corresponding to identified erosion risk rating.
Sediment control	Sediment control measures Design storm for sediment control basins Sediment basin dewatering	1. Determine appropriate sediment control measures using: • potential soil loss rate, or • monthly erosivity, or • average monthly rainfall 2. Collect and drain stormwater from disturbed soils to sediment basin for design storm event: • design storm for sediment basin sizing is 80th% five-day event or similar 3. Site discharge during sediment basin dewatering: • TSS < 50 mg/L TSS, and • Turbidity not >10% receiving waters turbidity, and • pH 6.5–8.5
Water quality	Litter and other waste, hydrocarbons and other contaminants	1. Avoid wind-blown litter; remove gross pollutants. 2. Ensure there is no visible oil or grease sheen on released waters. 3. Dispose of waste containing contaminants at authorised facilities.
Waterway stability and flood flow management	Changes to the natural waterway hydraulics and hydrology	1. For peak flow for the 1-year and 100- year ARI event, use constructed sediment basins to attenuate the discharge rate of stormwater from the site.

6.2.3 Local centre zone

6.2.3.1 Application

This code applies to development where the code is identified as being applicable in the table of assessment for the Local centre zone and development is within the Local centre zone as identified on the zoning maps contained within Schedule 2.

When using this code, reference should be made to 5.3.2 and where applicable, 5.3.3 located in Part 5.

6.2.3.2 Purpose

The purpose of the Local centre zone is to provide for:
(a) a limited variety of commercial, community and retail activities to service local residents; and
(b) other uses and activities that integrate with, and enhance, the local centre, including, for example, entertainment, shopping or residential uses.

The overall outcomes sought for the Local centre zone code are as follows:

(1) To provide for a centre that is readily accessible, integrated and well-designed, forms vibrant focal points for the community as well as a range of services and facilities that are appropriate to their respective function and catchments. This promotes the efficient provision of services and contributes to the quality of life, character and identity of the community.

(2) A range of convenience retail, commercial, community and residential uses is provided that supports the local community.

(3) Non-related business and centre activities are considered appropriate within the Local centre zone, where the use is compatible with the scale, nature, character, intensity, and amenity of the zone and where impacts can be appropriately mitigated or managed and where the character and amenity of the zone is not compromised.

(4) Accommodation activities within the Local centre zone are limited to caretaker's accommodation and dwelling units where they are ancillary to and support the predominant business function of the zone.

(5) Short-term accommodation within the Local centre zone is supported where it is provided at an appropriate scale that integrates with and enhances the character and amenity of the locality.

(6) Industry uses are limited to those small scale service industries that serve the day to day needs of businesses and employees in the Local centre zone and have a similar built form to shops and offices within the centre. Any industry uses that are considered to negatively impact upon or detract from the character and amenity or the functioning of the local Centre, will be considered to be inconsistent with the purpose and overall outcomes of the code.

(7) Development achieves and maintains accessible, well-serviced and well-designed communities by ensuring development provides for quality urban design outcomes that are complementary to and consistent with the character and amenity and the locality. Development is designed to create legible public spaces that reinforce local identity and create a sense of place that is reflective of the centre.

(8) Development within the Local centre zone does not compromise the viability, role and or functioning of higher order centres as outlined in the Western Downs Activity Centre Network.

Editor's note—this provision is only applicable to Accepted development - Impact assessment.

(9) A minimum residential density of 20 dwellings per hectare is achieved and development has a low rise built form of up to two (2) storeys in height.

(10) Any proposed reconfiguring of lots must facilitate allotments to ensure that battle-axe allotments are not created and that the location of any proposed future development will allow for the front entrance of the building to address the street. Any proposed reconfiguration should take into account the direction of prevailing winds to ensure climate-responsive building design.

(11) Development provides for an efficient pattern of development that creates walkable, permeable and legible communities that are integrated with active transport networks (such as the existing road network, cycleway and pedestrian footpath networks) and are well connected to activity centres, employment nodes, open space and recreation areas and community facilities. Development provides for a high level of amenity that is complementary to the built form typology and landscape character of the Local centre zone.

(12) Development is undertaken in an orderly and sequential manner to facilitate connection to the existing infrastructure network whilst being compatible with planned network upgrades and expansions.

(13) Ecologically significant features including waterways, wetlands and significant vegetation are retained and buffered from the impacts of development or where appropriate, vegetation is integrated within the development to ensure the long term protection of these features.

(14) Development is located and designed to achieve ecological sustainability by ensuring that the proposed development incorporates the objectives and principles of energy efficiency, water conservation, water quality management and the principles Crime Prevention through Environment Design (CPTED).

(15) Places, buildings or items of heritage character or heritage significance are protected and enhanced by development to preserve the historic character, amenity and identity of the locality.

(16) Development responds to land constraints such as topography, bushfire and does not impact on the flood capacity or impede the flood conveyance function of land. Development is not located where it will increase the number of people or structures at risk of natural hazards.

(17) Where development is **not** consistent with the purpose and intent of the Local centre zone, overriding community need will need to be demonstrated as well as valid planning justification provided as to why the proposed use cannot be reasonably established in a more appropriate zone.

Temporary uses are supported in the zone. Refer to **Table 1.7.1 – Temporary use limitations** under section **1.7 Local government administrative matters**.

Consistent development within the Local centre zone includes the following:

• Adult store • Agricultural supplies store • Bar • Caretaker's accommodation • Car wash • Childcare centre • Club • Community care centre • Community residence • Community use • Dual occupancy • Dwelling house • Dwelling unit • Educational Establishment • Emergency services • Food and drink outlet • Function facility	• Funeral parlour • Garden centre • Hardware and trade supplies • Health care service • Home-based business • Hotel • Indoor sport and recreation • Low impact industry • Multiple dwelling • Nightclub entertainment facility • Office • Outdoor sales • Outdoor sport and recreation • Park	• Parking station • Place of worship • Residential care facility • Resort complex • Retirement facility • Rooming accommodation • Service industry • Service station • Shop • Shopping centre • Short-term accommodation • Showroom • Telecommunications facility • Theatre • Veterinary service • Warehouse

Inconsistent development within the Local centre zone includes the following:

• Air service • Animal husbandry • Animal keeping • Aquaculture • Brothel • Bulk landscape supplies • Cemetery • Crematorium • Cropping • Detention facility • Environment facility • Extractive industry • High impact industry • Hospital • Intensive animal industry • Landing	• Major electricity infrastructure • Major sport, recreation and entertainment facility • Marine industry • Market • Intensive horticulture • Marine Industry • Medium impact industry • Motor sport facility • Nature-based tourism • Outstation • Permanent plantation • Place of worship • Port services • Relocatable home park	• Renewable energy facility • Research and technology industry • Roadside stall • Rural industry • Rural workers' accommodation • Sales office • Special industry • Substation • Tourist attraction • Tourist park • Transport depot • Utility installation • Wholesale nursery • Winery • Workforce accommodation

Development listed as an inconsistent use can be considered on its merits where it reflects the purpose and intent of the planning scheme.

6.2.3.3 Assessment benchmarks

Part A—Criteria for accepted and assessable development

Table 6.2.3.1—Local centre zone code

Performance Outcomes	Acceptable Outcomes
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)	
Building Height	
PO1 A low rise built form is maintained having regard to: (a) overshadowing; (b) privacy and overlooking; (c) local building character and appearance; and (d) the height of buildings on adjoining premises.	**AO1** Development has a maximum building height of 8.5 metres above natural ground level and no more than two (2) storeys.
Gross Floor Area	
PO2 The scale and bulk of the built form is complementary to existing development in the locality.	**AO2** Development has a maximum gross floor area of 75% of the site area.
Accommodation Density	
PO3 The density of residential accommodation activities: (a) contributes to housing choice and affordability; (b) takes advantage of proximity to centre activities; and (c) is sympathetic to the prevailing character of the locality.	**AO3.1** Residential density is a minimum of one dwelling per 500m² of the total site area. **AO3.2** Accommodation density is greater than one dwelling per 250m² of the total site area. **AO3.3** Where development is for a dwelling house and includes building work or minor building work the maximum additional gross floor area is to be no more than 50m^2. **AO3.4** Where development is for a dwelling unit, it must be within an existing building.
Setbacks	
PO4 Building setbacks are appropriate having regard to: (a) overshadowing; (b) crime prevention; (c) privacy and overlooking; (d) local building character and appearance; and (e) the setbacks of adjoining premises.	**AO4.1** Buildings and structures have a minimum setback of 3 metres to the primary road frontage. **AO4.2** Buildings have a zero setback to the primary road frontage of the following streets: (a) Day Street, Tara; (b) Fry Street, Tara; (c) High Street, Jandowae; (d) George Street, Jandowae; (e) Royd Street, Wandoan (between East Street and West Street); and (f) Lawton Street, Wandoan (between Royd Street and Moore Street). **AO4.3** Where new development is located adjacent to an existing building, the primary road frontage setback is equal to or greater than the setback of the building on the adjoining site.

Performance Outcomes	Acceptable Outcomes
	AO4.4 Buildings may be built to the side boundary. **AO4.5** Buildings and structures have a minimum rear boundary clearance of 3 metres. **Where adjoining land in a Residential Zone category** **AO4.6** Buildings and structures have a minimum side and rear boundary clearance of 3 metres.
Site Cover	
PO5 The site cover must ensure efficient use of the site in a manner that complements the traditional character and streetscape of the Local centre zone.	**AO5** Site cover is a maximum of: (a) for a single storey building - 75% of the total site area; or (b) for a 2 storey building - 50% of the total site area.
For assessable development (code, code (fast tracked) and impact)	
Building Appearance	
PO6 Development is complementary to and integrates with the existing character and visual amenity of the Zone.	**AO6.1** Building elements are consistent with development in the Local centre having regard to: (a) roof form and pitch; (b) eaves and awnings; (c) façade articulation, including balconies; (d) building materials, colours and textures; and (e) clothes drying facilities being screened from public view. **AO6.2** Building services, equipment, and operational areas are screened so as not to be visible from the road and other public areas and adjoining residences.
Landscaping	
PO7 Landscaping: (a) protects and enhances the character and amenity of the centre; and (b) is designed and maintained to provide informal surveillance and clear sight lines on access ways and to other public spaces.	**AO7.1** A minimum of one (1) shade tree is provided for every six car parking spaces. **AO7.2** A densely planted landscape buffer with a minimum width of one (1) metre minimum is provided to all vehicle movement and car parking areas adjacent to buildings and site boundaries. **Where adjoining land in a Residential zone category** **AO7.3** A solid fence having a minimum height of 1.8 metres is provided on the shared boundary.
Amenity Protection	
PO8 Development must not detract from the amenity of the local area, having regard to: (a) noise; (b) traffic; (c) advertising devices;	**AO8** No acceptable outcome.

Performance Outcomes	Acceptable Outcomes
(d) visual amenity; (e) privacy; (f) odour; or (g) emissions.	
PO9 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) odour; or (h) emissions.	**AO9** No acceptable outcome.
PO10 Lighting enhances the safety of the Local Centre whilst protecting sensitive receiving environments from undue glare or light overspill.	**AO10.1** Lighting is provided to the building frontage, pedestrian access areas, vehicle movement and car parking areas. Note—compliance can be demonstrated through application of the Crime Prevention through Environmental Design (CPTED) principles. **AO10.2** Lighting does not exceed 8.0 lux at 1.5 metres beyond the boundary of the site.
PO11 **Where adjoining land in a Residential zone category** Development must not detract from the amenity of the local area having regard to: (a) operating hours; and (b) the loading and unloading of goods.	**AO11.1** **Where adjoining land in a Residential zone category** Operating hours are restricted to between 7.00am and 9.00pm. **AO11.2** Loading and unloading of goods is restricted to between the following hours: (a) 7.00am and 6.00pm Monday to Friday; (b) 8.00am and 5.00pm Saturdays. **AO11.3** No unloading or loading occurs on Sundays and public holidays.
Water Quality Management	
PO12 Development protects environmental values and facilitates the achievement of water quality objectives for Queensland waters.	**AO12** No acceptable outcome.
PO13 Development achieves the stormwater management design objectives specified in **Table 6.2.3.2 – Construction Phase - Stormwater Management Design Objectives**.	**AO13** Development achieves objectives as specified in **Table 6.2.3.2 – Construction Phase - Stormwater Management Design Objectives**.
PO14 Land for urban purposes is located in areas which avoid or minimise the disturbance to natural drainage, areas subject to erosion risk and groundwater.	**AO14** No acceptable outcome.
PO15	**AO15** No acceptable outcome.

Performance Outcomes	Acceptable Outcomes
Land for urban purpose is located, designed, constructed and managed to avoid impacts arising from altered stormwater quality or flow.	

Table 6.2.3.2—Construction Phase – Stormwater Management Design Objectives

Issue		Design Objectives
Drainage control	Temporary drainage works	1. Design life and design storm for temporary drainage works: • Disturbed area open for <12 months - 1 in 2-year ARI event. • Disturbed area open for 12-24 months - 1 in 5-year ARI event. • Disturbed are open for >24 months - 1 in 10-year ARI event. 2. Design capacity excludes minimum 150mm freeboard. 3. Temporary culvert crossing - minimum 1 in 1-year SRI hydraulic capacity.
Erosion control	Erosion control measures	1. Minimise exposure of disturbed soils at any time. 2. Divert water run-off from undisturbed areas around disturbed areas. 3. Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable methods. 4. Implement erosion control methods corresponding to identified erosion risk rating.
Sediment control	Sediment control measures Design storm for sediment control basins Sediment basin dewatering	1. Determine appropriate sediment control measures using: • potential soil loss rate, or • monthly erosivity, or • average monthly rainfall 2. Collect and drain stormwater from disturbed soils to sediment basin for design storm event: • design storm for sediment basin sizing is 80th% five-day event or similar 3. Site discharge during sediment basin dewatering: • TSS < 50 mg/L TSS, and • Turbidity not >10% receiving waters turbidity, and • pH 6.5–8.5
Water quality	Litter and other waste, hydrocarbons and other contaminants	1. Avoid wind-blown litter; remove gross pollutants. 2. Ensure there is no visible oil or grease sheen on released waters. 3. Dispose of waste containing contaminants at authorised facilities.
Waterway stability and flood flow management	Changes to the natural waterway hydraulics and hydrology	1. For peak flow for the 1-year and 100-year ARI event, use constructed sediment basins to attenuate the discharge rate of stormwater from the site.

6.2.4 Township zone code

6.2.4.1 Application

This code applies to development where the code is identified as being applicable in the table of assessment for the Township zone and development is within the Township zone as identified on the zoning maps contained within Schedule 2.

When using this code, reference should be made to 5.3.2 and where applicable, 5.3.3 located in Part 5.

6.2.4.2 Purpose

The purpose of the Township zone code is to provide for:
(a) small to medium urban areas located in a rural area; and
(b) a variety of uses and activities to service local residents, including, for example, business, community, education, industrial, open space, recreation, residential or retail uses or activities; and
(c) tourist attractions and short-term accommodation, if appropriate for the area.

The overall outcomes sought for the Township zone code are as follows:

(1) To provide for a centre that is readily accessible, integrated and well-designed, forms vibrant focal points for the community as well as a range of services and facilities that are appropriate to their respective function and catchments. This promotes the efficient provision of services and contributes to the quality of life, character and identity of the community.

(2) A range of residential, retail, commercial, industrial, tourist, community and cultural uses are provided that:
  (a) are of a scale appropriate to serve the needs of the community;
  (b) are conveniently located and accessible to residents and visitors;
  (c) are co-located with existing non-residential activities to re-inforce a community focus/node;
  (d) do not have adverse impacts on surrounding residential uses;

(3) The dominant use within the Township zone is typically a detached dwelling house, however, residential dwelling types that reflect local needs and densities and are lower than that of higher order zones may be appropriate.

(4) Residential dwelling types are responsive to the existing character and amenity of the locality.

(5) Development within the locality, services the needs of local residents, residents of the surrounding rural catchment and visitors.

(6) The residential amenity of the locality is protected by sensitive design and siting of non-residential uses and buffering between potentially and/or conflicting land uses.

(7) Tourism related development, including tourist attractions, short-term accommodation and food and drink outlets are supported where located in the Bunya Mountain tourist precinct.

(8) Development within the township zone does not compromise the viability, role and or functioning of higher order centres as outlined in the Western Downs Activity Centre Network.

Editor's note—this provision is only applicable to Accepted development - Impact assessment.

(9) A maximum residential density of 20 dwellings per hectare is achieved and development has a low rise built form of up to two (2) storeys in height.

(10) Any proposed reconfiguring of lots must facilitate allotments to ensure that battle-axe allotments are not created and that the location of any proposed future development will allow for the front entrance of the building to address the street. Any proposed reconfiguration should take into account the direction of prevailing winds to ensure climate-responsive building design.

(11) Development provides for an efficient pattern of development that creates walkable, permeable and legible communities that are integrated with active transport networks (such as the existing road network, cycleway and pedestrian footpath networks) and are well connected to activity centres, employment nodes, open space and recreation areas and community facilities. Development provides for a high level of amenity that is complementary to the built form typology and landscape character of the Township zone.

(12) Development is connected to available urban infrastructure networks or is provided with suitable onsite potable water supply and a sustainable waste water disposal system to ensure the protection and maintenance of environmental health and human wellbeing and safety

(13) Where development is connected to available infrastructure networks, development is undertaken in an orderly and sequential manner to facilitate connection to the existing infrastructure network whilst being compatible with planned network upgrades and expansions.

(14) Ecologically significant features including waterways, wetlands and significant vegetation are retained and buffered from the impacts of development or where appropriate, vegetation is integrated within the development to ensure the long term protection of these features.

(15) Development is located and designed to achieve ecological sustainability by ensuring that the proposed development incorporates the objectives and principles of energy efficiency, water conservation, water quality management and the principles Crime Prevention through Environment Design (CPTED).

(16) Places, buildings or items of heritage character or heritage significance are protected and enhanced by development to preserve the historic character, amenity and identity of the locality

(17) Development responds to land constraints such as topography, bushfire and does not impact on the flood capacity or impede the flood conveyance function of land. Development is not located where it will increase the number of people or structures at risk of natural hazards.

(18) Where development is **not** consistent with the purpose and intent of the Township zone, overriding community need will need to be demonstrated as well as valid planning justification provided as to why the proposed use cannot be reasonably established in a more appropriate zone.

Temporary uses are supported in the zone. Refer to **Table 1.7.1 – Temporary use limitations** under section **1.7 Local government administrative matters**.

Consistent development within the Township zone includes the following:

• Adult store • Agricultural supplies store • Bar • Bulk landscape supplies • Caretaker's accommodation • Car wash • Childcare centre • Club • Community care centre • Community residence • Community use • Dual occupancy • Dwelling house • Dwelling unit • Educational Establishment • Emergency services • Food and drink outlet • Function facility • Funeral palour	• Garden centre • Hardware and trade supplies • Health care service • Home-based business • Hotel • Indoor sport and recreation • Low impact industry • Multiple dwelling • Nature-based tourism • Office • Outdoor sales • Outdoor sport and recreation • Park • Parking station • Place of worship • Residential care facility • Resort complex	• Retirement facility • Rooming accommodation • Sales office • Service industry • Service station • Shop • Shopping centre • Short-term accommodation • Showroom • Substation • Telecommunications facility • Theatre • Tourist attraction • Tourist park • Transport depot • Utility installation • Veterinary service • Warehouse

Inconsistent development within the Township zone includes the following:

• Air service • Animal husbandry • Animal keeping • Aquaculture • Brothel • Cemetery • Crematorium • Cropping • Detention facility • Environment facility • Extractive industry • High impact industry • Hospital • Intensive animal industry	• Intensive horticulture • Landing • Major electricity infrastructure • Major sport, recreation and entertainment facility • Marine industry • Market • Medium impact industry • Motor sport facility • Nightclub entertainment facility • Outstation • Permanent plantation	• Place of worship • Port services • Relocatable home park • Renewable energy facility • Research and technology industry • Roadside stall • Rural industry • Rural workers' accommodation • Special industry • Wholesale nursery • Winery • Workforce accommodation

Development listed as an inconsistent use can be considered on its merits where it reflects the purpose and intent of the planning scheme.

6.2.4.3 Assessment benchmarks

Part A—Criteria for accepted and assessable development

Table 6.2.4.1—Township zone code

Performance Outcomes	Acceptable Outcomes
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)	
Building Height	
PO1 A low-rise built form is maintained having regard to: (a) overshadowing; (b) privacy and overlooking; (c) building character and appearance; (d) the height of buildings on adjoining premises; and (e) slope.	**AO1.1** Residential development has a maximum building height of 8.5 metres above natural ground level and no more than two (2) storeys. OR **AO1.2** Development is for Business activities, Centre activities, Low impact industry or Service industry and has a maximum building height of 10 metres above natural ground level and no more than two (2) storeys. Note—where not located in accordance with AO7.1 the maximum building height is 8.5 metres above ground level and two storeys.
Accommodation Density	
PO2 Accommodation density and Residential density is consistent with the prevailing character and density of the locality.	**AO2.1** Residential density does not exceed one dwelling per lot. **AO2.2** Accommodation density is a maximum of one accommodation unit per 500m² of the site area. **AO2.3** Where development is for a dwelling unit, it must be within an existing building.
Setbacks	
PO3 Building setbacks are appropriate having regard to: (a) overshadowing; (b) privacy and overlooking; (c) building character and appearance; and (d) the primary road frontage setbacks of adjoining premises.	**Where for a Dwelling House** **AO3.1** The Queensland Development Code setbacks apply to all buildings and structures on lots greater or less than 450m^2 as applicable. **Where for all other uses** **AO3.2** Buildings and structures have a minimum setback of 6 metres to the primary road frontage. OR **AO3.3** Where new development is located adjacent to an existing building, the primary road frontage setback is equal to or greater than the setback of the building on the adjoining site. **AO3.4** Buildings and structures have a minimum side boundary clearance of 2.5 metres.

Performance Outcomes	Acceptable Outcomes
	AO3.5 Buildings and structures have a minimum rear boundary clearance of 6 metres.
Site Cover	
PO4 The site cover must allow efficient use of the site and the scale of buildings and structures do not dominate the premises having regard to the appropriate provision of: (a) private open space; and (b) landscaping.	**AO4.1** Site cover is a maximum of 50% of the total site area. **AO4.2** Buildings and structures ancillary to a dwelling are restricted to a cumulative floor area of 90m^2. Note—AO4.2 excludes balconies and verandahs where connected to a dwelling.
Landscaping	
PO5 Where in the Bunya Mountains, Landscaping contributes to the protection and enhancement of local character, Protected Areas and Significant Vegetation.	**AO5** Landscaping does not include plant species identified in Part 6 - Standards for design and construction of landscaping and public parks of **Schedule 2 – Design and construction standards.**
For assessable development (code, code (fast tracked) and impact)	
Building Appearance	
PO6 Development must be complementary to and integrate with the existing character and visual amenity of the township.	**AO6.1** Building elements are consistent with development in the township having regard to: (a) roof form and pitch; (b) eaves and awnings; (c) façade articulation, including verandahs; and (d) building materials, colours and textures. **AO6.2** Building services, equipment, and operational areas are screened so as not to be visible from the road and other public areas.
Business activities, Centre activities, Low impact industry and Service industry	
PO7 Development is located to encourage the consolidation of Business activities, Centres activities, Low impact industry and Service industry uses.	**AO7.1** Business activities, Centre activities, Low impact industry and Service industry development is located fronting: (a) Bunya Highway and Dennis Street (south of Bunya Highway), Bell; (b) Warrego Highway, Brigalow, Dulacca, Macalister, Drillham and Warra; (c) Leichhardt Highway (east-west), Condmaine; (d) Sybil Street, Glenmorgan; (e) Moffat Street and Dalby-Cooyar Road, Kaimkillenbun; (f) High Street, Kogan; (g) Dalby-Jandowae Road, Jimbour; (h) Sara Street (north of Payne Street), Meandarra; and (i) Adventure Way, Moonie. **AO7.2** **Bunya Mountains Tourist Precinct** Tourism related development, including tourist attractions, short-term accommodation and food and drink outlets are supported.
PO8	**AO8**

Performance Outcomes	Acceptable Outcomes
Centres activities, Business activities, Low impact industry and Service industry uses are of a scale that: (a) meet the daily needs of the township; (b) do not negatively impact the character and amenity of the area; (c) is compatible with surrounding development; and (d) do not compromise the viability of the Western Downs activity centre network.	Business activities, Centres activities, Low impact industry and Service industry development are restricted to a maximum gross floor area of 150m^2 per lot.
Where adjoining a Dwelling or Residential Zone category **PO9** Development must not detract from the amenity of the local area having regard to operating hours.	**Where adjoining a Dwelling or Residential Zone category** **AO9.1** Operating hours are restricted to between 7.00am and 6.00pm. **AO9.2** Loading and unloading of goods is restricted to between the following hours: (a) 7.00am and 6.00pm Monday to Friday; (b) 8.00am and 5.00pm Saturdays. **AO9.3** No unloading or loading occurs on Sundays and public holidays.
Amenity Protection	
PO10 Development must not detract from the amenity of the local area, having regard to: (a) noise; (b) traffic; (c) lighting; (d) advertising devices; (e) visual amenity; (f) privacy; (g) odour; or (h) emissions.	**AO10** No acceptable outcome.
PO11 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) lighting; (e) advertising devices; (f) visual amenity; (g) privacy; (h) odour; or (i) emissions.	**AO11** No acceptable outcome.
Water Quality Management	
PO12 Development protects environmental values and facilitates the achievement of water quality objectives for Queensland waters.	**AO12** No acceptable outcome.
PO13 Development achieves the stormwater management design objectives specified in **Table 6.2.4.2 – Construction Phase - Stormwater Management Design Objectives**.	**AO13** Development achieves objectives as specified in **Table 6.2.4.2 – Construction Phase - Stormwater Management Design Objectives**.

Performance Outcomes	Acceptable Outcomes
PO14 Land for urban purposes is located in areas which avoid or minimise the disturbance to natural drainage, areas subject to erosion risk and groundwater.	**AO14** No acceptable outcome.
PO15 Land for urban purpose is located, designed, constructed and managed to avoid impacts arising from altered stormwater quality or flow.	**AO15** No acceptable outcome.

Table 6.2.4.2—Construction Phase - Stormwater Management Design Objectives

Issue		Design Objectives
Drainage control	Temporary drainage works	1. Design life and design storm for temporary drainage works: • Disturbed area open for <12 months - 1 in 2-year ARI event. • Disturbed area open for 12-24 months - 1 in 5-year ARI event. • Disturbed are open for >24 months - 1 in 10-year ARI event. 2. Design capacity excludes minimum 150mm freeboard. 3. Temporary culvert crossing - minimum 1 in 1-year SRI hydraulic capacity.
Erosion control	Erosion control measures	1. Minimise exposure of disturbed soils at any time. 2. Divert water run-off from undisturbed areas around disturbed areas. 3. Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable methods. 4. Implement erosion control methods corresponding to identified erosion risk rating.
Sediment control	Sediment control measures Design storm for sediment control basins Sediment basin dewatering	1. Determine appropriate sediment control measures using: • potential soil loss rate, or • monthly erosivity, or • average monthly rainfall 2. Collect and drain stormwater from disturbed soils to sediment basin for design storm event: • design storm for sediment basin sizing is 80th% five-day event or similar 3. Site discharge during sediment basin dewatering: • TSS < 50 mg/L TSS, and • Turbidity not >10% receiving waters turbidity, and • pH 6.5–8.5
Water quality	Litter and other waste, hydrocarbons and other contaminants	1. Avoid wind-blown litter; remove gross pollutants. 2. Ensure there is no visible oil or grease sheen on released waters. 3. Dispose of waste containing contaminants at authorised facilities.
Waterway stability and flood flow management	Changes to the natural waterway hydraulics and hydrology	1. For peak flow for the 1-year and 100-year ARI event, use constructed sediment basins to attenuate the discharge rate of stormwater from the site.

6.2.5 Low Impact Industry Zone

6.2.5.1 Application

This code applies to development where the code is identified as being applicable in the table of assessment for the Low impact industry zone and development is within the Low impact industry zone as identified on the zoning maps contained within Schedule 2.

When using this code, reference should be made to 5.3.2 and where applicable, 5.3.3 located in Part 5.

6.2.5.2 Purpose

The purpose of the Low impact industry zone code is to provide for:
(a) service industry and low impact industry; and
(b) other uses and activities that:
    (i) support industry activities; and
    (ii) do not compromise the future use of premises for industry activities.

Activities considered appropriate in this zone are defined as low impact industry or service industry in the schedule of definitions.

The overall outcomes sought for the Low impact industry zone code are as follows:

(1) The zone primarily accommodates a range of small scale industrial uses which have low levels of potential impacts on surrounding uses and often provide services to the general public.

(2) Other non-industrial uses occur where they are ancillary to or directly support the industrial functions of the zone. Office and direct sales are only established where ancillary to an industrial activity on the site.

(3) Where appropriate, uses that involve the sale of bulk items, require large outdoor storage and display areas and have the potential for adverse impacts due to odour and/or dust can be facilitated in the Low impact industry zone:
    (a) Agricultural supplies;
    (b) Bulk landscaping supplies;
    (c) Garden centres;
    (d) Hardware and trade supplies;
    (e) Outdoor sales; and
    (f) Wholesale nurseries.

(4) The viability of both existing and future industrial uses are protected from the intrusion of incompatible land uses. Medium impact industry, High impact industry and Special industry uses, due to their likely negative impacts on environmental values, wellbeing and safety are not located within the Low impact industry zone.

(5) Non-industrial activities do not compromise the viability of the Western Downs Activity Centre Network and are located where they do not impact adversely on the role and function of the Low impact industry zone.

(6) Any interface between industrial uses and sensitive land uses is designed and managed to minimise adverse impacts.

(7) Any proposed reconfiguring of lots must facilitate allotments to ensure that battle-axe allotments are not created and that the location of any proposed future development will allow for the front entrance of the building to address the street. Any proposed reconfiguration should take into account the direction of prevailing winds to ensure climate-responsive building design.

(8) Development provides for a high level of amenity and high quality built form that is complementary to and enhances the existing built form typology and landscape character of the Low impact industry zone.

(9) Development is undertaken in an orderly and sequential manner to facilitate connection to the existing infrastructure network whilst being compatible with planned network upgrades and expansions.

(10) Ecologically significant features including waterways, wetlands and significant vegetation are retained and buffered from the impacts of development or where appropriate, vegetation is integrated within the development to ensure the long term protection of these features.

(11) Development is located and designed to achieve ecological sustainability by ensuring that the proposed development incorporates the objectives and principles of energy efficiency, water conservation, water quality management and the principles Crime Prevention through Environment Design (CPTED).

(12) Places, buildings or items of heritage character or heritage significance are protected and enhanced by development to preserve the historic character, amenity and identity of the locality.

(13) Development responds to land constraints such as topography, bushfire and does not impact on the flood capacity or impede the flood conveyance function of land. Development is not located where it will increase the number of people or structures at risk of natural hazards.

(14) Where development is **not** consistent with the purpose and intent of the Low Impact Industry zone, overriding community need will need to be demonstrated as well as valid planning justification provided as to why the proposed use cannot be reasonably established in a more appropriate zone.

Temporary uses are supported in the zone. Refer to **Table 1.7.1 – Temporary use limitations** under section **1.7 Local government administrative matters**.

Consistent development within the Low impact industry zone includes the following:

• Agricultural supplies store • Aquaculture • Battery storage facility • Bulk landscape supplies • Caretaker's accommodation • Car wash • Educational Establishment • Emergency services • Food and drink outlet • Garden centre	• Hardware and trade supplies • Indoor sport and recreation • Low impact industry • Outdoor sales • Major electricity Infrastructure • Park • Research and technology industry • Rural industry	• Funeral parlour • Service industry • Service station • Substation • Telecommunications facility • Transport depot • Utility installation • Veterinary service • Warehouse • Wholesale nursery

Inconsistent development within the Low impact industry zone includes the following:

• Adult store • Air service • Animal husbandry • Animal keeping • Bar • Brothel • Cemetery • Childcare centre • Club • Community care centre • Community residence • Community use • Crematorium • Cropping • Detention facility • Dual occupancy • Dwelling house • Dwelling unit • Environment facility • Extractive industry • Function facility • Health care service • High impact industry	• Home-based business • Hospital • Hotel • Intensive animal industry • Intensive horticulture • Landing • Major sport, recreation and entertainment facility • Marine industry • Market • Medium impact industry • Motor sport facility • Multiple dwelling • Nature-based tourism • Nightclub entertainment facility • Office • Outdoor sport and recreation • Outstation • Parking station • Permanent plantation	• Place of worship • Port services • Relocatable home park • Renewable energy facility • Residential care facility • Resort complex • Retirement facility • Roadside stall • Rooming accommodation • Rural workers' accommodation • Sales office • Shop • Shopping centre • Short-term accommodation • Showroom • Special industry • Theatre • Tourist attraction • Tourist park • Winery • Workforce accommodation

Development listed as an inconsistent use can be considered on its merits where it reflects the purpose and intent of the planning scheme.

6.2.5.3 Assessment benchmarks

Part A—Criteria for accepted and assessable development

Table 6.2.5.1—Low Impact Industry zone code

Performance Outcomes	Acceptable Outcomes
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)	
Building Height	
PO1 The height of buildings and structures does not adversely impact upon the character of the area or the amenity of surrounding development having regard to: (a) overshadowing; (b) privacy and overlooking; (c) views and vistas; (d) building character and appearance; and (e) building mass and scale.	**AO1** Buildings and structures have a maximum building height of 10 metres above natural ground level and no more than two (2) storeys.
Site Cover and Use Area	
PO2 The scale of buildings and structures contributes to the amenity of the Low impact industry zone, provides adequate space for onsite landscaping and car parking and is compatible with existing development in the area.	**AO2** Site cover is a maximum of 75% of the total site area.
PO3 The viability of industrial uses is not to be adversely impacted by the retail sale of goods.	**AO3.1** Any on site retail sales are integral and subservient to the predominant industrial use. **AO3.2** The onsite retail and display area does not exceed 10% or 150m² of the gross floor area of the premises, whichever is the lesser.
Setbacks	
PO4 Building setbacks are appropriate having regard to: (a) overshadowing; (b) privacy and overlooking; (c) building character and appearance; and (d) are consistent with the primary road frontage setbacks of adjoining premises.	**AO4.1** Buildings and structures have a minimum setback of 6 metres to the primary road frontage. OR **AO4.2** Where new development is located adjacent to an existing building, the primary road frontage setback is equal to or greater than the setback of the building on the adjoining site. **AO4.3** Buildings and structures have a minimum rear boundary clearance of 3 metres. **AO4.4** Buildings and structures have a minimum side boundary clearance of 2 metres. **Where adjoining land in a Residential zone category** **AO4.5** A minimum setback of 5 metres is provided along the common boundary. **AO4.6**

Performance Outcomes	Acceptable Outcomes
	The setback area must incorporate screening and include a minimum of: (a) a densely planted landscaped strip with a minimum width of 2 metres; and (b) a 2 metre high solid fence.
Landscaping	
PO5 Development incorporates landscaping to enhance the appearance of the development and contribute to the character and amenity of the Low impact industrial zone.	**AO** A landscaping strip with a minimum width of 2 metres is provided to all road frontages.
For assessable development (code, code (fast tracked) and impact)	
Building Materials and Design	
PO6 Buildings are designed and oriented to be safely accessible, with entrances clearly visible and identifiable from the street frontage.	**AO6.1** The ancillary office or public reception of a building used for industrial purposes is sited and oriented towards the principal road frontage. **AO6.2** The pedestrian entry to buildings is separated from vehicle parking and maneuvering areas. **AO6.3** Buildings provide lighting along access routes, in building entrances, site entries, car parking areas and other movement areas used after dark.
PO7 The external wall of a building facing a road frontage incorporates horizontal or vertical articulation, variation in building materials, use of solid and void, shadow detail and colour to visually soften and break up the visual bulk of the building.	**AO7** External walls on a street frontage have a maximum unarticulated length of 15 metres.
PO8 Building finishes incorporate high quality external materials that integrate with existing development and enhance the amenity of the locality.	**AO8** No acceptable outcome.
Environment	
PO9 Development does not generate or emit noise, odour, smoke, ash or other particulate emissions that would cause environmental harm or expose adjoining properties to negative impacts on human health, amenity and wellbeing.	**AO9** No acceptable outcome.
PO10 Development provides for the collection, treatment and disposal of toxic or dangerous industrial waste products (including liquid and solid wastes) to prevent the off-site release of contaminants.	**AO10.1** Development that involves the use or storage of materials that are capable of windborne distribution are wholly enclosed in storage bins, covered with tarps or other removable coverings, or managed through a watering program to suppress airborne emissions. **AO10.2** Storage areas for potentially toxic or dangerous liquid wastes are: (a) located under a roof with an impervious floor; (b) bunded with provision to ensure spills are contained on site; and (c) regularly cleaned of waste products by an approved means.

Performance Outcomes	Acceptable Outcomes
PO11 Development involving, storage and disposal of hazardous material and hazardous chemicals, dangerous goods and flammable or combustible substances, is to be located and managed to avoid and mitigate potential adverse impacts on surrounding uses, and minimise the health and safety risks to communities and individuals.	**AO11** No acceptable outcome.
Non-Industrial Uses	
PO12 Non-industrial uses are not located within the Low impact industry zone unless it can be demonstrated that such uses: (a) are ancillary to or are compatible with industrial uses; or (b) directly support industries and employees in the zone; and (c) do not compromise the ongoing operation and use of the zone for Low impact industry purposes.	**AO12** No acceptable outcome.
Amenity Protection	
PO13 Development must not detract from the amenity of the local area, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) lighting; (e) advertising devices; (f) visual amenity; (g) privacy; (h) odour; or (i) emissions.	**AO13** No acceptable outcome.
PO14 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) lighting; (e) advertising devices; (f) visual amenity; (g) privacy; (h) odour; or (i) emissions.	**AO14** No acceptable outcome.
PO15 Development must not detract from the amenity of the local area having regard to: (a) operating hours; and (b) the loading and unloading of goods.	**AO15.1** Uses operate 24 hours a day, 7 days a week. **Where adjoining land in a Residential zone category or located within 300 meters of a sensitive receptor** **AO15.2** Operating hours are restricted to between 6.00am and 6.00pm. **AO15.3** Loading and unloading of goods is restricted to between the following hours: (a) 6.00am and 6.00pm Monday to Friday; (b) 6.00am and 12.00pm (noon) Saturdays.

Performance Outcomes	Acceptable Outcomes
	AO15.4 No unloading or loading occurs on Sundays and public holidays.
Water Quality Management	
PO16 Development protects environmental values and facilitates the achievement of water quality objectives for Queensland waters.	**AO16** No acceptable outcome.
PO17 Development achieves the stormwater management design objectives specified in **Table 6.2.5.2 – Construction Phase - Stormwater Management Design Objectives**.	**AO17** Development achieves objectives as specified in **Table 6.2.5.2 – Construction Phase - Stormwater Management Design Objectives**.
PO18 Land for urban purposes is located in areas which avoid or minimise the disturbance to natural drainage, areas subject to erosion risk and groundwater.	**AO18** No acceptable outcome.
PO19 Land for urban purpose is located, designed, constructed and managed to avoid impacts arising from altered stormwater quality or flow.	**AO19** No acceptable outcome.

Table 6.2.5.2—Construction Phase – Stormwater Management Design Objectives

Issue		Design Objectives
Drainage control	Temporary drainage works	1. Design life and design storm for temporary drainage works: (a) Disturbed area open for <12 months - 1 in 2-year ARI event. (b) Disturbed area open for 12-24 months - 1 in 5-year ARI event. (c) Disturbed are open for >24 months - 1 in 10-year ARI event. 2. Design capacity excludes minimum 150mm freeboard. 3. Temporary culvert crossing - minimum 1 in 1-year SRI hydraulic capacity.
Erosion control	Erosion control measures	1. Minimise exposure of disturbed soils at any time. 2. Divert water run-off from undisturbed areas around disturbed areas. 3. Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable methods. 4. Implement erosion control methods corresponding to identified erosion risk rating.
Sediment control	Sediment control measures Design storm for sediment control basins Sediment basin dewatering	1. Determine appropriate sediment control measures using: • potential soil loss rate, or • monthly erosivity, or • average monthly rainfall 2. Collect and drain stormwater from disturbed soils to sediment basin for design storm event: • design storm for sediment basin sizing is 80th% five-day event or similar 3. Site discharge during sediment basin dewatering:

Issue		Design Objectives
		• TSS < 50 mg/L TSS, and • Turbidity not >10% receiving waters turbidity, and • pH 6.5–8.5
Water quality	Litter and other waste, hydrocarbons and other contaminants	1. Avoid wind-blown litter; remove gross pollutants. 2. Ensure there is no visible oil or grease sheen on released waters. 3. Dispose of waste containing contaminants at authorised facilities.
Waterway stability and flood flow management	Changes to the natural waterway hydraulics and hydrology	1. For peak flow for the 1-year and 100-year ARI event, use constructed sediment basins to attenuate the discharge rate of stormwater from the site.

6.2.6 Medium Impact Industry Zone

6.2.6.1 Application

This code applies to development where the code is identified as applicable in the table of assessment for the Medium impact industry zone and development is within the Medium impact industry zone as identified on the zoning maps contained within Schedule 2.

When using this code, reference should be made to 5.3.2 and where applicable, 5.3.3 located in Part 5.

6.2.6.2 Purpose

The purpose of the Medium impact industry zone is to provide for:
(a) Medium impact industry; and
(b) other uses and activities that:
    (i) support industry activities; and
    (ii) do not compromise the future use of premises for industry activities.

Activities considered appropriate in this zone are defined as Medium impact industry in the schedule of definitions.

The overall outcomes sought for the Medium impact industry zone code are as follows:

(1) The zone accommodates a wide range of industrial uses that are likely to have some potential for off-site impacts and other uses which require larger sites that also require separation from sensitive land uses.

(2) Other non-industrial uses occur where they are ancillary to or directly support the industrial functions of the zone. Office and direct sales are only established where ancillary to an industrial activity on the site.

(3) The impacts of development are managed to ensure public health and safety achieve acceptable levels of amenity for nearby sensitive land uses. New residential uses are not to be located within close proximity to the industrial uses and activities in the zone.

(4) High impact industry and special industry uses, due to their likely negative impacts on environmental values, wellbeing and safety are generally not supported within the Medium impact industry zone.

(5) Intensification of a lawful and existing High impact industry may be appropriate where off-site impacts can be mitigated or managed and where they comply with separation distances to minimise impacts on sensitive land uses.

(6) The following uses that involve the sale of bulk items, require large outdoor storage and display areas and have the potential for adverse impacts due to odour and/or dust are facilitated:
    (a) Agricultural supplies;
    (b) Bulk landscaping supplies;
    (c) Garden centres;
    (d) Hardware and trade supplies;
    (e) Outdoor sales;
    (f) Wholesale nurseries.

(7) Low impact industry uses may be appropriate where they are not detrimentally affected by or compromise the operations of Medium impact industry uses.

(8) Best practice emissions mitigation technologies are employed to reduce environmental impacts, and the occurrence and/or severity of off-site emissions.

(9) The viability of both existing and future industry uses is protected from the intrusion of incompatible uses.

(10) Non-industrial activities do not compromise the viability of the Western Downs Activity Centre Network and are located where they do not impact adversely on the role and function of the Medium impact industry zone.

(11) Any proposed reconfiguring of lots must facilitate allotments to ensure that battle-axe allotments are not created and that the location of any proposed future development will allow for the front entrance of the building to address the street. Any proposed reconfiguration should take into account the direction of prevailing winds to ensure climate-responsive building design.

(12) Development provides for a high level of amenity and high quality built form that is complementary to and enhances the existing built form typology and landscape character of the Medium impact industry zone.

(13) Development is undertaken in an orderly and sequential manner to facilitate connection to the existing infrastructure network whilst being compatible with planned network upgrades and expansions.

(14) Ecologically significant features including waterways, wetlands and significant vegetation are retained and buffered from the impacts of development or where appropriate, vegetation is integrated within the development to ensure the long term protection of these features.

(15) Development is located and designed to achieve ecological sustainability by ensuring that the proposed development incorporates the objectives and principles of energy efficiency, water conservation, water quality management and the principles Crime Prevention through Environment Design (CPTED).

(16) Places, buildings or items of heritage character or heritage significance are protected and enhanced by development to preserve the historic character, amenity and identity of the locality

(17) Development responds to land constraints such as topography, bushfire and does not impact on the flood capacity or impede the flood conveyance function of land. Development is not located where it will increase the number of people or structures at risk of natural hazards.

(18) Where development is **not** consistent with the purpose and intent of the Medium impact industry zone, overriding community need will need to be demonstrated as well as valid planning justification provided as to why the proposed use cannot be reasonably established in a more appropriate zone.

Temporary uses are supported in the zone. Refer to **Table 1.7.1 – Temporary use limitations** under section **1.7 Local government administrative matters**.

Consistent development within the Medium impact industry zone includes the following:

• Agricultural supplies store • Battery storage facility • Bulk landscape supplies • Caretaker's accommodation • Car wash • Educational Establishment • Emergency services • Food and drink outlet • Funeral parlour	• Garden centre • Hardware and trade supplies • Low impact industry • Major electricity infrastructure • Medium impact industry • Outdoor sales • Park • Research and technology industry	• Rural industry • Service industry • Service station • Substation • Telecommunications facility • Transport depot • Utility installation • Warehouse

Inconsistent development within the Medium impact industry zone includes the following:

• Adult store • Air service • Animal husbandry • Animal keeping • Aquaculture • Bar • Brothel • Cemetery • Childcare centre • Club • Community care centre • Community residence • Community use • Crematorium • Cropping • Detention facility • Dual occupancy • Dwelling house • Dwelling unit • Environment facility • Extractive industry • Function facility • Health care service	• High impact industry • Home-based business • Hospital • Hotel • Indoor sport and recreation • Intensive animal industry • Intensive horticulture • Landing • Major sport, recreation and entertainment facility • Marine industry • Market • Motor sport facility • Multiple dwelling • Nature-based tourism • Nightclub entertainment facility • Office • Outdoor sport and recreation • Outstation • Parking station • Permanent plantation • Place of worship	• Port services • Relocatable home park • Renewable energy facility • Residential care facility • Resort complex • Retirement facility • Roadside stall • Rooming accommodation • Rural workers' accommodation • Sales office • Shop • Shopping centre • Short-term accommodation • Showroom • Special industry • Theatre • Tourist attraction • Tourist park • Veterinary service • Wholesale nursery • Winery • Workforce accommodation

Development listed as an inconsistent use can be considered on its merits where it reflects the purpose and intent of the planning scheme.

6.2.6.3 Assessment benchmarks

Part A—Criteria for accepted and assessable development

Table 6.2.6.1—Medium impact industry zone code

Performance Outcomes	Acceptable Outcomes
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)	
Building Height	
PO1 The height of buildings and structures does not adversely impact upon the character of the area or the amenity of surrounding development having regard to: (a) overshadowing; (b) privacy and overlooking; (c) views and vistas; (d) building character and appearance; and (e) building massing and scale.	**AO1** Development has a maximum building height of 12 metres above natural ground level and no more than two (2) storeys.
Site Cover	
PO2 The scale of buildings and structures contributes to the amenity of the zone, provides adequate space for onsite landscaping and car parking, and is compatible with existing development in the area.	**AO2** Site cover is a maximum of 75% of the total site area.
PO3 The viability of industrial uses is not to be adversely impacted by the retail sale of goods.	**AO3.1** Any on site retail sales are integral and subservient to the predominant industrial use. **AO3.2** The onsite retail and display area does not exceed 10% or 150m² of the gross floor area of the premises, whichever is the lesser.
Setbacks	
PO4 Building setbacks are appropriate having regard to: (a) overshadowing; (b) privacy and overlooking; (c) building character and appearance; and (d) are consistent with the primary road frontage setbacks of adjoining premises.	**AO4.1** Buildings and structures have a minimum setback of 6 metres to the primary road frontage. OR **AO4.2** Where new development is located adjacent to an existing building, the primary road frontage setback is equal to or greater than the setback of the building on the adjoining site. **AO4.3** Buildings and structures have a minimum rear boundary clearance of 3 metres. **AO4.4** Buildings and structures have a minimum side boundary clearance of 2 metres. **Where adjoining land in a Residential zone category** **AO4.5** A minimum setback of 10 metres is provided along the common boundary. **AO4.6**

Performance Outcomes	Acceptable Outcomes
	The setback area must incorporate screening to ensure that habitable rooms and private open space are not visible from any industrial building or operations area associated with the industrial use and consists of: (a) a landscaped strip of at least 3 metres in width with dense plantings; and (b) a 2 metre high solid fence.
Landscaping	
PO5 Development incorporates landscaping to enhance the appearance of the development and contribute to the character and amenity of the local area.	**AO5** Landscaping with a minimum width of 2 metres is provided to all road frontages.
For assessable development (code, code (fast tracked) and impact)	
Building Materials and Design	
PO6 Buildings are designed and oriented to be safely accessible, with entrances clearly visible and identifiable from the street frontage.	**AO6.1** The ancillary office, retail and display or public reception of a building used for industrial purposes is sited and oriented towards the principal road frontage. **AO6.2** The pedestrian entry to buildings is separated from vehicle parking and maneuvering areas.
PO7 The external wall of a building facing a road frontage incorporates horizontal or vertical articulation, variation in building materials, use of solid and void, and shadow detail and colour to visually soften and break up the visual bulk of the building.	**AO7** External walls on a road frontage have a maximum unarticulated length of 15 metres.
PO8 Building finishes incorporate high quality external materials that integrate with existing development and enhance the amenity of the locality.	**AO8** No acceptable outcome.
Environment	
PO9 Development does not generate or emit noise, odour, smoke, ash or other particulate emissions that would cause environmental harm or expose adjoining properties to negative impacts on human health, amenity and wellbeing.	**AO9.1** Medium impact industry land uses are separated a minimum of 250 metres from an accommodation activity or land in a Residential zone category. Note—'accommodation activity' in this instance is taken to exclude Caretaker's accommodation, where integral and subservient to a lawful industrial land use. **AO9.2** High impact industry and Special industry uses are not located in the Medium impact industry zone.
PO10 Development provides for the collection, treatment and disposal of toxic or dangerous industrial waste products (including liquid and solid wastes) to prevent the off-site release of contaminants.	**AO10.1** Development that involves the use or storage of materials that are capable of windborne distribution are wholly enclosed in storage bins, covered with tarps or other removable coverings, or managed through a watering programed to suppress airborne emissions. **AO10.2**

Performance Outcomes	Acceptable Outcomes
	Storage areas for potentially toxic or dangerous liquid wastes are: (a) located under a roof with an impervious floor; (b) bunded with provision to ensure spills are contained on site; and (c) regularly cleaned of waste products by an approved means.
PO11 Development involving, storage and disposal of hazardous material and hazardous chemicals, dangerous goods and flammable or combustible substances, is to be located and managed to avoid and mitigate potential adverse impacts on surrounding uses, and minimise the health and safety risks to communities and individuals.	**AO11** No acceptable outcome.
Non-Industrial Uses	
PO12 Non-industrial uses are not located within the zone unless it can be demonstrated that such uses: (a) are ancillary to or are compatible with industrial uses; or (b) directly support industries and employees in the zone; and (c) do not compromise the ongoing operation and use of the zone for Medium impact industry purposes.	**AO12** No acceptable outcome.
PO13 Non-industrial uses are designed and located to protect occupants and visitors from adverse impacts from air and noise emissions and potential exposure to hazardous materials.	**AO13** No acceptable outcome.
Amenity Protection	
PO14 Development must not detract from the amenity of industrial area, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) lighting; (e) advertising devices; (f) visual amenity; (g) privacy; (h) odour; or (i) emissions.	**AO14** No acceptable outcome.
PO15 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) lighting; (e) advertising devices; (f) visual amenity; (g) privacy; (h) odour; or (i) emissions.	**AO15** No acceptable outcome.
Water Quality Management	
PO16	**AO16**

Performance Outcomes	Acceptable Outcomes
Development protects environmental values and facilitates the achievement of water quality objectives for Queensland waters.	No acceptable outcome.
PO17 Development achieves the stormwater management design objectives specified in **Table 6.2.6.2 – Construction Phase - Stormwater Management Design Objectives**.	**AO17** Development achieves objectives as specified in **Table 6.2.6.2 – Construction Phase - Stormwater Management Design Objectives**.
PO18 Land for urban purposes is located in areas which avoid or minimise the disturbance to natural drainage, areas subject to erosion risk and groundwater.	**AO18** No acceptable outcome.
PO19 Land for urban purpose is located, designed, constructed and managed to avoid impacts arising from altered stormwater quality or flow.	**AO19** No acceptable outcome.

Table 6.2.6.2—Construction Phase – Stormwater Management Design Objectives

Issue		Design Objectives
Drainage control	Temporary drainage works	1. Design life and design storm for temporary drainage works: • Disturbed area open for <12 months - 1 in 2-year ARI event. • Disturbed area open for 12-24 months - 1 in 5-year ARI event. • Disturbed are open for >24 months - 1 in 10-year ARI event. 2. Design capacity excludes minimum 150mm freeboard. 3. Temporary culvert crossing - minimum 1 in 1-year SRI hydraulic capacity.
Erosion control	Erosion control measures	1. Minimise exposure of disturbed soils at any time. 2. Divert water run-off from undisturbed areas around disturbed areas. 3. Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable methods. 4. Implement erosion control methods corresponding to identified erosion risk rating.
Sediment control	Sediment control measures Design storm for sediment control basins Sediment basin dewatering	1. Determine appropriate sediment control measures using: • potential soil loss rate, or • monthly erosivity, or • average monthly rainfall 2. Collect and drain stormwater from disturbed soils to sediment basin for design storm event: • design storm for sediment basin sizing is 80th% five-day event or similar 3. Site discharge during sediment basin dewatering: • TSS < 50 mg/L TSS, and • Turbidity not >10% receiving waters turbidity, and • pH 6.5–8.5

Issue		Design Objectives
Water quality	Litter and other waste, hydrocarbons and other contaminants	1. Avoid wind-blown litter; remove gross pollutants. 2. Ensure there is no visible oil or grease sheen on released waters. 3. Dispose of waste containing contaminants at authorised facilities.
Waterway stability and flood flow management	Changes to the natural waterway hydraulics and hydrology	1. For peak flow for the 1-year and 100-year ARI event, use constructed sediment basins to attenuate the discharge rate of stormwater from the site.

6.2.7 High Impact Industry Zone Code

6.2.7.1 Application

This code applies to development where the code is identified as applicable in the table of assessment for the High impact industry zone and development is within the High impact industry zone as identified on the zoning maps contained within Schedule 2.

When using this code, reference should be made to 5.3.2 and where applicable, 5.3.3 located in Part 5.

6.2.7.2 Purpose

The purpose of the High impact industry zone is to provide for:
(a) High impact industry; and
(b) other uses and activities that:
    (i) support industry activities; and
    (ii) do not compromise the future use of premises for industry activities.

The overall outcomes sought for the High impact industry zone are as follows:

(1) The zone accommodates a wide range of industrial uses that are likely to have significant adverse off-site impacts and other uses which require larger sites that also require separation from sensitive land uses.

(2) Other non-industrial uses occur where they are ancillary to or directly support the industrial functions of the zone. Office and direct sales are only established where ancillary to an industrial activity on the site.

(3) The impacts of development are managed to ensure public health and safety achieve acceptable levels of amenity for nearby sensitive land uses.

(4) Development has access to appropriate infrastructure and essential services. Existing and future industry uses are protected from the intrusion of incompatible uses.

(5) New residential uses are not to be located within close proximity to the industrial uses and activities in the zone.

(6) Best practice emissions mitigation technologies are employed to reduce environmental impacts, and the occurrence and/or severity of off-site emissions.

(7) Industrial activity is facilitated where it is appropriately located and designed to protect industrial activities from encroachment by nonindustrial uses.

(8) Development has access to the appropriate level of transport infrastructure (for example railways, motorways, airports and seaports).

(9) Development is designed to maximise energy efficiency and water conservation.

(10) Non-industrial activities do not compromise the viability of the Western Downs Activity Centre Network and are located where they do not impact adversely on the role and function of the High impact industry zone.

Editor's note—this Overall Outcome is only applicable to Accepted Development – Impact Assessment.

(11) Reconfiguring of lots must be designed to ensure that battleaxe allotments are not created and to allow the front entrances of buildings to address the street. Any proposed reconfiguration should take into account the direction of prevailing winds to ensure climate- responsive building design.

(12) Development provides for a high level of amenity and high quality built form that is complementary to and enhances the existing built form typology and landscape character of the High impact industry zone.

(13) Development is undertaken in an orderly and sequential manner to facilitate connection to the existing infrastructure network whilst being compatible with planned network upgrades and expansions.

(14) Ecologically significant features including waterways, wetlands and significant vegetation are retained and buffered from the impacts of development or where appropriate, vegetation is integrated within the development to ensure the long-term protection of these features.

(15) Development is located and designed to achieve ecological sustainability by ensuring that the proposed development incorporates the objectives and principles of energy efficiency, water conservation, water quality management and the principles Crime Prevention through Environment Design (CPTED).

(16) Places, buildings or items of heritage character or heritage significance are protected and enhanced by development to preserve the historic character, amenity and identity of the locality.

(17) Development responds to land constraints such as topography, bushfire and does not impact on the flood capacity or impede the flood conveyance function of land. Development is not located where it will increase the number of people or structures at risk of natural hazards.

(18) Where development is **not** consistent with the purpose and intent of the High impact industry zone, overriding community need will need to be demonstrated as well as valid planning justification to establish why the proposed use cannot be reasonably established in a more appropriate zone.

Temporary uses are supported in the zone. Refer to **Table 1.7.1 – Temporary use limitations** under section **1.7 Local government administrative matters**.

Consistent development within the High impact industry zone includes the following:

• Battery storage facility • Caretaker's accommodation • Crematorium • Food and drink outlet - *where serving the needs of the local workforce* • High impact industry • Low impact industry	• Major electricity infrastructure • Medium impact industry • Office - *where ancillary to other consistent development* • Research and technology industry • Rural industry	• Service station • Special industry • Substation • Telecommunications facility • Transport depot • Utility installation • Warehouse

Inconsistent development within the High impact industry zone includes the following:

• Adult store • Agricultural supplies store • Air service • Animal husbandry • Animal keeping • Aquaculture • Bar • Bulk landscape supplies • Brothel • Car wash • Cemetery • Childcare centre • Club • Community care centre • Community residence • Community use • Cropping • Detention facility • Dual occupancy • Dwelling house • Dwelling unit • Educational Establishment • Emergency services • Environment facility • Extractive industry • Food and drink outlet	• Function facility • Funeral parlour • Garden centre • Hardware and trade supplies • Health care service • Home-based business • Hospital • Hotel • Indoor sport and recreation • Intensive animal industry • Intensive horticulture • Landing • Major sport, recreation and entertainment facility • Marine industry • Market • Motor sport facility • Multiple dwelling • Nature-based tourism • Nightclub entertainment facility • Office • Outdoor sales • Outdoor sport and recreation • Outstation	• Park • Parking station • Permanent plantation • Place of worship • Port services • Relocatable home park • Renewable energy facility • Residential care facility • Resort complex • Retirement facility • Roadside stall • Rooming accommodation • Rural workers' accommodation • Sales office • Service industry • Shop • Shopping centre • Short-term accommodation • Showroom • Theatre • Tourist attraction • Tourist park • Veterinary service • Wholesale nursery • Winery • Workforce accommodation

Development listed as an inconsistent use can be considered on its merits where it reflects the purpose and intent of the planning scheme.

6.2.7.3 Assessment benchmarks

Part A—Criteria for accepted and assessable development

Table 6.2.7.1—High impact industry zone code

Performance Outcomes	Acceptable Outcomes
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)	
Building Height	
PO1 The height of buildings and structures does not adversely impact on the character of the area or the amenity of the surrounding development having regard to: (a) overshadowing; (b) privacy and overlooking; (c) views and vistas; (d) building character and appearance; and (e) building massing and scale.	**AO1** Development has a maximum building height of 18 metres above natural ground level and no more than four storeys.
Site Cover	
PO2 The scale of buildings and structures contributes to the amenity of the zone, provides adequate space for onsite landscaping and car parking, and is compatible with existing development in the area.	**AO2** Site cover is a maximum of 75% of the total site area.
PO3 The viability of industrial uses is not to be adversely impacted by the retail sale of goods.	**AO3.1** Any on site retail sales are integral and subservient to the predominant industrial use. **AO3.2** The onsite retail and display area does not exceed 10% of the gross floor area of the premises or 150m^2, whichever is the lesser.
Setbacks	
PO4 Building setbacks are appropriate having regard to: (a) overshadowing; (b) privacy and overlooking; (c) building character and appearance; and (d) are consistent with the primary road frontage setbacks of adjoining premises.	**AO4.1** Buildings and structures have a minimum setback of 6 metres to the primary road frontage. OR **AO4.2** Where new development is located adjacent to an exiting building, the primary road frontage setback is equal to or greater than the setback of the building on the adjoining site. **AO4.3** Buildings and structures have a minimum rear boundary clearance of 3 metres. **AO4.4** Buildings and structures have a minimum side boundary clearance of 2 metres. **Where adjoining a sensitive land use** **AO4.5** A minimum setback of 10 metres is provided along the common boundary. **AO4.6** The setback area must incorporate screening to ensure that habitable rooms and private open

Performance Outcomes	Acceptable Outcomes
	space are not visible from any industrial building or operations area associated with the industrial use and consists of: (a) a landscaped strip of at least 3 metres in width with dense plantings; and (b) 2 metre high solid fence.
Landscaping	
PO5 Development incorporates landscaping to enhance the appearance of the development and contribute to the character and amenity of the local area.	**AO5** Landscaping with a minimum width of 2 metres is provided to all road frontages.
For assessable development (code, code (fast tracked) and impact)	
Building Materials and Design	
PO6 Buildings are designed and oriented to be safely accessible, with entrances clearly visible and identifiable from the street frontage.	**AO6.1** The ancillary office, retail and display or public reception of a building used for industrial purposes is sited and oriented towards the principal road frontage. **AO6.2** The pedestrian entry to buildings is separated from vehicle parking and manoeuvring areas.
PO7 The external wall of a building facing a road frontage incorporates horizontal or vertical articulation, variation in building materials, use of solid and void, and shadow detail and colour to visually soften and break up the visual bulk of the building.	**AO7** External walls on a road frontage have a maximum unarticulated length of 15 metres.
PO8 Building finishes incorporate high quality external materials that integrate with existing development and enhance the amenity of the locality.	**AO8** No acceptable outcome.
Environment	
PO9 Development does not generate or emit noise, odour, smoke, ash or other particulate emissions that would cause environmental harm or expose adjoining properties to negative impacts on human health, amenity and wellbeing.	**AO9.1** High impact industry land uses are separated a minimum of 500 metres from an accommodation activity or land in a Residential zone category. Note—'accommodation activity' in this instance is taken to exclude a Caretakers accommodation, where integral and subservient to a lawful industrial land use.
PO10 Development provides for the collection, treatment and disposal of toxic or dangerous industrial waste products (including liquid and solid wastes) to prevent the off-site release of contaminants.	**AO10.1** Development that involves the use or storage of materials that are capable of windborne distribution are wholly enclosed in storage bins, covered with tarps or other removable coverings, or managed through a watering program to suppress airborne emissions. **AO10.2** Storage areas for potentially toxic or dangerous liquid wastes are: (a) located under a roof with an impervious floor; (b) bunded with provision to ensure spills are contained on site; and (c) regularly cleaned of waste products by an approved means.
PO11	**AO11** No acceptable outcome.

Performance Outcomes	Acceptable Outcomes
Development involving, storage and disposal of hazardous materials and hazardous chemicals, dangerous goods and flammable or combustible substances, is to be located and managed to avoid and mitigate potential adverse impacts on surrounding uses, and minimise the health and safety risks to communities and individuals.	
Non-Industrial Uses	
PO12 Non-industrial uses are not located within the zone unless it can be demonstrated that such uses: (a) are ancillary to or are compatible with industrial uses; or (b) directly support industries and employees in the zone; and (c) do not compromise the ongoing operation and use of the zone for High impact industry purposes; and (d) do not compromise the Western Downs Activity Centre Network.	**AO12** No acceptable outcome.
PO13 Non-industrial uses are designed and located to protect occupants and visitors from adverse impacts from air and noise emissions and potential exposure to hazardous materials.	**AO13** No acceptable outcome.
Amenity Protection	
PO14 Development must not detract from the amenity of the local area, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) lighting; (e) advertising devices; (f) visual amenity; (g) privacy; (h) odour; or (i) emissions.	**AO14** No acceptable outcome.
PO15 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) lighting; (e) advertising devices; (f) visual amenity; (g) privacy; (h) odour; or (i) emissions.	**AO15** No acceptable outcome.
Water Quality Management	
PO16 Development protects environmental values and facilitates the achievement of water quality objectives for Queensland waters.	**AO16** No acceptable outcome.
PO17 Development achieves the stormwater management design objectives specified in	**AO17**

Performance Outcomes	Acceptable Outcomes
Table 6.2.7.2 – Construction Phase - Stormwater Management Design Objectives.	Development achieves objectives as specified in **Table 6.2.7.2 – Construction Phase - Stormwater Management Design Objectives**.
PO18 Land for urban purposes is located in areas which avoid or minimise the disturbance to natural drainage, areas subject to erosion risk and groundwater.	**AO18** No acceptable outcome.
PO19 Land for urban purpose is located, designed, constructed and managed to avoid impacts arising from altered stormwater quality or flow.	**AO19** No acceptable outcome.

Table 6.2.7.2—Construction Phase – Stormwater Management Design Objectives

Issue		Design Objectives
Drainage control	Temporary drainage works	1. Design life and design storm for temporary drainage works: • Disturbed area open for <12 months - 1 in 2-year ARI event. • Disturbed area open for 12-24 months - 1 in 5-year ARI event. • Disturbed are open for >24 months - 1 in 10-year ARI event. 2. Design capacity excludes minimum 150mm freeboard. 3. Temporary culvert crossing - minimum 1 in 1-year SRI hydraulic capacity.
Erosion control	Erosion control measures	1. Minimise exposure of disturbed soils at any time. 2. Divert water run-off from undisturbed areas around disturbed areas. 3. Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable methods. 4. Implement erosion control methods corresponding to identified erosion risk rating.
Sediment control	Sediment control measures Design storm for sediment control basins Sediment basin dewatering	1. Determine appropriate sediment control measures using: • potential soil loss rate, or • monthly erosivity, or • average monthly rainfall 2. Collect and drain stormwater from disturbed soils to sediment basin for design storm event: • design storm for sediment basin sizing is 80th% five-day event or similar 3. Site discharge during sediment basin dewatering: • TSS < 50 mg/L TSS, and • Turbidity not >10% receiving waters turbidity, and • pH 6.5–8.5
Water quality	Litter and other waste, hydrocarbons and other contaminants	1. Avoid wind-blown litter; remove gross pollutants. 2. Ensure there is no visible oil or grease sheen on released waters. 3. Dispose of waste containing contaminants at authorised facilities.

Issue		Design Objectives
Waterway stability and flood flow management	Changes to the natural waterway hydraulics and hydrology	1. For peak flow for the 1-year and 100-year ARI event, use constructed sediment basins to attenuate the discharge rate of stormwater from the site.

6.2.8 Low Density Residential Zone Code

6.2.8.1 Application

This code applies to development where the code is identified as applicable in the table of assessment for the Low density residential zone and development is within the Low density residential zone as identified on the zoning maps contained within Schedule 2.

When using this code, reference should be made to 5.3.2 and where applicable, 5.3.3 located in Part 5.

6.2.8.2 Purpose

The purpose of the Low density residential zone is to provide for:
(a) a variety of low density dwelling types; and
(b) community uses, and small-scale services, facilities and infrastructure, to support local residents.

The overall outcomes sought for the Low density residential zone code are as follows:

(1) Low-rise, detached residential dwelling development is provided in a variety of styles and designs to meet the needs of the community by providing housing options that cater for different levels of affordability.

(2) Dual occupancy and other residential activities such as residential care facility and retirement facility may be established where the scale and operation is compatible with, and does not detract from the residential character and amenity of the zone. Dual occupancy, residential care facilities and retirement facilities are to be located in walking distance of Centre zones.

(3) Home-based business activities may occur where these activities meet the daily needs of the immediate residential catchment, and the business activity is ancillary to the residential use and does not negatively impact the residential amenity of the area.

(4) Community facilities, open space and recreation uses which directly support the local community are facilitated. It is an expectation that new residential developments will establish in locations that enable them to be integrated with the existing neighbourhoods and to be in proximity to existing community facilities such as schools. Useable and functional open space is to be provided in residential neighbourhoods to meet the needs of the local community.

(5) Small scale, non-residential uses are provided where they cater directly to community needs (such as convenience stores, health care services and childcare facilities) and where the character and residential amenity of the locality is protected and enhanced. These non-residential uses are not to replicate the uses that exist in more appropriate zones, such as centre zones. Non-residential uses are small scale and incorporate design elements that are consistent with the surrounding residential development.

(6) Development provides for quality urban design and is complementary to and consistent with the character and amenity and the locality. Development achieves and maintains accessible, well-serviced and well-designed communities.

(7) Non-residential development within the Low density residential zone does not compromise the viability, role and or functioning of higher order centres as outlined within the Western Downs activity centre network.

(8) A maximum residential density of 25 dwellings per hectare is achieved and development has a low rise built form of up to two (2) storeys in height.

(9) Any proposed reconfiguring of lots must facilitate allotments to ensure that battle-axe allotments are not created and that the location of any proposed future dwelling will allow for the front entrance of the building to address the street. Any proposed reconfiguration should take into account the direction of prevailing winds to ensure climate-responsive building design.

(10) Development provides for an efficient pattern of development that creates walkable, permeable and legible communities that are integrated with active transport networks (such as the existing

road network, cycleway and pedestrian footpath networks) and are well connected to activity centres, employment nodes, open space and recreation areas and community facilities. Development provides for a high level of amenity that is complementary to the built form typology and landscape character of the Low density residential zone.

(11) Development is undertaken in an orderly and sequential manner to facilitate connection to the existing infrastructure network whilst being compatible with planned network upgrades and expansions.

(12) Ecologically significant features including waterways, wetlands and significant vegetation are retained and buffered from the impacts of development or where appropriate, vegetation is integrated within the development to ensure the long term protection of these features.

(13) Development is located and designed to achieve ecological sustainability by ensuring that the proposed development incorporates the objectives and principles of energy efficiency, water conservation, water quality management and the principles Crime Prevention through Environment Design (CPTED).

(14) Places, buildings or items of heritage character or heritage significance are protected and enhanced by development to preserve the historic character, amenity and identity of the locality.

(15) Development responds to land constraints such as topography, bushfire and does not impact on the flood capacity or impede the flood conveyance function of land. Development is not located where it will increase the number of people or structures at risk of natural hazards.

(16) Where development is **not** consistent with the purpose and intent of the Low density residential zone, overriding community need will need to be demonstrated as well as valid planning justification provided as to why the proposed use cannot be reasonably established in a more appropriate zone.

Temporary uses are supported in the zone. Refer to **Table 1.7.1 – Temporary use limitations** under section **1.7 Local government administrative matters**.

Consistent development within the Low density residential zone includes the following:

• Childcare centre • Community care centre • Community residence • Community use • Dual occupancy	• Dwelling house • Dwelling unit • Health care service • Home-based business • Multiple dwelling	• Park • Residential care facility • Retirement facility • Sales office • Utility installation

Inconsistent development within the Low density residential zone includes the following:

• Adult store • Agricultural supplies store • Air service • Animal husbandry • Animal keeping • Aquaculture • Bar • Brothel • Bulk landscape supplies • Caretaker's accommodation • Car wash • Cemetery • Club • Crematorium • Cropping • Detention facility • Educational Establishment • Emergency services • Environment facility • Extractive industry • Food and drink outlet • Function facility • Funeral parlour • Garden centre • Hardware and trade supplies	• High impact industry • Hospital • Hotel • Indoor sport and recreation • Intensive animal industry • Intensive horticulture • Landing • Low impact industry • Major electricity infrastructure • Major sport, recreation and entertainment facility • Marine industry • Market • Medium impact industry • Motor sport facility • Nature-based tourism • Nightclub entertainment facility • Office • Outdoor sales • Outdoor sport and recreation • Outstation • Parking station • Permanent plantation • Place of worship • Port services	• Relocatable home park • Renewable energy facility • Research and technology industry • Resort complex • Roadside stall • Rooming accommodation • Rural industry • Rural workers' accommodation • Service industry • Service station • Shop • Shopping centre • Short-term accommodation • Showroom • Special industry • Substation • Telecommunications facility • Theatre • Tourist attraction • Tourist park • Transport depot • Veterinary service • Warehouse • Wholesale nursery • Winery • Workforce accommodation

Development listed as an inconsistent use can be considered on its merits where it reflects the purpose and intent of the planning scheme.

6.2.8.3 Assessment benchmarks

Part A—Criteria for accepted and assessable development

Table 6.2.8.1—Low density residential zone code

Performance Outcomes	Acceptable Outcomes
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)	
Building Height	
PO1 A low-rise built form is maintained having regard to: (a) overshadowing; (b) privacy and overlooking; (c) building character and appearance; (d) the height of buildings on adjoining premises.	**AO1** Development has a maximum building height of 8.5 metres above natural ground level and no more than two storeys.
Accommodation Density	
PO2 Accommodation and residential density is consistent with the prevailing character and density of the locality.	**AO2.1** Residential density is a maximum of one dwelling per 400m² of the site area. **AO2.2** Accommodation density is a maximum of one accommodation unit per 200m² of the site area.
Site Cover	
PO3 The scale of buildings and structures do not dominate the premises having regard to amenity and the appropriate provision of: (a) private open space; and (b) landscaping.	**AO3.1** Site cover is a maximum of 50% of the total site area, unless a Development code provides an alternative maximum site cover. **AO3.2** Buildings and structures ancillary to a dwelling are restricted to a cumulative floor area of 90m^2. Note—AO3.2 excludes balconies and verandahs where connected to a dwelling.
Setbacks	
PO4 Building setbacks are appropriate having regard to: (a) overshadowing; (b) privacy and overlooking; (c) building character and appearance; and (d) the primary road frontage setbacks of adjoining premises.	**Where for a Dwelling House** **AO4.1** The Queensland Development Code setbacks apply to all buildings and structures (including domestic outbuildings) on lots greater or less than 450m^2 as applicable. **Where for all other uses** **AO4.2** Buildings and structures have a minimum setback of 6 metres to the primary road frontage. **AO4.3** Buildings and structures have a minimum setback of 4 metres to the secondary road frontage. **AO4.4** Buildings and structures have minimum side and rear boundary clearance of: (a) 1.5 metres where the height of that part is 4.5 metres or less; and (b) 2.0 metres where the height of that part is greater than 4.5 metres but not more than 7.5 metres; and

Performance Outcomes	Acceptable Outcomes
	(c) 2.5 metres where the height of that part is greater than 7.5 metres but not more than 8.5 metres.
PO5 Structures ancillary to the dwelling house, located forward of the building line, must be designed and constructed to be consistent with the architectural elements of the dwelling and achieve high quality design outcomes. Editor's note—structures include carports, shade structures, fences, sheds, garages, patios and the like.	**AO5** Enclosed ancillary structures are not located forward of the primary building line.
For assessable development (code, code (fast tracked) and impact)	
Amenity Protection	
PO6 Non-residential development must provide an essential service to the local community only at a scale and in a location that does not: (a) Detract from the character or amenity of the local area; and (b) Create de facto centres or extensions to centres; and (c) Impact the ongoing viability of existing planned centres.	**AO6.1** Development for a non-residential use is limited to health care service, child care centre and a shop where the shop has a gross floor area of less than 100m^2. **AO6.2** Development for a non-residential use must be located within an existing building and only involve minor building work. **AO6.3** Development for a non-residential use is not in close proximity to another non-residential use or land in a centre zone. **AO6.4** Development does not isolate residential properties between non-residential uses.
PO7 Traffic impacts of development must not detract from the amenity of the local area and must not introduce non-local traffic into Access streets.	**AO7.1** Development for a non-residential does not involve access from an Access street as identified in Overlay Map (OM-015). **AO7.2** Any vehicular entrance for a non-residential use is set back a minimum of 5 metres from the property boundary of any adjoining sensitive land use. **AO7.3** No new carparking spaces and no more than two existing established carparking spaces are provided on the premises between the street and the main building line.
PO8 All utility elements (including refuse areas, outdoor storage, plant and equipment) and carparking areas associated with a non-residential use are screened from view from residential uses.	**AO8** For a non-residential use, a 1.8m high solid fence is provided along each side and rear boundary of the premises.
PO9 The operating hours for non-residential uses must align with community expectations and not detract from the residential amenity of the local area.	**AO9.1** For a non-residential use operating hours are restricted to the following hours: (a) 7.00am and 6.00pm Monday to Friday; and (b) 8.00am and 5.00pm Saturdays.

Performance Outcomes	Acceptable Outcomes
	AO9.2 Non-residential uses are not to operate on Sundays and public holidays.
PO10 Development must not detract from the amenity of the local area, having regard to lighting impacts.	**AO10** For a non-residential use, light emanating from the premises is non-obtrusive in accordance with Australian Standard *AS4282—Control of the obtrusive effects of outdoor lighting*.
PO11 Landscaping is provided to contribute to the visual amenity of the premises and local area.	**AO11** For a non-residential use, landscaping with a minimum width of 2 metres is provided to all road frontages. Note—Pedestrian and vehicular access areas are excluded.
PO12 Development must not detract from the amenity of the local area, having regard to: (a) noisetrafficadvertising devices; (b) visual amenity; (c) privacy; (d) odour; or (e) emissions.	**AO12** No acceptable outcome.
PO13 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) lighting; (e) advertising devices; (f) visual amenity; (g) privacy; (h) odour; or (i) emissions.	**AO13** No acceptable outcome.
PO14 Buildings and street addresses are easily identified.	**AO14** Building entrances: (a) are designed to address the street frontage; (b) are clearly defined; and (c) are well lit.
Water Quality Management	
PO15 Development protects environmental values and facilitates the achievement of water quality objectives for Queensland waters.	**AO15** No acceptable outcome.
PO16 Development achieves the stormwater management design objectives specified in **Table 6.2.8.2 – Construction Phase - Stormwater Management Design Objectives.**	**AO16** Development achieves objectives as specified in **Table 6.2.8.2 – Construction Phase - Stormwater Management Design Objectives.**
PO17 Land for urban purposes is located in areas which avoid or minimise the disturbance to natural drainage, areas subject to erosion risk and groundwater.	**AO17** No acceptable outcome.
PO18 Land for urban purpose is located, designed, constructed and managed to avoid impacts arising from altered stormwater quality or flow.	**AO18** No acceptable outcome.

Table 6.2.8.2—Construction Phase – Stormwater Management Design Objectives

Issue		Design Objectives
Drainage control	Temporary drainage works	1. Design life and design storm for temporary drainage works: • Disturbed area open for <12 months - 1 in 2-year ARI event. • Disturbed area open for 12-24 months - 1 in 5-year ARI event. • Disturbed are open for >24 months - 1 in 10-year ARI event. 2. Design capacity excludes minimum 150mm freeboard. 3. Temporary culvert crossing - minimum 1 in 1-year SRI hydraulic capacity.
Erosion control	Erosion control measures	1. Minimise exposure of disturbed soils at any time. 2. Divert water run-off from undisturbed areas around disturbed areas. 3. Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable methods. 4. Implement erosion control methods corresponding to identified erosion risk rating.
Sediment control	Sediment control measures Design storm for sediment control basins Sediment basin dewatering	1. Determine appropriate sediment control measures using: • potential soil loss rate, or • monthly erosivity, or • average monthly rainfall 2. Collect and drain stormwater from disturbed soils to sediment basin for design storm event: • design storm for sediment basin sizing is 80th% five-day event or similar 3. Site discharge during sediment basin dewatering: • TSS < 50 mg/L TSS, and • Turbidity not >10% receiving waters turbidity, and • pH 6.5–8.5
Water quality	Litter and other waste, hydrocarbons and other contaminants	1. Avoid wind-blown litter; remove gross pollutants. 2. Ensure there is no visible oil or grease sheen on released waters. 3. Dispose of waste containing contaminants at authorised facilities.
Waterway stability and flood flow management	Changes to the natural waterway hydraulics and hydrology	1. For peak flow for the 1-year and 100-year ARI event, use constructed sediment basins to attenuate the discharge rate of stormwater from the site.

6.2.9 Medium Density Residential Zone Code

6.2.9.1 Application

This code applies to development where the code is identified as applicable in the table of assessment for the Medium density residential zone and development is within the Medium density residential zone as identified on the zoning maps contained within Schedule 2.

When using this code, reference should be made to 5.3.2 and where applicable, 5.3.3 located in Part 5.

6.2.9.2 Purpose

The purpose of the Medium density residential zone code is to provide for:
(a) medium density multiple dwellings; and
(b) community uses, and small-scale services, facilities and infrastructure, to support local residents.

The overall outcomes sought for the Medium density residential zone code are as follows:

(1) Low to medium-rise residential development is provided in a variety of styles and designs to meet the needs of the community by providing housing options that cater for different levels of affordability.

(2) Mixed use development is supported where identified as a mixed use area on the applicable zoning map in Schedule 2.

(3) Home-based business activities may occur where these activities meet the daily needs of the immediate residential catchment and the business activity is ancillary to the residential use and does not negatively impact upon the residential amenity of the area.

(4) Development provides for quality urban design outcomes that are complementary to and consistent with the existing scale, intensity, character and amenity and the locality. Development achieves and maintains accessible, well-serviced and well-designed communities. Higher density developments are in close proximity to public open space, centre zones and provide sufficient private open space to meet the private recreation needs of residents.

(5) Community facilities, open space and recreation uses which directly support the local community are facilitated. It is expected, that new residential developments will establish in locations that enable them to be integrated with the existing neighbourhoods and to be in proximity to existing community facilities such as schools. Useable and functional open space is to be provided in residential neighbourhoods to meet the needs of the local community.

(6) Small scale, non-residential uses are provided where they cater directly to community needs (such as convenience stores and childcare facilities) and where the character and residential amenity is protected and enhanced. These non-residential uses are not to replicate the uses that exist in more appropriate zones, such as centre zones. In some locations it may be appropriate for non-residential uses to be clustered together as part of a mixed use development, however the scale of the development and the associated hard surfaces will be limited in order to minimise impacts on residential character and amenity. Non-residential uses are small scale and incorporate design elements that are consistent with the surrounding residential development.

(7) Non-residential development, with the exception of a mixed use development, does not compromise the viability, role and or functioning of higher order centres as outlined within the Western Downs activity centre network.

Editor's note—this provision is only applicable to Accepted development - Impact assessment.

(8) A minimum residential density of 25 dwellings per hectare is achieved and development has a low to medium rise built form of up to three (3) storeys in height, and six (6) storeys in height in areas identified as mixed use on the applicable zoning map in Schedule 2.

(9) A maximum residential density of 50 dwellings per hectare is achieved.

(10) Any proposed reconfiguring of lots must facilitate allotments to ensure that battle-axe allotments are not created and that the location of any proposed future development will allow for the front entrance of the building to address the street. Any proposed reconfiguration should take into account the direction of prevailing winds to ensure climate-responsive building design.

(11) Development provides for an efficient pattern of development that creates walkable, permeable and legible communities that are integrated with active transport networks (such as the existing road network, cycleway and pedestrian footpath networks) and are well connected to activity centres, employment nodes, open space and recreation areas and community facilities. Development provides for a high level of amenity that is complementary to the built form typology and landscape character of the Medium density residential zone.

(12) Development is undertaken in an orderly and sequential manner to facilitate connection to the existing infrastructure network whilst being compatible with planned network upgrades and expansions.

(13) Ecologically significant features including waterways, wetlands and significant vegetation are retained and buffered from the impacts of development or where appropriate, vegetation is integrated within the development to ensure the long term protection of these features.

(14) Development is located and designed to achieve ecological sustainability by ensuring that the proposed development incorporates the objectives and principles of energy efficiency, water conservation, water quality management and the principles Crime Prevention through Environment Design (CPTED).

(15) Places, buildings or items of heritage character or heritage significance are protected and enhanced by development to preserve the historic character, amenity and identity of the locality

(16) Development responds to land constraints such as topography, bushfire and does not impact on the flood capacity or impede the flood conveyance function of land. Development is not located where it will increase the number of people or structures at risk of natural hazards.

(17) Where development is **not** consistent with the purpose and intent of the Medium density residential zone, overriding community need will need to be demonstrated as well as valid planning justification provided as to why the proposed use cannot be reasonably established in a more appropriate zone.

Temporary uses are supported in the zone. Refer to **Table 1.7.1 – Temporary use limitations** under section **1.7 Local government administrative matters**.

Consistent development within the Medium density residential zone includes the following:

• Childcare centre • Community care centre • Community residence • Community use • Dual occupancy • Dwelling house	• Dwelling unit • Food and drink outlet • Health care service • Home-based business • Multiple dwelling • Office	• Park • Residential care facility • Retirement facility • Sales office • Shop • Utility installation

Inconsistent development within the Medium density residential zone includes the following:

• Adult store • Agricultural supplies store • Air service • Animal husbandry • Animal keeping • Aquaculture • Bar • Brothel • Bulk landscape supplies • Caretaker's accommodation • Car wash • Cemetery • Club • Crematorium • Cropping • Detention facility • Educational Establishment • Emergency services • Environment facility • Extractive industry • Function facility • Funeral parlour • Garden centre • Hardware and trade supplies • High impact industry	• Hospital • Hotel • Indoor sport and recreation • Intensive animal industry • Intensive horticulture • Landing • Low impact industry • Major electricity infrastructure • Major sport, recreation and entertainment facility • Marine industry • Market • Medium impact industry • Motor sport facility • Nature-based tourism • Nightclub entertainment facility • Outdoor sales • Outdoor sport and recreation • Outstation • Parking station • Permanent plantation • Place of worship • Port services	• Relocatable home park • Renewable energy facility • Research and technology industry • Resort complex • Roadside stall • Rooming accommodation • Rural industry • Rural workers' accommodation • Service industry • Service station • Shopping centre • Short-term accommodation • Showroom • Special industry • Substation • Telecommunications facility • Theatre • Tourist attraction • Tourist park • Transport depot • Veterinary service • Warehouse • Wholesale nursery • Winery • Workforce accommodation

Development listed as an inconsistent use can be considered on its merits where it reflects the purpose and intent of the planning scheme.

6.2.9.3 Assessment benchmarks

Part A—Criteria for accepted and assessable development

Table 6.2.9.1—Medium density residential zone code

Performance Outcomes	Acceptable Outcomes
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)	
Building Height	
PO1 A low to medium-rise built form is maintained having regard to: (a) overshadowing; (b) privacy and overlooking; (c) building character and appearance; (d) the height of buildings on adjoining premises; and (e) slope.	**AO1.1** Development has a maximum building height of 11 metres above ground level and no more than three (3) storeys. **AO1.2** Development has a maximum building height of 20 metres above natural ground level and no more than six (6) storeys where identified in a mixed use area.
Accommodation Density	
PO2 Accommodation density and residential density: (a) contributes to housing choice and affordability; (b) takes advantage of proximity to centre activities; and (c) is consistent with the prevailing character of the locality.	**AO2.1** Residential density is a minimum of one dwelling per 400m^2 of the total site area. **AO2.2** Residential density is a maximum of one dwelling per 200m^2 of the total site area. **AO2.3** Development is for a dwelling house and includes building work or minor building work with a maximum additional gross floor area of 50m^2. **AO2.4** Accommodation density is a maximum of accommodation unit per 100m^2 of the site area or 100 bedrooms per net hectare.
Site Cover	
PO3 The scale of buildings and structures do not dominate the premises having regard to amenity and the appropriate provision of: (a) private open space; and (b) landscaping.	**AO3.1** Site cover is a maximum of: (a) for a single storey building - 60% of the total site area; (b) for a two (2) storey building - 50% of the total site area; (c) for a three (3) storey or more building - 40% of the total site area; or (d) unless a Development Code provides an alternative maximum site cover. **AO3.2** Buildings and structures ancillary to a dwelling are restricted to a cumulative floor area of 90m^2. Note—AO3.2 excludes balconies and verandahs where connected to a dwelling.
Setbacks	
PO4 Building setbacks are appropriate having regard to: (a) overshadowing; (b) privacy and overlooking; (c) building character and appearance; and	**Where for a Dwelling House** **AO4.1** The Queensland Development Code setbacks apply to all buildings and structures on lots greater or less than 450m^2 as applicable.

Performance Outcomes	Acceptable Outcomes
(d) the primary road frontage setbacks of adjoining premises.	**Where for all other uses** **AO4.2** Buildings and structures have a minimum setback of 6 metres to the primary road frontage. **AO4.3** Buildings and structures have a minimum setback of 4 metres to the secondary road frontage. **AO4.4** Buildings and structures have a minimum side and rear boundary clearance of: (a) 1.5 metres where the height of that part is 4.5 metres or less; and (b) 2.0 metres where the height of that part is greater than 4.5 metres but not more than 7.5 metres; and (c) 2.5 metres where the height of that part is greater than 7.5 metres.
Mixed Use Development	
PO5 Mixed use development promotes active frontage and provides high standards of amenity, privacy and security for residents and visitors.	**Where part of a Mixed Use Development** **AO5.1** Dwellings are located in a storey above any storey at ground level. **AO5.2** Separate entry points are provided and clearly defined to commercial and residential uses occupying the same site. **AO5.3** Entry to residential uses is via a secure entry point accessed from the primary road frontage. **AO5.4** Safe and secure parking areas are provided for dwellings that are clearly marked, easily accessible and separate from non-residential building users. **AO5.5** Undesirable visual, noise and odour impacts to streets, public, communal and private open space areas and residential dwelling units are minimised by: (a) providing vehicle loading/unloading and refuse storage/collection facilities within enclosed service yards or courtyards; (b) limiting service vehicle loading and unloading to between the hours of: (i) 7.00am and 6.00pm Monday to Friday; (ii) 8.00am to 5.00pm Saturdays; and (c) building services, plant and equipment utilise noise attenuation measures.
For assessable development (code, code (fast tracked) and impact)	
Amenity Protection	
PO6 Development must not detract from the amenity of the local area, having regard to: (a) noise;	**AO6** No acceptable outcome.

Performance Outcomes	Acceptable Outcomes
(b) hours of operation; (c) traffic; (d) lighting; (e) advertising devices; (f) visual amenity; (g) privacy; (h) odour; or (i) emissions.	
PO7 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) lighting; (e) advertising devices; (f) visual amenity; (g) privacy; (h) odour; or (i) emissions.	**AO7** No acceptable outcome.
Water Quality Management	
PO8 Development protects environmental values and facilitates the achievement of water quality objectives for Queensland waters.	**AO8** No acceptable outcome.
PO9 Development achieves the stormwater management design objectives specified in **Table 6.2.9.2 – Construction Phase - Stormwater Management Design Objectives**.	**AO9** Development achieves objectives as specified in **Table 6.2.9.2 – Construction Phase - Stormwater Management Design Objectives**.
PO10 Land for urban purposes is located in areas which avoid or minimise the disturbance to natural drainage, areas subject to erosion risk and groundwater.	**AO10** No acceptable outcome.
PO11 Land for urban purpose is located, designed, constructed and managed to avoid impacts arising from altered stormwater quality or flow.	**AO11** No acceptable outcome.

Table 6.2.9.2—Construction Phase – Stormwater Management Design Objectives

Issue		Design Objectives
Drainage control	Temporary drainage works	1. Design life and design storm for temporary drainage works: • Disturbed area open for <12 months - 1 in 2-year ARI event. • Disturbed area open for 12-24 months - 1 in 5-year ARI event. • Disturbed are open for >24 months - 1 in 10-year ARI event. 2. Design capacity excludes minimum 150mm freeboard. 3. Temporary culvert crossing - minimum 1 in 1-year SRI hydraulic capacity.
Erosion control	Erosion control measures	1. Minimise exposure of disturbed soils at any time. 2. Divert water run-off from undisturbed areas around disturbed areas. 3. Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable methods. 4. Implement erosion control methods corresponding to identified erosion risk rating.
Sediment control	Sediment control measures Design storm for sediment control basins Sediment basin dewatering	1. Determine appropriate sediment control measures using: • potential soil loss rate, or • monthly erosivity, or • average monthly rainfall 2. Collect and drain stormwater from disturbed soils to sediment basin for design storm event: • design storm for sediment basin sizing is 80th% five-day event or similar 3. Site discharge during sediment basin dewatering: • TSS < 50 mg/L TSS, and • Turbidity not >10% receiving waters turbidity, and • pH 6.5–8.5
Water quality	Litter and other waste, hydrocarbons and other contaminants	1. Avoid wind-blown litter; remove gross pollutants. 2. Ensure there is no visible oil or grease sheen on released waters. 3. Dispose of waste containing contaminants at authorised facilities.
Waterway stability and flood flow management	Changes to the natural waterway hydraulics and hydrology	1. For peak flow for the 1-year and 100-year ARI event, use constructed sediment basins to attenuate the discharge rate of stormwater from the site.

6.2.10 Rural Zone

6.2.10.1 Application

This code applies to development where the code is identified as applicable in the table of assessment for the Rural zone and development is within the Rural zone as identified on the zoning maps contained within Schedule 2.

When using this code, reference should be made to 5.3.2 and where applicable, 5.3.3 located in Part 5.

6.2.10.2 Purpose

The purpose of the Rural zone is to:
(a) provide for rural uses and activities; and
(b) provide for other uses and activities that are compatible with:
    (i) existing and future rural uses and activities; and
    (ii) the character and environmental features of the zone; and
(c) maintain the capacity of land for rural uses and activities by protecting and managing significant natural resources and processes.

The overall outcomes sought for the Rural zone code are as follows:

(1) The zone primarily accommodates cropping or animal husbandry and ancillary detached dwellings.

(2) All rural land is protected from alienation and fragmentation. A lack of viability for existing farming operations and small holdings does not provide suitable and sufficient planning justification for further subdivision or uses for non-rural purposes.

(3) Residential development within the rural zone only occurs to the extent that it supports and is ancillary to the productive use of the land. Urban and residential development is contained within designated zonings for such uses and will not be permitted to expand into rural areas.

(4) New enterprises, such as rural service industries and tourism activities, are accommodated where:
    (a) they are directly associated with rural production, a natural resource or the natural environment or need to be remote from urban uses as a result of their impacts;
    (b) the productive capacity of the land is not diminished and conflicts with existing and intended activities in the surrounding area are avoided.
    (c) the existing landscape and natural resource values of the land are maintained; and
    (d) the proposed use could not be more appropriately located in another zone.

(5) Extractive resources and existing extractive operations on rural land are protected from encroachment from incompatible land uses.

(6) The environmental, character and landscape values of all rural land are protected from encroachment by incompatible land uses.

(7) Adequate separation and buffering is provided by new development in nearby or adjoining urban or rural residential zone land to ensure that encroachment, fragmentation or alienation of rural land by these uses is avoided.

(8) Special industry uses that require separation distances from sensitive land uses are supported and encouraged to locate in areas identified as Special Industrial Area identified on **Strategic Plan Map 1 – Settlement Pattern**.

Editor's note—however, refer also to part 1.7.2.

(9) Any proposed reconfiguring of lots must facilitate allotments to ensure that battle-axe allotments are not created and that the location of any proposed future dwelling will allow for the front entrance of the building to address the street. Any proposed reconfiguration should take into account the direction of prevailing winds to ensure climate-responsive building design.

(10) Development is connected to available urban infrastructure networks or is provided with suitable onsite potable water supply and a sustainable waste water disposal system to ensure the protection and maintenance of environmental health and human wellbeing and safety

(11) Ecologically significant features including waterways, wetlands and significant vegetation are retained and buffered from the impacts of development or where appropriate, vegetation is integrated within the development to ensure the long term protection of these features.

(12) Development is located and designed to achieve ecological sustainability by ensuring that the proposed development incorporates the objectives and principles of energy efficiency, water conservation, water quality management and the principles Crime Prevention through Environment Design (CPTED).

(13) Places, buildings or items of heritage character or heritage significance are protected and enhanced by development to preserve the historic character, amenity and identity of the locality

(14) Development responds to land constraints such as topography, bushfire and does not impact on the flood capacity or impede the flood conveyance function of land. Development is not located where it will increase the number of people or structures at risk of natural hazards.

(15) Where development is **not** consistent with the purpose and intent of the Rural zone, overriding community need will need to be demonstrated as well as valid planning justification provided as to why the proposed use cannot be reasonably established in a more appropriate zone.

Temporary uses are supported in the zone. Refer to **Table 1.7.1 – Temporary use limitations** under section **1.7 Local government administrative matters**.

Consistent development within the Rural zone includes the following:

• Animal husbandry • Animal keeping • Aquaculture • Battery storage facility • Caretaker's accommodation • Cemetery • Cropping • Community Residence • Dwelling house • Emergency services • Environment facility • Extractive industry	• High impact industry • Home-based business • Intensive animal industry • Intensive horticulture • Major electricity infrastructure • Nature-based tourism • Outstation • Park • Permanent plantation • Renewable energy facility • Roadside stall	• Rural industry • Rural workers' accommodation • Special industry • Substation • Telecommunications facility • Tourist attraction • Tourist park • Utility installation • Veterinary service • Wholesale nursery • Winery

Inconsistent development within the Rural zone includes the following:

• Adult store • Agricultural supplies store • Air service • Bar • Brothel • Bulk landscape supplies • Car wash • Childcare centre • Club • Community care centre • Community residence • Community use • Crematorium • Detention facility • Dual occupancy • Dwelling unit • Educational Establishment • Food and drink outlet • Function facility • Funeral palour	• Garden centre • Hardware and trade supplies • Health care service • Hospital • Hotel • Indoor sport and recreation • Landing • Low impact industry • Major sport, recreation and entertainment facility • Marine industry • Market • Medium impact industry • Motor sport facility • Multiple dwelling • Nightclub entertainment facility • Office • Outdoor sales • Outdoor sport and recreation	• Parking station • Place of worship • Port services • Relocatable home park • Research and technology industry • Residential care facility • Resort complex • Retirement facility • Rooming accommodation • Sales office • Service industry • Service station • Shop • Shopping centre • Short-term accommodation • Showroom • Theatre • Transport depot • Warehouse • Workforce accommodation

Development listed as an inconsistent use can be considered on its merits where it reflects the purpose and intent of the planning scheme.

6.2.10.3 Assessment benchmarks

Part A—Criteria for accepted and assessable development

Table 6.2.10.1—Rural zone code

Performance Outcomes	Acceptable Outcomes
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)	
Building Height	
PO1 A low-rise built form is maintained having regard to existing landscape character values.	**AO1** Development has a maximum building height of 10 metres above natural ground level and no more than two (2) storeys. Editor's note—excluding windmills, silos and other rural structures ancillary to agricultural operations on site.
Accommodation Density	
PO2 Accommodation density and Residential density is complementary and subordinate to the rural and natural landscape values of the area.	**AO2.1** Residential density does not exceed one dwelling house per lot. **AO2.2** Residential density does not exceed two dwellings per lot and development is for: (a) Caretaker's accommodation and includes building work or minor building work with a maximum gross floor area of 100m^2; or (b) Rural workers' accommodation.
Setbacks	
PO3 Building setbacks are appropriate having regard to: (a) the rural character of the area; (b) overshadowing; (c) privacy and overlooking; and (d) the primary road frontage setbacks of adjoining premises.	**AO3.1** Buildings and structures have a minimum setback of 20 metres to the primary road frontage. **AO3.2** Buildings and structures have a minimum side and rear boundary clearance of 15 metres.
PO4 The location of any dwelling does not compromise the continued operation of an existing or approved intensive animal industry, extractive industry or other uses that are incompatible with residential development	**AO4.1** The dwelling is located at least 1,000m from an existing or approved intensive animal industry operation. **AO4.2** The dwelling is separated from an extractive industry by at least: (a) 500m from a hard rock extractive industry; (b) 200m from a sand and gravel extractive industry; and (c) 100m from a haul route. **AO4.3** The dwelling is separated from a High impact industry use by a minimum of 500 metres.
For assessable development (code, code (fast tracked) and impact)	
Amenity Protection	
PO5 Development must not detract from the amenity of the local area, having regard to: (a) noise; (b) hours of operation; (c) traffic;	**AO5** No acceptable outcome.

Performance Outcomes	Acceptable Outcomes
(d) lighting; (e) advertising devices; (f) visual amenity; (g) privacy; (h) odour; or (i) emissions.	
PO6 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) lighting; (e) advertising devices; (f) visual amenity; (g) privacy; (h) odour; or (i) emissions.	**AO6** No acceptable outcome.
Water Quality Management	
PO7 Development protects environmental values and facilitates the achievement of water quality objectives for Queensland waters.	**AO7** No acceptable outcome.
PO8 Development achieves the storm water management design objectives specified in **Table 6.2.10.2 – Construction Phase - Stormwater Management Design Objectives**.	**AO8** Development achieves objectives as specified in **Table 6.2.10.2 – Construction Phase - Stormwater Management Design Objectives**.
PO9 Land for urban purposes is located in areas which avoid or minimise the disturbance to natural drainage, areas subject to erosion risk and groundwater.	**AO9** No acceptable outcome.
PO10 Land for urban purpose is located, designed, constructed and managed to avoid impacts arising from altered stormwater quality or flow.	**AO10** No acceptable outcome.

Table 6.2.10.2—Construction Phase – Stormwater Management Design Objectives

Issue		Design Objectives
Drainage control	Temporary drainage works	1. Design life and design storm for temporary drainage works: • Disturbed area open for <12 months - 1 in 2-year ARI event. • Disturbed area open for 12-24 months - 1 in 5-year ARI event. • Disturbed are open for >24 months - 1 in 10-year ARI event. 2. Design capacity excludes minimum 150mm freeboard. 3. Temporary culvert crossing - minimum 1 in 1-year SRI hydraulic capacity.
Erosion control	Erosion control measures	1. Minimise exposure of disturbed soils at any time. 2. Divert water run-off from undisturbed areas around disturbed areas. 3. Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable methods. 4. Implement erosion control methods corresponding to identified erosion risk rating.
Sediment control	Sediment control measures Design storm for sediment control basins Sediment basin dewatering	1. Determine appropriate sediment control measures using: • potential soil loss rate, or • monthly erosivity, or • average monthly rainfall 2. Collect and drain stormwater from disturbed soils to sediment basin for design storm event: • design storm for sediment basin sizing is 80th% five-day event or similar 3. Site discharge during sediment basin dewatering: • TSS < 50 mg/L TSS, and • Turbidity not >10% receiving waters turbidity, and • pH 6.5–8.5
Water quality	Litter and other waste, hydrocarbons and other contaminants	1. Avoid wind-blown litter; remove gross pollutants. 2. Ensure there is no visible oil or grease sheen on released waters. 3. Dispose of waste containing contaminants at authorised facilities.
Waterway stability and flood flow management	Changes to the natural waterway hydraulics and hydrology	1. For peak flow for the 1-year and 100-year ARI event, use constructed sediment basins to attenuate the discharge rate of stormwater from the site.

6.2.11 Rural Residential Zone

6.2.11.1 Application

This code applies to development where the code is identified as applicable in the table of assessment for the Rural residential zone and development is within the Rural residential zone as identified on the zoning maps contained within Schedule 2.

When using this code, reference should be made to 5.3.2 and where applicable, 5.3.3 located in Part 5.

6.2.11.2 Purpose

The purpose of the Rural residential zone code is to provide for residential uses and activities on large lots, including lots for which the local government has not provided infrastructure and services.

The overall outcomes sought for the Rural residential zone code are as follows:

(1) Residential development occurs in the form of dwelling houses, to the exclusion of other more intensive residential uses.

(2) Lot sizes are sufficient to ensure the protection of environmental values and water quality objectives.

(3) Further expansion of existing rural residential areas does not occur beyond those areas zoned for this purpose.

(4) Home-based businesses occur to an extent that does not unduly diminish the semi-rural residential amenity, having regard to noise, odour, dust, traffic and other impacts.

(5) Non-residential uses occur within the zone where they primarily support the day-to-day needs of the immediate residential community and do not unreasonably detract from the residential amenity of the area.

(6) Development is buffered from nearby rural land such that the productive use of the rural land is not constrained nor isolated or fragmented.

Rural Residential 4000 Precinct

(7) A maximum net residential density of 2.5 dwellings per hectare is achieved in the Rural Residential 4000 Precinct.

Rural Residential 8000 Precinct

(8) The Rural Residential 8000 Precinct accommodates very low density development in consideration of one or more of the following:
- (a) presence of ecologically significant features or other ecological values;
- (b) future urban development potential;
- (c) development constraints including but not limited to flood, bushfire and landslide; and
- (d) a maximum net residential density of 1.25 dwellings per hectare is achieved in the Rural Residential 8000 Precinct.

Precinct 3 – Rural Residential 20000 Precinct

(9) The Rural Residential 20000 Precinct accommodates very low density development in consideration of one or more of the following:
- (a) water supply availability;
- (b) presence of ecologically significant features or other ecological values;
- (c) future urban development potential;

(d) development constraints including but not limited to flood, bushfire and landslide; and
(e) a maximum net residential density of 0.5 dwellings per hectare is achieved in the Rural Residential 2000 Precinct.

(10) Any proposed reconfiguring of lots must facilitate allotments to ensure that battle-axe allotments are not created and that the location of any proposed future dwelling will allow for the front entrance of the building to address the street. Any proposed reconfiguration should take into account the direction of prevailing winds to ensure climate-responsive building design.

(11) Development is connected to available urban infrastructure networks or is provided with suitable onsite potable water supply and a sustainable waste water disposal system to ensure the protection and maintenance of environmental health and human wellbeing and safety

(12) Ecologically significant features including waterways, wetlands and significant vegetation are retained and buffered from the impacts of development or where appropriate, vegetation is integrated within the development to ensure the long term protection of these features.

(13) Development is located and designed to achieve ecological sustainability by ensuring that the proposed development incorporates the objectives and principles of energy efficiency, water conservation, water quality management and the principles Crime Prevention through Environment Design (CPTED).

(14) Places, buildings or items of heritage character or heritage significance are protected and enhanced by development to preserve the historic character, amenity and identity of the locality

(15) Development responds to land constraints such as topography, bushfire and does not impact on the flood capacity or impede the flood conveyance function of land. Development is not located where it will increase the number of people or structures at risk of natural hazards.

(16) Where development is **not** consistent with the purpose and intent of the Rural Residential zone, overriding community need will need to be demonstrated as well as valid planning justification provided as to why the proposed use cannot be reasonably established in a more appropriate zone.

Temporary uses are supported in the zone. Refer to **Table 1.7.1 – Temporary use limitations** under section **1.7 Local government administrative matters**.

Consistent development within the Rural residential zone includes the following:

• Animal husbandry • Animal keeping • Aquaculture • Community residence • Dwelling house • Emergency services	• Home-based business • Major electricity infrastructure • Outdoor sport and recreation • Park	• Roadside stall • Substation • Telecommunications facility • Utility installation • Veterinary service

Inconsistent development within the Rural residential zone includes the following:

• Adult store • Agricultural supplies store • Air service • Bar • Brothel • Bulk landscape supplies • Caretaker's accommodation • Car wash • Cemetery • Childcare centre • Club • Community care centre • Community use • Crematorium • Cropping • Detention facility • Dual occupancy • Dwelling unit • Educational Establishment • Environment facility • Extractive industry • Food and drink outlet • Function facility • Funeral parlour • Garden centre • Hardware and trade supplies	• Health care service • High impact industry • Hospital • Hotel • Indoor sport and recreation • Intensive animal industry • Intensive horticulture • Landing • Low impact industry • Major sport, recreation and entertainment facility • Marine industry • Market • Medium impact industry • Motor sport facility • Multiple dwelling • Nature-based tourism • Nightclub entertainment facility • Office • Outdoor sales • Outstation • Parking station • Permanent plantation • Place of worship • Port Services	• Relocatable home park • Renewable energy facility • Research and technology industry • Residential care facility • Resort complex • Retirement facility • Rooming accommodation • Rural industry • Rural workers' accommodation • Sales office • Service industry • Service station • Shop • Shopping centre • Short-term accommodation • Showroom • Special industry • Theatre • Tourist attraction • Tourist park • Transport depot • Warehouse • Wholesale nursery • Winery • Workforce accommodation

Development listed as an inconsistent use can be considered on its merits where it reflects the purpose and intent of the planning scheme.

6.2.11.3 Assessment benchmarks

Part A—Criteria for accepted and assessable development

Table 6.2.11.1—Rural residential code

Performance Outcomes	Acceptable Outcomes
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)	
Building Height	
PO1 A low-rise built form is maintained having regard to existing landscape character values.	**AO1** Development has a maximum building height of 8.5 metres above ground level and two (2) storeys.
Accommodation Density	
PO2 Accommodation density and residential density is complementary and subordinate to the semi-rural and natural landscape values of the area.	**AO2.1** Residential density does not exceed one dwelling house per lot. **AO2.2** Residential density does not exceed two dwellings per lot and development is for a secondary dwelling with a maximum GFA of 80m².
Setbacks	
PO3 Building setbacks are appropriate having regard to: (a) the semi-rural character of the area; (b) overshadowing; (c) privacy and overlooking; and (d) the primary road frontage setbacks of adjoining premises.	**AO3.1** Buildings and structures have a minimum setback of 15 metres to the primary road frontage. **AO3.2** Buildings and structures have a minimum side and rear boundary clearance of 10 metres.
Site Cover	
PO4 Development protects the semi-rural and natural landscape values of the area and is visually unobtrusive.	**AO4.1** Site cover is a maximum of 20% of the total site area. **Where in Precinct 1 – Rural Residential Precinct 4000** **AO4.2** Domestic outbuildings ancillary to a dwelling have a maximum floor area of 150m^2. Note—AO4.2 excludes balconies and verandahs where connected to a dwelling. **AND** **AO4.3** Buildings and structures ancillary to a dwelling are restricted to a cumulative floor area of 200m^2. **Where in Precinct 2 – Rural Residential Precinct 8000 and Precinct 3 – Rural Residential Precinct 20000** **AO4.4** Buildings and structures ancillary to a dwelling are restricted to a cumulative floor area of 200m^2. Note—AO4.2 excludes balconies and verandahs where connected to a dwelling.
For assessable development (code, code (fast tracked) and impact)	
Amenity Protection	

Performance Outcomes	Acceptable Outcomes
PO5 Development must not detract from the amenity of the local area, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) lighting; (e) advertising devices; (f) visual amenity; (g) privacy; (h) odour; or (i) emissions.	**AO5** No acceptable outcome.
PO6 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) lighting; (e) advertising devices; (f) visual amenity; (g) privacy; (h) odour; or (i) emissions.	**AO6** No acceptable outcome.
Water Quality Management	
PO7 Development protects environmental values and facilitates the achievement of water quality objectives for Queensland waters.	**AO7** No acceptable outcome.
PO8 Development achieves the stormwater management design objectives specified in **Table 6.2.11.2 – Construction Phase - Stormwater Management Design Objectives**.	**AO8** Development achieves objectives as specified in **Table 6.2.11.2 – Construction Phase - Stormwater Management Design Objectives**.
PO9 Land for urban purposes is located in areas which avoid or minimise the disturbance to natural drainage, areas subject to erosion risk and groundwater.	**AO9** No acceptable outcome.
PO10 Land for urban purpose is located, designed, constructed and managed to avoid impacts arising from altered stormwater quality or flow.	**AO10** No acceptable outcome.

Table 6.2.11.2—Construction Phase – Stormwater Management Design Objectives

Issue		Design Objectives
Drainage control	Temporary drainage works	1. Design life and design storm for temporary drainage works: • Disturbed area open for <12 months - 1 in 2-year ARI event. • Disturbed area open for 12-24 months - 1 in 5-year ARI event. • Disturbed are open for >24 months - 1 in 10-year ARI event. 2. Design capacity excludes minimum 150mm freeboard. 3. Temporary culvert crossing - minimum 1 in 1-year SRI hydraulic capacity.
Erosion control	Erosion control measures	1. Minimise exposure of disturbed soils at any time. 2. Divert water run-off from undisturbed areas around disturbed areas. 3. Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable methods. 4. Implement erosion control methods corresponding to identified erosion risk rating.
Sediment control	Sediment control measures Design storm for sediment control basins Sediment basin dewatering	1. Determine appropriate sediment control measures using: • potential soil loss rate, or • monthly erosivity, or • average monthly rainfall 2. Collect and drain stormwater from disturbed soils to sediment basin for design storm event: • design storm for sediment basin sizing is 80th% five-day event or similar 3. Site discharge during sediment basin dewatering: • TSS < 50 mg/L TSS, and • Turbidity not >10% receiving waters turbidity, and • pH 6.5–8.5
Water quality	Litter and other waste, hydrocarbons and other contaminants	1. Avoid wind-blown litter; remove gross pollutants. 2. Ensure there is no visible oil or grease sheen on released waters. 3. Dispose of waste containing contaminants at authorised facilities.
Waterway stability and flood flow management	Changes to the natural waterway hydraulics and hydrology	1. For peak flow for the 1-year and 100-year ARI event, use constructed sediment basins to attenuate the discharge rate of stormwater from the site.

6.2.12 Community Facilities Zone Code

6.2.12.1 Application

This code applies to development where the code is identified as applicable in the table of assessment for the Community facilities zone and development is within the Community facilities zone as identified on the zoning maps contained within Schedule 2.

When using this code, reference should be made to 5.3.2 and where applicable, 5.3.3 located in Part 5.

6.2.12.2 Purpose

The purpose of the Community facilities zone is to provide for community-related uses, activities and facilities, whether publicly or privately owned, including, for example:
(a) educational establishments; and
(b) hospitals; and
(c) transport and telecommunication networks; and
(d) utility installations.

The overall outcomes sought for the Community facilities zone code are as follows:

(1) The Community facilities zone accommodates community related facilities that are owned and/or operated by private enterprise or federal, state or local government agencies.

(2) Community uses, are located in highly accessible locations and the built form is consistent and in keeping with the existing scale, height, amenity and character of surrounding development.

(3) The long term viability of Community facilities are protected by ensuring proposed developments do not limit the ongoing operation of existing community facilities or prejudice the establishment of new community facilities.

(4) Development provides opportunity for co-location of community activities and facilities in order to create identifiable community nodes.

(5) Other complementary uses (not defined as community facilities) may occur within the zone, where community-related activities and facilities remain the dominant use and continue to effectively meet the needs of the community.

(6) Development provides for an efficient pattern of development that creates walkable, permeable and legible communities that are integrated with active transport networks (such as the existing road network, cycleway and pedestrian footpath networks) and are well connected to activity centres, employment nodes, open space and recreation areas and community facilities. Development provides for a high level of amenity that is complementary to the built form typology and landscape character of the community facilities zone.

(7) Development is undertaken in an orderly and sequential manner to facilitate connection to the existing infrastructure network whilst being compatible with planned network upgrades and expansions.

(8) Ecologically significant features including waterways, wetlands and significant vegetation are retained and buffered from the impacts of development or where appropriate, vegetation is integrated within the development to ensure the long term protection of these features.

(9) Development is located and designed to achieve ecological sustainability by ensuring that the proposed development incorporates the objectives and principles of energy efficiency, water conservation, water quality management and the principles Crime Prevention through Environment Design (CPTED).

(10) Places, buildings or items of heritage character or heritage significance are protected and enhanced by development to preserve the historic character, amenity and identity of the locality

(11) Development responds to land constraints such as topography, bushfire and does not impact on the flood capacity or impede the flood conveyance function of land. Development is not located where it will increase the number of people or structures at risk of natural hazards.

(12) Where development is **not** consistent with the purpose and intent of the Community facilities zone, overriding community need will need to be demonstrated as well as valid planning justification provided as to why the proposed use cannot be reasonably established in a more appropriate zone.

Temporary uses are supported in the zone. Refer to **Table 1.7.1 – Temporary use limitations** under section **1.7 Local government administrative matters**.

Consistent development within the Community facilities zone includes the following:

• Battery storage facility • Caretaker's accommodation • Cemetery • Club • Childcare centre • Community care centre • Community residence • Community use • Dwelling house • Educational Establishment • Emergency services • Environment facility	• Food and drink outlet • Function facility • Funeral parlour • Health care service • Home-based business • Hospital • Indoor sport and recreation • Nature-based tourism • Outdoor sport and recreation park • Park	• Place of worship • Relocatable home park • Renewable energy facility • Residential care facility • Retirement facility • Substation • Telecommunications facility • Theatre • Tourist attraction • Tourist park • Utility installation

Inconsistent development within the Community facilities zone includes the following:

• Adult store • Agricultural supplies store • Air service • Animal husbandry • Animal keeping • Aquaculture • Bar • Brothel • Bulk landscape supplies • Car wash • Crematorium • Cropping • Detention facility • Dual occupancy • Dwelling unit • Extractive industry • Garden centre • Hardware and trade supplies • High impact industry • Hotel	• Intensive animal industry • Intensive horticulture • Landing • Low impact industry • Major electricity infrastructure • Major sport, recreation and entertainment facility • Marine industry • Market • Medium impact industry • Motor sport facility • Multiple dwelling • Nightclub entertainment facility • Office • Outdoor sales • Outstation • Parking station • Permanent plantation • Port services	• Research and technology industry • Resort complex • Roadside stall • Rooming accommodation • Rural industry • Rural workers' accommodation • Sales office • Service industry • Service station • Shop • Shopping centre • Short-term accommodation • Showroom • Special industry • Transport depot • Veterinary service • Warehouse • Wholesale nursery • Winery • Workforce accommodation

Development listed as an inconsistent use can be considered on its merits where it reflects the purpose and intent of the planning scheme.

6.2.12.3 Assessment benchmarks

Part A—Criteria for accepted and assessable development

Table 6.2.12.1—Community facilities zone code

Performance Outcome	Acceptable Outcome
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)	
Building Height	
PO1 A low-rise built form is maintained having regard to: (a) overshadowing and privacy of accommodation activities and land in a Residential zone category; (b) building character and appearance; and (c) the height of buildings on adjoining premises.	**AO1** Development has a maximum building height of 9.5 metres above natural ground level and no more than two storeys.
Gross Floor Area	
PO2 The scale and bulk of built form is complementary to existing development in the locality.	**AO2** Development has a maximum gross floor area of 50% of the site area.
Site Cover	
PO3 The site coverage of all buildings and structures does not result in a built form that is bulky and visually intrusive.	**AO3** Site cover is a maximum of: (a) for a single storey building - 50% of the total site area; or (b) for a 2 or more storey building - 40% of the total site area.
Setbacks	
PO4 Building setbacks are appropriate having regard to: (a) efficient use of the site; (b) overshadowing; (c) privacy and overlooking; (d) building character and appearance; and (e) the primary road frontage setbacks of adjoining premises.	**AO4.1** Buildings and structures have a minimum setback of 6 metres to the primary road frontage. OR **AO4.2** Buildings and structures have a road frontage setback equal to or greater than the setback of an existing building on the premises. **AO4.3** Buildings and structures have a minimum side and rear boundary clearance of 2.5 metres. **Where adjoining land in a Residential Zone category** **AO4.4** Buildings and structures have a minimum side and rear boundary clearance of 3 metres.
For assessable development (code, code (fast tracked) and impact)	
Building Appearance	
PO5 Development must be complementary to and integrate with the existing character and visual amenity of the area.	**AO5** Building services and equipment are screened so as not to be visible from the road and other public areas or adjoining residences.
Landscaping	
PO6 Landscaping is provided to contribute to the visual amenity of the premises and local area.	**AO6.1** A minimum of one shade tree is provided for every six car parking spaces. **AO6.2**

Performance Outcome	Acceptable Outcome
	A minimum planting space of 1.2m² is provided for every shade tree. **AO6.3** A landscape buffer with a minimum width of 1 metre is provided to all vehicle movement and car parking areas adjacent to buildings and site boundaries. **Where adjoining a Dwelling or a use in the Residential Zone category** **AO6.4** A 2 metre minimum landscape buffer is provided along the shared boundary.
Non-Discriminatory Access	
PO7 Non-discriminatory access must be provided to the building from the road.	**AO7** Changes of level between the road and the building must comply with Australian Standard *AS1428—Design for access and mobility*.
Amenity Protection	
PO8 Development must not detract from the amenity of the local area, having regard to: (a) noise; (b) traffic; (c) lighting; (d) advertising devices; (e) visual amenity; (f) privacy; (g) odour; or (h) emissions.	**AO8** No acceptable outcome.
PO9 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) lighting; (e) advertising devices; (f) visual amenity; (g) privacy; (h) odour; or (i) emissions.	**AO9** No acceptable outcome.
Where adjoining land in a Residential Zone category **PO10** Development must not detract from the amenity of the local area having regard to operating hours.	**Where adjoining land in a Residential Zone category** **AO10.1** Loading and unloading of goods is restricted to between the following hours: (a) 7.00am and 6.00pm Monday to Friday; (b) 8.00am and 5.00pm Saturdays. **AO10.2** No unloading or loading occurs on Sundays and public holidays.
Water Quality Management	
PO11 Development protects environmental values and facilitates the achievement of water quality objectives for Queensland waters.	**AO11** No acceptable outcome.

Performance Outcome	Acceptable Outcome
PO12 Development achieves the stormwater management design objectives specified in **Table 6.2.12.2 – Construction Phase - Stormwater Management Design Objectives**.	**AO12** Development achieves objectives as specified in **Table 6.2.12.2 – Construction Phase - Stormwater Management Design Objectives**.
PO13 Land for urban purposes is located in areas which avoid or minimise the disturbance to natural drainage, areas subject to erosion risk and groundwater.	**AO13** No acceptable outcome.
PO14 Land for urban purpose is located, designed, constructed and managed to avoid impacts arising from altered stormwater quality or flow.	**AO14** No acceptable outcome.

Table 6.2.12.2—Construction Phase – Stormwater Management Design Objectives

Issue		Design Objectives
Drainage control	Temporary drainage works	1. Design life and design storm for temporary drainage works: • Disturbed area open for <12 months - 1 in 2-year ARI event. • Disturbed area open for 12-24 months - 1 in 5-year ARI event. • Disturbed are open for >24 months - 1 in 10-year ARI event. 2. Design capacity excludes minimum 150mm freeboard. 3. Temporary culvert crossing - minimum 1 in 1-year SRI hydraulic capacity.
Erosion control	Erosion control measures	1. Minimise exposure of disturbed soils at any time. 2. Divert water run-off from undisturbed areas around disturbed areas. 3. Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable methods. 4. Implement erosion control methods corresponding to identified erosion risk rating.
Sediment control	Sediment control measures Design storm for sediment control basins Sediment basin dewatering	1. Determine appropriate sediment control measures using: • potential soil loss rate, or • monthly erosivity, or • average monthly rainfall 2. Collect and drain stormwater from disturbed soils to sediment basin for design storm event: • design storm for sediment basin sizing is 80th% five-day event or similar 3. Site discharge during sediment basin dewatering: • TSS < 50 mg/L TSS, and • Turbidity not >10% receiving waters turbidity, and • pH 6.5–8.5
Water quality	Litter and other waste, hydrocarbons and other contaminants	1. Avoid wind-blown litter; remove gross pollutants. 2. Ensure there is no visible oil or grease sheen on released waters.

Issue		Design Objectives
		3. Dispose of waste containing contaminants at authorised facilities.
Waterway stability and flood flow management	Changes to the natural waterway hydraulics and hydrology	1. For peak flow for the 1-year and 100-year ARI event, use constructed sediment basins to attenuate the discharge rate of stormwater from the site.

6.2.13 Recreation and Open Space Zone

6.2.13.1 Application

This code applies to development where the code is identified as applicable in the table of assessment for the Recreation and open space zone and development is within the Recreation and open space zone as identified on the zoning maps contained within Schedule 2.

When using this code, reference should be made to 5.3.2 and where applicable, 5.3.3 located in Part 5.

6.2.13.2 Purpose

The purpose of the Recreation and open space zone is to provide for:

(a) a variety of cultural, educational, leisure, recreation and sporting uses and activities, including, for example:
  (i) parks, playgrounds or playing fields for the use of residents and visitors; and
  (ii) parks, or other areas, for the conservation of natural areas; and

(b) facilities and infrastructure to support the uses and activities stated in paragraph (a).

The overall outcomes sought for the Recreation and open space zone code are as follows:

(1) Local, district, regional and specialised sports parks provide for a variety of formal sporting activities and a range of training and competition infrastructure.

(2) Development does not restrict public access and does not detract from the primary function of the site for sport and recreation activities.

(3) Biodiversity and passive recreation values of protected areas are conserved.

(4) Provision of a system of public open space, and embellishments appropriate to meet the outdoor recreational needs of Western Downs residents and visitors alike.

(5) Facilitate informal sport and recreation activities consistent with community need and expectations.

(6) Development provides for an efficient pattern of development that creates walkable, permeable and legible communities that are integrated with active transport networks (such as the existing road network, cycleway and pedestrian footpath networks) and are well connected to activity centres, employment nodes, open space and recreation areas and community facilities. Development provides for a high level of amenity that is complementary to the built form typology and landscape character of the recreation and open space zone.

(7) Development is undertaken in an orderly and sequential manner to facilitate connection to the existing infrastructure network whilst being compatible with planned network upgrades and expansions.

(8) Ecologically significant features including waterways, wetlands and significant vegetation are retained and buffered from the impacts of development or where appropriate, vegetation is integrated within the development to ensure the long term protection of these features.

(9) Development is located and designed to achieve ecological sustainability by ensuring that the proposed development incorporates the objectives and principles of energy efficiency, water conservation, water quality management and the principles Crime Prevention through Environment Design (CPTED).

(10) Places, buildings or items of heritage character or heritage significance are protected and enhanced by development to preserve the historic character, amenity and identity of the locality.

(11) Development responds to land constraints such as topography, bushfire and does not impact on the flood capacity or impede the flood conveyance function of land. Development is not located where it will increase the number of people or structures at risk of natural hazards.

(12) Where development is **not** consistent with the purpose and intent of the Recreation and open space zone, overriding community need will need to be demonstrated as well as valid planning justification provided as to why the proposed use cannot be reasonably established in a more appropriate zone.

Temporary uses are supported in the zone. Refer to **Table 1.7.1 – Temporary use limitations** under section **1.7 Local government administrative matters**.

Consistent development within the Recreation and open space zone includes the following:

• Battery storage facility • Caretaker's accommodation • Cemetery • Childcare centre • Club • Community care centre • Community residence • Community use • Dwelling house • Educational establishment • Emergency services	• Environment facility • Food and drink outlet • Function facility • Funeral parlour • Health care service • Home-based business • Hospital • Indoor sport and recreation • Nature-based tourism • Outdoor sport and recreation	• Park • Place of worship • Relocatable home park • Residential care facility • Retirement facility • Substation • Telecommunications facility • Theatre • Tourist attraction • Tourist park • Utility installation

Inconsistent development within the Recreation and open space zone includes the following:

• Adult store • Agricultural supplies store • Air service • Animal husbandry • Animal keeping • Aquaculture • Bar • Brothel • Bulk landscape supplies • Car wash • Crematorium • Cropping • Detention facility • Dual occupancy • Dwelling unit • Extractive industry • Garden centre • Hardware and trade supplies • High impact industry • Hotel	• Intensive animal industry • Intensive horticulture • Landing • Low impact industry • Major electricity infrastructure • Major sport, recreation and entertainment facility • Marine industry • Market • Medium impact industry • Motor sport facility • Multiple dwelling • Nightclub entertainment facility • Office • Outdoor sales • Outstation • Parking station • Permanent plantation • Port services • Renewable energy facility	• Research and technology industry • Resort complex • Roadside stall • Rooming accommodation • Rural industry • Rural workers' accommodation • Sales office • Service industry • Service station • Shop • Shopping centre • Short-term accommodation • Showroom • Special industry • Transport depot • Veterinary service • Warehouse • Wholesale nursery • Winery • Workforce accommodation

Development listed as an inconsistent use can be considered on its merits where it reflects the purpose and intent of the planning scheme.

6.2.13.3 Assessment benchmarks

Part A—Criteria for accepted and assessable development

Table 6.2.13.1—Recreation and open space zone code

Performance Outcomes	Acceptable Outcomes
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)	
Building Height	
PO1 Building height has regard to: (a) the relevant features and prevailing character of the surrounding landscape; and (b) the role and function of the open space / recreation area.	**AO1** Development has a maximum building height of 8.5 metres above natural ground level.
Site Cover	
PO2 Buildings and structures are of a scale that complements the character and amenity of the open space and recreation area.	**AO2** Site cover is a maximum of 10% of the total site area.
Setbacks	
PO3 Building setbacks are appropriate having regard to: (a) overshadowing; (b) privacy and overlooking; (c) building character and appearance; and (d) the primary road frontage setbacks of adjoining premises.	**AO3.1** Buildings and structures have a minimum setback of 10 metres to the road frontage. OR **AO3.2** Buildings and structures have road frontage setback equal to or greater than the setback of an existing building on the premises. **AO3.3** Buildings and structures have a minimum side and rear boundary clearance of 6 metres.
Landscaping	
PO4 Landscaping is provided to: (a) create opportunities for multiple use of the open space/recreation area; (b) lessen the visual impact of buildings and structures from the street and adjoining land uses; and (c) provide sun shading.	**AO4.1** A minimum of one shade tree is provided for every ten car parking spaces. **AO4.2** A minimum planting space of $1.2m^2$ is provided for every shade tree. **Where adjoining land in a Residential zone category or a residential use** **AO4.3** A landscape buffer with a minimum width of 2 metres is provided along the length of the shared boundary.
For assessable development (code, code (fast tracked) and impact)	
Advertising Devices	
PO5 **Where for Outdoor sport and recreation** Advertising devices do not cause significant detrimental impact on the visual amenity of the local area and primarily convey information relevant to the Outdoor sport and recreation use.	**Where for Outdoor sport and recreation** **AO5.1** Advertising devices have the following characteristics: (a) identifies the name of the sporting venue, forthcoming events and/or directional information; and (b) not greater than 20% of the sign area is devoted to commercial advertising. **Where the site fronts a State-controlled Road**

Performance Outcomes	Acceptable Outcomes
	AO5.2 Advertising devices along the road frontage are not illuminated.
Business Activities and Community Activities	
PO6 Business activities, limited to Food and drink outlet and Shop are of a scale that: (a) meet the needs of the open space recreation area; (b) do not negatively impact the character and amenity of the area; (c) is compatible with surrounding development; and (d) does not compromise the viability of the Western Downs activity centre network.	**AO6** Food and drink outlet and Shop development is restricted to a maximum gross floor area of 50m^2 within the open space / recreation area and these uses must only be in operation when the primary use is occurring on the site.
Where adjoining land in a Residential zone category **PO7** Development must not detract from the amenity of the local area having regard to operating hours.	**Where adjoining land in a Residential zone category** **AO7** Operating hours are restricted to between 7.00am and 10.00pm.
Amenity Protection	
PO8 Development must not detract from the amenity of the local area, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) lighting; (e) advertising devices; (f) visual amenity; (g) privacy; (h) odour; or (i) emissions.	**AO8 (In partial compliance of PO8)** Lighting to sporting fields is to be provided in accordance with Australian Standards *AS2560—Sports lighting* and *AS4282—Control of the obtrusive effects of outdoor lighting*.
PO9 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) lighting; (e) advertising devices; (f) visual amenity; (g) privacy; (h) odour; or (i) emissions.	**AO9 (In partial compliance of PO9)** Lighting to sporting fields is to be provided in accordance with Australia Standards *AS2560—Sports lighting* and *AS4282—Control of the obtrusive effects of outdoor lighting*.
Water Quality Management	
PO10 Development protects environmental values and facilitates the achievement of water quality objectives for Queensland waters.	**AO10** No acceptable outcome.
PO11 Development achieves the stormwater management design objectives specific in **Table 6.2.13.2 – Construction Phase - Stormwater Management Design Objectives**.	**AO11** Development achieves objectives as specified in **Table 6.2.13.2 – Construction Phase - Stormwater Management Design Objectives**.
PO12 Land for urban purposes is located in areas which avoid or minimise the disturbance to	**AO12** No acceptable outcome.

Performance Outcomes	Acceptable Outcomes
natural drainage, areas subject to erosion risk and groundwater.	
PO13 Land for urban purpose is located, designed, constructed and managed to avoid impacts arising from altered stormwater quality or flow.	**AO13** No acceptable outcome.

Table 6.2.13.2—Construction Phase – Stormwater Management Design Objectives

Issue		Design Objectives
Drainage control	Temporary drainage works	1. Design life and design storm for temporary drainage works: • Disturbed area open for <12 months - 1 in 2-year ARI event. • Disturbed area open for 12-24 months - 1 in 5-year ARI event. • Disturbed are open for >24 months - 1 in 10-year ARI event. 2. Design capacity excludes minimum 150mm freeboard. 3. Temporary culvert crossing - minimum 1 in 1-year SRI hydraulic capacity.
Erosion control	Erosion control measures	1. Minimise exposure of disturbed soils at any time. 2. Divert water run-off from undisturbed areas around disturbed areas. 3. Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable methods. 4. Implement erosion control methods corresponding to identified erosion risk rating.
Sediment control	Sediment control measures Design storm for sediment control basins Sediment basin dewatering	1. Determine appropriate sediment control measures using: • potential soil loss rate, or • monthly erosivity, or • average monthly rainfall 2. Collect and drain stormwater from disturbed soils to sediment basin for design storm event: • design storm for sediment basin sizing is 80th% five-day event or similar 3. Site discharge during sediment basin dewatering: • TSS < 50 mg/L TSS, and • Turbidity not >10% receiving waters turbidity, and • pH 6.5–8.5
Water quality	Litter and other waste, hydrocarbons and other contaminants	1. Avoid wind-blown litter; remove gross pollutants. 2. Ensure there is no visible oil or grease sheen on released waters. 3. Dispose of waste containing contaminants at authorised facilities.
Waterway stability and flood flow management	Changes to the natural waterway hydraulics and hydrology	1. For peak flow for the 1-year and 100-year ARI event, use constructed sediment basins to attenuate the discharge rate of stormwater from the site.

Part 7 Local plans

7.1 Preliminary

(1) Local plans address matters at the local or district level and may provide more detailed planning for the zones.

(2) Local plans are mapped and included in Schedule 2.

(3) A Precinct may be identified for part of a local plan.

(4) The categories of development and assessment for development in a local plan are in Part 5.9 Levels of assessment - Local plan.

(5) Assessment benchmarks for local plans are contained in a local plan code.

(6) Each local plan code identifies the following:
- (a) the application of the local plan code;
- (b) the purpose of the local plan code;
- (c) the overall outcomes that achieve the purpose of the local plan code;
- (d) the performance outcomes that achieve the overall outcomes of the local plan code;
- (e) the acceptable outcomes that achieve the performance outcomes of the local plan code.

(7) The following are the local plan codes for the planning scheme:
- (a) Western Downs Health Precinct local plan code.

7.2 Local plan codes

7.2.1 Western Downs Health Precinct Code

7.2.1.1 Application

This code applies to assessing material change of use development applications for hospital, health care service and other allied health services as identified within the Western Downs health precinct as shown on mapping contained in Schedule 2 and identified as requiring assessment against the Western Downs health precinct code by the tables of assessment in Part 5.

Where using this code, reference should be made to 5.3.2 and, where applicable, section 5.3.3 located in part 5.

7.2.1.2 Purpose

(1) The purpose of the code is to manage development that is within the areas identified as the Western Downs health precinct to ensure the continued efficient and effective operation and long term viability of these facilities.

(2) The purpose of the Western Downs health precinct will be achieved through the following overall outcomes:
- (a) the Precinct continues to be and will be the focus for public and private acute and allied Health services;
- (b) the continued efficient and effective operation of the hospital is protected;
- (c) the hospital has the highest scale and intensity of any use within the Precinct;
- (d) the Western Downs Health Precinct accommodates Health centres, Health offices and Health care services, health research and technology industries, accommodation and other activities that support or are otherwise considered to be ancillary to hospital, health care service or health activities;
- (e) Development facilitates an active pedestrian environment within the Precinct which promotes connectivity within and adjoining the site.

7.2.1.3 Assessment benchmarks

Part A—Criteria for accepted and assessable development

Table 7.2.1.1—Western Downs health precinct code

Performance outcomes	Acceptable outcomes
For accepted, accepted subject to requirements and assessable development (code and impact)	
Role and Function	
PO1 Development does not prejudice or detract from the primary function of the hospital that is identified within the Western Downs health precinct.	**AO1** No acceptable outcome.
PO2 Other uses occur within the Western Downs health precinct where they: (a) directly support or are directly aligned with the Western Downs Health Precinct; and (b) are other uses that are subordinate to that primary function. Note—shops and convenience retail, food and drink outlets, and other services providing for the day-to-day needs of on-site businesses, workers, visitors or residents of the Precinct are considered to directly support the Western Downs Health Precinct.	**AO2** No acceptable outcome.
Design and Built Form	
PO3 Development within the Western Downs health precinct provides for: (a) efficient use of the available land; (b) a coherent and integrated built form, public realm and circulation networks; (c) central, accessible and attractive public spaces for people to congregate and interact; (d) continuity and complementarity of streetscape and landscape characteristics; (e) pedestrian friendly and visually interesting frontages to streets and public spaces; (f) optimum energy efficiency; (g) a compatible mix of uses; (h) connectivity of pedestrian and cyclist paths and spaces internal and external to the centre; and (i) sensitive transitioning of built form and uses to surrounding land. Note—consideration should be given to applicants preparing a masterplan to demonstrate compliance with this performance outcome should the proposed development be of a scale and intensity that warrants a masterplan.	**AO3** No acceptable outcome.
PO4 Building setbacks and orientation provide for an attractive streetscape that is sympathetic to the existing characteristics of the local area.	**AO4** No acceptable outcome.
PO5 Building design is to ensure that the design, orientation and location of buildings within the site are sympathetic to existing buildings and structures.	**AO5** No acceptable outcome.

Performance outcomes	Acceptable outcomes
PO6 Development is sympathetic to the scale of surrounding buildings, avoids expanses of blank walls and includes features that contribute to an attractive streetscape.	**AO6.1** The maximum length of any unarticulated wall is 15m, without a change in plane of at least 0.75m. **AO6.2** Landscaping is provided along the street frontage, including substantive planting along at least 50% of the length of the frontage.
PO7 Streetscape treatments and street trees are provided along the street frontage to create a visually cohesive Precinct and enhance pedestrian amenity.	**AO7** No acceptable outcome.
PO8 Building caps and rooftops create an attractive roof scape and screen plant and equipment.	**AO8** No acceptable outcome.
PO9 Built form maximises the use of natural ventilation, solar heating/cooling and water conservation through building orientation and design, landscaping, building materials and on-site infrastructure.	**AO9** No acceptable outcome.
Crime Prevention through Environmental Design	
PO10 Development facilitates the security of people and property having regard to: (a) opportunities for casual surveillance and sight lines; (b) exterior building design that promotes safety; (c) adequate lighting; (d) appropriate signage and way finding mechanisms; (e) minimisation of entrapment locations; and (f) building entrances, loading and storage areas that are well lit and lockable after hours. Note—applicants should have regard to Crime Prevention through Environmental Design Guidelines for Queensland	**AO10** No acceptable outcome.
Accessibility	
PO11 Convenient and legible connections are provided for pedestrians and cyclists to the site, particularly having regard to linkages with the open space network, centres and other community-related activities.	**AO11** No acceptable outcome.
Amenity	
PO12 Development minimises impacts on surrounding land and provides for an appropriate level of amenity within the centre, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) visual impact; (e) signage; (f) odour and emissions; (g) lighting; (h) access to sunlight;	**AO12** No acceptable outcome.

Performance outcomes	Acceptable outcomes
(i) privacy; and (j) outlook.	
PO13 Where provided, outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.	**AO13.1** Light emanating from any source complies with Australian Standard *AS4282—Control of the obtrusive effects of outdoor lighting*. **AO13.2** Outdoor lighting is provided in accordance with Australian Standard *AS/NZS1158—Lighting for roads and public spaces*.
PO14 Refuse storage areas and storage of goods or materials in open areas do not detract from the visual amenity of the local area or existing development on the site.	**AO14** The open area used for the storage of refuse, vehicles, machinery, goods and materials used on the site is: (a) located no closer than 3m from any boundary; and (b) are screened from view by a 1.8m high solid screen fence.
PO15 On-site landscaping is provided to: (a) enhance the appearance of the development, particularly in car parking and service areas and in public spaces; and (b) contribute to pedestrian comfort through shade; and (c) to screen servicing components	**AO15** No acceptable outcome.
Protection of Natural Values	
PO16 The site layout, size and design of buildings and structures responds sensitively to on-site and surrounding topography, drainage patterns and ecological values by: (a) minimising earthworks; (b) maximising retention of natural drainage patterns; (c) ensuring existing drainage capacity is not reduced; (d) maximising the retention of existing vegetation; and (e) providing buffers to protect the ecological functions of waterways; and (f) protects environmental values and water quality objectives of receiving waters.	**AO16** No acceptable outcome.

Part 8 Overlays

8.1 Preliminary

(1) Overlays identify areas in the planning scheme that reflect state and local level interest and that have one or more of the following characteristics:
- (a) there is a particular sensitivity to the effects of development
- (b) there is a constraint on land use or development outcomes
- (c) there is a presence of valuable resources
- (d) there are particular opportunities for development

(2) Overlays are mapped and included in Schedule 2.

(3) The changed category of development or assessment, if applicable, for development affected by an overlay are in Part 5.

(4) Some overlays may be included for information purposes only. This should not result in a change to the category of development or assessment or any additional assessment benchmarks.

(5) Assessment benchmarks for an overlay may be contained in one or both of the following:
- (a) a map for an overlay
- (b) a code for an overlay
- (c) a zone code
- (d) a local plan code
- (e) a development code

(6) Where development is proposed on premises partly affected by an overlay, the assessment benchmarks for the overlay only relate to the part of the premises affected by the overlay.

(7) The overlay maps for the planning scheme are:
- (a) Airport environs overlay
- (b) Biodiversity areas overlay
- (c) Bushfire hazard overlay
- (d) Flood hazard overlay
- (e) Heritage overlay
- (f) Infrastructure overlay
- (g) Extractive industry overlay
- (h) Agricultural Land overlay
- (i) Water resource catchment area overlay
- (j) Regional infrastructure corridor – stock route overlay
- (k) Scenic amenity overlay
- (l) Stormwater overland flow path
- (m) Waterway corridors overlay
- (n) Wetlands overlay

(8) The following overlay maps for the planning scheme without code(s) are:
- (a) Road hierarchy overlay
- (b) Noise corridor overlay

Editor's note—the term overlay code has the same meaning as the term overlay for the purposes of schedule 12 of the Planning Regulation 2017.

8.2 Overlay codes

8.2.1 Airport environs overlay code

8.2.1.1 Application

This code applies to assessing material change of use development applications for development within the airport environs area as shown on the **Airport environs overlay maps (OM-001)** contained in Schedule 2 and identified as requiring assessment against the **Airport environs overlay code** by the tables of assessment in Part 5.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

8.2.1.2 Purpose

(1) The purpose of the code is to manage development that is in close proximity to airports so that aircraft operations are not impeded by the encroachment of incompatible development.

(2) The purpose of the code will be achieved through the following overall outcomes:
- (a) the safety of aircraft operating within the operational airspace of an airport is maintained and enhanced;
- (b) aviation facilities including navigation, surveillance and communications facilities are protected from incompatible development to maintain and ensure efficient functioning;
- (c) noise sensitive or other incompatible land uses are not adversely impacted by aircraft noise or ground operations;
- (d) the risk of public safety being compromised by incidents in the take-off and landing phase of aircraft operations is minimised.

8.2.1.3 Assessment benchmarks

Part A—Criteria for accepted and assessable development

Table 8.2.1.1—Airport environs overlay code

Performance outcomes	Acceptable outcomes
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)	
PO1 (a) Development in the vicinity of Airports protects the safe and efficient operation of the Airport; (b) is designed and located to achieve a suitable standard of amenity for the proposed activity; and (c) does not restrict the future operational requirements of the Airport.	**AO1** Buildings, structures (both freestanding and attached to buildings including signs, masts or antennae) and vegetation (at its mature height) where within the Airport Environs Buffer identified on the **Airport environs overlay maps (OM-001)** have a maximum height of 7.5 metres at any point above ground level.
PO2 The height of any building, structure or tree that can reach a significant height located in the Obstacle Limitation Surface (OLS) area of the airport, is restricted so that, the safe and efficient operations of the airport are protected.	**AO2** The maximum height of any building, structure or tree is below the height of the Obstacle Limitation Surface (OLS) height as indicated for the particular site.

8.2.2 Biodiversity areas overlay code

8.2.2.1 Application

This code applies to assessing material change of use, reconfiguring a lot or operational work development applications where for development is within areas with matters of state environmental significance as identified on the **Biodiversity areas overlay maps (OM-002)** contained in Schedule 2 and identified as requiring assessment against the **Biodiversity areas overlay code** by the tables of assessment in Part 5.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

8.2.2.2 Purpose

(1) The purpose of the Biodiversity areas overlay code is to ensure that matters of state environmental significance are identified and protected.

(2) The purpose of the Biodiversity areas overlay code will be achieved through the following overall outcomes:
- (a) the biodiversity values, ecosystem services and climate change resilience of areas of ecological significance are protected, managed and enhanced;
- (b) the biodiversity values of matters of state environmental significance are protected from development unless overriding community need is demonstrated;
- (c) Development manages impacts on matters of state environmental significance (MSES) to avoid impacts on environmental values;
- (d) Matters of state environmental significance are managed to minimise biodiversity losses;
- (e) development enhances the health and resilience of ecological systems and supports ecological connectivity.

8.2.2.3 Assessment benchmarks

Part A—Criteria accepted and assessable development

Table 8.2.2.1—Biodiversity areas overlay code

Performance outcomes	Acceptable outcomes
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)	
MSES - Regulated Vegetation	
Where within a Rural or Rural Residential Area **PO1** The biodiversity values of areas mapped as matters of environmental significance (MSES) on the **Biodiversity areas overlay maps (OM-002)** are managed to ensure the negative impacts of development are minimised. Note—a supporting Ecological Site Assessment is prepared in accordance with **SC6.2 – Planning Scheme Policy 2 – Ecological Site Assessment Guidelines**.	**Where within a Rural or Rural Residential Area** **AO1.1** Buildings and structures are not located within areas mapped as having matters of state environmental significance (MSES) on the **Biodiversity areas overlay maps (OM-002)**. **AO1.2** No clearing of native vegetation is undertaken within areas mapped as having matters of state environmental significance (MSES) on the **Biodiversity areas overlay maps (OM-002)**.
For assessable development (code, code (fast tracked) and impact)	
MSES - High Ecological Significance Wetlands, Wildlife Habitat and Protected Areas	
PO2 Vegetation clearing in areas mapped as matters of state environmental significance (MSES) is avoided unless: (a) it is demonstrated that the area does not support matters of state environmental significance (MSES) as mapped, or if	**AO2.1** Buildings and structures are not located within areas mapped as having matters of state environmental significance (MSES) on the **Biodiversity areas overlay maps (OM-002)**. **AO2.2**

Performance outcomes	Acceptable outcomes
determined to be matters of state environmental significance (MSES), is treated in accordance with the relevant provisions of the overlay code; or (b) the loss or reduction in matters of state environmental significance (MSES) is for community infrastructure, or any purpose associated with an Airport, or extractive resources in a key resource area; and (c) the loss or reduction in matters of state environmental significance (MSES) is minimised and any residual impacts are offset. Note—a supporting Ecological Site Assessment is prepared in accordance with **SC6.2 – Planning Scheme Policy 2 – Ecological Site Assessment Guidelines**.	No clearing of native vegetation is undertaken within areas mapped as having matters of state environmental significance (MSES) on the **Biodiversity areas overlay maps (OM-002)**.
Where in an Urban Area **PO3** Management arrangements facilitate the ongoing conservation and protection of nature conservation and biodiversity areas within the Urban Area identified on **Settlement Pattern Strategic Plan Maps (SFM-001 to SFM-001.4)**. Note—a supporting Ecological Site Assessment is prepared in accordance with **SC6.2 – Planning Scheme Policy 2 – Ecological Site Assessment Guidelines**.	**Where in an Urban Area** **AO3** Areas that support matters of state environmental significance (MSES) identified on **Biodiversity areas overlay maps (OM-002)** are: (a) dedicated as public open space for purposes consistent with the ecological values and functions of the area where for Reconfiguring a Lot; or (b) included within a voluntary statutory covenant for purposes consistent with the ecological values and functions of the area where for Reconfiguring a Lot or Material Change of Use.
Buffering and Edge Effects	
PO4 Development on sites adjacent to areas of matters of state environmental significance (MSES) protects the biodiversity values of matters of state environmental significance (MSES) and: (a) does not interrupt, interfere, alter or otherwise impact on underlying natural ecosystem processes such as water quality, hydrology, geomorphology and biophysical processes; (b) avoids noise, light, vibration or other edge affects, including weed and pest incursion on identified biodiversity values. Note—a supporting Ecological Site Assessment is prepared in accordance with **SC6.2 – Planning Scheme Policy 2 – Ecological Site Assessment Guidelines**.	**Where for Material Change of Use** **AO4.1** A minimum buffer of 50 metres is provided between buildings and structures and areas mapped as having matters of state environmental significance (MSES) on the **Biodiversity areas overlay maps (OM-002)**. **Where for Reconfiguring a Lot** **AO4.2** A minimum buffer of 50 metres is provided between a new boundary created by reconfiguring a lot and areas mapped as having matters of state environmental significance (MSES) on the **Biodiversity areas overlay maps (OM-002)**. **Where for Operational Work (comprising works for infrastructure or excavating or filling or landscape works)** **AO4.3** A minimum buffer of 50 metres is provided between operational work and areas mapped as having matters of state environmental significance (MSES) on the **Biodiversity areas overlay maps (OM-002)**.
PO5	**AO5**

Performance outcomes	Acceptable outcomes
Unimpeded movement of fauna within and through the site via state and regional corridors identified on **Biodiversity areas overlay maps (OM-002)** are maintained. Note—a supporting Ecological Site Assessment is prepared in accordance with **SC6.2 – Planning Scheme Policy 2 – Ecological Site Assessment Guidelines**.	Where within a Biodiversity Corridor identified on **Strategic Plan Natural Environment (SPM-002)**, fauna movement is maintained by: (a) retaining bands of vegetation at least 200 metres wide on a site; and (b) buildings and structures are not located within retained vegetation bands.

8.2.3 Bushfire hazard overlay code

8.2.3.1 Application

This code applies to assessing material change of use or reconfiguring a lot development applications for development within the high bushfire hazard area or medium bushfire hazard area as shown on the **Bushfire hazard overlay maps (OM-003)** contained in Schedule 2 and identified as requiring assessment against the **Bushfire hazard overlay code** by the tables of assessment in Part 5.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

8.2.3.2 Purpose

(1) The purpose of the code is to manage development that is in bushfire hazard areas so as to ensure that the risk to life, property, community and the environment during bushfire events is minimised and to ensure that development does not increase the potential for bushfire damage.

(2) The purpose of the code will be achieved through the following overall outcomes:
- (a) development in areas at risk from bushfire hazard is compatible with the nature of the hazard;
- (b) the risk to people, property and the natural environment from bushfire hazard is minimised;
- (c) development does not result in a material increase in the extent, duration or severity of bushfire hazard.

8.2.3.3 Assessment benchmarks

Part A—Criteria for accepted and assessable development

Table 8.2.3.1—Bushfire hazard overlay code

Performance outcomes	Acceptable outcomes
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)	
PO1 Development does not increase the number of persons living or working on land subject to high bushfire hazard identified on **Bushfire hazard overlay maps (OM-003)** unless it is demonstrated that: (a) the subject land is a medium bushfire hazard (or lesser); or (b) development is for community Infrastructure and facilities are located and designed to minimise susceptibility to bushfire events; and (c) a Bushfire Emergency Management Plan is prepared by suitably qualified person(s) and appropriately mitigates risks to life and property.	**AO1.1** Development does not increase the number of lots in areas of high bushfire hazard as identified on **Bushfire hazard overlay maps (OM-003)**. **AO1.2** Uses within the following activity groups are located outside of a high bushfire hazard identified on **Bushfire hazard overlay maps (OM-003)**: (a) accommodation activities group; (b) business activities group; (c) community activities group; and (d) entertainment activities group.
PO2 In medium bushfire hazard areas as identified on **Bushfire hazard overlay maps (OM-003)**, vehicular access is designed to mitigate against bushfire hazard by: (a) ensuring adequate access for firefighting and other emergency vehicles; (b) ensuring adequate access for the evacuation of residents and emergency personnel in an emergency situation, including alternative safe access routes	**AO2.1** The road design is capable of providing access for firefighting and other emergency vehicles, in accordance with **SC6.2 – Planning Scheme Policy 1 – Design and Construction Standards**. **AO2.2** In areas of medium bushfire hazard as identified on **Bushfire hazard overlay maps (OM-003)**, roads are provided in accordance with the following:

Performance outcomes	Acceptable outcomes
(should access in one direction be blocked in the event of a fire); (c) providing for the separation of developed areas and adjacent bushland. Note—where it is not practicable to provide firebreaks in accordance with AO3.1 Fire Maintenance Trails are provided in accordance with the following: (i) located as close as possible to the boundaries of the lot and the adjoining hazardous vegetation; (ii) the minimum cleared width not less than 6 metres; (iii) the formed width is not less than 2.5 metres; (iv) the formed gradient is not greater than 15%; (v) vehicular access is provided at both ends; (vi) passing bays and turning areas are provided for fire-fighting appliances either located on public land or in an access easement that is granted in favour of the Local Government and QFRS.	(a) roads are designed and constructed with a maximum gradient of 12.5%; (b) cul-de-sacs are not used except where: (i) a perimeter road designed in accordance with AO2.3 isolates the development from hazardous vegetation; and (ii) the cul-de-sac are provided with alternative access linking the cul-de-sac to other through roads; and (iii) the maximum length of the cul-de-sac is 200 metres. **AO2.3** In areas of medium bushfire hazard as identified on **Bushfire hazard overlay maps (OM-003)** and development is for the purpose of reconfiguring a lot, the design incorporates a perimeter road firebreak that: (a) is located between the boundary of the lots and stands of native vegetation; (b) has a minimum cleared width of 20 metres; (c) has a constructed road width of six metres; and (d) is constructed to an all-weather standard.

8.2.4 Flood hazard overlay code

8.2.4.1 Application

This code applies to assessing building work, material change of use, reconfiguring a lot or operational work development applications for development within the flood hazard area as shown on the **Flood hazard overlay maps (OM-004)** contained in Schedule 2 and identified as requiring assessment against the **Flood hazard overlay code** by the tables of assessment in Part 5.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

8.2.4.2 Purpose

(1) The purpose of the code will be achieved through the following overall outcomes:

(a) Development in the **Extreme flood hazard area:**

(i) maintains and enhances the hydrological function of the land;

(ii) does not involve filling (earthworks) or changes to existing landform or drainage lines that results in a loss of the flood conveyance and flood storage capacity of the land;

(iii) is limited to:

A. flood proofed recreation activities;

B. rural activities where for animal husbandry, cropping, and permanent plantation;

C. flood proofed utility installations, substations, major electricity infrastructure;

D. conservation and natural area management; and

E. replacement of existing lawful development, including accommodation activities where habitable rooms are elevated above the defined flood level and include freeboard;

(iv) where there is no increase to the number of persons at risk of flood and where development reduces existing or potential risks to life and property.

(b) Development in the **High flood hazard area:**

(i) maintains the hydrological function of the land;

(ii) does not involve filling (earthworks) or changes to the existing landform or drainage lines that results in a loss of the flood conveyance and flood storage capacity of the land;

(iii) is limited to:

A. flood proofed recreation activities and club uses;

B. hostel, relocatable home park, resort complex, short-term accommodation, tourist park uses and workforce accommodation where these uses comprise permanent on-site management and a flood evacuation management plan ensures the health and safety of persons during a flood event;

C. a dwelling house only where the lot existed or had a lawful reconfiguring a lot approval at the commencement of the planning scheme or where for minor intensification of existing dwelling houses;

D. rural activities where for animal husbandry, cropping, and permanent plantation;

E. industrial activities and business activities where it is accepted that flood damage is incurred as an operational cost and where flood sensitive elements of the development or use are elevated above the defined flood level, including freeboard;

F. flood proofed utility installations, substations, major electricity infrastructure;

G. conservation and natural area management; and

H. replacement of existing lawful development;

(iv) where there is no increase to the number of persons at risk of flood and where development reduces existing or potential risks to life and property;

(v) protects surrounding land and land uses from increased flood hazard impacts;

(vi) elevates habitable rooms for all accommodation activities (including where for minor building work) above the defined flood level, including freeboard.

(c) Development in the **Medium flood hazard area:**

(i) minimises risk to life and property from flood events;

(ii) involves changes to the existing landform and drainage lines in this area only where detrimental impacts to the flood hazard risk of surrounding areas is avoided;
(iii) is limited to:
A. recreation activities;
B. industrial activities and business activities where it is accepted that flood damage is incurred as an operational cost and where flood sensitive elements of the development or use are elevated above the defined flood level, including freeboard;
C. rural activities;
D. accommodation activities, excluding residential care facility and retirement facility;
E. flood proofed community activities, excluding childcare centre, hospital and community use where a flood emergency evacuation plan ensures the safety of people during a flood event;
F. flood proofed utility installations, substations, major electricity infrastructure;
G. conservation and natural area management;
(iv) locates habitable rooms for all accommodation activities above the defined flood level, including freeboard; and
(v) locates the minimum floor level for all buildings other than accommodation activities, industrial activities and business activities above the defined flood level.

(d) Development in the **Low flood hazard area:**
(i) minimises risk to life and property from flood events;
(ii) locates habitable rooms for all accommodation activities above the defined flood level, including freeboard; and
(iii) locates the minimum floor level for all buildings other than accommodation activities above the defined flood level, including freeboard.

(e) Development in the **Potential flood hazard area:**
(i) maintains the safety of people on the development site from flood events and minimises the potential damage from flooding to property;
(ii) does not result in adverse impacts on people's safety, the environment or the capacity to use land within the floodplain;
(iii) locates habitable rooms for all accommodation activities above the defined flood level, including freeboard; and
(iv) locates the minimum floor level for all building work other than accommodation activities above the defined flood level, including freeboard.

8.2.4.3 Assessment benchmarks

Part A—Criteria for accepted and assessable development

Table 8.2.4.1—Flood hazard overlay code

Performance outcomes	Acceptable outcomes
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)	
All Flood Hazard Areas	
PO1 Development prevents the carriage or dispersal of contaminants or pollutants into the receiving environment.	**AO1** The processing or storage of dangerous goods or hazardous materials is: (a) not undertaken in a flood hazard area on **Flood hazard overlay maps (OM-004)**; or (b) is located above the defined flood level plus 300mm freeboard.
PO2 Community infrastructure is able to function effectively during and immediately after flood events.	**AO2** Design levels for buildings must comply with the flood immunity standards specified in **Table 8.2.4.2** and **Table 8.2.4.3** where within a flood hazard area identified on **Flood hazard overlay maps (OM-004)**.

Performance outcomes	Acceptable outcomes
	Note—refer to **SC6.2 – Planning Scheme Policy 1 – Design and Construction Standards** for definition of development type categories identified in **Table 8.2.4.3**.
Extreme Flood Hazard Area	
PO3 Development within an extreme flood hazard area on **Flood hazard overlay maps (OM-004)** is appropriate to the flood hazard risk having regard to the: (a) likelihood and frequency of flooding; (b) the flood risk acceptability of development; (c) the vulnerability of and safety risk to persons associated with the use; and (d) associated consequences of flooding in regard to impacts on proposed buildings, structures and supporting infrastructure.	**Where for Material Change of Use** **AO3.1** Uses within the following activity groups are not located within an extreme flood hazard area identified on **Flood hazard overlay maps (OM-004)**: (a) accommodation activities; (b) business activities; (c) centre activities, community activities or entertainment activities, except where for a club with a maximum gross floor area of 100m^2; (d) industry activities; (e) rural activities, except where for animal husbandry, cropping and permanent plantation. **AO3.2** Recreation activities are not located within an extreme flood hazard area identified on **Flood hazard overlay maps (OM-004)** except where for: (a) environment facility; (b) park; and (c) outdoor sport and recreation (excluding the provision of ancillary facilities or amenities conducted within a building).
PO4 Development is located and designed to: (a) maintain and enhance the flood conveyance capacity of the premises; (b) not increase the number of people calculated to be at risk from flooding; (c) not increase the flood impact on adjoining premises; (d) ensure the safety of all persons by ensuring that development levels are set above the defined flood level; (e) reduce property damage; and (f) provide flood safe access to buildings. Note—buildings may be constructed from flood resistant, waterproof materials below the defined flood level where certified by a qualified structural engineer to be flood proof (including the ability to withstand damage from floodwater and debris) and where a performance solution to PO3 is also demonstrated. Note—in the event that a lawful building or structure is destroyed by flood or other event the building may be replaced where a building work approval is obtained and where not constituting a material change of use i.e. there is no increase in: i. gross floor area; or ii. the number of dwellings or bedrooms on the premises.	**Where for Material Change of Use or Building Work** **AO4.1** Buildings, including extensions to existing buildings are: (a) not located within an extreme flood hazard area on **Flood hazard overlay maps (OM-004)**; or (b) elevated above the defined flood level; and (c) elevated above the defined flood level plus 300mm freeboard where for habitable rooms within a dwelling. **AO4.2** All building work must be high set (comprising pier and beam construction) and retains the flood storage and conveyance capacity of the premises. Note—building work must be certified by a qualified structural engineer to be flood proof including the ability to withstand damage from floodwater and debris. **Where for Material Change of Use** **AO4.3** New buildings are provided with flood free pedestrian and vehicle evacuation access between the building and a flood safe accessible road.

Performance outcomes	Acceptable outcomes
	Note—a flood safe accessible road includes a road where identified as no flood hazard, low flood hazard, potential flood hazard or medium flood hazard on **Flood hazard overlay maps (OM-004)**. **Where for Reconfiguring a Lot** **AO4.4** Development does not increase the number of lots in areas of extreme flood hazard area as identified on **Flood hazard overlay maps (OM-004)** except where for the purposes of public open space.
PO5 Flood risk management minimises the impact on property and appropriately protects the health and safety of persons at risk of extreme flood hazard, and: (a) indicates the position and path of all safe evacuation routes off the site; and (b) if the site contains or is within 100 metres of a flood hazard area, hazard warning signage and depth indicators are provided at key hazard points, such as at floodway crossings. Note—a material change of use or reconfiguring a lot that involves new gross floor area or increases the number of persons living, working or residing in areas of extreme flood hazard area as identified on **Flood hazard overlay maps (OM-004)** is supported by a Flood Emergency Evacuation Plan prepared by suitably qualified persons having regard to the latest available edition of the Australian Disaster Resilience Handbooks, *Managing the Floodplain: A Guide to Best Practice in Flood Risk Management in Australia* and *Evacuation Planning*, prepared by the Australian Institute for Disaster Resilience.	**Where for Material Change of Use or Reconfiguring a Lot that involves new gross floor area or increases the number of persons living, working or residing in areas of extreme flood hazard area other than a Dwelling house** **AO5** No acceptable outcome.
Where for Material Change of Use or Building Work or Operational Work **PO6** Development involving earthworks in a flood hazard area below the defined flood level must protect life and property on premises and off premises through maintaining: (a) flood storage capacity of land; (b) flood conveyance function of land; (c) flood and drainage channels; (d) overland flow paths; and (e) flood warning times.	**Where for Material Change of Use or Building Work or Operational Work** **AO6.1** Filling above ground level is not undertaken in areas of extreme flood hazard area as identified on **Flood hazard overlay maps (OM-004)**. **AO6.2** Development does not involve: (a) block or solid walls or fences; (b) garden beds and other structures with a height of more than 100 millimetres; or (c) the planting of dense shrub hedges.
High Flood Hazard Area	
PO7 Development within a high flood hazard area on **Flood hazard overlay maps (OM-004)** is appropriate to the flood hazard risk having regard to the: (a) likelihood and frequency of flooding; (b) the flood risk acceptability of development; (c) the vulnerability of and safety risk to persons associated with the use; and (d) associated consequences of flooding in regard to impacts on proposed buildings, structures and supporting infrastructure.	**Where for Material Change of Use** **AO7.1** Uses within the following activity groups are not located within a high flood hazard area identified on **Flood hazard overlay maps (OM-004)**: (a) accommodation activities, except where for dwelling house and only where the lot existed or had a lawful reconfiguring a lot approval at the commencement of the planning scheme; (b) centre activities, except where for business activities;

Performance outcomes	Acceptable outcomes
	(c) community activities or entertainment activities, except where for a club with a maximum gross floor area of 100m^2; (d) rural activities, except where for animal husbandry, cropping, and permanent plantation. **AO7.2** **Recreation activities** are not located within a high flood hazard area identified on **Flood hazard overlay maps (OM-004)** except where for: (a) environment facility; (b) park; and (c) outdoor sport and recreation (excluding the provision of ancillary facilities or amenities conducted within a building).
PO8 Development is located and designed to: maintain the flood conveyance capacity of the premises; (a) minimise the number of people calculated to be at risk from flooding; (b) minimise the flood impact on adjoining premises; (c) ensure the safety of all persons by ensuring that an appropriate proportion of buildings are set above the defined flood level; (d) reduce the carriage of debris in flood waters; (e) reduce property damage; and (f) provide flood safe access. Note—buildings may be constructed from flood resistant, waterproof materials below the defined flood level where certified by a qualified structural engineer to be flood proof (including the ability to withstand damage from floodwater and debris) and where a performance solution to PO8 is also demonstrated. Note—in some circumstances a flood safe access may be provided in the form of an emergency evacuation route.	**Where for Material Change of Use or Building Work** **AO8.1** Buildings, including extensions to existing buildings are: (a) not located within a high flood hazard area on **Flood hazard overlay maps (OM-004)**; or (b) elevated above the defined flood level; and (c) elevated above the defined flood level plus 300mm freeboard where for habitable rooms within a dwelling. (d) comply with the *Queensland Development Code MP3.5—Construction of buildings in flood hazard areas*. OR **AO8.2** Where for business activities or industry activities buildings the minimum floor level supporting the following elements of the development must be located above the defined flood level plus 300mm freeboard: (a) administrative areas; (b) utilities, plant and equipment associated with the building. Note—in complying with AO8.2 the proponent accepts that the cost of flood impact is an operational cost of the *business activity* or *industry activity*. **AO8.3** All building work below the defined flood level must be high set (comprising pier and beam construction) and retains the flood storage and conveyance capacity of the premises. Note—building work must be certified by a qualified structural engineer to be flood proof including the ability to withstand damage from floodwater and debris. **AO8.4** New temporary, relocatable or impermanent buildings and structures are to be anchored with the ability to withstand transportation by floodwater.

Performance outcomes	Acceptable outcomes
	Note—building work must be certified by a qualified structural engineer. **Where for Material Change of Use** **AO8. 5** New buildings are provided with flood safe pedestrian and vehicle evacuation access between the building and a flood safe accessible road. Note—a flood safe accessible road includes a road where identified as no flood hazard, low flood hazard, potential flood hazard or medium flood hazard on **Flood hazard overlay maps (OM-004)**. **Where for Accommodation activities** **AO8.6** Dwellings do not exceed four bedrooms. **Where for Reconfiguring a Lot** **AO8.7** Development does not increase the number of lots in areas of high flood hazard area as identified on **Flood hazard overlay maps (OM-004)** except where for the purposes of public open space.
PO9 Flood risk management minimises the impact on property and appropriately protects the health and safety of persons at risk of High flood hazard, and: (a) indicates the position and path of all safe evacuation routes off the site; and (b) if the site contains or is within 100 metres of a flood hazard area, hazard warning signage and depth indicators are provided at key hazard points, such as at floodway crossings. Note—a material change of use or reconfiguring a lot that involves new gross floor area or increases the number of persons living, working or residing in areas of high flood hazard area as identified on **Flood hazard overlay maps (OM-004)** is supported by a Flood Emergency Evacuation Plan prepared by suitably qualified persons having regard to the latest available edition of the Australian Disaster Resilience Handbooks, *Managing the Floodplain: A Guide to Best Practice in Flood Risk Management in Australia* and *Evacuation Planning*, prepared by the Australian Institute for Disaster Resilience.	**Where for Material Change of Use or Reconfiguring a Lot that involves new gross floor area or increases the number of persons living, working or residing in areas of high flood hazard area other than a dwelling house** **AO9** No acceptable outcome.
Where for Material Change of Use or Building Work or Operational Work **PO10** Development involving earthworks in a flood hazard area below the defined flood level must protect life and property on premises and off premises through maintaining: (a) flood storage capacity of land; (b) flood conveyance function of land; (c) flood and drainage channels; (d) overland flow paths; and (e) flood warning times.	**Where for Material Change of Use or Building Work or Operational Work** **AO10.1** Filling above ground level is not undertaken in areas of high flood hazard area as identified on **Flood hazard overlay maps (OM-004)**. **AO10.2** Development does not involve: (a) block or solid walls or fences; (b) garden beds and other structures with a height of more than 100 millimetres; or

Performance outcomes	Acceptable outcomes
	(c) the planting of dense shrub hedges.
Medium Flood Hazard Area	
PO11 Development within a medium flood hazard area on **Flood hazard overlay maps (OM-004)** is appropriate to the flood hazard risk having regard to the: (a) likelihood and frequency of flooding; (b) the flood risk acceptability of development; (c) the vulnerability of and safety risk to persons associated with the use; and (d) associated consequences of flooding in regard to impacts on proposed buildings, structures and supporting infrastructure.	**Where for Material Change of Use** **AO11** The following uses are not located within a medium flood hazard area identified on **Flood hazard overlay maps (OM-004)**: (a) residential care facility; (b) retirement facility; (c) childcare centre; (d) hospital; or (e) community use.
PO12 Flood risk management minimises the impact on property and appropriately protects the health and safety of persons at risk of medium flood hazard, and: (a) indicates the position and path of all safe evacuation routes off the site; and (b) if the site contains or is within 100 metres of a flood hazard area, hazard warning signage and depth indicators are provided at key hazard points, such as at floodway crossings. Note—a material change of use that involves new gross floor area or increases the number of persons living, working or residing in areas of medium flood hazard area as identified on **Flood hazard overlay maps (OM-004)** is supported by a Flood Emergency Evacuation Plan prepared by suitably qualified persons having regard to the latest available edition of the Australian Disaster Resilience Handbooks, *Managing the Floodplain: A Guide to Best Practice in Flood Risk Management in Australia* and *Evacuation Planning*, prepared by the Australian Institute for Disaster Resilience.	**Where for Material Change of Use that involves three or more dwellings, or accommodation activities, business activities, centres activities, entertainment activities or community activities with a staff or resident or non-resident worker or guest occupancy of more than 10 persons on premises at any one time** **AO12** No acceptable outcome.
Medium Flood Hazard Area, Low Flood Hazard Area or Potential Flood Hazard Area	
PO13 Development is located and designed to: (a) maintain hydrological function of the premises; (b) not increase the number of people calculated to be at risk from flooding; (c) minimises the flood impact on adjoining premises; (d) ensure the safety of all persons by ensuring that a proportion of buildings are set above the defined flood level; (e) reduce the carriage of debris in flood waters; (f) reduce property damage; and (g) provide flood immune access to buildings. Note—where the development is located in a potential flood hazard area and there is no defined flood level as identified on **Flood hazard overlay maps (OM-004)** a hydraulic (flood hazard assessment) report prepared by a RPEQ is required in substantiation of a Performance Solution is	**Where for Material Change of Use or Building Work** **AO13.1** Buildings, including extensions to existing buildings are: (a) elevated above the defined flood level; and (b) the defined flood event does not exceed a depth of 600mm; and (c) elevated above the defined flood level plus 300mm freeboard where for habitable rooms within a dwelling; and (d) comply with the *Queensland Development Code MP3.5—Construction of buildings in flood hazard areas.* OR **AO13.2** Where for business activities or industry activities buildings the minimum floor level supporting the following elements of the development must be

Performance outcomes	Acceptable outcomes
required or the defined flood level from the adjacent representative hazard zone is used.	located above the defined flood level plus 300mm freeboard: (a) administrative areas; (b) utilities, plant and equipment associated with the building. Note—in complying with AO13.2 the proponent accepts that the cost of flood impact is an operational cost of the business activity or industry activity. **AO13.3** All building work below the defined flood level must be high set (comprising pier and beam construction) and retains the flood storage and conveyance capacity of the premises. Note—building work must be certified by a qualified structural engineer to be flood proof including the ability to withstand damage from floodwater and debris. **Where for Reconfiguring a Lot** **AO13.4** No acceptable outcome.
Where for Material Change of Use or Building Work or Operational Work **PO14** Development involving earthworks in a flood hazard area below the defined flood level must protect life and property on premises and off premises through maintaining: (a) flood storage capacity of land; (b) flood conveyance function of land; (c) flood and drainage channels; (d) overland flow paths; and (e) flood warning times.	**Where for Material Change of Use or Building Work or Operational Work** **AO14.1** Development does not involve in excess of $50m^3$ of fill above ground level per 1,000 metres squared of site area. **AO14.2** Development does not involve: (a) block or solid walls or fences; or (b) garden beds and other structures with a height of more than 100 millimetres; or (c) the planting of dense shrub hedges

Table 8.2.4.2—Flood immunity levels

Development Type	Minimum design floor or pavement levels (mAHD)
Category A	100y ARI + 0.5 metres
Category B	100y ARI + 0.3 metres
Category C	100y ARI
Category D	100y ARI
Category E	50y ARI

Table 8.2.4.3—Community infrastructure immunity levels

Development Type	Minimum design floor or pavement levels (mAHD)
Emergency services, where for: • Emergency Shelters • Police facilities • Other Emergency services	 500y ARI 200y ARI 500y ARI + 0.5m
Hospital	500y ARI + 0.5m
Community use (where for the storage of valuable records or items of historic or cultural significance including libraries and museums)	200y ARI
Special industry (where for power station)	200y ARI
Substations	200y ARI
Utility installation (where for a sewage treatment plant)	200y ARI

Development Type	Minimum design floor or pavement levels (mAHD)
Utility installation (where for a water treatment plant)	200y ARI
Utility installation (other)	200y ARI
Air service	200y ARI

8.2.5 Heritage overlay code

8.2.5.1 Application

This code applies to assessing building work, material change of use, reconfiguring a lot or operational work development applications for development identified as being of heritage significance as shown on the **Heritage overlay maps (OM-005)** contained in Schedule 2 and identified as requiring assessment against the **Heritage overlay code** by the tables of assessment in Part 5.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

8.2.5.2 Purpose

(1) The purpose of the Code is to ensure assessable development on, or adjacent to, a local heritage place is compatible with the cultural heritage significance of the place.

(2) This purpose will be achieved through the following overall outcomes:
- (a) the cultural heritage significance of local heritage places is conserved[2] unless there is no prudent or feasible alternative;
- (b) the adaptive reuse of local heritage places, where that use is consistent with, or similar to, the identified cultural heritage significance, is supported;
- (c) development that occurs on land adjoining a local heritage place does not impact the cultural heritage significance of the place unless there is no prudent or feasible alternative.

(3) In considering whether there is no prudent or feasible alternative, Council will have regard to:
- (a) safety, health and economic considerations;[3]
- (b) any other matters Council considers relevant.[4]

8.2.5.3 Assessment benchmarks

Part A—Criteria for accepted and assessable development

Table 8.2.5.1—Heritage overlay code

Performance outcomes	Acceptable outcomes
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)	
PO1 Development of a local heritage place is compatible with the conservation of the cultural heritage significance of the local heritage place.	**AO1.1** Development is compatible with *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013*. **AO1.2** Development is consistent with a Conservation Management Plan for the place prepared in accordance with the *Burra Charter*. Note—Council may request the preparation of a heritage impact statement that demonstrates how the proposed development will conserve and/or impact the cultural heritage significance of the place. The statement should generally conform to the Department of Environment and Heritage Protection's guideline: *Preparing a Heritage Impact Statement* or other standards as approved by Council. Changes to local

[2] According to the *Queensland Heritage Act 1992*, '**conservation** includes protection, stabilisation, maintenance, preservation, restoration, reconstruction and adaptation'.

[3] Refer to the Department of Environment and Heritage Protection *Guideline: No Prudent and Feasible Alternative*. It establishes the criteria Council may consider when determining safety, health and economic considerations. Information in the guideline that relates specifically to requirements applying only to Queensland Heritage Places is not deemed relevant in the case of local heritage places.

[4] 'Other matters' may include, but are not limited to, the potential for environmental, social and community disadvantage.

Performance outcomes	Acceptable outcomes
	heritage places are required to be documented to the satisfaction of Council.
PO2 A local heritage place may not be demolished, removed or disturbed unless it can be demonstrated that there is no prudent or feasible alternative to the demolition, removal or disturbance.	**AO2** Where a local heritage place is to be demolished, removed or disturbed because it has been satisfactorily demonstrated that there is no prudent or feasible alternative, a Heritage Management Plan to manage the impact to identified cultural heritage values must be developed in accordance with the *Burra Charter* and approved by Council. Note—a Heritage Management Plan must incorporate an archival recording of the place or particular features of the place affected by the demolition, removal or disturbance. The archival recording should meet the standards required in the Department of Environment and Heritage Protection *Guideline: Archival Recording of Heritage Places* or other standards as approved by Council. Where archaeological components are identified as a component of the significance of the local heritage place, a Management Plan should be prepared and implemented by a suitably qualified professional as part of the Heritage Management Plan. Changes to local heritage places are required to be documented to the satisfaction of Council.
PO3 Part of a local heritage place may not be demolished, removed or disturbed unless it can be demonstrated that: (a) there is no prudent or feasible alternative to the demolition, removal or disturbance; (b) the part of the local heritage place does not contribute to the cultural heritage significance of the place.	**AO3** Where a part of a local heritage place is to be demolished, removed or disturbed because it has been satisfactorily demonstrated that there is no prudent or feasible alternative, a Heritage Management Plan to manage the impact to identified cultural heritage values must be developed in accordance with the *Burra Charter* and approved by Council. Note—a Heritage Management Plan must incorporate an archival recording of the place or particular features of the place affected by the demolition or removal. The archival recording should meet the standards required in the Department of Environment and Heritage Protection *Guideline: Archival Recording of Heritage Places* or other standards as approved by Council. Where archaeological components are identified as a component of the significance of the local heritage place, a Management Plan should be prepared and implemented by a suitably qualified professional as part of the Heritage Management Plan. Changes to local heritage places are required to be documented to the satisfaction of Council.
PO4 Development on land adjoining a local heritage place does not adversely affect the cultural heritage significance of the local heritage place.	**AO4** The scale, location and design of the development are compatible with the cultural heritage significance of the local heritage place, including its context, setting, appearance and archaeology. Note—a Heritage Management Plan must incorporate an archival recording of the place or particular features of the place affected by the demolition or removal. The archival recording should meet the standards required in the Department of Environment and Heritage Protection *Guideline: Archival Recording of Heritage Places* or other standards as approved by Council.

Performance outcomes	Acceptable outcomes
	Where archaeological components are identified as a component of the significance of the local heritage place, a Management Plan should be prepared and implemented by a suitably qualified professional as part of the Heritage Management Plan. Changes to local heritage places are required to be documented to the satisfaction of Council.
Reconfiguring a Lot	
PO5 Development does not: (a) reduce public access to the place of local cultural heritage significance; (b) result in a place of local heritage significance being severed or obstructed from public view; and (c) obscure or destroy any pattern of historic subdivisions, the landscape setting or the scale and consistency of the urban fabric relating to the place of local cultural heritage significance.	**AO5** No acceptable outcome Note—a Heritage Management Plan must incorporate an archival recording of the place or particular features of the place affected by the demolition or removal. The archival recording should meet the standards required in the Department of Environment and Heritage Protection *Guideline: Archival Recording of Heritage Places* or other standards as approved by Council. Where archaeological components are identified as a component of the significance of the local heritage place, a Management Plan should be prepared and implemented by a suitably qualified professional as part of the Heritage Management Plan. Changes to local heritage places are required to be documented to the satisfaction of Council.
Building Work or Operational Work	
PO6 Development conserves features and values of the local heritage place that contributes to its cultural heritage significance.	**AO6** No acceptable outcome Note—a Heritage Management Plan must incorporate an archival recording of the place or particular features of the place affected by the demolition or removal. The archival recording should meet the standards required in the Department of Environment and Heritage Protection *Guideline: Archival Recording of Heritage Places* or other standards as approved by Council. Where archaeological components are identified as a component of the significance of the local heritage place, a Management Plan should be prepared and implemented by a suitably qualified professional as part of the Heritage Management Plan. Changes to local heritage places are required to be documented to the satisfaction of Council.

8.2.6 Infrastructure overlay code

8.2.6.1 Application

This code applies to assessing material change of use, reconfiguring a lot or operational work development applications for development within infrastructure buffer areas identified on the **Infrastructure overlay maps (OM-006)** or the **Noise corridor overlay maps (OM-016)** contained in Schedule 2 and identified as requiring assessment against the **Infrastructure overlay code** by the tables of assessment in Part 5.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

8.2.6.2 Purpose

(1) The purpose of the infrastructure overlay code is to ensure that development is compatible with, and does not adversely affect the viability, integrity, operation and maintenance of existing and planned infrastructure within the Western Downs Region as identified on the **Infrastructure overlay maps (OM-006).** Infrastructure includes the following:
- (a) major gas and major oil pipelines;
- (b) major electricity infrastructure and substations;
- (c) transmission substations
- (d) power stations;
- (e) wastewater treatment plants;
- (f) waste stations;
- (g) highways and main roads;
- (h) rail lines;
- (i) major water pipelines; and
- (j) water treatment plants.

(2) The purpose of the code will be achieved through the following overall outcomes:
- (a) existing and planned infrastructure facilities, networks and corridors are protected from incompatible development; and
- (b) development in proximity to existing and planned infrastructure facilities, networks and corridors is appropriately located, designed, constructed and operated to:
  - (i) avoid compromising the integrity, operational efficiency and maintenance of infrastructure; and
  - (ii) protect the amenity, health and safety of people and property.

8.2.6.3 Assessment benchmarks

Part A—Criteria for accepted and assessable development

Table 8.2.6.1—Infrastructure overlay code

Performance outcomes	Acceptable outcomes
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)	
Oil and Gas Pipeline	
PO1 Buildings and structures are designed and sited to: (a) minimise risk of harm to people and property; (b) avoid compromising the viability of the pipeline; and (c) avoid damaging or adversely affecting the existing or future operation of pipeline and the supply of gas or oil.	**AO1.1** Buildings and structures are setback a minimum of 50 metres from a gas or oil pipeline as identified on the **Infrastructure overlay maps (OM-006)**. **AO1.2** Any development that impacts on an oil and gas pipeline easement requires the consent of the pipeline owner. Development in the vicinity of a pipeline should address the risks associated with petroleum and gas pipelines as set out in the

Performance outcomes	Acceptable outcomes
	Australian Standard *AS2885—Pipelines - Gas and liquid petroleum*.
High Voltage Electricity Transmission Lines	
PO2 Major electricity infrastructure and substations: (a) are protected from encroachment by incompatible land use and development; (b) are appropriately separated from *sensitive land uses* in the protection of public health and safety.	**AO2.1** Buildings and structures are not located within the area of a major electricity infrastructure and substations as identified on the **Infrastructure overlay maps (OM-006)**. **AO2.2** Buildings associated with sensitive land uses are setback from major electricity infrastructure and substations as identified on the **Infrastructure overlay maps (OM-006)** and in accordance with the following: (a) 20 metres for transmission lines up to 132kV; (b) 30 metres for transmission lines between133kV and 275kV; and (c) 40 metres for transmission lines exceeding 275kV. **AO2.3** Buildings associated with sensitive land uses are setback from substations identified on the **Infrastructure overlay maps (OM-006)** and in accordance with the following: (a) 50 metres from transmission substation; and (b) 10 metres from all other substations.
Power Station (where identified within Special Industrial Area identified on **Strategic Plan Map 1 – Settlement Pattern)**	
PO3 Power stations (where identified within Special Industrial Area identified on **Strategic Plan Map 1 – Settlement Pattern**): (a) are not compromised by the encroachment of sensitive land uses; (b) are appropriately separated from sensitive land uses in the protection of public health and safety.	**AO3.1** Sensitive land uses are setback 250 metres from a power station building or structure as identified on the **Infrastructure overlay maps (OM-006)**. **AO3.2** Development for accommodation activities does not increase the number of persons living or residing within 250 metres of a power station building or structure as identified on the **Infrastructure overlay maps (OM-006)**. OR **AO3.3** Development is for a dwelling house and includes minor building work or building work with a maximum gross floor area of 50 metres squared (includes cumulative increase over any five year period).
Wastewater Treatment Plants	
PO4 Wastewater treatment plants: (a) are not compromised by the encroachment of sensitive land uses; and (b) are appropriately separated from sensitive land uses in the protection of public health and safety.	**AO4.1** Sensitive land uses are not established within 500 metres of a wastewater treatment plant building or structure as identified on the **Infrastructure overlay maps (OM-006)**. **AO4.2** Development for accommodation activities does not increase the number of persons living or

Performance outcomes	Acceptable outcomes
	residing within 250 metres of a wastewater treatment plant building or structure as identified on the **Infrastructure overlay maps (OM-006)**. OR **AO4.3** Development is for a dwelling house and includes minor building work or building work with a maximum additional gross floor area of 50 metres squared (includes cumulative increase over any five year period).
Waste Stations	
PO5 The operation and planned expansion of the waste station is not prejudiced, and sensitive land uses are not adversely affected by emissions from existing or planned waste stations.	**AO5.1** Sensitive land uses are not established within 500 metres of the boundary of a waste station as identified on the **Infrastructure overlay maps (OM-006)**. **AO5.2** Development for accommodation activities does not increase the number of persons living or residing within 500 metres of the boundary of a waste station as identified on the **Infrastructure overlay maps (OM-006)**. OR **AO5.3** Development is for a dwelling house and includes minor building work or building work with a maximum gross floor area of 50 metres squared (includes cumulative increase over any five year period).
Water Pipelines	
PO6 Development does not adversely impact on existing and planned water pipeline infrastructure.	**AO6** Buildings are not located within a water pipeline easement as identified on the **Infrastructure overlay maps (OM-006)**.
Water Treatment Plant	
PO7 Water treatment plants: (a) are not compromised by the encroachment of sensitive land uses; and (b) are appropriately separated from sensitive land uses in the protection of public health and safety.	**AO7.1** Sensitive land uses are not established within 100 metres of a water treatment plant building or structure as identified on the **Infrastructure overlay maps (OM-006)**. **AO7.2** Development for Accommodation activities does not increase the number of persons living or residing within 100 metres of a water treatment plant building or structure as identified on the **Infrastructure overlay maps (OM-006)**. OR **AO7.3** Development is for a dwelling house and includes minor building work or building work with a maximum additional gross floor area of 100

Performance outcomes	Acceptable outcomes
	metres squared (includes cumulative increase over any five year period).
Noise Corridor	
PO8 Sensitive land uses are located and designed to ensure that noise emissions from existing or planned major road and railway corridors do not adversely affect: (a) the development's primary function; and (b) the wellbeing of occupants including their ability to sleep, work or otherwise undertake quiet enjoyment without unreasonable interference from road traffic noise.	**AO8** No acceptable outcome. Editor's note—Part 4.4 of the *Queensland Development Code* provides requirements for residential buildings in a designated transport corridor.
PO9 Development as identified on the **Noise corridor overlay maps (OM-016)**, maintains and, where practicable, enhances the safety, efficiency and effectiveness of the corridor.	**AO9** No acceptable outcome.
PO10 Development retains and enhances existing vegetation between the intended location of the development and a major road or railway corridor, so as to provide dense screening to potential noise, dust, odour and visual impacts emanating from the corridor.	**AO10** No acceptable outcome.
For assessable development (code, code (fast tracked) and impact)	
Reconfiguring a Lot	
PO11 The operation and planned expansion of infrastructure as identified on the **Infrastructure overlay maps (OM-006)** is not prejudiced by the encroachment of sensitive land uses, and sensitive land uses are not adversely affected by the amenity and health impacts arising from the operation of the infrastructure item.	**AO11** No additional lots capable of supporting sensitive land uses are accommodated within the following buffer areas identified on the **Infrastructure overlay maps (OM-006)**: (a) 100 metres of a water treatment plant building or structure; (b) 500 metres of the boundary of a waste station; (c) 250 metres of a waste water treatment plant building or structure; (d) 250 metres from a power station building or structure; and (e) 200 metres from a gas or oil pipeline.
PO12 Reconfiguration of lots does not compromise or adversely impact upon the efficiency and integrity of major electricity infrastructure.	**AO12** Urban residential lots and buildings and structures are not located within an easement for, or an area otherwise affected by, major electricity infrastructure as identified on the **Infrastructure overlay maps (OM-006).**
PO13 Reconfiguring of lots ensures that access requirements of major electricity infrastructure are maintained.	**AO13** Major electricity infrastructure traversing or within private land are protected by easement in favor of the service provided for access and maintenance.

8.2.7 Natural resources overlay code

8.2.7.1 Application

This code applies to assessing material change of use or reconfiguring a lot development applications for development within natural resource areas identified on the **Extractive resource overlay maps (OM-007), Agricultural land overlay maps (OM-008)**, and **Water resource catchment area overlay maps (OM-09)** contained within Schedule 2 and identified as requiring assessment against the **Natural resources overlay code** by the tables of assessment in Part 5.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

8.2.7.2 Purpose

(1) The purpose of the Natural resources overlay code is to ensure that the natural resources in the Western Downs region are protected from inappropriate development that may adversely impact on the productive use of natural resources by present and future generations.

(2) The purpose of the Natural resources overlay code will be achieved through the following overall outcomes:
- (a) development occurring within or adjacent to Key Resource Areas and local resource areas does not adversely affect or prejudice the ability of existing or future extractive industries to viably win the resource;
- (b) development occurring within or adjacent to Key Resource Area transport routes or transport investigation areas does not constrain or otherwise conflict with the safe and efficient transportation of the extractive resource;
- (c) the impacts of extractive industries on sensitive land uses within or adjacent to key resource areas and local resource areas and associated transport routes and transport investigation areas are mitigated to maintain high levels of safety and amenity;
- (d) the alienation, loss or fragmentation of ALC Class A and B land is avoided, except where an overriding need exists for the development in terms of public benefit, where no suitable alternative site exists, and the loss or fragmentation of ALC Class A and B land is minimised;
- (e) water resource catchment areas are protected from activities that have the potential to negatively impact the quality and sustainability of groundwater.

8.2.7.3 Assessment benchmarks

Part A—Criteria for accepted and assessable development

Table 8.2.7.1—Natural resources overlay code

Performance outcomes	Acceptable outcomes
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)	
Extractive Resources	
PO1 Development within a Resource Processing Area identified on the **Extractive industry overlay maps (OM-007)** does not prevent or constrain the current or future viability and efficient winning or processing of mineral or extractive resources.	**AO1** Development within a Resource Processing Area identified on the **Extractive industry overlay maps (OM-007)** is for: (a) Extractive industry or activities directly associated with Extractive industry; or (b) a temporary use which would not constrain existing or future Extractive industry activities.
PO2 Development for Extractive industry within the Separation Area does not compromise the function of the Separation Area in providing a buffer between extractive and processing operations and any incompatible uses or	**AO2** Extractive industry is not undertaken within a Separation Area identified on the **Extractive industry overlay maps (OM-007)**. Note—AO2 does not apply to the transportation of extractive resources undertaken on a Transport Route

Performance outcomes	Acceptable outcomes
sensitive land uses located outside of the Separation Area.	identified on the **Extractive industry overlay maps (OM-007)**.
PO3 Sensitive land uses are sited so as not to prevent or constrain the efficient winning or processing of mineral or extractive resources from the Resource Processing Area, and are designed to manage the impacts of Extractive industry operations having regard to: (a) the acoustic amenity of sensitive land uses, in particular noise emissions associated with blasting, crushing, screening, and haulage operations; (b) air quality, and in particular particulate emissions associated with extractive industry and mining operations; (c) wellbeing, health and safety of the occupants of sensitive land uses; (d) lighting impacts associated with night operations; and (e) vibration impacts associated with blasting operations. Note—to demonstrate compliance with this outcome, applicants are likely to have to supply adequate information to demonstrate that the proposed uses would not be subject to adverse impacts from existing and future extractive operations by: (a) locating buildings and structures the greatest distance practicable from the resource / processing area and associated transportation route; (b) designing buildings so the areas where people live, work and congregate (habitable rooms) are furthermost from the resource / processing area and associated transportation route; and (c) minimising openings in walls closest to these effects; and (d) providing mechanical ventilation to habitable rooms; and (e) providing private outdoor recreation space adjacent to a building façade shielded from the Extractive industry operations or potential Extractive industry operations.	**AO3.1** Sensitive land uses are not located within: (a) Resource Processing Areas or Separation Areas identified on **Extractive industry overlay maps (OM-007)**; (b) 100 metres from either side of a road reserve boundary identified as a Transport Route Separation Area on **Extractive industry overlay maps (OM-007)**; (c) 1,000 metres from an Extractive industry or mining resource where blasting, crushing or screening is involved as identified on **Extractive industry overlay maps (OM-007)**; (d) 200 metres from a sand or gravel resource or other Extractive industry or mining resource which does not involve blasting, crushing or screening as identified on **Extractive industry overlay maps (OM-007)**. **Where for Reconfiguring a Lot** **AO3.2** Reconfiguring a Lot does not result in the creation of a new lot wholly within a Separation Area. **AO3.3** Where Reconfiguring a Lot results in the creation of a lot partly within a Separation Area, sensitive land uses are excluded from that part of the lot identified as Separation Area.
PO4 Where native vegetation exists between the intended location of a sensitive land use and an extractive resource area or mining resource area or haul route, the vegetation is retained and enhanced to provide a screen effect to light, dust and visual impacts of mining.	**AO4** Native vegetation is retained within the separation areas identified in **AO3.1(b)**, **(c)** and **(d)**.
PO5 Vehicular accesses on Transport Routes identified on **Extractive resources overlay maps (OM-008)** do not adversely affect the safe and efficient operation of vehicles using the Transport Route for the conveyance of extractive materials.	**AO5** No new vehicular accesses are created on Transport Routes identified on **Extractive industry overlay maps (OM-007)**.
Agricultural Land	
PO6 Loss or fragmentation of ALC Class A and B Land is avoided unless:	**Where for a Material Change of Use in the Rural Zone** **AO6.1**

Performance outcomes	Acceptable outcomes
(a) an overriding need exists for the development in terms of public benefit; (b) no suitable alternative site exists; (c) loss or fragmentation is minimised to the extent possible. Note—where for a performance-based solution, an assessment to determine the impact of the development on agricultural land including loss or fragmentation be prepared by a suitably qualified person, such as a Certified Practicing Agriculturalist (CPAg). Editor's note—the Agricultural land overlay mapping is derived from Queensland Government SPP mapping. The mapping methodology is not at a scale or level of detail which necessarily results in accurate depiction of the circumstances on the ground. Particularly in the case of mapped ALC Class B, if ground-truthing is likely to find that the site does not in fact contain productive agricultural land, please consider arranging a pre-lodgment meeting with Council's planning team.	Development (inclusive of the development footprint) is not located on land identified as ALC Class A and B Land on the **Agricultural land overlay maps (OM-008)** unless identified in **Table 8.2.7.2**. **Where for Reconfiguring a Lot in the Rural Zone** **AO6.2** Reconfiguring a lot does not result in the creation of a lot with an area less than 500 hectares on land identified as ALC A and B Land on the **Agricultural land overlay maps (OM-008)**.
PO7 Sensitive land uses in proximity to ALC Class A and B Land are located and designed in a manner that: (a) avoids land use conflict; (b) avoids the alienation of the resource; (c) manages impacts from agricultural activities, including chemical spray drift, odour, noise, dust, smoke and ash; and (d) does not adversely affect public health, safety and amenity; (e) unless it is demonstrated that the area does not support ALC Class A and B Land as mapped. Note—where reconfiguring a lot occurs within land identified as ALC Class A and B Land for urban purposes within a Future urban area or Urban investigation area and is otherwise consistent with the Planning Scheme (including Part 4 - Strategic Plan) and other relevant State policy, State planning regulatory provisions and State legislation a buffer to sensitive land uses, dedicated as public open space may be provided in accordance with a structure plan.	**Where for Reconfiguring a Lot in the Rural Zone or a Residential Zone Category on land that adjoins the Rural Zone** **AO7** Lots created for sensitive land uses within land identified as ALC Class A and B Land area identified on **Agricultural land maps (OM-008)** provide a public open space buffer area with a minimum width of: (a) 300 metres where open ground conditions apply; or (b) 50 metres minimum width where vegetated in accordance with a detailed landscape plan and maintained in accordance with a public open space management plan.
Water Resource Catchment Area	
PO8 Development in water resource catchment areas identified on **Water resource catchment areas overlay maps (OM-009)** ensures groundwater quality is maintained.	**Where for Material Change of Use in the Rural Zone** **AO8.1** The following activities are not located on land identified as a Water Resource Catchment Area on **Water resource catchment areas overlay maps (OM-009)**: (a) animal keeping; (b) intensive animal industry; (c) intensive horticulture; (d) industry activities. **Where for Reconfiguring a Lot in the Rural Zone** **AO8.2**

Performance outcomes	Acceptable outcomes
	Reconfiguring a lot does not result in the creation of a lot with an area less than 500 hectares on land identified as a Water Resource Catchment Area on **Water resource catchment areas overlay maps (OM-009)**.

Table 8.2.7.2—Acceptable development within agricultural land

(a) animal husbandry; (b) animal keeping; (c) aquaculture; (d) cropping including a building, structure or activity supporting cropping; (e) dwelling house; (f) home-based business; (g) intensive animal industry; (h) intensive horticulture; (i) landing; (j) outdoor lighting; (k) permanent plantation; (l) roadside stalls; (m) wholesale nursery (n) winery.

8.2.8 Regional infrastructure corridor – stock route overlay code

8.2.8.1 Application

This code applies to assessing material change of use, reconfiguring a lot or operational work development applications for development adjoining the stock route in the Rural zone as shown on the **Regional infrastructure corridor – stock route overlay maps (OM-010)** contained in Schedule 2 and identified as requiring assessment against the **Regional infrastructure corridor – stock route overlay code** by the tables of assessment in Part 5.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

8.2.8.2 Purpose

(1) The purpose of the Regional infrastructure corridor - stock route overlay code is to ensure that stock routes facilitate the proper and safe movement of stock and maintain public health and safety.

(2) The purpose of the code will be achieved through the following overall outcomes:
- (a) stock routes are maintained free of impediments, obstructions or diversions;
- (b) development for *urban purposes* is not located where it will increase the health and safety risk of people by exposure to vector borne disease.

8.2.8.3 Assessment benchmarks

Part A—Criteria for accepted and assessable development

Table 8.2.8.1—Regional infrastructure corridor – stock route overlay code

Performance outcomes	Acceptable outcomes
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)	
PO1 Development maintains: (a) the operational efficiency and safety of the stock route; (b) public health and safety.	**AO1.1** Any new access from a road servicing a stock route includes a gate or grid to prevent stock entry to premises. **AO1.2** Boundary fencing is maintained to the road boundary adjoining the stock route. **Where for *Accommodation activities*** **AO1.3** Buildings have a minimum setback of 50 metres to the *road boundary* adjoining the stock route.

8.2.9 Scenic amenity overlay code

8.2.9.1 Application

This code applies to assessing material change of use or operational work development applications for development identified on the **Scenic amenity overlay maps (OM-011)** contained in Schedule 2 and identified as requiring assessment against the **Scenic amenity overlay code** by the tables of assessment in Part 5.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

8.2.9.2 Purpose

(1) The purpose of the scenic amenity overlay code is to ensure that development does not adversely affect scenic amenity and landscape values within the Western Downs region.

(2) The purpose of the scenic amenity overlay code will be achieved through the following overall outcomes:
- (a) development protects and enhances the significant landscape elements and features which contribute to the unique character and identity of the Western Downs region including:
  - (i) High Landscape Value Areas;
  - (ii) Scenic Routes; and
  - (iii) Urban Gateways.

8.2.9.3 Assessment benchmarks

Part A—Criteria for accepted and assessable development

Table 8.2.9.1—Scenic amenity overlay code

Performance outcomes	Acceptable outcomes
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)	
High Landscape Values Area	
PO1 Development within High Landscape Value Areas identified on the **Scenic amenity overlay maps (OM-011)**: (a) maintains and enhances the landscape character, scenic amenity and tourism values of the locality and the Western Downs region; (b) mitigates the scenic amenity impacts of buildings or structures visible at the skyline or positioned on a ridgeline when viewed from a highway, main road or Scenic Route; (c) is fully screened by an existing natural landform or native vegetation, or will be fully screened by native vegetation within 5 years of construction when viewed from a Scenic Route unless development supports tourism; (d) retains existing vegetation and incorporates landscaping to visually soften built form elements; (e) incorporates building materials and external finishes that are compatible with the visual amenity and the landscape character of the locality; and (f) minimises visual impacts on the High Landscape Values area in terms of:	**AO1.1** Buildings and structures have a maximum building height of 8.5 metres and two storeys within High Landscape Value Areas identified on **Scenic amenity overlay maps (OM-011)**. OR **AO1.2** Buildings and structures are associated with Rural activities. **AO1.3** Buildings, structures and operational work are located a minimum of 50 metres from ridges or peaks within High Landscape Value Areas identified on **Scenic amenity overlay maps (OM-011)**. **AO1.4** Where within High Landscape Value Areas identified on **Scenic amenity overlay maps (OM-011)** no vegetation clearing occurs: (a) within 100 metres of ridgelines or peaks; (b) on land with a slope greater than 15 percent; (c) within 100 metres of waterways; (d) within 100 metres of wetlands;

Performance outcomes	Acceptable outcomes
(i) the scale, height and setback of buildings; (ii) the extent of earthworks and impacts on the landform including the location and configuration of access roads and driveways; and (iii) the scale, extent and visual prominence of advertising devices. Note—a landscape assessment must be undertaken in accordance with **SC6.4 – Planning Scheme Policy 3 – Landscape Character Analysis** in satisfaction of a Performance Outcome.	(e) unless where in accordance with Part 8.2 – **Bushfire hazard overlay code**. Note—waterways and wetlands are identified on **Wetlands overlay maps (OM-014)** and **Waterway corridors overlay maps (OM-013)**. **AO1.5** Buildings are screened by an existing natural landform or native vegetation from roads, where within High Landscape Value Areas identified on **Scenic amenity overlay maps (OM-011)**. **AO1.6** Advertising devices: (a) refer only to the name and contact details for the proprietor, the name of the business or premises, the nature of uses conducted on the premises and the hours of operation; (b) are for one or more of the following uses: (i) Nature-based tourism; (ii) Rural activities; (c) has a sign face area not exceeding 1.5m² per side (up to two sides); (d) has a maximum height of 2 metres; (e) are not illuminated.
Scenic Routes	
PO2 Development within a Scenic Route buffer identified on the **Scenic amenity overlay maps (OM-011)**: (a) retains visual access to waterway crossings; (b) retains existing vegetation and incorporates landscaping to visually screen and soften built form elements, whilst not impeding distant views or view corridors from the Scenic Route; (c) incorporates building materials and external finishes that are compatible with the visual amenity and the landscape character; and (d) minimises visual impacts on the Scenic Route in terms of: (i) the scale, height and setback of buildings; (ii) the extent of earthworks and impacts on the landform including the location and configuration of access roads and driveways; and (iii) the scale, extent and visual prominence of advertising devices. Note—a landscape assessment must be undertaken in accordance with **SC6.4 – Planning Scheme Policy 3 – Landscape Character Analysis** in satisfaction of a Performance Outcome.	**AO2.1** Buildings and structures have a maximum building height of 8.5 metres and two storeys within Scenic Route Buffer Areas identified on **Scenic amenity overlay maps (OM-011)**. OR **AO2.2** Buildings and structures are associated with Rural activities. **AO2.3** Buildings and structures are setback a minimum of 100 metres from Scenic Routes and waterway crossings identified on the **Scenic amenity overlay maps (OM-011)**, unless for the following land uses: (a) food and drink outlet; (b) winery; (c) tourist attraction; (d) nature-based tourism; (e) short-term accommodation. **AO2.4** No vegetation clearing is undertaken within 100 metres of a Scenic Route identified on the **Scenic amenity overlay maps (OM-011)**. **AO2.5** Advertising devices: (a) refer only to the name and contact details for the proprietor, the name of the business or

Performance outcomes	Acceptable outcomes
	premises, the nature of uses conducted on the premises and the hours of operation; (b) are for one or more of the following uses: (i) food and drink outlet; (ii) winery; (iii) tourist attraction; (iv) nature-based tourism; (v) rural activities; (vi) short-term accommodation; (c) are setback 100 metres from waterway crossings; (d) has a sign face area not exceeding 1.5m² per side (up to two sides); (e) has a maximum height of 2 metres; (f) are not illuminated.
For assessable development (code, code (fast tracked) and impact)	
Urban Gateways	
PO3 Development within Urban Gateways reinforces the gateway function of these areas through: (a) landscaping that enhances the entry to urban areas, including street tree planting; (b) low rise high quality built form; (c) open space buffers between the road and new estates for Industrial activities, Accommodation activities and Business activities where for reconfiguring a lot; (d) retention of existing vegetation, including street trees; (e) advertising devices that: (i) are consistent with a gateway image; and (ii) do not contribute to the proliferation of visual clutter. Note—a landscape assessment must be undertaken in accordance with **SC6.4 – Planning Scheme Policy 3 – Landscape Character Analysis** in satisfaction of a Performance Outcome.	**AO3** No acceptable outcome.

8.2.10 Stormwater overland flow path overlay code

8.2.10.1 Application

This code applies to assessing building work, material change of use, reconfiguring a lot or operational work development applications for development identified on the **Stormwater overland flow path overlay maps (OM-012)** contained in Schedule 2 and identified as requiring assessment against the **Stormwater flow path overlay code** by the tables of assessment in Part 5.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

8.2.10.2 Purpose

(1) The purpose of the code is to manage development outcomes in stormwater overland flow path areas so that risk to life, property, community and the environment is minimised, including other property.

(2) The purpose of the code will be achieved through the following overall outcomes:
- (a) prevent or minimise adverse social and environmental impacts on the region's waterways, stormwater overland flow paths, constructed drainage network, from stormwater run–off originating from, or passing through development;
- (b) provide an efficient and cost effective integrated stormwater run–off management system, that adequately protects people and the natural and built environments from an unacceptable level of stormwater flood risk.

8.2.10.3 Assessment benchmarks

Part A—Criteria for accepted and assessable development

Table 8.2.10.1—Stormwater overland flow path overlay code

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements	
PO1 Development does not: (a) impede the flow of stormwater through the site; or (b) maintains the integrity of the stormwater overland flow path; or (c) result in adverse impacts on upstream or downstream properties resulting from stormwater flow.	**AO1.1** Buildings and structures ancillary to a dwelling house: (a) must not be enclosed and must remain open with a roof only; or (b) have a maximum floor area of 45m^2. **AO1.2** All buildings must be high set (comprising pier and beam construction) and retain the stormwater storage and conveyance capacity of the premises. **AO1.3** Buildings, including extensions to buildings, are elevated 300mm above the defined 50 year ARI overland flow depth.
For assessable development (code, code (fast tracked) and impact)	
PO2 Development provides for the integrated management of stormwater overland flow paths in order to: (a) protect stormwater overland flow paths from development that may affect the hydraulic capacity of flow paths; (b) minimise localised stormwater flood events; (c) protect and enhance environmental values of receiving waters;	**Where for Material Change of Use or Building Work** **AO2.1** No buildings are located within a Major Flow Path or Minor Flow Path identified on **Stormwater overland flow path overlay maps (OM-012)**. **AO2.2** Design levels for buildings must comply with the flood immunity standards specified in **Table**

Performance outcomes	Acceptable outcomes
(d) maximise the use of water sensitive urban design principles; (e) maximise the use of natural waterway corridors and natural channel design principles; (f) maximise community benefit; (g) minimise safety risk to all persons. Note— **Major Overland Flow Path** Where for a performance based solution, a Hydraulic Impact Assessment is prepared for all Material Change of Use and Reconfiguring a Lot applications. **Minor Overland Flow Path** Where for a performance based solution, a Hydraulic Impact Assessment is prepared, in consultation with Council, for all works associated with a Material Change of Use or Reconfiguring a Lot application. **All Flow Paths** A hydraulic impact assessment must be prepared and signed by a suitably qualified RPEQ engineer and should include, but is not limited to, the following: (a) pre- and post- development water levels, flow width, velocity, d* v product and flow discharge; (b) cross sections with water level and energy grade line; (c) details on any fill or excavation proposed; (d) flow calculations, HGL analysis or any proposed pipe line, modelling results and modelling data files; (e) plan and sections of the development proposal clearly showing habitable and non-habitable levels.	**8.2.10.2** and **Table 8.2.10.3** where within a Major Flow Path or Minor Flow Path or associated buffer areas identified on **Stormwater overland flow path overlay maps (OM-012)**. Note—refer to **SC6.2 – Planning Scheme Policy 1 – Design and Construction Standards** for definition of development type categories identified in **Table 8.2.11.2**. **Where for Reconfiguring a Lot** **AO2.3** No new lots are created within a Major Flow Path or associated buffer area identified on **Stormwater overland flow path overlay maps (OM-012)** except where for the creation of a lot for the purposes of public open space. **AO2.4** No new lots are created within a Minor Flow Path identified on **Stormwater overland flow path overlay maps (OM-012)** except where for the creation of a lot for the purposes of public open space. **Where for Material Change of Use or Building Work or Operational Work** **AO2.5** Filling above ground level is not undertaken in Major Flow Paths or Minor Flow Paths identified on **Stormwater overland flow path overlay maps (OM-012)**.

Table 8.2.10.2—Stormwater overland flow path immunity levels

Development Type	Minimum design floor or pavement levels (mAHD)
Category A	50y ARI + 0.5 metres
Category B	50y ARI + 0.3 metres
Category C	50y ARI
Category D	50y ARI
Category E	20y ARI

Table 8.2.10.3—Community infrastructure immunity levels

Development Type	Minimum design floor or pavement levels (mAHD)
Emergency services	100y ARI + 0.5m
Hospital	100y ARI + 0.5m
Community use (where for the storage of valuable records or items of historic or cultural significance including libraries and museums)	50y ARI
Special industry (where for power station)	200y ARI
Substations	200y ARI
Utility installation (where for a sewage treatment plant)	DFE
Utility installation (where for a water treatment plant)	200y ARI
Utility installation (other)	Refer to **SC6.2 – Planning Scheme Policy 1 – Design and Construction Standards**.
Air service	Refer to **SC6.2 – Planning Scheme Policy 1 – Design and Construction Standards**.

8.2.11 Waterway corridors overlay code

8.2.11.1 Application

This code applies to assessing material change of use, reconfiguring a lot or operational work development applications for development within waterway corridors or waterway corridor buffer areas identified on the **Waterway corridors overlay maps (OM-013)** contained in Schedule 2 and identified as requiring assessment against the **Waterway corridors overlay code** by the tables of assessment in Part 5.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

8.2.11.2 Purpose

(1) The purpose of the waterway corridors overlay code is to ensure that waterways are protected and enhanced to maintain ecosystem services and hydrological processes and provide aquatic habitat for flora and fauna.

(2) The purpose of the code will be achieved through the following overall outcomes:
- (a) development is appropriately setback from waterways to minimise direct and indirect impacts on water quality and biodiversity;
- (b) riparian vegetation is protected and enhanced to improve water quality and natural ecosystem function.

8.2.11.3 Assessment benchmarks

Part A—Criteria for accepted and assessable development

Table 8.2.11.1—Waterway corridors overlay code

Performance outcomes	Acceptable outcomes
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)	
PO1 Waterways are protected by: (a) maintaining adequate separation distances between waterways and development; (b) maintaining and enhancing aquatic and terrestrial habitat including vegetated corridors to allow for native fauna (terrestrial and aquatic) movement; (c) maintaining bank stability by minimizing bank erosion and slumping; (d) maintaining water quality by providing buffers to allow filtering of sediments, nutrients and other pollutants; and (e) retaining and improving existing riparian vegetation. Note—an Ecological Site Assessment must be prepared in a manner consistent with **SC6.2 – Planning Scheme Policy 2 – Ecological Site Assessment Guidelines**.	**AO1.1** No clearing of native vegetation is undertaken within waterway corridors or waterway corridor buffer areas identified on the **Waterway corridors overlay maps (OM-013)**. **Where for Material Change of Use** **AO1.2** A minimum setback is provided between buildings and structures and the top of the high bank of a waterway corridor as identified on the **Waterway corridors overlay maps (OM-013)** by a distance not less than identified in **Table 8.2.11.2**. **Where for Reconfiguring a Lot** **AO1.3** A minimum setback is provided between a new boundary created by reconfiguring a lot and the top of the high bank of a waterway corridor as identified on the **Waterway corridors overlay maps (OM-013)** by a distance not less than identified in **Table 8.2.11.2**. **Where for Operational Work (comprising works for infrastructure or excavating or filling or landscape works)** **AO1.4**

Performance outcomes	Acceptable outcomes
	A minimum setback is provided between operational work and the top of the high bank of a waterway corridor as identified on the **Waterway corridors overlay maps (OM-013)** by a distance not less than identified in **Table 8.2.11.2**. Note—the "high bank" is to be determined in accordance with **SC6.2 – Planning Scheme Policy 2 – Ecological Site Assessment Guidelines.**
PO2 Stormwater and wastewater discharges are treated prior to entering a waterway or associated buffer area to ensure the biological integrity of aquatic ecosystems. Note—a performance outcome must be supported by: (a) an Ecological Site Assessment prepared in a manner consistent with **SC6.2 – Planning Scheme Policy 2 – Ecological Site Assessment Guidelines**; and (b) a Site Based Stormwater Management Plan.	**AO2.1** No stormwater is discharged to a waterway or waterway corridor buffer area identified on the **Waterway corridors overlay maps (OM-013)**. **AO2.2** No wastewater (treated or untreated) is discharged to a waterway corridor or waterway buffer area identified on the **Waterway corridors overlay maps (OM-013)**.
PO3 Areas of waterway buffer area identified in accordance with **AO1** which are cleared, degraded or disturbed as a consequence of the development are rehabilitated to contribute to the establishment of a functional and connected habitat network having regard to: (a) the use of native plant species of local provenance that support the habitat needs of any rare of threatened species; and (b) replication of the species and structure of adjacent remnant habitats, including understorey vegetation. Note—an Ecological Site Assessment must be prepared in a manner consistent with **SC6.3 – Planning Scheme Policy 2 – Ecological Site Assessment Guidelines**.	**AO3** No acceptable outcome.
PO4 Management arrangements facilitate the ongoing conservation and protection of nature conservation and biodiversity areas within the Urban Area identified on **Settlement Pattern Strategic Plan Map 1**.	**AO4** Waterways identified on **Waterway corridors overlay maps (OM-013)** and associated buffer areas identified in accordance with **AO1** are: (a) dedicated as public open space for purposes consistent with the ecological values and functions of the area where for Reconfiguring a Lot; or (b) included within a voluntary statutory covenant for purposes consistent with the ecological values and functions of the area where for Material Change of Use.

Table 8.2.11.2—Waterway corridor setbacks

Waterway stream order	Minimum Setback (m)
Waterway (Stream order 3 or 4)	25
Waterway (Stream order greater than 4)	50

8.2.12 Wetlands overlay code

8.2.12.1 Application

This code applies to assessing material change of use, reconfiguring a lot or operational work development applications for development within wetlands or wetland buffer areas identified on the **Wetlands overlay maps (OM-014)** contained in Schedule 2 and identified as requiring assessment against the **Wetlands overlay code** by the tables of assessment in Part 5.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

8.2.12.2 Purpose

(1) The purpose of the wetlands overlay code is to ensure that wetlands are protected and enhanced to maintain ecosystem services and hydrological processes and provide habitat for flora and fauna.

(2) The purpose of the code will be achieved through the following overall outcomes:
- (a) development is appropriately setback from wetlands to minimise direct and indirect impacts on water quality and biodiversity;
- (b) vegetation associated with wetlands is protected and enhanced to improve water quality and natural ecosystem function.

8.2.12.3 Assessment benchmarks

Part A—Criteria for accepted and assessable development

Table 8.2.12.1—Wetlands overlay code

Performance outcomes	Acceptable outcomes
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)	
PO1 Wetlands are protected by: (a) maintaining adequate separation distances between wetlands and development; (b) maintaining and enhancing aquatic and terrestrial habitat including vegetated corridors to allow for native fauna (terrestrial and aquatic) movement; (c) maintaining water quality by providing buffers to allow filtering of sediments, nutrients and other pollutants; and (d) retaining and improving existing wetland associated vegetation. Note—an Ecological Site Assessment must be prepared in a manner consistent with **SC6.2 – Planning Scheme Policy 2 – Ecological Site Assessment Guidelines**.	**AO1.1** No clearing of native vegetation is undertaken within wetland buffer areas identified on the **Wetlands overlay maps (OM-014)**. **Where for Material Change of Use** **AO1.2** A minimum setback is provided between buildings and structures and the edge of a wetland as identified on the **Wetlands overlay maps (OM-014)** by a distance not less than identified in **Table 8.2.12.2**. **Where for Reconfiguring a Lot** **AO1.3** A minimum setback is provided between a new boundary created by reconfiguring a lot and the edge of a wetland as identified on the **Wetlands overlay maps (OM-014)** by a distance not less than identified in **Table 8.2.12.2**. **Where for Operational Work (comprising works for infrastructure or excavating or filling or landscape works)** **AO1.4** A minimum setback is provided between operational work and the edge of a wetland as identified on the Wetlands **overlay maps (OM-014)** by a distance not less than identified in **Table 8.2.12.2**.

Performance outcomes	Acceptable outcomes
PO2 Stormwater and wastewater discharges are treated prior to entering a wetland or associated buffer area to ensure the biological integrity of terrestrial and aquatic ecosystems. Note—a performance outcome must be supported by: (a) an Ecological Site Assessment prepared in a manner consistent with **SC6.2 – Planning Scheme Policy 2 – Ecological Site Assessment Guidelines**; and (b) a Site Based Stormwater Management Plan.	**AO2.1** No stormwater is discharged to a wetland or wetland buffer area identified on the **Wetlands overlay maps (OM-014)**. **AO2.2** No wastewater (treated or untreated) is discharged to a wetland or wetland buffer area identified on the **Wetlands overlay maps (OM-014)**.
PO3 Areas of wetland buffer area identified in accordance with **AO1** which are cleared, degraded or disturbed as a consequence of the development are rehabilitated to contribute to the establishment of a functional and connected habitat area having regard to: (a) the use of native plant species of local provenance that support the habitat needs of any rare of threatened species; and (b) replication of the species and structure of adjacent remnant habitats, including understorey vegetation. Note—an Ecological Site Assessment must be prepared in a manner consistent with **SC6.2 – Planning Scheme Policy 2 – Ecological Site Assessment Guidelines**.	**AO3** No acceptable outcome.

Table 8.2.12.2—Wetland corridor setbacks

Wetland	Minimum Setback (m)
Wetland (High Ecological Significance)	200
Wetland (other)	50

Part 9 Development codes

9.1 Preliminary

(1) Development codes are codes for assessment where identified as an applicable code in Part 5.

(2) Use codes and other development codes are specific to each planning scheme area.

(3) The following are the use codes for the planning scheme:
- (a) Accommodation activities code;
- (b) Battery storage facility code
- (c) Extractive industry code
- (d) Home-based business code;
- (e) Rural activities code;
- (f) Telecommunications facility code.

(4) The following are the other development codes for the planning scheme:
- (a) Advertising devices code;
- (b) Infrastructure services code;
- (c) Operational work code;
- (d) Reconfiguring a lot code; and
- (e) Transport, access and parking code.

9.2 Use codes

9.2.1 Accommodation activities code

9.2.1.1 Application

This code applies to assessing material change of use development applications for development involving the following Accommodation activities uses in all zones:
(a) Dwelling house (secondary dwelling);
(b) Dwelling house (lots under 450m^2);
(c) Dual occupancy;
(d) Caretaker's accommodation;
(e) Multiple dwelling;
(f) Relocatable home park;
(g) Residential care facility;
(h) Retirement facility;
(i) Rural workers' accommodation;
(j) Tourist park; and
(k) Workforce accommodation.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

9.2.1.2 Purpose

(1) The purpose of the accommodation activities code is to ensure that accommodation activities uses are designed, located and operated to maintain and protect the amenity of residents and amenity expectations of neighbourhoods,

(2) The purpose of the code will be achieved through the following overall outcomes:
   (a) the type, location, scale, density and setbacks of accommodation activities is consistent with the character and amenity of the applicable zone;
   (b) buildings and structures associated with a dwelling house and caretaker's accommodation uses are compatible in terms of the built form and scale with surrounding development;
   (c) dwelling house development on lots under 450m^2 ensures that the amenity of occupants and neighbours is not compromised;
   (d) accommodation activities incorporate crime prevention through environmental design principles and promote casual surveillance of the street;
   (e) Accommodation activities are provided with appropriate service areas to ensure that occupants daily activities can be undertaken, whilst not prejudicing the residential amenity and streetscape of the locality;
   (f) Accommodation activities are provided with appropriate levels of landscaping, private open space and/or communal open space;
   (g) Retirement facility and Residential care facility uses are provided with appropriate on site access and mobility opportunities to utilise communal open space;
   (h) Tourist parks support and enhance the caravan and recreation vehicle tourist industry; and
   (i) Rural workers' accommodation is subordinate to the primary use of the premises for rural activities and is appropriate for the accommodation of permanent and/or temporary rural workers.

9.2.1.3 Assessment benchmarks

Part A—Criteria for accepted and assessable development

Table 9.2.1.1—Accommodation activities code

Performance outcomes	Acceptable outcomes
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)	
Dwelling House (Second Dwelling) Editor's note—consider Schedule 6, Part 2, Item 2 of the Planning Regulation where in the Low density residential zone.	
PO1 A secondary dwelling: (a) is located on a site with sufficient area to accommodate the dwelling house and the additional dwelling; (b) maintains an acceptable level of residential amenity for occupants of the additional dwelling, the dwelling house and the adjoining land; and (c) has a built form that is integrated with the dwelling house.	**AO1** A secondary dwelling: (a) is located on a lot with a minimum site area of 800m²; and (b) is attached to a garage/carport/breezeway /walkway/patio which is also attached to the dwelling house or alternatively, is located no greater distance from the dwelling house than: (i) 10 metres, where in the Low density residential zone, Medium density residential zone or Township zone; or (ii) 50 metres, where in the Rural residential zone or Rural zone; and (c) has a maximum gross floor area of 80m² or 50% of the gross floor area of the existing dwelling house, whichever is the lesser; and (d) is located on the same lot as the dwelling house; and (e) provides a minimum of one (1) additional car parking space.
Dwelling House (Lots under 450m²)	
Site Coverage	
PO2 Buildings on lots under 450m² must include an appropriate balance of building form and open space.	**AO2** Site cover is a maximum of 60% of the total site area.
Building Height	
PO3 All buildings must be limited in height to complement the local neighbourhood character and to protect the residential amenity of adjoining lots.	**AO3** Buildings and structures have a maximum building height of 8.5 metres and not more than 2 storeys above natural ground level.
Setbacks	
PO4 Dwelling houses on lots under 450m² must provide for sufficient setbacks from boundaries to: (a) protect and enhance the residential amenity and streetscape; (b) ensure separation of habitable rooms and private open space from adjoining dwellings; (c) limit overshadowing of private open space on adjoining sites; and (d) variation of front setbacks to the streetscape.	**AO4.1** Buildings and structures have a minimum setback of 4.5 metres from the primary road frontage, measured to the wall. Note—except where varied by AO5.2. **AO4.2** Eaves, window hoods and decks, porches, patios and upper level covered balconies, including support structures and ancillary structures of open construction have a minimum setback of 3.0 metres from the primary road frontage. Note—open construction includes screening that has openings which make it no more than 50% opaque and does not include walls.

Performance outcomes	Acceptable outcomes
	AO4.3 For a corner allotment, buildings and structures have a minimum setback of 3.0 metres from the secondary road frontage. **AO4.4** Buildings shall be setback from the side and rear boundaries no less than: (a) metres, measured from the outermost projection of that part of the building, which is 4.5 metres or less above ground level; (b) 2 metres, measured from the outermost projection of that part of the building which is greater than 4.5 metres but not greater than 7.5 metres above ground level; (c) 2 metres, plus 0.5 metres for every three metres or part thereof, measured from the outermost projection of that part of the building, which is greater than 7.5 metres above ground level. Note—the abovementioned setbacks may be reduced by the horizontal dimension of eaves, fascias, gutters, downpipes, sunhoods and/or privacy screens which extend beyond the outermost face of the external wall of the building. The setback encroachment must not to exceed 0.6 metres. **AO4.5** Built to boundary walls: (a) the building is built to one side boundary only; (b) have a maximum height of 3.5 metres; (c) have a maximum setback of 150mm from the side boundary; (d) have a maximum length of 8.0 metres (e) where a built to boundary, the wall is punctuated by a wall setback from the boundary, for a length less than 3.0 metres, this length is to be included in the maximum 8.0 metre length; (f) the aggregate length of built to boundary walls does not exceed 50% of the length of the boundaries; and (g) must be a rendered finish. **AO4.6** Rain water tanks that are located wholly below ground may be located within the front, side and rear boundary setbacks.
Built Form	
PO5 The building must be oriented to the street to facilitate casual surveillance, provide visual interest and to ensure good quality urban design outcomes.	**AO5.1** The building has a door, habitable room window or balcony that faces the primary road frontage and secondary road frontage (where applicable). **AO5.2** All dwellings have a visible entry from the primary road frontage.
PO6	**AO6.1**

Performance outcomes	Acceptable outcomes
The building is designed and sited to achieve an acceptable level of privacy for the occupants of the dwelling and neighbouring dwellings.	Any habitable room window that directly faces a habitable window of another dwelling has one or more of the following characteristics: (a) has a sill height of 1.7 metres above floor level; (b) has fixed obscure glazing in any part of the window below 1.7 metres above floor level; (c) has the view from the habitable room window screened by a structure not greater than 1.8 metres in height that has openings which make it no more than 50 per cent transparent. **AO6.2** Where direct views exist into the private open space of an adjoining dwelling from habitable room windows, balconies, verandahs, terraces, decks and other communal or public areas this view is obscured or screened by privacy screens that have openings which make it no more than 50% transparent.
PO7 Building design, detailing and finishes must incorporate the articulation of roofs, building footprints and fragmentation of building bulk and appearance to: (a) add visual interest to the streetscape; (b) provide differentiation between buildings by means of articulation; and (c) maximise the amenity of adjoining residences.	**AO7** The length of a wall does not exceed 15 metres in one plane, without being offset by a minimum of 1.0 metre of building articulation which could be achieved by either decks, balconies, verandahs and/or other projections.
PO8 The building is oriented to ensure that garages, bathrooms, toilets and laundries do not dominate the streetscape.	**AO8.1** The opening to the garage must not exceed a width of 6.0 metres. **AO8.2** Bathroom, laundry and toilet windows do not face the street, unless they are obscured by glass or screened by privacy screens that have openings which make it no less than 50% transparent.
Services	
PO9 Service facilities are: (a) provided to meet the needs of residents (b) are sited and designed in an unobtrusive and convenient manner; and (c) are appropriately screened from public view.	**AO9** Service facilities include: (a) an open air clothes drying facility that is a minimum of $10m^2$ and located in an external, ventilated and convenient location that is screened from the streetscape or public view; (b) a waste and recycling bin storage area that is sited more than 6 metres from the road frontage and capable of accommodating two waste bins.
Private Open Space	
PO10 Private open space must have sufficient area to: (a) suit the recreation needs of residents; (b) provide for service functions such as clothes drying.	**AO10.1** Private open space is provided for each dwelling which comprises: (a) a minimum area of $25m^2$ with no part having a minimum dimension of less than 3 metres; (b) an eastern or northern orientation; and (c) is directly accessible from a living area.

Performance outcomes	Acceptable outcomes
	AO10.2 Decks, balconies, verandahs or covered ground level recreation areas such as patios comprise at least 15% of the total private open space area. **AO10.3** The slope of the private open space is not more than 1 in 10.
Landscaping	
PO11 Landscaping must be provided to soften the visual effects of the built environment, screen driveways from adjoining properties and add visual interest to the street frontage.	**AO11.1** A landscaped area with an average width of 900mm is provided between the driveway and side boundary. **AO11.2** Existing street trees are to be retained. **AO11.3** A minimum of 30% of the *site* is to contain functional landscaped open space areas (inclusive of private open space).
Caretaker's Accommodation	
PO12 The provision of Caretaker's accommodation does not compromise the role, function and operation of the zone.	**AO12.1** Caretaker's accommodation comprises a dwelling with a maximum gross floor area of 100m^2. **AO12.2** Caretaker's accommodation must be located where non-residential activities are carried out on the site and the use has a demonstrated need for a caretaker to be on site on a permanent basis. **AO12.3** Only one Caretaker's accommodation is established on a site.
Multiple dwellings, Dual occupancy, Retirement facility, Residential care facility or Workforce accommodation where for more than one dwelling or accommodation unit and in an Urban Area	
Built Form	
PO13 The building must be oriented to the street to facilitate casual surveillance, provide visual interest and to ensure good urban design outcomes.	**AO13.1** The building has a door, habitable room window or balcony that faces the primary road frontage, and secondary road frontage (where applicable). **AO13.2** All dwellings have a visible entry from the primary road frontage.
PO14 The building is designed and sited to achieve an acceptable level of privacy for the occupants of the dwelling and neighbouring dwellings.	**AO14.1** Any habitable room that directly faces a habitable window of another dwelling and has one or more of the following characteristics: (a) has a sill height of 1.7 metres above floor level; (b) has fixed obscure glazing in any part of the window below 1.7 metres above floor level; (c) has the view from the habitable room window screened by a structure not greater than 1.8 metres in height that has openings which make it no more than 50% transparent.

Performance outcomes	Acceptable outcomes
	AO14.2 Where direct views exist into the private open space of an adjoining dwelling from windows, landing stairs, terraces, decks and other private communal or public areas, this view is obscured or screened by privacy screens that have openings which make it no more than 50% transparent.
Private Open Space	
PO15 Private open space is conveniently located and of a practical size that meets the needs of residents, having regard to: (a) liveability; (b) recreation; (c) privacy; (d) outdoor entertaining; (e) landscaping; (f) amenity; (g) outlook; and (h) climate.	**AO15.1** Private open space is provided for each dwelling which comprises: (a) a minimum area of 25m^2 with no part having a minimum dimension of less than 3 metres; (b) has an eastern or northern orientation; and (c) is directly accessible from a living area. **AO15.2** Decks, balconies, verandahs or covered ground level recreation areas such as patios, comprise at least 15% of the total private open space area. **Where for multiple dwellings and where dwelling are above ground level** **AO15.3** Private open space may be provided in the form of a balcony having a minimum area of 8m^2 and a minimum dimension of 2 metres and that is directly accessible from a living area.
Multiple dwellings, Retirement facility, Residential care facility or Workforce accommodation where for more than one dwelling or accommodation unit and in an Urban Area	
Landscaping and Communal Open Space	
PO16 Landscaped open space contributes to the character and amenity of the site and locality.	**AO16.1** A minimum of 15% of the *site* area is provided as landscaped open space. **AO16.2** Acoustic screening is provided adjacent to any vehicle movement or vehicle parking areas along the side or rear boundary. **AO16.3** A 1 metre wide vegetated buffer and 1.8 metre screen fence is provided adjacent to any movement or parking areas along the side or rear boundary.
PO17 Communal open space for recreation is provided where dwellings do not have access to ground level private open space.	**AO17** Where dwellings do not have access to ground level private open space, communal open space is provided in accordance with the following: (a) one area of 50m^2; (b) a minimum dimension of 5 metres; and (c) must include recreational facilities such as a shaded and landscaped barbecue area.
Refuse Storage and Collection	
PO18 Refuse storage and collection facilities are located in areas that:	**AO18.1** Refuse storage is located for convenient use and designed such that it is an outdoor area that is:

Performance outcomes	Acceptable outcomes
(a) provide reasonable standards of amenity for residents; (b) maintain the amenity of adjoining premises;	(a) no closer than 3 metres to any frontage or dwelling and 1.5 metres to any other site boundary; (b) enclosed on three sides with a screen wall extending 0.2 metres above the height of the refuse bin storage; or (c) screened by dense mature planting. **AO18.2** Where for 10 or more dwelling units a communal refuse storage area is provided (for a bulk refuse bin) and is serviced by a private contractor.
Services and Equipment	
PO19 Service facilities are provided to meet the needs of residents and are sited and designed in an unobtrusive and convenient manner.	**AO19.1** Each dwelling is provided with an open air clothes drying facility that is a minimum of $8m^2$ and located in an external, ventilated and convenient location that is screened from the streetscape or public view. Note—clothes drying areas are to be provided in addition to private open space or communal open space areas. **AO19.2** All equipment ancillary to any buildings or structures are located or screened so as not to be viewed from the road or public open space. Note—equipment does not include solar panels for electricity generation or water heating and does not include antennae and the like.
Retirement Facility or Residential Care Facility	
Mobility and Access	
PO20 The use is located on land that has a gradient conducive to aided mobility.	**AO20** The following areas are provided with a slope of 1 in 14 or less: (a) pedestrian movement areas; (b) private open space; (c) communal open space; and (d) communal clothes drying facilities.
PO21 The pedestrian movement system: (a) enables residents to easily navigate the *site* on foot or with the assistance of mobility aids; (b) provides non-discriminatory access; (c) incorporates covered or protected walkways, particularly those linking dwelling units with communal facilities; (d) provides landscaped and comfortable vantage points to rest, socialise and observe surrounding activities; (e) provides a variety of circulation options; and (f) links with external pedestrian paths.	**AO21** Pedestrian movement areas: (a) provide continuous access from all dwelling entries to the primary road frontage; (b) have a minimum width of 2 metres tapered to 3.5 metres when combined with a seating area; (c) comply with Australian Standard *AS1428 — Design for access and mobility*; (d) have a firm, level, well drained non-slip surface; (e) provide handrails where there are grade changes or other areas of potential risk to pedestrians; (f) provide a covered principal walkway that links all on-site communal facilities; and (g) dense landscaping is a minimum of 30% of the *site* is to contain functional landscaped open space areas (inclusive of private open space).
Workforce accommodation	

Performance outcomes	Acceptable outcomes
Character	
PO22 The roof form of workforce accommodation is consistent with the predominant character of roof forms exhibited in the locality.	**AO22.1** The workforce accommodation includes one or more of the following roof types with a pitch of 20 degrees or greater: (a) skillion; (b) gable; (c) hipped; (d) pitched. **AO22.2** The workforce accommodation includes eaves with a minimum width of 600mm.
Landscaping	
PO23 Landscaped open space meets the private and communal recreation needs of non-resident workers and contributes to the protection and enhancement of local character.	**AO23.1** A minimum of 20% of the front setback area of the premises is landscaped with drought tolerant vegetation with a minimum width of: (a) 2 metres to the road frontage boundary; and (b) 1 metre to all side boundaries. **AO23.2** Where adjoining a sensitive receptor, a solid fence having a minimum height of 1.8 metres is provided along all side and rear boundaries.
Rehabilitation	
PO24 The agricultural and/or environmental capacity of the site is reinstated and/or enhanced to ensure that the: (a) sustainable productivity of the land is protected; and (b) the character and amenity of the site and surrounds is reinstated.	**AO24** The site is rehabilitated following cessation of the workforce accommodation use.
Rural Workers' Accommodation	
PO25 The Rural workers' accommodation is: (a) directly associated with an agricultural based rural activity on the same premises; (b) commensurate with the scale of the primary agricultural operations; and (c) addressing a demonstrated need for the use to be situated on the premises.	**AO25.1** The Rural workers' accommodation building is limited to the accommodation of: (a) rural workers employed in rural activities undertaken on the same premises; and (b) one rural worker for every 100 hectares and up to a maximum of ten rural workers. **AO25.2** The agricultural based rural activity is a minimum of 100 hectares in area.
PO26 Rural workers' accommodation is provided with amenities commensurate with the needs of the employees and the permanent or seasonal nature of the employment.	**AO26.1** The Rural workers' accommodation is for permanent occupation and is fully self-contained. OR **AO26.2** The Rural workers' accommodation is for seasonal occupation (up to 3 months), is in an approved structure and shares facilities with an existing Dwelling house or Caretaker's residence. **AO26.3**

Performance outcomes	Acceptable outcomes
	The Rural workers' accommodation is located within 100 metres of the Dwelling house or Caretaker's residence.
Relocatable Home Park and Tourist Parks	
PO27 Tourist park accommodation is located: in proximity to a centre zone; or is on a scenic route in an urban area.	**AO27** No acceptable outcome.
Size, Scale and Setbacks	
PO28 The use provides suitable levels of buffering, amenity, privacy, and recreation areas commensurate with the reasonable expectations of visitors and residents having regard to the nature of the accommodation use, and the character of the locality.	**AO28.1** A Tourist park or Relocatable home park is located on a site with a minimum area of 1 hectare. **AO28.2** The site cover for buildings, roofed structures or relocatable homes is a maximum of 40% of the total site area. **AO28.3** The development complies with the provision in **Table 9.2.1.2** with respect to: (a) minimum site area for each accommodation type; (b) setbacks to internal road frontages; (c) distances to amenities; (d) distance from refuse storage areas; and (e) minimum area for communal recreation. **AO28.4** The Relocatable home park provides communal recreation facilities for the exclusive use of residents. Facilities include but are not limited to, children's play equipment, swimming pools and barbeque areas.
PO29 Tourist parks provide a variety of accommodation types to meet the diversity of tourists visiting the Western Downs and in particular promote caravan and recreation vehicle based tourism.	**AO29** Tourist parks provide a minimum of 3 caravan/ recreation vehicle sites for every 1 relocatable home or cabin accommodation types.

Table 9.2.1.2—Tourist park and relocatable home requirements

Aspects	Type of Accommodation			
	Relocatable home park	Tourist Park		
	Relocatable home	Caravan/RV*	Cabin	Tent
Minimum area per site (m²)	200	100	150	50
Minimum setback from any internal road frontage of a site to the nearest point of any vehicle or structure (m)	1.5	1.5	1.5	N/A
Minimum distance to any toilet ablution building on the land (m)	20	20	20	20
Maximum distance to any amenity building providing toilet, laundry and ablution facility (m)	100	100	100	100
Minimum distance to any bulk storage refuse bin (m)	50	50	50	50
Minimum recreation space (percentage of total site area)	10 per cent			

*Recreation Vehicle.

9.2.2 Battery storage facility code

9.2.2.1 Application

This code applies to assessing material change of use development applications for development involving a battery storage facility use in all zones.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

9.2.2.2 Purpose

(1) The purpose of the Battery storage facility code is to ensure that battery storage facility uses are designed, located and operated in a manner which:
   (a) maintains the amenity and aesthetic expectations of neighbourhoods and for the region; and
   (b) protects people, surrounding sensitive land uses and environments from adverse impacts.

(2) The purpose of the code will be achieved through the following overall outcomes:
   (a) the location, scale, setbacks, buffering and screening of battery storage facility uses are consistent with the character and amenity expectations of the applicable zone and surrounding neighbourhoods;
   (b) battery storage facility uses are appropriately located, designed, contained and separated to avoid harm or mitigate the risk of harm to people, surrounding land uses and environmental values;
   (c) ensuring forward planning for end-of-life disposal and site remediation measures for battery storage facility uses.

9.2.2.3 Assessment benchmarks

Part A—Criteria for assessable development

Table 9.2.2.1—Battery storage facility code

Performance outcomes	Acceptable outcomes
Design and Amenity	
PO1 Battery storage facilities: (a) are located, sited, orientated and designed (including internal battery cell spacing and separation) having regard to prevailing climatic site conditions; (b) provide design treatments, setbacks and screening to avoid aesthetic impacts of the facility where viewed from roads, nearby public spaces and surrounding land uses to protect the prevailing visual character of the locality; (c) avoid or mitigate amenity impacts to surrounding sensitive land uses from (but not limited to) noise, vibration, lighting and thermal emissions. Editor's note—climatic conditions can affect operational and maintenance requirements, as well as expected life of a battery storage system.	**AO1** No acceptable outcome.
Hazards and Risk Mitigation	
PO2 Battery storage facility uses are appropriately located, designed and separated to avoid harm or mitigate the risk of harm to people, surrounding land uses and environmental values by:	**AO2** No acceptable outcome.

Performance outcomes	Acceptable outcomes

(a) avoiding or where unable to avoid, minimise the risks of fire, explosion, thermal emission and containment release on and from the premises;
(b) avoiding or where unable to avoid, mitigate the risks to the use of bushfire (including airborne debris), flood and vehicular impact;
(c) providing a securely fenced and enclosed site, designed to incorporate crime prevention through environmental design principles;
(d) facilitating effective and efficient fire and emergency service response in the event of a fire, bushfire, explosion, contamination leak or other incident triggering an emergency service response.
 	
Note—to demonstrate compliance with this Performance Outcome, the following information will be required, which may include (but is not limited to):
• Consideration has been given to providing:
  ○ a perimeter access road to both the outside and inside of the security fence or enclosure of the facility;
  ○ multiple access and egress points to the facility, suitable for use by emergency services, emergency response and maintenance vehicles;
  ○ for movement of emergency services, emergency response and maintenance vehicles within the security enclosure and between module rows and having regard to entrapment risks;
  ○ buffers clear of vegetation of a type which would contribute to the risk of spread of fire to or from the facility.
• Preparation of a risk management plan, fire and bushfire management plan and emergency plan. These plans are to be prepared by a suitably qualified and experienced person.	

End of Life and Site Remediation	
PO3 Battery storage facilities are designed to ensure forward planning for end-of-life disposal and site remediation measures.	**AO3** No acceptable outcome.

9.2.3 Extractive industry code

9.2.3.1 Application

This code applies to assessing material change of use development applications for development involving Extractive industry in all zones.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

9.2.3.2 Purpose

(1) The purpose of the Extractive industry code is to ensure that extractive industry operations are undertaken in a safe and efficient manner, are sensitive to environmental and sensitive receptors and minimises off-site impacts.

(2) The purpose of the Extractive industry code will be achieved through the following overall outcomes:
- (a) extractive resources are appropriately separated from incompatible and sensitive land uses;
- (b) waterways, wetlands and riparian areas are protected from the impacts caused by extractive industries, including haulage of the resource;
- (c) haulage routes associated with extractive industry do not interfere with the safe and efficient operation of the road network or adversely impact on the amenity of sensitive land uses adjacent to the route;
- (d) ensure that the operation of the development adequately provides for both the ongoing and post-extraction site rehabilitation;
- (e) *Extractive industry* establishment and operations mitigates the introduction and spread of weeds and pest animals.

9.2.3.3 Assessment benchmarks

Part A—Criteria for accepted and assessable development

Table 9.2.3.1—Extractive industry code

Performance outcomes	Acceptable outcomes
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)	
Buffers, Separation and Amenity	
PO1 The effects of Extractive industry operations (dust, air and noise emissions, blasting, vibration and overpressure) and from associated transport movements do not create significant environmental harm or unreasonably disrupt the amenity of sensitive land uses or land identified for future sensitive land uses. Note—to demonstrate compliance with this Performance Outcome, the following information will be required, which may include (but is not limited to): (a) the term, extent, sequencing and nature of extraction proposed over the life of the operation; (b) the nature and frequency of blasting and measures to be taken to warn and protect the public when blasting is planned; (c) the type of vehicles and equipment involved both on and off the site; (d) measures to control air pollution and noise; (e) the proximity and type of nearby sensitive land uses and receptors; (f) likely haul routes, including a description of the environments through which they pass; and	**AO1.1** Extractive industry operations that involve blasting, crushing or screening are located with a minimum separation distance of 1,000 metres from a sensitive land use or land in a residential zone category. **AO1.2** Extractive industry operations that do not involve blasting, crushing or screening are located with a minimum separation distance of 200 metres from a sensitive land use or land in a residential zone category. **AO1.3** Haul routes, except those that involve a State-controlled Road or an existing rail line, are more than 100 metres from a sensitive land use or land in a residential zone category. **AO1.4** Extractive industry operations are located a minimum of 500 metres from a Protected Area

Performance outcomes	Acceptable outcomes
(g) environmental nuisance report detailing weeds, dust, waste and noise mitigation measures.	
PO2 Extractive industry buildings, machinery operating areas and access ways are to be located and effectively screened from public roads, public vantage points and neighbouring properties, in the protection of the prevailing visual character of the locality. Note—to demonstrate compliance with this Performance Outcome, adequate information on the methods to be employed to reduce visual impacts is required, which may include (but is not limited to): (a) locating exposed features behind natural barriers; (b) constructing amenity banks and vegetation screens; (c) carrying out timely rehabilitation works; (d) minimising signage; (e) construct and paint buildings and facilities using materials and colours existing in the landscape; (f) limit and contain security and night lighting within the site; (g) align access and haulage roads to prevent direct views into the site.	**AO2** No acceptable outcome.
Hours of Operation	
PO3 Extractive industry occurs at times that will not result in disturbance of sensitive land uses.	**AO3.1** Blasting operations are limited to between the hours of 9.00am to 5.00pm Monday to Friday. **AO3.2** Extraction, crushing, screening, loading haulage and the operation or maintenance of plant equipment and vehicles are only to be undertaken between the hours of: (a) 6.00am and 6.00pm Monday to Friday; and (b) 8.00am and 2.00pm on Saturdays. **AO3.3** No Extractive industry operations are conducted on a Sunday or public holiday.
Managing the Effects of Extractive Industry Operations	
PO4 Water run-off from the site is managed so as not to adversely affect the quality of adjoining and downstream waterways or groundwater, minimise erosion, and does not create any worsening of the quality and quantity of water discharged from the site onto or towards any other land, including roads. Note—to demonstrate compliance with this Performance Outcome, the following information is required, which may include (but is not limited to): (a) site levels before, during and after excavation works; (b) the location and description of potentially affected waters, including waterways, wetlands and groundwater; (c) erosion and sediment control; (d) means used to prevent downstream contamination caused by the storage, maintenance and operation of machinery and equipment (e.g. bunding, spill cleanup procedures); and	**AO4** No acceptable outcome.

Performance outcomes	Acceptable outcomes
(e) means used to retain stormwater during significant rainfall events.	
PO5 Extractive industry operations minimise lighting impacts on roads, public vantage points and neighbouring properties by taking into consideration: (a) illumination levels; (b) periods of illumination; (c) direction of lighting; (d) use of vegetation buffers; (e) proximity to *sensitive land uses*.	**AO5** Fixed site lighting complies with Australian Standard *AS4282—Control of the obtrusive effects of outdoor lighting.*
PO6 The haulage of extractive material does not result in the deterioration of roads used by ensuring: (a) the roads used as haulage routes are of an adequate standard to accommodate the type and frequency of traffic generated; (b) haulage routes are maintained including the removal of dirt and other spillage from trucks; and (c) haulage routes do not compromise traffic safety or amenity in the area. Note—a road maintenance plan is required to demonstrate compliance with this Performance Outcome.	**AO6** No acceptable outcome.
PO7 Public access to the site is managed to protect the health and safety of the public.	**AO7.1** Suitable fencing is provided and maintained on the perimeter of the site. **AO7.2** Warning signs are to be placed on the perimeter fence where access is obtained on any frontage to a public road.
Landscaping and Rehabilitation	
PO8 Landscaping is utilised to screen operational areas and complement the biodiversity values of the surrounding area. Note—landscaping incorporates the following elements where appropriate: (a) native plants of local origin; (b) known food and habitat trees and shrubs; (c) replication of adjacent healthy remnant habitats, including understorey vegetation; and (d) no declared noxious plants, weeds or invasive plants likely to displace native flora species or degrade fauna habitat.	**AO8** No acceptable outcome.
PO9 Progressive rehabilitation of the site is to be carried out over the life of the Extractive industry operations to minimise the potential for impacts on the environment and to retain the environmental values and natural appearance of the surroundings.	**AO9** No acceptable outcome.

9.2.4 Home-based business code

9.2.4.1 Application

This code applies to assessing material change of use development application for development involving a Home-based business use in all zones.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

9.2.4.2 Purpose

(1) The purpose of the Home-based business code is to facilitate the establishment of low impact, small scale businesses in residential dwellings.

(2) The purpose of the code will be achieved through the following overall outcomes:
- (a) home-based business uses do not detract from the prevailing residential character or amenity of the area;
- (b) home-based business is operated so as to protect and maintain the amenity of adjoining residential uses; and
- (c) home-based businesses do not negatively impact on public or environmental safety.

9.2.4.3 Assessment benchmarks

Part A—Criteria for accepted and assessable development

Table 9.2.4.1—Home-based business code

Performance outcomes	Acceptable outcomes
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)	
Scale and Appearance	
PO1 The scale and appearance of the home-based business is: (a) subordinate to the residential use of the dwelling; (b) compatible with the character and amenity of the local area; and (c) does not compromise the viability of the Western Downs activity centre network.	**AO1.1** The gross floor area occupied by the Home based business does not exceed 50m^2. **AO1.2** The external character, scale and appearance of the dwelling is not modified to accommodate the Home-based business. **AO1.3** The equipment, materials, or goods associated with the Home-based business are: (a) displayed or stored in a building and/or structure; and (b) are not visible from the road frontage.
Operation	
PO2 The operation of the Home-based business is complementary to the residential amenity of the local area and protects the viability of the zone as well as the Western Downs activity centre network.	**AO2.1** Operating hours of the Home-based business are limited to: (a) 8.30am to 5.00pm Monday to Friday; and (b) 8:30am to 12:00 noon Saturday and Sunday. **AO2.2** The Home-based business is not frequented by more than 6 clients or customers per working day. **AO2.3** A maximum of 1 person other than occupants of the dwelling are employed in the Home-based business.

Performance outcomes	Acceptable outcomes
	AO2.4 A maximum of seven children including the occupants of the dwelling are cared for where for home-based childcare. **AO2.5** The sale of goods is not undertaken on the premises except where sold in association with a service provided by the home-based business.
PO3 The Home-based business must not detract from the amenity of the local area through unacceptable noise impacts.	**AO3** Home-based business activities do not produce noise emissions at the boundary of adjoining premises in excess of (whichever is the greater): (a) dBa above background noise; or (b) 40 dBa.
For assessable development (code, code (fast tracked) and impact)	
Amenity	
PO4 The Home-based business must not detract from the amenity of the local area through unacceptable impacts including: (a) vibration; (b) light; (c) odour; (d) emissions or by-products including fumes, smoke, vapour, steam, waste water, soot, ash, dust, grit, oil, waste water; (e) electrical or other interference Note—a Home-based business does not include any use included within the Industrial activities group.	**AO4** No acceptable outcome.
PO5 The storage of hazardous goods associated with the Home-based business must not compromise the safety of persons, either on or adjoining the premises.	**AO5** The storage of flammable and combustible materials or liquids complies with the minor storage provisions of Australian Standard *AS1940—The storage and handling of flammable and combustible liquids.*
PO6 The use does not generate traffic loads greater than reasonably associated with a Dwelling house.	**AO6.1** The Home-based business does not generate more than 12 vehicle movements per working day. **AO6.2** The Home-based business does not rely on transport greater than a three-tonne rigid vehicle from frequently the dwelling.
Guest Accommodation	
PO7 Guest accommodation must be easily accessible to the touring public, and located in proximity to scenic routes, tourist nodes or centres.	**AO7** Guest accommodation is located within 400 metres of a: (a) Tourist Node identified on **Economic Development and Natural Resources Strategic Plan Map 4**; or (b) Scenic Route identified on **Economic Development and Natural Resources Strategic Plan Map 4**; or a (c) Centre Zone.
PO8 Guest accommodation is provided for short- term purposes only.	**AO8** Guests are accommodated for up to a maximum of 14 nights.

Performance outcomes	Acceptable outcomes
PO9 Guest accommodation provides reasonable levels of privacy and amenity for adjoining properties and the local area.	**AO9.1** The maximum number of guest accommodation rooms is three. **AO9.2** The maximum number of guests accommodated at any one time is six. Editor's note—a guest is considered to be any person 13 years and over.
PO10 The guest accommodation provides reasonable levels of privacy and convenience for residents and guests.	**AO10** Guest accommodation is: (a) capable of being enclosed to prevent visual or other intrusion by residents; and (b) provided with bathroom and toilet facilities for the exclusive use by guests.

9.2.5 Rural activities code

9.2.5.1 Application

This code applies to assessing material change of use development applications for development involving the following Rural activities uses in the Rural zone:
(a) Animal husbandry;
(b) Animal keeping;
(c) Aquaculture;
(d) Intensive animal industry;
(e) Intensive horticulture;
(f) Roadside stall;
(g) Rural industry; and
(h) Winery.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

9.2.5.2 Purpose

(1) The purpose of the Rural activities code is to facilitate the establishment of sustainable rural uses whilst maintaining the environmental values of rural land and minimising adverse amenity impacts.

(2) The purpose of the Rural activities code will be achieved through the following overall outcomes:
- (a) rural activities mitigate negative environmental impacts on air quality, acoustic amenity, water quality and the productive capacity of the land;
- (b) intensive rural activities do not cause environmental harm or environmental nuisance to sensitive land uses and receptors;
- (c) development is located and designed so as not to adversely impact upon rural landscape character or scenic amenity;
- (d) retail and administrative uses associated with rural activities remain subservient to the rural activity and do not negatively impact the Western Downs activity centre network;
- (e) animal keeping, animal husbandry, aquaculture and intensive animal industry uses are appropriately separated from sensitive land uses.

9.2.5.3 Assessment benchmarks

Part A—Criteria for accepted and assessable development

Table 9.2.5.1—Rural activities code

Performance outcomes	Acceptable outcomes
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)	
All Rural Activities	
PO1 Administrative areas are integral and subservient to the rural activity.	**AO1** Areas for administration purposes do not exceed 10% of the gross floor area of the building or 50m^2, whichever is the lesser.
Rural Industry and Winery	
PO2 Sales associated with development are integral and subservient to the rural activity and do not negatively impact on the economic viability of the Western Downs Activity Centre Network.	**AO2** Sales associated with the development are undertaken within an area with a maximum gross floor area of 100m^2.
Roadside Stall	
PO3 The display and sales of goods from rural activities are subservient to the rural activity and do not negatively impact on the economic viability of the Western Downs activity centre network.	**AO3** Roadside stalls: (a) are not located in the road reserve. (b) have a maximum display area of 10m^2.

Performance outcomes	Acceptable outcomes
Animal Husbandry	
Bee keeping	
PO4 Bee hives are located a safe distance from sensitive land uses and land intended predominately for accommodating housing and public roads to protect public health and safety.	**AO4.1** Bee hives have a minimum setback of 25 metres to any a road frontage. **AO4.2** Bee hives have a minimum setback of 200 metres from: (a) a sensitive land use; or (b) land in the following zone(s): (i) residential zone category; (ii) centre zone category; and (iii) township zone.
Animal Keeping	
PO5 Animal keeping: (a) is undertaken on a site that has a suitable area to provide for adequate setbacks of buildings, pens and waste disposal areas from: (i) site boundaries; (ii) roads; and (iii) sensitive land uses; (b) does not cause an adverse impact on the residents of the premises or adjoining sensitive land uses from emissions including, but not limited to: (i) noise; and (ii) odour.	**AO5.1** The site has a minimum area of: (a) 4,000m^2 for a cattery; (b) 8,000m^2 for an aviary or wildlife refuge; (c) 4,000m^2 for every animal stable; (d) 20,000m^2 for a kennel. **AO5.2** Buildings and structures for the purposes of Animal Keeping have a minimum setback of: (a) 20 metres from a road frontage; (b) 50 metres from any existing dwelling on the same premises; (c) 50 metres from any existing sensitive land use on adjoining premises; and (d) 15 metres from any side or rear boundary.
PO6 The development must be sited, constructed and managed such that: (a) animals are securely housed; (b) the generation of any noise does not cause a nuisance to adjoining properties or other sensitive land uses or receptors.	**AO6.1** Premises must be fenced to a minimum height of 1.8 metres. Note—the fence must be designed to prevent animals from escaping. **AO6.2** Buildings for the accommodation of animals are to be constructed with impervious reinforced concrete floors. **AO6.3** Buildings for the accommodation of animals comprise walls that are acoustically treated to limit noise emissions. **AO6.4** Animals are kept within roofed buildings or structures at all times and between the hours of 6.00pm and 7.00am.
PO7 Disposal of solid waste and liquid waste generated by Animal keeping does not result in any on-site or off-site contamination of soil, surface water and ground water, or create any nuisance from odour, dust or vermin.	**AO7** No acceptable outcome.
Aquaculture	
PO8	**Where the site has a minimum area of 1 hectare**

Performance outcomes	Acceptable outcomes
The use is located on a site which has sufficient area to: (a) accommodate the intensity and scale of the use, including buildings, pens, ponds, other structures and waste disposal areas; and (b) adequately separating the use from (c) sensitive land uses.	**AO8.1** Buildings, structures and areas associated with the use have a minimum setback of: (a) 10 metres from any road frontage; and (b) 10 metres from any side or rear boundary. **Where the site has a minimum area of 100 hectares** **AO8.2** Buildings, structures and areas associated with the use have a minimum setback of: (a) 50 metres from any road frontage; and (b) 10 metres from any side or rear boundary.
PO9 The scale of the use: (a) is consistent with the character and amenity of the zone; (b) has regard to proximity to sensitive land uses or receptors.	**Where the site has a minimum area of 1 hectare** **AO9.1** The total water surface area does not exceed 50m^2. **AO9.2** Buildings and structures associated with the use do not exceed a total area of 25m^2. **Where the site has a minimum area of 100 hectares** **AO9.3** Buildings and structures associated with the use do not exceed a total area of 100m^2. **AO9.4** The total water surface area does not exceed 5 hectares.
PO10 Wastewater effluent and solid waste disposal does not result in an adverse impact on the environment or result in environmental harm or nuisance.	**AO10.1** Wastewater is disposed of via: (a) collection for lawful offsite disposal; or (b) disposal to the reticulated sewer network. OR **Where in the Rural Zone** **AO10.2** Development is connected to a safe and efficient on-site wastewater disposal system in accordance with *Queensland Plumbing and Wastewater Code* and Australian Standard *AS/NZS3500—Plumbing and drainage*.
Intensive Animal Industry	
PO11 Intensive animal industry is located to ensure they do not cause environmental harm or environmental nuisance to sensitive land uses or receptors.	**AO11** Operational activities, buildings (other than for accommodation activities or administrative purposes), pens, ponds, structures and waste disposal areas associated with an intensive animal industry comply with minimum setbacks specified in **Table 9.2.5.2 – Separation Distances to Residential and Environmentally Sensitive Land Uses.** Note—Council recommends that applicants seeking approval for intensive animal industries refer to the relevant industry guidelines (e.g. National guidelines for Beef Cattle Feedlots in Australia) relevant at time of lodgment and that applicants consult with

Performance outcomes	Acceptable outcomes
	Department of Agriculture and Fisheries prior to the lodgment of a development application.
PO12 The physical, chemical and biological integrity and quality of the soil is maintained by ensuring nutrient loads do not exceed the buffering capacity of the soil or the landscape.	**AO12** No acceptable outcome.
PO13 Effluent management practices associated with intensive animal industry demonstrates sustainable disposal (to soil and landscape) by ensuring effluent disposal and treatment activities do not cause: (a) negative impacts on the natural hydrological cycle; (b) soil, groundwater or surface water salinity; (c) leaching of nutrients and/or pesticides, into surface water, groundwater or offsite areas that may be at risk (particularly areas down slope).	**AO13** No acceptable outcome.
PO14 The haulage of animals and goods associated with the use does not result in the deterioration of roads used by ensuring: (a) the roads used as haulage routes are of an adequate standard to accommodate the type and frequency of traffic generated; (b) haulage routes are maintained including the removal of dirt and other spillage from trucks; and (c) Haulage routes do not compromise traffic safety or amenity in the area. Note—a road maintenance plan is required in demonstration of compliance with this Performance Outcome.	**AO14** No acceptable outcome.

Table 9.2.5.2 – Separation distances to residential and environmentally sensitive land uses

Use/Activity	Separation Distance (m)
Poultry Farms	Minimum 1km taken from the closest outside boundary of the shed/conglomeration of sheds.
Piggery	Minimum 1.5km taken from the closest outside boundary of the shed/conglomeration of sheds.
Feedlots	Minimum 1.5km taken from the outside extremity of the closest animal holding yard.
Cattle Dips and Yards	Minimum 200m from the outside extremity of the closest part of the yard or dip.
Abattoirs	Minimum 500m from the nearest part of the built facility or effluent disposal area.
Dairy Bails and Yards	Minimum 300m from nearest part of the facility.
Stock Saleyards	Minimum 500m from the nearest part of the facility used for holding animals.

9.2.6 Telecommunications facility code

9.2.6.1 Application

This code applies to assessing all development applications for a material change of use for development involving a telecommunications facility use in all zones.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

9.2.6.2 Purpose

(1) The purpose of the Telecommunications facility code is to facilitate the provision of telecommunications facility infrastructure that provides an appropriate standard of service whilst minimising the potential impacts of the infrastructure on community health and the environment.

(2) The purpose of the Telecommunications facility code will be achieved through the following overall outcomes:
- (a) the design and location of telecommunications facilities protects community, environmental and local character and scenic amenity values;
- (b) telecommunications facilities are co-located with other telecommunications facilities where appropriate and practical; and
- (c) the telecommunications facilities are designed, located and constructed to a standard that protects and maintains community safety in regard to structural integrity and electromagnetic emissions.

9.2.6.3 Assessment benchmarks

Part A—Criteria for accepted and assessable development

Table 9.2.6.1—Telecommunications facility code

Performance outcomes	Acceptable outcomes
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)	
Buffers, Separation and Amenity	
PO1 Telecommunications facilities are located, designed and constructed to integrate visually with the surrounding natural or built environment and do not visually intrude upon or dominate the landscape.	**AO1** Telecommunications facilities are constructed of non-reflective and visually recessive materials and colours.
PO2 All practical measures are undertaken to ensure public health and safety by ensuring: (a) potentially hazardous emission levels from equipment and infrastructure comply with the relevant industry standard; and (b) security fencing and signage provided where it is necessary to prohibit access by the public and maintain public safety.	**AO2.1** Telecommunications facilities which include potentially climbable structures are enclosed by a secure perimeter fence to prevent unauthorised access. **AO2.2** Electromagnetic radiation (EMR) emissions from the telecommunications device or facility are in accordance with the maximum exposure levels set by the *Standard for Limiting Exposure to Radiofrequency Fields – 100 kHz to 300 GHz* (Australian Radiation Protection and Nuclear Safety Agency, 2021).
PO3 Where practicable, telecommunications facilities that have a significant visual impact such as radio masts or towers are co-located to reduce the cumulative visual impacts of multiple facilities.	**AO3** Telecommunications facilities are co-located with existing facilities where possible.

9.3 Other development codes

9.3.1 Advertising devices code

9.3.1.1 Application

This code applies to assessing development applications involving development for operational work for advertising device development in all zones.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

9.3.1.2 Purpose

(1) The purpose of the Advertising device code is to ensure advertising devices contribute positively to the character, landscape and amenity of the region and have no detrimental impacts on the streetscape, land uses or public safety.

(2) The purpose of the Advertising device code will be achieved through the following overall outcomes:
- (a) advertising devices complement and enhance the existing or desired character of the area;
- (b) advertising devices are integrated with development to minimise visual clutter;
- (c) advertising devices in areas of high scenic amenity do not detract from the overall landscape values of the region;
- (d) the safety of pedestrians, motorists and cyclists is not compromised by the structure or location of an advertising device.

9.3.1.3 Assessment benchmarks

Part A—Criteria for assessable development

Table 9.3.1.1—Advertising devices code

Performance outcomes	Acceptable outcomes
For assessable development (code, code (fast tracked) and impact)	
Advertising Devices in all Zones except Centre Zones, Industry Zones and Community Purposes Zone	
PO1 An advertising device: (a) is compatible with the prevailing or intended character of the area; (b) protects the amenity values of scenic routes, high landscape value areas, heritage places and open space; and (c) is designed, sited and integrated with development so as not to be visually intrusive.	**AO1.1** The advertising device is limited to one of the following sign types: (a) a home-based business sign being an advertising device identifying a home-based business; (b) an entry statement sign being an advertising device identifying an estate; or (c) an identification sign being an advertising device other than described above. **AO1.2** Where for a home-based business the advertising device: (a) includes only the name of the business operator, contact details and the business conducted on the premises; (b) has a maximum sign face area not exceeding 0.6m²; and (c) has a maximum height of 1.5 metres above ground level. **AO1.3** Where the advertising device is an entry statement sign, the advertising device:

Performance outcomes	Acceptable outcomes
	(a) is placed only at the entrance of an estate and indicates only the name of the estate; (b) has a maximum sign face area not exceeding 4m²; (c) has a maximum height of 1.0 metre above ground level; and (d) is designed to integrate and be incorporated with the natural landscape theme of the estate. **AO1.4** Where the advertising device is an identification sign, the advertising device: (a) refers only to the name and contact details for the proprietor, the name of the business or premises, the nature of uses conducted on the premises and the hours of operation; (b) has a sign face area not exceeding 1.5m² per side (up to two sides); (c) has a maximum height of 3 metres; and (d) has a minimum setback of 3 metres from the side boundary.
Advertising Devices in Centre Zones, Industry Zones and Community Facilities Zone	
PO2 An advertising device: (a) is compatible with the prevailing or intended urban character of the area; (b) protects the amenity values of scenic routes, high landscape value areas, heritage places and open space; (c) is integrated with development so as not to contribute to the proliferation of visual clutter; (d) incorporates illumination and lighting that is appropriate to an urban environment, does not create nuisance and does not detract from the amenity of the area.	**AO2.1** The total of all advertising devices on a site is limited to: (a) one freestanding sign: (i) not exceeding 5.0 metres above ground level; and (ii) having a maximum sign face area of 4m² per side (up to two sides); AND (b) one horizontally or vertically orientated sign projecting from the wall of a building: (i) not exceeding dimensions of 2.5 metres by 0.6 metres; (ii) having a maximum sign face area of 1.5m²; (iii) located a minimum of 2.4 metres above a pedestrian area, road or vehicle access; (iv) having no part projecting above the roof or parapet; and (v) not projecting more than 1.5 metres from the wall of a building. **AO2.2** The total of all advertising devices per tenancy on a site is limited to: (a) one above awning sign where: (i) located on top of an awning or verandah with no parts projecting above the roof, parapet or beyond the edge of the awning; (ii) having a maximum sign face area of 2.5m²; (iii) not exceeding two faces; (iv) the angle between two faces does not exceed 45 degrees; (v) displayed greater than 3.0 metres from another under awning sign;

Performance outcomes	Acceptable outcomes
	(vi) having a minimum setback of 1.5 metres from the side boundary; (vii) the height of the advertising device face is less than its width; (viii) the supporting framework is not visible from the public domain; AND (b) one below awning sign where:- (i) fixed below an awning or verandah and located a minimum of 2.4 metres above road or pedestrian pavement; (ii) oriented perpendicular to the face of the building; (iii) having a minimum setback of 1.5 metres from the side boundary; (iv) displayed greater than 3.0 metres from another under awning sign; (v) having a maximum sign face area of 1.5m² per side; (vi) having a horizontal dimension less than the width of the awning; (vii) having a vertical dimension less than 0.5 metres; (viii) having a maximum depth of 60mm; AND (c) a sign painted or affixed to the wall (including windows) of a building where: (i) having a maximum depth of 30mm; (ii) projecting less than 100mm from the wall to which it is affixed. **AO2.3** The total sign face area for all advertising devices on a site does not exceed 0.75m² per metre of site frontage up to a maximum of 14m². **AO2.4** The advertising device: (a) has a maximum luminance of 500cd/m²; (b) does not incorporate flashing lights or neon lighting; and (c) is not in use between 11.00pm and sunrise the following day.
All Zones	
PO3 Advertising devices are designed and located so as not to adversely impact on the safety of pedestrians, cyclists or vehicles.	**AO3.1** Advertising devices do not physically obstruct the passage of pedestrians, cyclists or motor vehicles. **AO3.2** An advertising device does not obstruct a pedestrian's view of traffic, or a motorist's or cyclist's view of pedestrians, other traffic or the road ahead. **AO3.3** Freestanding signs are not located within 10 metres of an intersection, traffic signal, or railway crossing. **AO3.4**

Performance outcomes	Acceptable outcomes
	An advertising device is designed so as not to be confused with a traffic control device. Note—roadside advertising devices proposed to be located within 25 metres of a State Controlled Road or future State Controlled Road are designed to meet the relevant standards for advertising outside the boundaries of, but visible from, a State Controlled Road, outlined within the latest published edition of the *Roadside Advertising Manual*, published by the Department of Transport and Main Road or the relevant document as updated by this department from time to time.

9.3.2 Infrastructure services code

9.3.2.1 Application

This code applies to assessing material change of use development applications for development in all zones.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

9.3.2.2 Purpose

(1) The purpose of the Infrastructure services code is to ensure that all development is appropriately serviced by physical infrastructure stormwater drainage and the provision of public utilities and services including sewerage reticulation, water supply reticulation, electricity and ancillary works are provided with best management land development practices in accordance with **Planning Scheme Policy 1 – Design and Construction Standards.**

(2) The purpose of the Infrastructure services code will be achieved through the following overall outcomes:
- (a) development is provided with water supply, sewerage, stormwater, electricity and telecommunications infrastructure sufficient to meet the needs of end users; and
- (b) infrastructure is cost effective over its life cycle.

9.3.2.3 Assessment benchmarks

Part A—Criteria for accepted and assessable development

Table 9.3.2.1—Infrastructure services code

Performance outcomes	Acceptable outcomes
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)	
Water Supply	
PO1 Premises have an adequate volume and supply of water that: (a) meets the needs of users; (b) is adequate for firefighting purposes; (c) ensures the health, safety and convenience of the community; and (d) minimises adverse impacts on the receiving environment.	**Where within an Urban Zone or Rural Residential Zone (Rural Residential 4000 Precinct, Rural Residential 8000 Precinct)** **AO1.1** Development is connected to a reticulated water supply system in accordance with **SC6.2 – Planning Scheme Policy 1 – Design and Construction Standards**. **Where within the Rural Zone or Rural Residential Zone (Rural Residential 20000 Precinct)** **AO1.2** Development is connected to a safe and efficient on-site water supply in accordance with **SC6.2 – Planning Scheme Policy 1 – Design and Construction Standards**.
Wastewater Disposal	
PO2 Premises provide for the treatment and disposal of effluent and other waste water that: (a) meets the needs of users; (b) ensures the health, safety and convenience of the community; and (c) minimises adverse impacts on the receiving environment.	**Where within an Urban Zone** **AO2.1** Development is connected to a reticulated sewerage system in accordance with **SC6.2 – Planning Scheme Policy 1 – Design and Construction Standards**. **Where within the Rural Zone or Rural Residential Zone Where outside a sewerage service area** **AO2.2**

Performance outcomes	Acceptable outcomes
	Development is connected to a safe and efficient on-site waste water disposal system in accordance with *Queensland Plumbing and Wastewater Code* and Australian Standard *AS/NZ3500—Plumbing and drainage.*
Stormwater Infrastructure	
PO3 Stormwater drainage is designed and managed to avoid adverse impacts on surrounding development or compromise the natural health and functioning of adjoining waterway systems.	**AO3** Development is provided with stormwater infrastructure in accordance with **SC6.2 – Planning Scheme Policy 1 – Design and Construction Standards**.
Electricity Supply	
PO4 Premises are provided with an adequate supply of electricity to meet the needs of the development.	**AO4** Development is connected to the electricity supply network in accordance with the requirements of the service provider.
Telecommunications Infrastructure	
PO5 Premises are provided with an adequate supply of telecommunications infrastructure.	**AO5** Development is connected to the telecommunications services network in accordance with the requirements of the service provider.

9.3.3 Operational work code

9.3.3.1 Application

This code applies to assessing development involving operational work in all zones.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5

9.3.3.2 Purpose

(1) The overall outcomes are the purpose of the Operational work code.

(2) The purpose of the Operational work code will be achieved through the following overall outcomes:
- (a) infrastructure is designed and constructed to be safe, functional and meet the current and future needs of the community;
- (b) earthworks associated with filling or excavation are consistent with character and amenity of the neighbourhood and do not increase the potential for land instability;
- (c) filling and excavation does not impact on environmental values and processes including water quality, hydrological flows or significant vegetation;
- (d) development impacts on the environment, natural landforms, wetlands, water courses and riparian corridors arising from altered stormwater quality and flow are avoided or minimised during development and construction activities;
- (e) development over or near major electricity infrastructure does not compromise or interfere with the integrity of the infrastructure;
- (f) development facilitates an efficient use of water resources;
- (g) vegetation is managed to ensure the protection of ecological values, landscape character and amenity;
- (h) landscaping is resilient and enhances the natural landscape character of the area.

9.3.3.3 Assessment benchmarks

Part A—Criteria for development

Table 9.3.3.1—Operational work code

Performance outcomes	Acceptable outcomes
For accepted subject to requirements and assessable development (code, code (fast tracked) and impact)	
Works for Infrastructure (water supply)	
PO1 Premises have an adequate volume and supply of water that: (a) meets the needs of users; (b) is adequate for firefighting purposes; (c) ensures the health, safety and convenience of the community; and (d) minimises adverse impacts on the receiving environment.	**Where within an Urban Zone or Rural Residential Zone (Rural Residential 4000 Precinct, Rural Residential 8000 Precinct)** **AO1.1** Water supply reticulation is designed and constructed in accordance with **SC6.2 – Planning Scheme Policy 1 – Design and Construction Standards**. **Where within the Rural Zone or Rural Residential Zone (Rural Residential 20000 Precinct)** **AO1.2** A safe and adequate on-site water supply is designed and constructed in accordance with **SC6.2 – Planning Scheme Policy 1 – Design and Construction Standards**.
PO2 Premises provide for the treatment and disposal of effluent and other waste water that: (a) meets the needs of users;	**Where within an Urban Zone** **AO2.1** Sewerage reticulation is designed and constructed in accordance with **SC6.2 –**

Performance outcomes	Acceptable outcomes
(b) ensures the health, safety and convenience of the community; and (c) minimises adverse impacts on the receiving environment.	**Planning Scheme Policy 1 – Design and Construction Standards**. **Where within the Rural Zone or Rural Residential Zone** **AO2.2** A safe and efficient on-site waste water disposal system is designed and constructed in accordance with *Queensland Plumbing and Wastewater Code* and Australian Standard *AS/NZS3500—Plumbing and drainage*.
Works for Infrastructure (stormwater infrastructure)	
PO3 Stormwater drainage is designed and managed to avoid adverse impacts on surrounding development or compromise the natural health and functioning of adjoining waterway systems.	**AO3** Stormwater infrastructure is designed and constructed in accordance with **SC6.2 – Planning Scheme Policy 1 – Design and Construction Standards**.
Works for Infrastructure (electricity supply)	
PO4 Premises are provided with an adequate supply of electricity.	**AO4** Electricity supply is designed and constructed in accordance with the requirements of the service provider.
PO5 Development within a major electricity infrastructure buffer shown on **Infrastructure overlay maps (OM-006)**: (a) is located and designed in a manner that maintains a high level of security of supply; and (b) is located and designed so as not to impede upon the functioning and maintenance of major electricity infrastructure.	**AO5** Development does not involve works within a major electricity infrastructure buffer.
PO6 Earthworks are designed to ensure access to major electricity infrastructure and substations shown on **Infrastructure overlay maps (OM-006)** are maintained.	**AO6** Earthworks do not restrict access to substations or to and along major electricity infrastructure by utility providers using their normal vehicles and equipment.
Works for Infrastructure (telecommunications infrastructure)	
PO7 Premises are provided with an adequate supply of telecommunications infrastructure.	**AO7** Telecommunications services are designed and constructed in accordance with the requirements of the service provider.
Works for Infrastructure (gates and grids)	
PO8 The installation of gates and grids across public roads is undertaken to ensure that they do not interfere with: (a) the safe movement of pedestrians and vehicles; or (b) the proper maintenance of the public road.	**AO8** Gates and grids across public roads are designed and constructed in accordance with **SC6.2 – Planning Scheme Policy 1 – Design and Construction Standards**.
Excavation or Filling	
PO9 Filling and/or excavation does not: (a) negatively impact the character and amenity of neighbourhoods; (b) increase flood or drainage impacts on neighbouring properties; (c) cause pollution or contamination of nearby land or watercourses.	**AO9.1** Filling and/or excavation is undertaken in accordance with **SC6.2 – Planning Scheme Policy 1 – Design and Construction Standards**. **AO9.2** Retaining structures exceeding 1 metre in height are setback a minimum of half the height of the

Performance outcomes	Acceptable outcomes
	structure from any property boundary and the setback area is landscaped or screened to a minimum height of 1.2 metres. **Where in a Residential, Rural Residential 4000 Precinct, Rural Residential 8000 Precinct, Centre or Industrial Zone category** **AO9.3** Excavation is limited to a maximum vertical depth of one metre. **AO9.4** Excavation or filling does not result in the permanent retention of surface water. **Where in the Rural Residential 20,000 Precinct** **AO9.5** Excavation is limited to a maximum vertical depth of 2 metres.
PO10 Filling or excavation does not result in works or structures that extract or retain overland water flows, unless approval has been given to incorporate works that retain overland flows in accordance with the provisions of a Water Resource Plan approved under the *Water Act 2000*.	**AO10.1** Excavating or filling does not increase the 'take' of overland flow runoff above that provided under a water entitlement. **AO10.2** No filling is carried out in a waterway.
PO11 Filling and/or excavation works are designed using appropriate engineering standards.	**AO11.1** All filling or excavation works are designed by a Registered Professional Engineer of Queensland or certified by a statement from a Registered Professional Engineer of Queensland that the works are structurally sound. **AO11.2** Filling and excavation is designed and constructed in accordance with Australian Standard *AS3798—Guidelines on earthworks for commercial and residential developments*.
PO12 Filling and/or excavation does not: (a) increase flood or drainage impacts on neighbouring properties; or (b) cause pollution or contamination of nearby lands or watercourses.	**AO12.1** Filling does not result in the ponding or pooling of water on the premises or adjoining properties. **AO12.2** Filling or excavation does not result in an increase in the velocity of overland flow to the extent of causing erosion, scouring or other damage to adjacent land. **AO12.3** For filling, only clean fill is used. **AO12.4** For excavation, no contaminated material is excavated.
PO13 Erosion control measures and silt collection measures ensure that environmental values are protected during construction activities.	**AO13** During construction soil erosion and sediment is controlled in accordance with standards contained in **SC6.2 – Planning Scheme**

Performance outcomes	Acceptable outcomes
	Policy 1 – Design and Construction Standards.
Vegetation Clearing	
PO14 Vegetation must be protected to ensure that: (a) vegetation of historical, cultural or visual significance is retained; (b) vegetation is retained for erosion prevention and slope stabilisation; (c) the character of the local area is maintained; (d) pedestrian shading is maintained; (e) the conservation of natural biodiversity is assisted.	**AO14.1** Street trees are retained. **AO14.2** No vegetation clearing (unless minor operational work). OR **AO14.3** Vegetation clearing is essential for carrying out work authorised or required under another Act. OR **AO14.4** Vegetation clearing is within the path of, or within three metres of road, water supply, sewage or stormwater drainage works. OR **AO14.5** Vegetation clearing is within three metres (as measured from the centre of the diameter of the tree's trunk, at ground level) of an existing building or structure. OR **AO14.6** Vegetation clearing is authorised by Council and is considered as one or more of the following: (a) actually or potentially dangerous as a result of being dead, dying or diseased, structurally unsound, or having a growth form or habit which is hazardous; (b) a threat to the safety of persons or property or the environment integrity; (c) restricting the habitability of the dwelling on the site. OR **AO14.7** Vegetation clearing is essential for the survey of the property boundary by a licensed cadastral surveyor. OR **AO14.8** Vegetation clearing is undertaken to: (a) maintain an existing fire break; (b) undertake works in order to implement an approved fire management plan;

Performance outcomes	Acceptable outcomes
	(c) or establish a fire break during a fire event or to contain fire in some other way during a fire event.
PO15 Vegetation cleared from the site is disposed of in a manner that does not result in smoke being released into an urban area which would likely cause an impact on human health and safety.	**AO15.1** Vegetation is transported off-site for disposal or reuse. OR **AO15.2** Vegetation is processed on site for use in landscaping or erosion and sedimentation control.
Landscaping Works	
PO16 Where landscaping is to be provided, it shall: (a) be planted with species that are recognised as low maintenance and needing minimum water; (b) provided with suitable soils or soil conditioners to assist with growth; and (c) provided with suitable mulch and watering systems.	**AO16** Landscaping is undertaken in accordance with **SC6.2 – Design and Construction Standards**.

9.3.4 Reconfiguring a lot code

9.3.4.1 Application

This code applies to assessing reconfiguring a lot development application for development in all zones.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

9.3.4.2 Purpose

(1) The purpose of the Reconfiguring a lot code is to ensure that reconfiguring a lot results in development that is consistent with the purpose and overall outcomes of the zone or precinct in which the land is located.

(2) The purpose of the Reconfiguring a lot code will be achieved through the following overall outcomes:
- (a) a range of lot sizes are provided to meet the diverse requirements of people with different housing needs and to promote housing affordability;
- (b) lots are of a suitable size and shape for the intended or probable use having regard to the relevant zone;
- (c) reconfiguring a lot does not result in an increased risk to life or property as a result of exposure to natural hazards including bushfire, flood and landslip;
- (d) lots are provided with safe and efficient access that is not likely to create or exacerbate traffic problems or adversely impact on the functioning of the road network;
- (e) lots have efficient and cost effective access to the full range of development infrastructure and services and are integrated with transport networks;
- (f) reconfiguring of lots does not result in the fragmentation of ALC Class A and B Land, create uneconomical rural lot sizes or compromise ongoing rural production of lot;
- (g) lot layout and design does not result in adverse impacts on environmental values;
- (h) reconfiguring a lot does not compromise the future development of adjoining land;
- (i) rural residential lots are consolidated within identified nodes that have efficient access to necessary facilities and services;
- (j) reconfiguring a lot satisfies a community need.

9.3.4.3 Assessment benchmarks

Part A—Criteria for assessable development

Table 9.3.4.1—Reconfiguring a lot code

Performance outcomes	Acceptable outcomes
For assessable development (code, code (fast tracked) and impact)	
Lot Size and Dimension	
PO1 The layout and design of lots enable: (a) density of land uses to be consistent with the intended character and amenity of the neighbourhood, as expressed through the relevant zone; (b) provides an appropriate building envelope to accommodate buildings and service areas; (c) provides safe and legible vehicle access, car parking and manoeuvring areas; (d) provision of private outdoor space and on-site landscaping.	**AO1.1** The minimum lot area and street frontage dimensions are in accordance with **Table 9.3.4.2 – Minimum lot size and frontages** **AO1.2** No rear lots or battle-axe allotments are created. **AO1.3** Lots are regular in shape. **AO1.4** Lots have a slope not exceeding 15%.
PO2 Where rearranging the boundaries of a lot, the rearrangement results in: (a) the usability of all lots being retained or improved; and (b) access to all lots is maintained or improved.	**AO2** No acceptable outcome.

Performance outcomes	Acceptable outcomes
PO3 The subdivision layout must encourage active transport and a safe pedestrian environment.	**AO3.1** One street tree per lot is provided. **AO3.2** Streets are landscaped in accordance with **SC6.2 – Planning Scheme Policy 1 – Design and Construction Standards**.
PO4 Land intended for public open space must be of a physical standard and condition that permits use of the land for its intended purpose.	**AO4** Park for public open space purposes is provided exclusive of: (a) medium, high or extreme flood hazard area identified on **Flood hazard overlay map (OM-004)**; (b) land affected by unacceptable hazards such as contaminated land as recorded in the Queensland Environmental Management and Contaminated Land Registers; (c) infrastructure easements; (d) land affected by stormwater or overland flow; (e) land subject to cut and fill, with a batter slope that exceeds a grade of more than 1 in 6; (f) areas of land less than 15 metres wide.
PO5 The public open space network: (a) is suitably located, sized and shaped to meet the needs of the community; (b) provides or incorporates a range of recreation settings and can accommodate adequate facilities and embellishments to meet the needs of the community; (c) provides well distributed public open space that contributes to the legibility, accessibility and character of the neighbourhood; (d) where practical, is linked to the surrounding open space system; (e) is subject to surveillance from surrounding properties and/or adjacent public domain.	**AO5.1** Public parks are provided in accordance with the **Local Government Infrastructure Plan (LGIP).** **AO5.2** Public parks are landscaped in accordance with **SC6.2 – Planning Scheme Policy 1 – Design and Construction Standards**.
PO6 Vehicle access is provided to ensure the safe and functional operation for motorists and pedestrians.	**AO6.1** All lots must have vehicle access to a formed road. Access is to be designed and constructed in accordance with **SC6.2 – Planning Scheme Policy 1 - Design and Construction Standards.** **AO6.2** Any vehicle access provided by way of an access easement has a minimum width of 10 metres.
Utilities	
PO7 Each lot has an adequate volume and supply of water that: (a) meets the needs of users; (b) is adequate for firefighting purposes; (c) ensures the health, safety and convenience of the community; and (d) minimises adverse impacts on the receiving environment.	**Where within an Urban Zone or Rural Residential Zone (Rural Residential 4000 Precinct, Rural Residential 8000 Precinct)** **AO7.1** Each lot is connected to Council's reticulated water supply system in accordance with **SC6.2 – Planning Scheme Policy 1 – Design and Construction Standards**. **Where within the Rural Zone or Rural Residential Zone (Rural Residential 20000 Precinct)** **AO7.2**

Performance outcomes	Acceptable outcomes
	Each lot contains an area capable of accommodating safe and efficient on-site water supply in accordance with **SC6.2 – Planning Scheme Policy 1 – Design and Construction Standards**.
PO8 Each lot provides for the treatment and disposal of effluent and other waste water that: (a) meets the needs of users; (b) ensures the health, safety and convenience of the community; and (c) minimises adverse impacts on the receiving environment.	**Where within an Urban Zone** **AO8.1** Each lot is connected to Council's reticulated sewerage system in accordance with **SC6.2 – Planning Scheme Policy 1 – Design and Construction Standards**. **Where within the Rural Zone or Rural Residential Zone** **AO8.2** Each lot contains an area capable of accommodating safe and efficient on-site waste water disposal in accordance with *Queensland Plumbing and Wastewater Code* and Australian Standard *AS/NZS3500—Plumbing and drainage*.
PO9 Stormwater drainage is designed and managed to avoid adverse impacts on surrounding development or compromise the natural health and functioning of adjoining waterway systems.	**AO9** Stormwater drainage is provided in accordance with **SC6.2 – Planning Scheme Policy 1 – Design and Construction Standards**.
PO10 Each lot is provided with an adequate supply of electricity.	**AO10.1** Each lot is connected to the reticulated electricity supply network in accordance with the requirements of the service provider. **Where in the Rural Zone** **AO10.2** Each lot is capable of being connected to power.
PO11 Each lot is provided with an adequate supply of telecommunications infrastructure.	**AO11** Each lot is connected to the telecommunications services network in accordance with the requirements of the service provider.
PO12 Street lighting is provided: (a) to ensure safety for vehicles, cyclists and pedestrians; and (b) to an appropriate engineering standard.	**AO12** Street lighting is designed and constructed in accordance with Australian Standard *AS/NZS1158—Lighting for roads and public spaces*.
Vegetation	
PO13 Reconfiguring a lot retains vegetation where practical for the: (a) protection of scenic amenity; (b) protection of general habitat; (c) protection of soil quality; (d) maintenance and establishment of open space corridors and networks; and (e) purpose of positive climate response.	**AO13** No acceptable outcome.
Need	
PO14 The reconfiguring a lot satisfies a community need.	**AO14** No acceptable outcome.

Table 9.3.4.2—Minimum lot size and frontages

Zone	Precinct	Within a Priority Infrastructure Area**		Outside a Priority Infrastructure Area***	
		Minimum Area	Minimum Frontage	Minimum Area	Minimum Frontage
Community Facilities	-	*	*	*	*
District Centre	-	500m^2	15m	*	*
High Impact Industry	-	8,000m^2	100m	8,000m^2	100m
Local Centre	-	500m^2	15m	*	*
Low Density Residential	-	800m^2	20m	4,000m^2	40m
Low Impact Industry	-	2,000m^2	40m	4,000m^2	40m
Major Centre	-	400m^2	10m	*	*
Medium Density Residential	-	400m^2	10m	*	*
Medium Impact Industry	-	4,000m^2	50m	4,000m^2	50m
Recreation and Open Space	-	*	*	*	*
Rural Residential	Rural Residential 4000	4,000m^2	40m	4,000m^2	40m
Rural Residential	Rural Residential 8000	8,000m^2	100m	8,000m^2	100m
Rural Residential	Rural Residential 20000	20,000m^2	200	20,000m^2	200m
Rural	-	1,000ha	800m	1,000ha	800m
Rural	Rural 10	10ha	80m	10ha	80m
Rural	Rural 100	100ha	400m	100ha	400m
Township	-	800m^2	20m	2,000m^2 ****	40m
Township	Mowbullan – Bunya Mountains Residential	800m^2	20m	4000m^2	40m
Township	Mowbullan – Bunya Mountains Tourist	500m^2	15m	4000m^2	40m

* No minimum lot size specified.
** Where within both 'Sewer' and 'Water' service areas on Plans for Trunk Infrastructure (PFTI) maps in **Schedule 3**.
*** If the site does not meet the qualifications for 'within a Priority Infrastructure Area' per the above note it is considered ' outside a Priority Infrastructure Area'.
**** 1,000m^2 where located within the following Townships: Bell, Brigalow, Gulugaba, Jimbour, Kaimkillenbun, Kogan, Macalister and Warra.

9.3.5 Transport, access and parking code

9.3.5.1 Application

This code applies to assessing material change of use, reconfiguring a lot or operational development applications for development in all zones.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

9.3.5.2 Purpose

(1) The overall outcomes are the purpose of the Transport, access and parking code.

(2) The purpose of the Transport, access and parking code will be achieved through the following overall outcomes:
- (a) development is integrated with the transport network to maximise the accessibility and efficiency of traffic and transport movement;
- (b) the hierarchy of the transport network is maintained and reinforced by development;
- (c) development provides safe, efficient and convenient access to and from the road network for vehicles, cyclists and pedestrians;
- (d) on-site car parking is provided that is adequate to meet the reasonable requirements of specific development;
- (e) on-site car parking and manoeuvring areas are provided that are safe, convenient and legible for vehicle and pedestrian movements;
- (f) adequate access and manoeuvring areas for service vehicles are provided to meet the expected servicing needs of the development;
- (g) parking facilities do not adversely impact adjoining development in terms of nuisance emissions or amenity impacts;
- (h) development limits impacts on the safety and efficiency of transport corridors.

9.3.5.3 Assessment benchmarks

Part A—Criteria for accepted and assessable development

Table 9.3.5.1—Transport, access and parking code

Performance outcomes	Acceptable outcomes
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)	
PO1 Vehicle crossovers to public roads are minimised to reduce: (a) interference with the function and operation of public roads; (b) pedestrian to vehicle conflict; and (c) impacts on the character and amenity of the street.	**AO1.1** Vehicle crossovers are constructed in accordance with **SC6.2 – Planning Scheme Policy 1 – Design and Construction Standards**. **AO1.2** A maximum of one (1) vehicle crossover per lot is provided. OR **AO1.3** A maximum of two (2) vehicle crossovers per lot where the frontage exceeds 15 metres. **AO1.4** Vehicle crossovers are not located on a bend in the road with a radius of less than 450 metres. **AO1.5** Vehicle crossovers are not located within: (a) 15.0 metres of a signalised road intersection;

<table>
<tr><th>Performance outcomes</th><th>Acceptable outcomes</th></tr>
<tr><td></td><td>(b) 12.0 metres of an un-signalised road intersection in an Industry zone or Centre zone or 10.0 metres in any other zone;
(c) metres of any adjoining property access, including shared property accesses; and
(d) metre of any street signage, power pole, street light, street tree, manhole, stormwater gully pit, or other Council asset</td></tr>
<tr><td>PO2
Vehicle access is designed and constructed to ensure safe, all weather, functional operation for motorists and pedestrians.</td><td>AO2
Vehicle access is designed and constructed in accordance with SC6.2 – Planning Scheme Policy 1 – Design and Construction Standards.</td></tr>
<tr><td>PO3
Vehicle access is provided to ensure the safe and functional operation for motorists and pedestrians.</td><td>AO3
All lots must have vehicle access to a formed road. Access is to be designed and constructed in accordance with SC6.2 - Planning Scheme Policy 1 - Design and Construction Standards.</td></tr>
<tr><td>PO4
Car parking is:
(a) adequate for the expected demand;
(b) designed to ensure safe and functional operation for motorists and pedestrians;
(c) allows for the safe and efficient servicing of the site; and
(d) located to protect the amenity of surrounding land uses.</td><td>AO4
Car parking is provided in accordance with the requirements identified in Table 9.3.5.2 – Car parking generation rates and service vehicle requirements.
Note—car parking rates are to be rounded up to the nearest whole number.</td></tr>
<tr><td colspan="2">For assessable development (code, code (fast tracked) and impact)</td></tr>
<tr><td colspan="2">Vehicular</td></tr>
<tr><td>PO5
Vehicle crossovers are configured to satisfy the basic traffic design criteria having regard to:
(a) the volume of traffic generated at that driveway by the development;
(b) the type of road to which access is sought;
(c) the existing and predicted future traffic volumes of the road to which access is sought;
(d) the number of carparking spaces served by the driveway;
(e) the size and type of the largest vehicle likely to use the driveway on a regular basis (usually a service vehicle);
(f) the number of service bays served by the driveway.</td><td>AO5.1
Vehicle crossovers meet the minimum widths identified below:
<table><tr><td>Number of spaces</td><td>Minimum width (metres)</td></tr><tr><td>1-5 spaces</td><td>3.5</td></tr><tr><td>6-40 spaces</td><td>6.0</td></tr><tr><td>41+ spaces</td><td>7.0</td></tr></table>
AO5.2
Where service vehicle spaces are required in accordance with Table 9.3.5.2 – Car parking generation rates and service vehicle requirements vehicle crossovers are constructed in accordance with Australian Standard AS2890.2—Parking facilities – Off-street commercial vehicle facilities.</td></tr>
<tr><td colspan="2">Car Parking</td></tr>
<tr><td>PO6
The provision of parking for disabled users is to be adequate for the proposed use.</td><td>AO6
Provision of parking for persons with disability and general access is to be made in accordance with the requirements of Australian Standards AS1428—Design for access and mobility and AS2890.6—Parking facilities – Off-street parking for people with disabilities, in relation to parking space width and location, manoeuvring areas for mobility aides, gradients, location of stairs, ramps, doorways and signage.</td></tr>
<tr><td>PO7
The provision of bicycle storage is adequate to meet the demand of proposed use.</td><td>AO7
Bicycle parking is to be provided in accordance with the requirements identified in Australian Standard AS2890.3—Parking facilities – Bicycle</td></tr>
</table>

Performance outcomes	Acceptable outcomes
	parking and AUSTROADS *Guide to Traffic Management Part 11: Parking management techniques.*
PO8 Service vehicle provision is adequate for the use and ensures safe and functional operation for motorists and pedestrians.	**AO8** Service vehicle spaces are to be provided in accordance with the requirements identified in **Table 9.3.5.2** – **Car parking generation rates and service vehicle requirements**.
PO9 All car parking spaces are constructed with appropriate line marking to the correct size and standard.	**AO9.1** Car parking dimensions are designed and line-marked in accordance with Australian Standard *AS2890.1—Parking facilities – Off-street car parking* using a B99 as the design vehicle (Minimum Class 2 User Class). **AO9.2** Service vehicle spaces are designed in accordance with Australian Standard *AS2890.2—Parking facilities – Off-street commercial vehicle facilities.* **AO9.3** Car parking spaces for people with disability are designed and constructed in accordance with Australian Standard *AS2890.6—Parking facilities – Off-street parking for people with disabilities*.
PO10 Adequate car and service vehicle manoeuvrability is provided on site to ensure safe and functional vehicle movements on the: (a) site; (b) vehicle access; and (c) road network.	**AO10.1** Vehicles must enter and exit the site in a forward gear unless for a: (a) *dwelling house*; or (b) *dual occupancy* and the premises does not: (i) adjoin a Collector Street or Arterial Road as defined in **Table 9.3.5.3 – Road hierarchy levels and objectives**; or (ii) adjoin a road that contains a constructed pedestrian footpath at the frontage of the premises. **AO10.2** Development provides a vehicle manoeuvring area that: (a) accommodates the service vehicle specified in **Table 9.3.5.2 – Car parking generation rates and service vehicle requirements**; (b) complies with **Part 7 - Car Parking and Manoeuvring Standards** of **SC6.2 – Planning Scheme Policy 1 – Design and Construction Standard.** **AO10.3** Servicing areas have a height clearance to accommodate the type of service vehicle required to service the type of development identified in **Table 9.3.5.2** - **Car parking generation rates and service vehicle requirements**.
PO11 Car parking areas provide appropriate room for the queuing of vehicles to maintain the safe and efficient functioning of the car park and the road network, taking into consideration:	**AO11** Car parking areas accommodate a queuing vehicle storage capacity of: (a) 4% of on-site spaces for car parks under 100 spaces; OR

Performance outcomes	Acceptable outcomes
(a) the size of the car parking area and the design turnover rates; (b) the type and capacity of any control facility; (c) the road hierarchy; (d) the design of the car parking area beyond the queuing area.	(b) 2% of on-site spaces for car parks between 100 and 250 spaces; OR (c) 1% of on-site spaces for car parks above 250 spaces.
PO12 The development provides safe and efficient access between car park entry/exit points and parking modules.	**AO12** Ramps are to be designed and constructed in accordance with Australian Standard *AS2890.1—Parking facilities – Off-street car parking.*
PO13 Loading facilities have sufficient area to provide for the safe and manoeuvring, standing and loading or unloading of service vehicles.	**AO13** Loading areas are provided in accordance with the standards set out in Australian Standard *AS2890.2—Parking facilities – Off-street commercial vehicle facilities*.
Road Network Infrastructure Design and Standards	
Road Hierarchy	
PO14 The road hierarchy provides a safe and efficient transport network catering for the movement of people and goods throughout the region whilst maintaining the amenity of urban and rural areas. Geometric design features of each road type must: (a) convey its primary function for all relevant design vehicle types; (b) have horizontal and vertical alignment that discourages excessive speeds; (c) encourage traffic speeds and volumes to levels commensurate with road hierarchy function; and (d) ensure unhindered access by emergency vehicles.	**AO14.1** New roads are consistent with the role and function of the road hierarchy in accordance with **Table 9.3.5.3 – Road hierarchy levels and objectives** and **Road Hierarchy Overlay Map (OM-017)** **AO14.2** Roads and streets are to be designed and constructed in accordance with **SC6.2 – Planning Scheme Policy 1 – Design and Construction Standards**.
PO15 Where a new road is created as part of Reconfiguring a Lot, the road is capable of accommodating appropriate on-street car parking.	**AO15** On street car parking is provided at a rate of one (1) space per residential lot and located on road shoulders immediately adjacent to residential lots.
PO16 A safe pedestrian/cycle network is provided to ensure the development connects into the broader network of proposed and existing pathways.	**AO16** All cycle infrastructure is to be designed and constructed in accordance with the latest published version of *AUSTROADS Guide to Road Design – Part 3: Geometric Design* and *Part 6A: Paths for Walking and Cycling*, *AUSTROADS Guide to Traffic Management: Part 6 – Intersections, Interchanges and Crossings Management* and Parts 4, 4A, 4B and 4C of the AUSTROADS *Guide to Road Design.*.
PO17 Bridges are to be constructed to a high standard to support the anticipated land uses and associated vehicle types (including construction vehicles) that the bridge provides a connection to.	**AO17** Bridges are to be constructed and implemented in accordance with the latest published version of Australian Standard AS/NZS5100—*Bridge design* and AUSTROADS *Guide to Bridge Technology*..
PO18 Traffic control devices (all signs, traffic signals, pavement markings, traffic islands, or other devices) are installed to regulate and guide traffic.	**AO18** Traffic control devices are to be constructed and implemented in accordance with the *Queensland Manual of Uniform Traffic Control Devices.*

Performance outcomes	Acceptable outcomes
PO19 Adequate street lighting is provided that avoids abrupt changes in lighting levels during both day and night operation.	**AO19** Street lightning is to be designed in accordance with Australian Standard *AS/NZS1158—Lighting for roads and public spaces*.

Table 9.3.5.2—Car parking generation rates and service vehicle requirements

Use	Car Parking Rate	Service Vehicle
animal husbandry	1 space per employee (full time equivalent); plus the provision of parking for the loading and unloading of goods including livestock within the site.	AV
animal keeping	3 spaces; plus 1 additional space per employee (full time equivalent).	MRV
bulk landscape supplies	1 space per 400m² of total use area.	AV
caretaker's accommodation	1 space.	LRV
cemetery	A minimum of 30 visitor spaces.	SRV
childcare centre	1 space per employee (full time equivalent); plus 1 space per 10 children to be accommodated.	HRV/MRV
club	1 space per 30m² of gross floor area.	MRV
community residence	1 space per resident support worker.	
community use	Sufficient spaces are provided to accommodate the amount vehicular traffic likely to be generated by the use.	MRV
correctional facility	Sufficient spaces are provided to accommodate the amount vehicular traffic likely to be generated by the use.	LR/Bus
crematorium	A minimum of 30 spaces.	SRV
dual occupancy	1 space per dwelling; plus 1 visitor space per dwelling (may be provided in tandem and of which 1 must be covered); plus 1 space per bathroom for every bathroom in excess of 3 bathrooms per dwelling.	
dwelling house	2 spaces.	B99
dwelling unit	1 space.	B99
educational establishment	1 space per employee full time equivalent. Where involving: • secondary school: 1 space per 15 students; • tertiary education: 1 space per 5 students; • special education: 1 space per 10 students; • primary and secondary school: 1 space per 15 students; • secondary education (year 12 only): 1 space per 10 students.	AV/Long Rigid Bus
food & drink outlet	Car parking is to be provided at a rate of 1 space per 60m² of gross floor area; plus queuing for 6 vehicles is to be provided for any drive through facility. Where the use is within a Centre zone category, on-street car parking is to be utilised or additional provided in the first instance. Car parking is to be provided within 50m of the entrance to the use.	MRV
funeral parlour	1 space per employee (with a minimum of 5 spaces); plus 1 spaces per person capable of being accommodated in any associated chapel.	SRV
garden centre	4 spaces; plus 1 space per 500m² of the use area excluding any area used for parking or manoeuvring.	HRV
hardware and trade supplies	2 spaces per 100m² of gross floor area.	AV
health care service	1 space per 30m² of gross floor area.	RCV/LRV RCV or HRV
home-based business	1 space in addition to parking provided for the dwelling.	To be determined at application stage

Use	Car Parking Rate	Service Vehicle
hotel	1 space per short-term accommodation unit; plus 1 space per 30m² of gross floor area excluding short-term accommodation areas; plus queuing for 6 vehicles associated with any drive-through bottle shop.	RCV
high impact industry	1 space per 3 employees; or 1 space per 100m² of gross floor area or part thereof, whichever is the greater.	AV/B Double
low impact industry	1 space per employee (full time equivalent); plus 1 space per 100m² of gross floor area.	AV/B Double
medium impact industry	1 space per employee (full time equivalent); plus 1 space per 100m² of gross floor area.	AV/B Double
multiple dwelling	1 space per dwelling; plus 0.5 visitor spaces per dwelling; plus 1 space per bathroom for every bathroom in excess of 3 bathrooms per dwelling.	MRV, HRV (if over 10 units)
office	1 space per 60m² of gross floor area. Where the use is within a Centre Zone category, on-street car parking is to be utilised or additional provided in the first instance. Car parking is to be provided within 50m of the entrance to the use.	Van
outdoor sport and recreation	Sufficient spaces are provided to accommodate the amount of vehicular traffic likely to be generated by the use.	HRV/Bus
park	Sufficient spaces are provided to accommodate the amount of vehicular traffic likely to be generated by the use.	MRV
place of worship	7 spaces per 100m² of gross floor area.	SRV
relocatable home park	1 space per relocatable home; plus 1 visitor space per 4 relocatable homes.	HRV
residential care facility	1 space per 10 bed; 0.25 spaces per bed for visitor parking; 0.5 spaces per employee.	MRV
sales office	2 spaces.	To be determined at application stage
service station	5 spaces per 100m² of total use area; sufficient queuing space is to be provided based upon the vehicular traffic likely to be generated by the use.	AV/B Double (depending on product type)
shop	1 space per 60m² of gross floor area; plus queuing for 6 vehicles associated with any drive-through shop. Where the use is within a Centre Zone category, on-street car parking is to be utilised or additional provided in the first instance. Car parking is to be provided within 50m of the entrance to the use.	
shopping centre	1 space per 40m² of gross floor area; plus 1 space per 100m² of internal storage and loading areas.	gross floor area 0-400m² - 1 SRV; gross floor area 401m² - 3,000m² - 1 Van, 1 SRV; gross floor area 3,001m² - 6,000m² - 3 Van, 1 SRV, 1 MRV; gross floor area 6,000m² - as determined by Council

Use	Car Parking Rate	Service Vehicle
short-term accommodation	1 space per unit; plus 1 space for a manager's flat; plus 0.25 spaces per accommodation unit for visitors and staff. Note—where developments include dual key units each unit is counted as 1 accommodation unit for the purpose of calculating car parking spaces.	HRV
showroom	1 space per 40m² of gross floor area.	HRV
theatre	1 space per 5 seats.	HRV
tourist park	1 spaces per site.	AV
utility installation	1 space per 100m² of gross floor area.	AV
veterinary service	1 space per 60m² gross floor area.	SRV
warehouse	1 space per 100m² of gross floor area.	AV
workforce accommodation	1 space per accommodation unit.	HRV
any other use	Car parking is provided at a rate sufficient to accommodate the expected demand for the use.	Service vehicle parking is provided at a rate sufficient to accommodate the expected demand for the use.

(1) 'No specific rate' – means the required number of parking spaces (or facilities for service vehicles) will be based on the circumstances of the specific proposal and assessed against the Performance Criteria and information provided with the application.
(2) SRV - means Small Rigid Vehicle (for vehicle dimensions and manoeuvring requirements see Australian Standard AS2890.2 – Parking Facilities – Off-street Commercial Vehicle Facilities).
(3) HRV – means Heavy Rigid Vehicle (for vehicle dimensions and manoeuvring requirements see Australian Standard AS2890.2 – Parking Facilities – Off-street Commercial Vehicle Facilities).
(4) AV - means Articulated Vehicle (for vehicle dimensions and manoeuvring requirements see Australian Standard AS2890.2 – Parking Facilities – Off-street Commercial Vehicle Facilities).

Table 9.3.5.3—Road hierarchy levels and objectives

Arterial Roads				**Collector Streets**					**Local Streets**			
• through traffic movements between towns; • longer distance strategic traffic movements; • primary connection between town and employment, economic; • education or entertainment centres; • line haul public transport task; • primary freight and dangerous goods routes; • where possible limit direct access to properties, from lower order roads; • regional cycle movements.				• carry traffic having a trip end within the specific area; direct access to properties; • collecting and distributing traffic from local areas to the wider network; • access to public transport; local cycle movements.					• direct access to properties; • provide exclusively for one activity of function; • pedestrian movements; • local cycle movements.			
Highways	**Main Roads**	**Urban Arterial**	**Rural Arterial**	**Major Urban Collector**	**Urban Collector**	**Rural Collector**	**Urban Feeder**	**Rural Feeder**	**Urban Access**	**Rural Access**	**Service Roads**	**Unformed**
Include National highways and other state highway High speed, high volume routes	State Strategic roads generally of this class.	Generally State Strategic. Regional roads or major local government roads	Mainly Regional roads and major local government roads.	Mainly Regional roads, Significant Local Government road links in urban areas. Conveys through traffic.	Local Government collector and trunk collectors. These are roads and street that provide a link between residential access roads to a higher class of road within township areas.	Mainly district roads and local government collector roads local traffic.	These roads provide the access to commercial or industrial properties to allow for the carrying out day to day activities, business or occupations.	All weather road pre-dominantly two-laned and mainly sealed.	These roads provide the access to commercial or industrial properties to allow for the carrying out day to day activities, business or occupations.	All weather two leaned road formed and graveled or single lane sealed road with gravel shoulders.	These roads are roads within show-grounds, sporting facilities, community facilities, rubbish dumps, council offices, aerodromes, depots, treatment plants.	A single lane two-way dry weather, unformed track/road, made from local materials

Part 10 Other Plans

Development within certain areas of the region is governed by plans and legislation which overrides or otherwise affects the operation of the Western Downs Planning Scheme.

The following sections provide an overview of the areas affected and the effect of the other plans on the planning and development of those areas.

For further detail on the specific effects, reference should be made to those plans and their governing legislation.

10.1 State Development Area – State Development and Public Works Organisation Act 1971

The Western Downs Region includes one area declared by the state government as a State Development Area (SDA). SDAs are clearly defined areas of land established by the Coordinator-General to promote economic development in Queensland.

SDAs are created under section 77 of the State Development and Public Works Organisation Act 1971.

SDAs are listed in the State Development and Public Works Organisation (State Development Areas) Regulation, which identifies the regulatory maps for each SDA.

Each SDA is subject to the development scheme that controls land use and infrastructure planning and development in the SDA. The Coordinator-General is responsible for the planning, establishment and ongoing management of the SDAs throughout Queensland.

In an SDA, the Coordinator-General:

(a) controls land use activities;
(b) implements the development scheme;
(c) assessed and approves, depending on the land use plan, all development or all material change of use applications.

Any material change of use within an SDA requires a development approval.

10.1.1 Surat Basin Infrastructure Corridor State Development Area

The Surat Basin infrastructure corridor SDA provides land for railway infrastructure and the opportunity to co-locate other strategic and critical infrastructure for the Surat Basin.

Further details regarding development within this SDA can be found in the Surat Basin Infrastructure Corridor SDA Development Scheme and the Surat Basin Infrastructure Corridor SDA Regulation Map.

Schedule 1 Definitions

SC1.1 Use definitions

(1) Use definitions have a particular meaning for the purpose of the planning scheme.

(2) Any use not listed in table SC1.1.2 column 1 is an undefined use.

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

(3) A use listed in table SC1.1.2 column 1 has the meaning set out beside that term in column 2.

(4) The use definitions listed here are the definitions used in this planning scheme.

(5) Column 3 of table SC1.1.2 identifies examples of the types of activities that are consistent with the use identified in column 1.

(6) Column 4 of table SC1.1.2 identifies examples of activities that are not consistent with the use identified in column 1.

(7) Columns 3 and 4 of table SC1.1.2 are not exhaustive lists.

(8) Uses listed in table SC1.1.2 columns 3 and 4 that are not listed in column 1, do not form part of the definition.

Table SC1.1.1—Index of use definitions

• Adult store • Agricultural supplies store • Air service • Animal husbandry • Animal keeping • Aquaculture • Bar • Battery storage facility • Brothel • Bulk landscape supplies • Caretaker's accommodation • Car wash • Cemetery • Childcare centre • Club • Community care centre • Community residence • Community use • Crematorium • Cropping • Detention facility • Dual occupancy • Dwelling house • Dwelling unit • Educational establishment • Emergency services • Environment facility • Extractive industry • Food and drink outlet • Function facility • Funeral parlour • Garden centre	• Hardware and trade supplies • Health care service • High impact industry • Home-based business • Hospital • Hotel • Indoor sport and recreation • Intensive animal industry • Intensive horticulture • Landing • Low impact industry • Major electricity infrastructure • Major sport, recreation and entertainment facility • Marine industry • Market • Medium impact industry • Motor sport facility • Multiple dwelling • Nature-based tourism • Nightclub entertainment facility • Office • Outdoor sales • Outdoor sport and recreation • Outstation • Park • Parking station • Party house • Permanent plantation • Place of worship • Port services	• Relocatable home park • Renewable energy facility • Research and technology industry • Residential care facility • Resort complex • Retirement facility • Roadside stall • Rooming accommodation • Rural industry • Rural workers' accommodation • Sales office • Service industry • Service station • Shop • Shopping centre • Short-term accommodation • Showroom • Special industry • Substation • Telecommunications facility • Theatre • Tourist attraction • Tourist park • Transport depot • Utility installation • Veterinary service • Warehouse • Wholesale nursery • Winery • Workforce accommodation

Table SC1.1.2—Use definitions

Column 1 Use	**Column 2** Definition	**Column 3** Examples include	**Column 4** Does not include the following examples
Adult store	Use of premises for the primary purpose of displaying or selling: (a) sexually explicit materials; or (b) products and devices that are associated with, or used in, a sexual practice or activity.	Sex shop	Shop, newsagent, registered pharmacist or video hire, where the primary use of these are concerned with: • the sale, display or hire of printed or recorded matter (not of a sexually explicit nature); or • the sale or display of underwear or lingerie; or • the sale or display of an article or thing primarily concerned with or used in association with a medically recognised purpos.
Agricultural supplies store	Use of premises for the sale of agricultural supplies and products.	Agricultural chemicals and fertilisers, animal feed and irrigation materials, bulk veterinary supplies, farm clothing, saddlery, seeds	Bulk landscape supplies, garden centre, outdoor sales wholesale nurser.
Air service	Use of premises for: (a) the arrival or departure of aircraft; or (b) housing, servicing, refueling, maintaining or repairing aircraft; or (c) the assembly and dispersal of passengers or goods on or from an aircraft; or (d) training and education facilities relating to aviation; or (e) aviation facilities; or (f) an activity that: (i) is ancillary to an activity or facility stated in paragraphs (a) to (e); and (ii) directly services the needs of aircraft passengers.	Airport, airstrip, helipad, public or private airfield	
Animal husbandry	Use of premises for: (a) producing animals or animal products on native or improved	Cattle studs, grazing of livestock, non-feedlot dairying	Animal keeping, intensive animal industry, aquaculture, feedlots, piggeries

Column 1 Use	**Column 2** Definition	**Column 3** Examples include	**Column 4** Does not include the following examples
	pastures or vegetation; or (b) a yard, stable, temporary holding facility or machinery repairs and servicing, if the use is ancillary to the use in paragraph (a).		
Animal keeping	Use of premises for: (a) boarding, breeding or training animals; or (b) a holding facility or machinery repairs and servicing, if the use is ancillary to the use in paragraph (a).	Aviaries, catteries, kennels, stables, wildlife refuge	Aquaculture, cattle studs, domestic pets, feedlots, grazing of livestock, non-feedlot dairying, piggeries, poultry meat and egg production, animal husbandry
Aquaculture	Use of premises for cultivation of live fisheries resources for sale other than in circumstances prescribed under a regulation. Editor's note—fisheries resources can include animals or plants. Note—definition for 'aquaculture' is from Schedule 1 of the *Fisheries Act 1994*.	Pond farms, tank systems, hatcheries, raceway system, rack and line systems, sea cages	Intensive animal industry
Bar	Use of premises, with seating for 60 or less people, for: (a) selling liquor for consumption on the premises; or (b) an entertainment activity, or preparing and selling food and drink for consumption on the premises, if the use is ancillary to the use in paragraph (a).		Club, hotel, nightclub entertainment facility, tavern
Battery storage facility	Means the use of premises for the operation of 1 or more battery storage devices.		
Brothel	Premises made available for prostitution by two or more prostitutes at the premises. Note—definition for 'brothel' is from Schedule 4 of the *Prostitution Act 1999*.		Adult store, club, nightclub, entertainment facility, shop

Column 1 Use	**Column 2** Definition	**Column 3** Examples include	**Column 4** Does not include the following examples
Bulk landscape supplies	Use of premises for the bulk storage and sale of mainly non-packaged landscaping and gardening supplies, including, for example, soil, gravel, potting mix or mulch.		Garden centre, outdoor sales, wholesale nursery
Caretaker's accommodation	Use of premises for a dwelling for a caretaker of a non-residential use on the same premises.		Dwelling house, dwelling unit
Car wash	Use of premises for the commercial cleaning of motor vehicles.		Service station
Cemetery	Use of premises for interment of bodies or ashes after death.	Burial ground, crypt, columbarium, lawn cemetery, pet cemetery, mausoleum	Crematorium, funeral parlour
Childcare centre	Use of premises for the care, education and minding, but not residence, of children.	Crèche, early childhood centre, kindergarten, outside hours school care	Educational establishment, home-based childcare, family day care
Club	Use of premise for: (a) an association established for social, literary, political, sporting, athletic or other similar purposes; or (b) preparing and selling food and drink, if the use is ancillary to the use in paragraph (a).	Club house, guide and scout clubs, surf lifesaving club, RSL, bowls club	Hotel, nightclub, entertainment facility, place of worship, theatre
Community care centre	Use of premises for: (a) providing social support to members of the public; or (b) providing medical care to members of the public, if the use is ancillary to the use in subparagraph (a); but does not include the use of premises for providing accommodation to members of the public.	Disability support services, drop-in centre, respite centre, integrated indigenous support centre	Childcare centre, family day care, home-based childcare, health care service, residential care facility
Community residence	Use of premises for residential accommodation for: (a) no more than: (i) 6 children, if the accommodation is provided as part of a program or service under	Hospice	Dwelling house, dwelling unit, residential care facility, rooming accommodation, short-term accommodation

Column 1 Use	**Column 2** Definition	**Column 3** Examples include	**Column 4** Does not include the following examples
	the *Youth Justice Act 1992*; or (ii) 6 persons who require assistance or support with daily living needs; and (iii) no more than 1 support worker; and (b) includes a building or structure that is reasonably associated with the use in paragraph (a).		
Community use	Use of premises for: (a) providing artistic, social or cultural facilities or community services to the public; or (b) preparing and selling of food and drink, if the use is ancillary to the use in paragraph (a).	Art gallery, community centre, community hall, library, museum	Cinema, club, hotel, nightclub, entertainment facility, place of worship
Crematorium	Use of premises for the cremation or aquamation of bodies.		Cemetery
Cropping	Use of premises for: (a) growing and harvesting plants, or plant material, that are cultivated in soil, for commercial purposes; or (b) harvesting, storing or packing plants or plant material grown on the premises, if the use is ancillary to the use in paragraph (a); or (c) repairing and servicing machinery used on the premises, if the use is ancillary to the use in paragraph (a).	Fruit, nut, vegetable and grain production, forestry for wood production, fodder and pasture production, plant fibre production, sugar cane growing, vineyard	Permanent plantations, intensive horticulture, rural industry
Detention facility	Use of premises for the lawful detention of persons.	Prison, detention centre, correctional facility	
Dual occupancy	A residential use of premises involving: (a) 2 dwellings (whether attached or detached) on a	Duplex, two dwellings on a single lot (whether or not attached), two dwellings within one single community title	Dwelling house, multiple dwelling

Column 1 Use	**Column 2** Definition	**Column 3** Examples include	**Column 4** Does not include the following examples
	single lot or 2 dwellings (whether attached or detached) on separate lots that share a common property; and (b) any domestic outbuilding associated with the dwellings; but does not include a residential use of premises that involves a secondary dwelling.	scheme under the *Body Corporate and Community Management Act 1997*, two dwellings within the one body corporate to which the *Building Units and Group Title Act 1980* continues to apply	
Dwelling house	A residential use of premises involving: (a) 1 dwelling and any domestic outbuildings associated with the dwelling; or (b) 2 dwellings, 1 of which is a secondary dwelling, and any domestic outbuildings associated with either dwelling.		Caretaker's accommodation, dual occupancy, rooming accommodation, short-term accommodation, student accommodation, multiple dwelling
Dwelling unit	Use of premises containing a non-residential use for a single dwelling, other than a dwelling for a caretaker of the non-residential use.	"Shop-top" apartment	Caretaker's accommodation, dwelling house
Educational establishment	Use of premises for: (a) training and instruction to impart knowledge and develop skills; or (b) student accommodation, before or after school care, or vacation care, if the use is ancillary to the use in paragraph (a).	Pre-preparatory, preparatory and primary school, secondary school, special education facility, university, technical institute, outdoor education centres	Childcare centre, home-based childcare, family day care
Emergency services	Use of premises by a government entity or community organisation to provide: (a) essential emergency services; or (b) disaster management services; or	State emergency service facility, ambulance station, rural fire brigade, auxiliary fire and rescue station, urban fire and rescue station, police station, emergency management support facility, evacuation centres	Community use, hospital, residential care facility

Column 1 Use	**Column 2** Definition	**Column 3** Examples include	**Column 4** Does not include the following examples
	(c) management support facilities for the services.		
Environment facility	Use of premises: (a) for a facility for the appreciation, conservation or interpretation of an area of cultural, environmental or heritage value; but (b) does not include the use of premises to provide accommodation for tourists and travellers.	Nature-based attractions, walking tracks, seating, shelters, boardwalks, observation decks, bird hides	
Extractive industry	Use of premises for: (a) extracting or processing extractive resources; and (b) any related activities, including, for example, transporting the resources to market.	Quarry	
Food and drink outlet	Use of premises for: (a) preparing and selling food and drink for consumption on or off the premises; or (b) providing liquor for consumption on or off the premises, if the use is ancillary to the use in paragraph (a).	Bistro, café, coffee shop, drive-through facility, kiosk, milk bar, restaurant, snack bar, take-away, tearoom	Bar, club, hotel, shop, theatre, nightclub entertainment facility
Function facility	Use of premises for: (a) receptions or functions; or (b) preparing and providing food and liquor for consumption on or off the premises as part of a reception or function.	Conference centre, reception centre	Community use, hotel
Funeral parlour	Use of premises for: (a) arranging and conducting funerals, memorials and other similar events; or (b) a mortuary; or (c) storing and preparing bodies for burial or cremation;		Cemetery, crematorium, place of worship

Column 1 Use	**Column 2** Definition	**Column 3** Examples include	**Column 4** Does not include the following examples
	but does not include the use of premises for burial or cremation of bodies.		
Garden centre	Use of premises for: (a) selling plants; or (b) selling gardening and landscape products and supplies that are mainly in pre-packaged form; or (c) a food and drink outlet that is ancillary to the use in paragraph (a).	Retail plant nursery	Bulk landscape supplies, wholesale nursery, outdoor sales
Hardware and trade supplies	Use of premises for selling, displaying or hiring hardware and trade supplies including, for example, house fixtures, timber, tools, paint, wallpaper or plumbing supplies.		Shop, showroom, outdoor sales and warehouse
Health care service	Use of premises for medical purposes, paramedical purposes, alternative health therapies or general health care, if overnight accommodation is not provided on the premises.	Dental clinics, medical centres, natural medicine practices, nursing services, physiotherapy clinic	Community care centre, hospital
High impact industry	Use of premises for an industrial activity: (a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and (b) that a local planning instrument applying to the premises states is a high impact industry; and (c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the	Abattoirs, concrete batching plant, boiler making and engineering and metal foundry Note—additional included uses are set out in SC1.1.2 industry thresholds.	Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers, service industry, low impact industry, medium impact industry, special industry

Column 1 Use	**Column 2** Definition	**Column 3** Examples include	**Column 4** Does not include the following examples
	number of products manufactured or the level of emissions produced by the activity. Note—SC1.1.2 provides thresholds for industrial uses.		
Home-based business	Use of a dwelling or domestic outbuilding on premises for a business activity that is subordinate to the residential use of the premises.	Bed and breakfast, home office, home-based childcare	Hobby, office, shop, warehouse, transport depot
Hospital	Use of premises for: (a) the medical or surgical care or treatment of patients, whether or not the care or treatment requires overnight accommodation; or (b) providing accommodation for patients; or (c) providing accommodation for employees, or any other use, if the use is ancillary to the use in paragraph (a) or (b).		Health care service, residential care facility
Hotel	Use of premises for: (a) selling liquor for consumption on the premises; or (b) a dining or entertainment activity, or providing accommodation to tourists or travellers, if the use is ancillary to the use in subparagraph (a); but does not include a bar.	Pub, tavern	Nightclub, entertainment facility
Indoor sport and recreation	Use of premises for a leisure, sport or recreation activity conducted wholly or mainly indoors.	Amusement parlour, bowling alley, gymnasium, squash courts, enclosed tennis courts	Cinema, hotel, nightclub, entertainment facility theatre
Intensive animal industry	Use of premises for: (a) the intensive production of animals or animal products, in an enclosure, that	Feedlots, piggeries, poultry and egg production	Animal husbandry, aquaculture, drought feeding, milking sheds, shearing sheds, weaning pens

Column 1 Use	**Column 2** Definition	**Column 3** Examples include	**Column 4** Does not include the following examples
	requires food and water to be provided mechanically or by hand; or (b) storing and packing feed and produce, if the use is ancillary to the use in subparagraph (a); but does not include the cultivation of aquatic animals.		
Intensive horticulture	Use of premises for: (a) the intensive production of plants or plant material carried out indoors on imported media; or (b) the intensive production of plants or plant material carried out outside using artificial lights or containers; or (c) storing and packing plants or plant material grown on the premises, if the use is ancillary to the use in subparagraph (a) or (b); but does not include the cultivation of aquatic plants.	Greenhouse orshade house plant production, hydroponic farm, mushroom farm	Wholesale nursery
Landing	Use of premises for a structure: (a) for mooring, launching, storing and retrieving vessels; and (b) from which passengers embark and disembark.	Boat ramp, jetty, pontoon	Marina
Low impact industry	Premises used for an industrial activity: (a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and (b) that a local planning instrument applying	Repairing motor vehicles, fitting and turning workshop Note—additional included uses are set out in SC1.1.2 industry thresholds.	Panel beating, spray painting or surface coating, tyre recycling, drum re-conditioning, wooden and laminated product manufacturing, service industry, medium impact industry, high impact industry, special industry

Column 1 Use	**Column 2** Definition	**Column 3** Examples include	**Column 4** Does not include the following examples
	to the premises states is a low impact industry; and (c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity. Note—SC1.1.2 provides thresholds for industrial uses.		
Major electricity infrastructure	The use of premises for: (a) a transmission grid or supply network; or (b) a telecommunication facility, if the use is ancillary to the use in subparagraph (a); but does not include the use of premises for a supply network or private electricity works stated in schedule 6, section 26(5) of the *Planning Regulation 2017*, unless the use involves: (a) a new zone substation or bulk supply substation; or (b) the augmentation of a zone substation or bulk supply substation that significantly increases the input or output standard voltage. The use may include ancillary telecommunication facilities.	Powerlines greater than 66kV	Minor electricity infrastructure, substation
Major sport, recreation and entertainment facility	Use of premises for large-scale events, including, for example, major sporting, recreation, conference or entertainment events.	Convention and exhibition centres, entertainment centres, sports stadiums, horse racing	Indoor sport and recreation, local sporting field, motor sport, park, outdoor sport and recreation
Marine industry	Use of waterfront premises for:	Boat building, boat storage, dry dock	Marina

Column 1 Use	**Column 2** Definition	**Column 3** Examples include	**Column 4** Does not include the following examples
	(a) manufacturing, storing, repairing or servicing vessels or maritime infrastructure; or (b) providing fuel or disposing of waste, if the use is ancillary to the use in paragraph (a).		
Market	Use of premises on a regular basis for: (a) selling goods to the public mainly from temporary structures, including, for example, stalls, booths or trestle tables; or. (b) providing entertainment, if the use is ancillary to the use in paragraph (a).	Flea market, farmers market, car boot sales	Shop, roadside stall
Medium impact industry	Premises used for an industrial activity: (a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and (b) that a local planning instrument applying to the premises states is a medium impact industry; and (c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity. Note—SC1.1.2 provides thresholds for industrial uses.	Spray painting and surface coating, wooden and laminated product manufacturing (including cabinet making, joining timber truss making or wood working) Note—additional included uses are set out in SC1.1.2 industry thresholds.	Concrete batching, tyre manufacturing and retreading, metal recovery (involving a fragmentiser), textile manufacture, chemically treating timber and plastic product manufacture, service industry, low impact industry, high impact industry, special industry
Motor sport facility	Use of premises for:	Go-karting, lawn mower race tracks, trail bike parks, 4WD and all	Major sport, recreation and entertainment

Column 1 Use	**Column 2** Definition	**Column 3** Examples include	**Column 4** Does not include the following examples
	(a) organised or recreational motor sports; or (b) facilities for spectators, including, for example, stands, amenities and food and drink outlets, if the use is ancillary to the use in paragraph (a).	terrain parks, motocross tracks, off-road motorcycle facility, motorcycle or car race tracks	facility, outdoor sport and recreation
Multiple dwelling	A residential use of premises involving 3 or more dwellings, whether attached or detached.	Apartments, flats, units, townhouses, row housing, triplex	Rooming accommodation, dual occupancy, duplex, granny flat, residential care facility, retirement facility
Nature-based tourism	Use of premises for a tourism activity, including accommodation for tourists, for the appreciation, conservation or interpretation of: (a) an area of environmental, cultural or heritage value; or (b) a local ecosystem; or (c) the natural environment.	Environmentally responsible accommodation facilities including lodges, cabins, huts and tented camps	Environment facility
Nightclub entertainment facility	Use of premises for: (a) providing entertainment that is cabaret, dancing or music; or (b) selling liquor, and preparing and selling food, for consumption on the premises, if the use is ancillary to the use in paragraph (a).		Club, hotel, tavern, pub, indoor sport and recreation, theatre, concert hall
Office	Use of premises for: (a) providing an administrative, financial, management or secretarial service or function; or (b) the practice of a profession; or (c) providing business or professional advice or services;	Bank, real estate agency, administration building	Home-based business, home office, shop, outdoor sales

Column 1 Use	**Column 2** Definition	**Column 3** Examples include	**Column 4** Does not include the following examples
	but does not include the use of premises for making, selling or hiring goods.		
Outdoor sales	Use of premises for: (a) displaying, selling, hiring or leasing vehicles, boats, caravans, machinery, equipment or other similar products, if the use is mainly conducted outdoors; or (b) repairing, servicing, selling or fitting accessories for the products stated in paragraph (a), if the use is ancillary to the use in paragraph (a).	Agricultural machinery sales yard, motor vehicles sales yard	Bulk landscape supplies, market
Outdoor sport and recreation	Use of premises for: (a) a recreation or sporting activity that is carried on outdoors and requires areas of open space; or (b) providing and selling food and drink, change rooms or storage facilities, if the use is ancillary to the use in paragraph (a).	Driving range, golf course, swimming pool, tennis courts, football ground, cricket oval	Major sport, recreation and entertainment facility, motor sport, park, community use
Outstation	Use of premises for: (a) cultural or recreation activities by Aboriginal people or Torres Strait Islanders; or (b) facilities for short-term or long- term camping activities, if the use is ancillary to the use in paragraph (a).	Indigenous camp site	Dwelling house, hostel, multiple dwelling, relocatable home park, short-term accommodation, tourist park
Park	Use of premises, accessible to the public free of charge, for sport, recreation and leisure activities and facilities.	Urban common	Tourist attraction, outdoor sport and recreation
Parking station	Use of premises for parking vehicles, other than parking that is ancillary to another use.	Car park, 'park and ride', bicycle parking	
Party house	Use of premises containing a dwelling		

Column 1 Use	**Column 2** Definition	**Column 3** Examples include	**Column 4** Does not include the following examples
	that is used to provide, for a fee, accommodation or facilities for guests if: (a) guests regularly use all or part of the premises for parties (bucks parties, hens parties, raves, or wedding receptions, for example); and (b) the accommodation or facilities are provided for a period of less than 10 days; and (c) the owner of the premises does not occupy the premises during that period.		
Permanent plantation	Use of premises for growing, but not harvesting, plants for carbon sequestration, biodiversity, natural resource management or another similar purpose.	Permanent plantations for carbon sequestration, biodiversity or natural resource management	Forestry for wood production, biofuel production
Place of worship	Use of premises for: (a) organised worship and other religious activities; or (b) social, education or charitable activities, if the use is ancillary to the use in paragraph (a).	Church, chapel, mosque, synagogue, temple	Community use, childcare centre, funeral parlour, crematorium
Port service	Use of premises for: (a) the arrival and departure of vessels; or (b) the movement of passengers or goods on or off vessels; or (c) storing, servicing, maintaining or repairing vessels; or (d) ancillary uses that directly service the needs of passengers of the vessels.	Marina, ferry terminal	Landing
Relocatable home park	Use of premises for: (a) relocatable dwellings for long-term residential accommodation; or (b) amenity facilties, food and drink outlets, a manager's		Tourist park

Column 1 Use	**Column 2** Definition	**Column 3** Examples include	**Column 4** Does not include the following examples
	residence, or recreation facilities for the exclusive use of residents, if the use is ancillary to the use in paragraph (a).		
Renewable energy facility	Use of premises for the generation of electricity or energy from a renewable energy source (including, for example, sources of bio-energy, geothermal energy, hydropower, ocean energy, solar energy or wind energy), but does not include the use of premises to generate electricity or energy that is to be used mainly on the premises.	Solar farm, wind farm, tidal power facility, hydro power facility	Wind turbine or solar panels supplying energy to domestic or rural activities on the same site
Research and technology industry	Use of premises for an innovative or emerging industry that involves designing and researching, assembling, manufacturing, maintaining, storing or testing machinery or equipment.	Aeronautical engineering, biotechnology industry, computer component manufacturing, medical laboratory, computer server facility	
Residential care facility	Use of premises for supervised accommodation, and medical and other support services, for persons who: (a) can not live independently; and (b) require regular nursing or personal care.	Convalescent home, nursing home	Community residence, dwelling house, dual occupancy, hospital, multiple dwelling, retirement facility
Resort complex	Use of premises for: (a) tourist and visitor accommodation that includes integrated leisure facilities; or (b) staff accommodation that is ancillary to the use in paragraph (a); or (c) transport facilities for the premises, including, for example, a ferry terminal or air service.	Island resort	
Retirement facility	A residential use of premises for:	Retirement village	Residential care facility

Column 1 Use	**Column 2** Definition	**Column 3** Examples include	**Column 4** Does not include the following examples
	(a) accommodation for older members of the community, or retired persons, in independent living units or serviced units; or (b) amenity and community facilities, a manager's residence, health care and support services, preparing food and drink or staff accommodation, if the use is ancillary to the use in paragraph (a).		
Roadside stall	Use of premises for the roadside display and sale of goods in a rural area.	Produce stall	Market
Rooming accommodation	Use of premises for: (a) residential accommodation, if each resident – (i) has a right to occupy 1 or more rooms on the premises; and (ii) does not have a right to occupy the whole of the premises; and (iii) does not occupy a self- contained unit, as defined under the *Residential Tenancies and Rooming Accommodation Act 2008*, schedule 2, or has only limited facilities available for private use; and (iv) shares other rooms, facilities, furniture or equipment outside of the resident's room with 1 or more other residents, whether or not	Boarding house, hostel, monastery, off-site student accommodation	Hospice, community residence, dwelling house, short-term accommodation, multiple dwelling

Column 1 Use	**Column 2** Definition	**Column 3** Examples include	**Column 4** Does not include the following examples
	the rooms, facilities, furniture or equipment are on the same or different premises; or (b) a manager's residence, an office or providing food or other services to residents, if the use is ancillary to the use in paragraph (a).		
Rural industry	Use of premises for: (a) storing, processing or packaging products from a rural use carried out on the premises or adjoining premises; or (b) selling products from a rural use carried out on the premises or adjoining properties, if the use is ancillary to the use in paragraph (a).	Packing shed	Intensive animal industry, intensive horticulture, roadside stall, wholesale nursery, winery, abattoir, agricultural supply store
Rural workers' accommodation	Use of premises for accommodation, whether or not self-contained, for employees of a rural use, if the premises, and the premises where the rural use is carried out, are owned by the same person.	Farm workers' accommodation	Short-term accommodation, caretaker's accommodation, dual occupancy, dwelling house, nature or rural based tourist accommodation, workforce accommodation, multiple dwelling
Sales office	Use of premises for the temporary display of land parcels or buildings that: (a) are for sale or proposed to be sold; or (b) can be won as a prize in a competition.	Display dwelling	Bank, office
Service industry	Use of premises for an industrial activity that: (a) does not result in off-site air, noise or odour emissions; and (b) is suitable for location with other non-industrial uses.	Audio visual equipment repair, bicycle repairs, clock and watch repairs, computer repairs, dry cleaning, film processing, hand engraving, jewellery making, laundromat, locksmith, picture	Small engine mechanical repair workshop, cabinet making, shop fitting, sign writing, tyre depot, low impact industry, medium impact high impact industry, special industry

Column 1 Use	**Column 2** Definition	**Column 3** Examples include	**Column 4** Does not include the following examples
		framing, shoe repairs, tailor	
Service station	Use of premises for: (a) selling fuel, including, for example, petrol, liquid petroleum gas, automotive distillate or alternative fuels; or. (b) a food and drink outlet, shop, trailer hire, or maintaining, repairing, servicing or washing vehicles, if the use is ancillary to the use in paragraph (a).		Car wash
Shop	Use of premises for: (a) displaying, selling or hiring goods; or (b) providing personal services or betting to the public.	Hairdresser, liquor store, department store, discount department store, discount variety store, betting agency, supermarket, corner store	Adult shop, food and drink outlet, showroom, market
Shopping centre	Use of premises for an integrated shopping complex consisting mainly of shops.		
Short-term accommodation	Use of premises for: (a) providing accommodation of less than 3 consecutive months to tourists or travellers; or (b) a manager's residence, office, or recreation facilities for the exclusive use of guests, if the use is ancillary to the use in subparagraph (a); but does not include a hotel, nature-based tourism, resort complex or tourist park.	Motel, backpacker's accommodation, cabins, serviced apartments, farm stay.	Hostel, hotel, nature-based tourism, resort complex, rooming accommodation, tourist park
Showroom	Use of premises for the sale of goods that are of: (a) a related product line; and (b) a size, shape or weight that requires: (i) a large area for handling, display or storage; and (ii) direct vehicle access to the	Bulky goods sales, motor vehicles sales showroom, bulk stationery supplies	Food and drink outlet, shop, outdoor sales

Column 1 Use	**Column 2** Definition	**Column 3** Examples include	**Column 4** Does not include the following examples
	building that contains the goods, by members of the public, to enable the loading and unloading of the goods.		
Special industry	Use of premises for an industrial activity: (a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and (b) that a local planning instrument applying to the premises states is a special industry; and (c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity. Note—SC1.1.2 provides thresholds for industrial uses.	Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers Note—Additional included uses are set out in SC1.1.2 industry thresholds.	Low impact industry, medium impact industry, high impact industry, service industry
Substation	Use of premises: (a) as part of a transmission grid or supply network to: (i) convert or transform (ii) electrical energy from one voltage to another; or (iii) regulate voltage in an electrical circuit; or (iv) control electrical circuits; or (v) switch electrical current between circuits; or	Substations, switching yards	Major electricity infrastructure, minor electricity infrastructure

Column 1 Use	**Column 2** Definition	**Column 3** Examples include	**Column 4** Does not include the following examples
	(b) for a telecommunications facility for: (i) works as defined under the *Electricity Act 1994*, section 12(1); or (ii) workforce operational and safety communications.		
Telecommunications facility	Use of premises for a facility that is capable of carrying communications and signals by guided or unguided electromagnetic energy.	Telecommunication tower, broadcasting station, television station	Aviation facility, 'low-impact telecommunications facility' as defined under the *Telecommunications Act 1997*
Theatre	Use of premises for: (a) presenting movies, live entertainment or music to the public; or (b) the production of film or music; or (c) the following activities or facilities, if the use is ancillary to the use in paragraph (a) or (b): (i) preparing and selling food and drink for consumption on the premises; (ii) facilities for editing and post-production; (iii) facilities for wardrobe, laundry and make-up; (iv) set construction workshops; (v) sound stages.	Cinema, movie house, concert hall, film studio, music recording studio	Community hall, hotel, indoor sport and recreation facility, temporary film studio
Tourist attraction	Use of premises for: (a) providing entertainment to, or a recreation facility for, the general public; or (b) preparing and selling food and drink for consumption on the premises, if the use is ancillary to the use in paragraph (a).	Theme park, zoo	Hotel, major sport, recreation and entertainment facility, nightclub, entertainment facility

Column 1 Use	**Column 2** Definition	**Column 3** Examples include	**Column 4** Does not include the following examples
Tourist park	Use of premises for: (a) holiday accommodation in caravans, self-contained cabins, tents or other similar structures; or (b) amenity facilities, a food and drink outlet, a manager's residence, offices, recreation facilities for the use of occupants and their visitors, or staff accommodation, if the use is ancillary to the use in paragraph (a).	Camping ground, caravan park, holiday cabins	Relocatable home park, tourist attraction, short-term accommodation, workforce accommodation
Transport depot	Use of premises for: (a) storing vehicles, or machinery, that are used for a commercial or public purpose; or (b) cleaning, repairing or servicing vehicles or machinery, if the use is ancillary to the use in paragraph (a).	Contractor's depot, bus depot, truck yard, heavy machinery yard	Home-based business, warehouse, low impact industry, service industry
Utility installation	Use of premises for: (a) a service for supplying or treating water, hydraulic power or gas; or (b) a sewerage, drainage or stormwater service; or (c) a transport service; or (d) a waste management service; or (e) a maintenance depot, storage depot, or other facility for a service stated in paragraphs (a) to (d).	Sewerage treatment plant, mail depot, pumping station, water treatment plant	Telecommunications tower, major electricity infrastructure, minor electricity infrastructure, substation, renewable energy facility, transport depot
Veterinary service	Use of premises for: (a) the medical or surgical treatment of animals; or (b) the short-term stay of animals, if the use is ancillary to the use in paragraph (a).		Animal keeping

Column 1 Use	**Column 2** Definition	**Column 3** Examples include	**Column 4** Does not include the following examples
Warehouse	Use of premises for: (a) storing or distributing goods, whether or not carried out in a building; or (b) the wholesale of goods, if the use is ancillary to the use in paragraph (a).	Self-storage sheds	Hardware and trade supplies, outdoor sales, showroom, shop
Wholesale nursery	Use of premises for: (a) the wholesale of plants grown on or next to the premises; or (b) selling gardening materials, if the use is ancillary to the use in paragraph (a).		Bulk landscape supplies, garden centre
Winery	Use of premises for: (a) making wine; or (b) selling wine that is made on the premises.		Rural industry
Workforce accommodation	Use of premises for: (a) means the use of premises for: (i) accommodation that is provided for persons who perform work as part of: (A) a resource extraction project; or (B) a project identified in a planning scheme as a major industry or infrastructure project; or (C) a rural use; or (ii) recreation and entertainment facilities for persons residing at the premises and their visitors, if the use is ancillary to the use in subparagraphs (i); but (b) does not include rural workers' accommodation.	Contractor's camp, construction camp, single person's quarters, temporary workers' accommodation	Relocatable home park, rural workers' accommodation, short-term accommodation, tourist park

SC1.1.1 Defined activity groups

(1) Defined use terms listed in Table SC1.1.1.2 are able to be clustered into activity groups.

(2) An activity group listed in column 1 clusters the defined use terms listed in column 2.

(3) An activity group is able to be referenced in Part 5.

(4) The activity groups listed here are the defined activity groups for the purpose of the planning scheme.

Table SC1.1.1.1—Index of defined activity groups

Accommodation activities	Community activities	Recreational activities
Business activities	Entertainment activities	Rural activities
Centre activities	Industry activities	Waterfront activities

Table SC1.1.1.2—Defined activity groups

Column 1 **Activity group**	**Column 2** **Use Terms**
Accommodation activities	Caretaker's accommodation Dual occupancy Dwelling house Dwelling unit Home-based business Multiple dwelling Nature-based tourism Outstation Relocatable home park Residential care facility Resort complex Retirement facility Rooming accommodation Rural workers' accommodation Short-term accommodation Tourist park Workforce accommodation
Business activities	Adult store Air service Agricultural supplies store Bulk landscaping supplies Brothel Car wash Food and drink outlet Garden centre Hardware and trade supplies Market Office Outdoor sales Parking station Sales office Service industry Service station Shop Shopping centre Showroom Storage Sheds Veterinary service
Centre activities	Bar Caretaker's accommodation Car wash Childcare centre

Column 1 Activity group	Column 2 Use Terms
	Club Community care centre Community use Educational establishment (where excluding exclusive outdoor recreation facilities) Food and drink outlet Function facility Health care service Hospital Hotel Market Multiple dwelling Nightclub entertainment facility Office Parking station Place of worship Residential care facility Retirement facility Rooming accommodation Sales office Service industry Service station Shop Shopping centre Short-term accommodation Showroom Storage sheds Theatre
Community activities	Battery storage facility Cemetery Childcare centre Club Community care centre Community residence Community use Crematorium Detention facility Educational establishment Emergency services Funeral parlour Health care service Hospital Major electrical infrastructure Outstation Place of worship Renewable energy facility Substation Telecommunication facility Utility installation
Entertainment activities	Bar Club Entertainment facility Function facility Hotel Indoor sport and recreation Night entertainment facility Theatre Tourist attraction
Industry activities	Air service

Column 1 Activity group	Column 2 Use Terms
	Extractive industry High impact industry Low impact industry Marine industry Medium impact industry Research and technology industry Service industry Special industry Transport depot Warehouse
Recreation activities	Environment facilities Indoor sports and recreation Major sport, recreation and entertainment facility Motor sport facility Outdoor sport and recreation Park
Rural activities	Agricultural supplies store Animal husbandry Animal keeping Aquaculture Cropping Intensive animal industry Intensive horticulture Permanent plantation Roadside stall Rural industry Rural workers' accommodation Veterinary service Wholesale nursery Winery
Waterfront activities	Landing Marine industry Port service

SC1.1.2 Industry thresholds

(1) The industry thresholds listed below are to be used in conjunction with the defined use terms listed in SC1.1—Low impact industry, Medium impact industry, High impact industry and Special industry.

Table SC1.1.2.1—Industry thresholds

Column 1 Use term	Column 2 Additional examples include
Low impact industry	Industrial uses that have one or more of the following attributes: • negligible impacts on sensitive land uses due to off-site emissions including aerosol, fume, particle, smoke, odour and noise • minimal traffic generation and heavy-vehicle usage • demands imposed upon the local infrastructure network consistent with surrounding uses • the use generally operates during the day (e.g. 7am to 6pm) • offsite impacts from storage of dangerous goods are negligible • the use is primarily undertaken indoors. Examples of Low impact industry uses include: (1) Repairing and servicing motor vehicles, including mechanical components, radiators, electrical components, wheel alignments, exhausts, tyres, suspension or air conditioning, not including spray painting (2) Repairing and servicing lawn mowers and outboard engines (3) Fitting and turning workshop (4) Assembling or fabricating products from sheet metal or welding steel, producing less than 10 tonnes a year and not including spray painting (5) Assembling wood products not involving cutting, routing, sanding or spray painting (6) Dismantling automotive or mechanical equipment, not including debonding brake or clutch components (7) Craft brewery producing less than 300 000 litres of beer or cider per annum.
Medium impact industry	Industrial uses that have one or more of the following attributes: • potential for noticeable impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise • potential for noticeable offsite impacts in the event of fire, explosion or toxic release • generates high traffic flows in the context of locality or the road network • generates an elevated demand on the local infrastructure network • onsite controls are required for emissions and dangerous goods risk • the use is primarily undertaken indoors • event or night activities are undertaken indoors and not outdoors. Examples of Medium impact industry uses include: (1) Metal foundry producing less than 10 tonnes of metal castings per annum (2) Boiler making or engineering works producing less than 10 000 tonnes of metal product per annum (3) Facility, goods yard or warehouse for the storage and distribution of dangerous goods not involving manufacturing processes and not a major hazard facility under the *Work Health and Safety Act 2011* (4) Abrasive blasting facility using less than 10 tonnes of abrasive material per annum (5) Enamelling workshop using less than 15 000 litres of enamel per annum (6) Galvanising works using less than 100 tonnes of zinc per annum

Column 1 Use term	Column 2 Additional examples include
	(7) Anodising or electroplating workshop where tank area is less than 400 square metres (8) Powder coating workshop using less than 500 tonnes of coating per annum (9) Spray painting workshop (including spray painting vehicles, plant, equipment or boats) using less than 20 000 litres of paint per annum (10) Scrap metal yard (not including a fragmentiser), dismantling automotive or mechanical equipment including debonding brake or clutch components (11) Manufacturing clay or ceramic products including bricks, tiles, pipes and pottery goods, less than 200 tonnes per annum (12) Processing, smoking, drying, curing, milling, bottling or canning food, beverages or pet food, less than 200 tonnes per annum (13) Vegetable oil or oilseed processing in works with a design production capacity of less than 1,000 tonnes per annum (14) Manufacturing wooden products including cabinet making, joinery, wood working, producing less than 500 tonnes per annum (15) Manufacturing medium density fibreboard, chipboard, particle board, plywood, laminated board or wood veneer products, less than 250 tonnes per annum (16) Sawmilling, wood chipping and kiln drying timber and logs, producing less than 500 tonnes per annum (17) Recycling and reprocessing batteries (18) Repairing or maintaining boats (19) Manufacturing substrate for mushroom growing (20) Manufacturing or processing plaster, producing less than 5000 tonnes per annum (21) Recycling or reprocessing tyres including retreading (22) Printing advertising material, magazines, newspapers, packaging and stationery (23) Transport depot, distribution centre, contractors depot and storage yard (24) Manufacturing fibreglass, foam plastic, composite plastic or rigid fibre-reinforced plastic or plastic products, less than 5 tonnes per annum (except fibreglass boats, tanks and swimming pools) (25) Manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products, less than 10 000 tonnes per annum (26) Reconditioning metal or plastic drums (27) Glass fibre manufacture less than 200 tonnes per annum (28) Manufacturing glass or glass products, where not glass fibre, less than 250 tonnes per annum (29) Concrete batching and producing concrete products less than 200 tonnes per annum (30) Craft brewery producing 300 000 litres or more of beer or cider per annum.
High impact industry	Industrial uses that have one or more of the following attributes: • potential for significant impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise • potential for significant offsite impacts in the event of fire, explosion or toxic release • generates high traffic flows in the context of the locality or the road network • generates a significant demand on the local infrastructure network • the use may involve night time and outdoor activities • onsite controls are required for emissions and dangerous goods risks. Examples of High impact industry uses include:

Column 1 Use term	Column 2 Additional examples include
	(1) Metal foundry producing 10 tonnes or greater of metal castings per annum (2) Boiler making or engineering works producing 10 000 tonnes or greater of metal product per annum (3) Major hazard facility for the storage and distribution of dangerous goods not involving manufacturing processes (4) Scrap metal yard including a fragmentiser (5) Manufacturing clay or ceramic products including bricks, tiles, pipes and pottery goods, greater than 200 tonnes per annum (6) Processing, smoking, drying, curing, milling, bottling or canning food, beverages or pet food, greater than 200 tonnes per annum (7) Vegetable oil or oilseed processing in works with a design production capacity of greater than 1 000 tonnes per annum (8) Manufacturing wooden products including cabinet making, joinery, wood working, producing greater than 500 tonnes per annum (9) Manufacturing medium density fibreboard, chipboard, particle board, plywood, laminated board or wood veneer products, 250 tonnes or greater per annum (10) Sawmilling, wood chipping and kiln drying timber and logs, producing greater than 500 tonnes per annum (11) Manufacturing or processing plaster, producing greater than 5000 tonnes per annum (12) Enamelling workshop using 15 000 litres or greater of enamel per annum (13) Galvanising works using 100 tonnes or greater of zinc per annum (14) Anodising or electroplating workshop where tank area is 400 square metres or greater (15) Powder coating workshop using 500 tonnes or greater of coating per annum (16) Spray painting workshop (including spray painting vehicles, plant, equipment or boats) using 20 000 litres or greater of paint per annum (17) Concrete batching and producing concrete products greater than 200 tonnes per annum (18) Treating timber for preservation using chemicals including copper, chromium, arsenic, borax and creosote (19) Manufacturing soil conditioners by receiving, blending, storing, processing, drying or composting organic material or organic waste, including animal manures, sewage, septic sludges and domestic waste (20) Manufacturing fibreglass pools, tanks and boats (21) Manufacturing, fibreglass, foam plastic, composite plastic or rigid fibre-reinforced plastic or plastic products, 5 tonnes or greater per annum (except fibreglass boats, tanks and swimming pools) (22) Manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products, 10 000 tonnes or greater per annum (23) Manufacturing tyres, asbestos products, asphalt, cement; glass or glass fibre, mineral wool or ceramic fibre (24) Abattoir (25) Recycling chemicals, oils or solvents (26) Waste disposal facility (other than waste incinerator) (27) Recycling, storing or reprocessing regulated waste (28) Manufacturing batteries (29) Manufacturing wooden products including cabinet making, joinery, wood working, producing greater than 500 tonnes per annum (30) Abrasive blasting facility using 10 tonnes or greater of abrasive material per annum (31) Crematorium (32) Glass fibre manufacture producing 200 tonnes or greater

Column 1 Use term	Column 2 Additional examples include
	(33) Manufacturing glass or glass products, where not glass fibre, less than 250 tonnes per annum.
Special industry	Industrial uses that have one or more of the following attributes: • potential for extreme impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise • potential for extreme offsite impacts in the event of fire, explosion or toxic release • onsite controls are required for emissions and dangerous goods risks • the use generally involves night time and outdoor activities • the use may involve the storage and handling of large volumes of dangerous goods • requires significant separation from non-industrial uses Examples of a Special Industry use include: (1) Oil refining or processing (2) Producing, refining or processing gas or fuel gas (3) Distilling alcohol in works producing greater than 2 500 litres per annum (4) Power station (5) Producing, quenching, cutting, crushing or grading coke (6) Waste incinerator (7) Sugar milling or refining (8) Pulp or paper manufacturing (9) Tobacco processing (10) Tannery or works for curing animal skins, hides or finishing leather (11) Textile manufacturing, including carpet manufacturing, wool scouring or carbonising, cotton milling, or textile bleaching, dyeing or finishing (12) Rendering plant (13) Manufacturing chemicals, poisons and explosives (14) Manufacturing fertilisers involving ammonia (15) Manufacturing polyvinyl chloride plastic.

SC1.2 Administrative terms

(1) Administrative terms and definitions assist with the interpretation of the planning scheme but do not have a meaning in relation to a use term.

(2) An administrative term listed in table SC1.2.2 column 1 has the meaning set out beside that administrative term in column 2 under the heading.

(3) The administrative terms and definitions listed here are the terms and definitions for the purpose of the planning scheme.

Table SC1.2.1—Index of administrative definitions

• Active frontage*	• Gross floor area (or GFA)	• Projection area(s)
• Activity centre*	• Ground level	• Residential density*
• Adjoining premises	• Gross leaseable area*	• Secondary dwelling
• Advertising device	• Habitable floor level*	• Secondary road frontage*
• Affordable housing	• Habitable room*	• Sensitive land use
• Average width	• Heavy vehicle*	• Sensitive zone*
• Base date	• Household	• Service catchment
• Basement	• Lawful point of discharge*	• Setback
• Boundary clearance	• Minor building work	• Site
• Building height	• Minor electricity infrastructure	• Site cover
• Community infrastructure*		• Site density*
• Defined flood event*	• Minor operational work*	• Storey
• Demand unit	• Mixed-use building*	• Temporary use
• Development footprint	• Net developable area	• Total use area*
• Domestic outbuilding	• Outermost projection	• Ultimate development
• Dwelling	• Plan of development*	• Urban purposes*
• Frontage*	• Planning assumption	• Urban zone*
• Filling and excavation*	• Plot ratio	• Vegetation clearing*
	• Primary road frontage*	• Water netserv plan

Editor's note—terms noted with * are additional to the terms listed Schedule 4 of the Planning Regulation.

Table SC1.2.2—Administrative definitions

Column 1 Term	Column 2 Definition
Active frontage*	A building that ensures interactivity and encourages cross-movement between the public and private domains at ground level and above ground levels, by the way the buildings are designed and oriented. An active frontage is one that avoids blank walls and facades and instead: (a) includes windows, openings, entry statements, balconies and awnings (b) uses a variety of materials, textures and colours (c) creates opportunity for surveillance and interface between different user groups (d) provides a variety of activities to occur along the building front.
Activity centre*	A community focal point which includes activities such as commercial, retail, higher-density housing, entertainment, tourism, civic, community, higher education and medical services. Activity centres vary in size and diversity and are designed to be well-serviced by public transport. They are generally defined as Principal, Major, District or Local centres.
Adjoining premises	Premises that share a common boundary, including premises that meet at a single point on a common boundary.
Advertising device	A permanent sign, structure or other device used, or intended to be used for advertising, and includes a structure, or part of a building, the primary purpose of which is to support the sign, structure or device.
Affordable housing	Housing that is appropriate to the needs of households with low to moderate incomes, if the members of the households will spend no more than 30% of gross income on housing costs.
Average width	In regard to a lot, the distance, measured in metres, between the midpoint on each side boundary of the lot.
Base date	The date from which the local government has estimated future infrastructure demand and costs for the local government area.
Basement	A space: (a) between a floor level in a building and the floor level that is immediately below it; and (b) no part of which is more than 1m above ground level.
Boundary clearance	The distance between a building or structure on premises and the boundary of the premises, measured from the part of the building or structure that is closest to the boundary, other than a part that is: (a) an architectural or ornamental attachment; or (b) a rainwater fitting. For example: • if the fascia of a building is the part of the building that is closest to the boundary, the boundary clearance is the distance between the outside of the fascia and the boundary; or • if a point on the roof of a building is the part of the building that is closest to the boundary, the boundary clearance is the distance between that point on the roof and the boundary.
Building height	(a) The vertical distance, measured in metres, between the ground level of the building and the highest point on the roof of the building, other than a point that is part of an aerial, chimney, flagpole or load- bearing antenna; or (b) the number of storeys in the building above ground level.
Define flood event*	The higher of the 1% Annual Exceedence Probability flood event or the 1% Annual Exceedence Probability storm tide inundation event for the fully developed catchment including an allowance for greenhouse climate change (20% increase in rainfall intensity), general sea level rise (0.8m) to the planning horizon year 2100 and blockages (as specified in the Queensland Urban Drainage Manual).
Demand unit	A standard of unit measurement for measuring the level of demand for infrastructure.

Column 1 Term	Column 2 Definition
Development footprint	For development, means a part of the premises that the development relates to, including, for example, any part of the premises that, after the development is carried out, will be covered by: (a) buildings or structures, measured to their outermost projection; or (b) landscaping or open space; or (c) facilities relating to the development; or (d) on-site stormwater drainage or wastewater treatment; or (e) a car park, road, access track or area used for vehicle movement; or (f) another area of disturbance.
Domestic outbuilding	A non-habitable class 10a building that is: (a) a shed, garage or carport; and (b) ancillary to a residential use carried out on the premises where the building is.
Dwelling	All or part of a building that: (a) is used, or capable of being used, as a self-contained residence; and (b) contains: (i) food preparation facilities; and (ii) a bath or shower; and (iii) a toilet; and (iv) a wash basin; and (v) facilities for washing clothes.
Frontage*	Any boundary line, or part thereof, of a lot which abuts a roads reserve.
Filling and excavation*	Includes the non-commercial removal, relocation or importation of material to or from a property that will change the contours of the land.
Gross floor area (or GFA)	The total floor area of all storeys of the building, measured from the outside of the external walls and the centre of any common walls of the building, other than areas used for: (a) building services, plant or equipment; or (b) access between levels; or (c) a ground floor public lobby; or (d) a mall; or (e) parking, loading or manoeuvring vehicles; or (f) unenclosed private balconies, whether roofed or not.
Ground level	(a) The level of the natural ground; or (b) if the level of the natural ground has changed, the level as lawfully changed.
Gross leaseable area*	The total floor area of a building capable of being occupied by a tenant for their exclusive use.
Habitable floor level*	Is the finished floor level of a room which is designed or used on a regular basis for a residential accommodation activity. Examples include: bedrooms, living rooms, rumpus rooms, hobby rooms, kitchens, toilets, ensuites, laundries and home offices. Exclusions include: spaces that are permanently open to the elements on one or more sides, rooms with an earth floor, spaces designed or used solely for car or other vehicle accommodation.
Habitable room*	Habitable room is that defined in the *Building Code of Australia* (Volume 1).
Heavy vehicle*	A vehicle with a gross vehicle mass of more than 4.5t, or a combination that includes a vehicle with a gross vehicle mass of more that 4.5t.
Household	One (1) or more individuals who live together in a dwelling.
Lawful point of discharge*	A point of discharge which is either under the control of a Local Authority or Statutory Authority, or at which discharge rights have been granted by registered easement in favour of the Local Authority or Statutory Authority, and at which discharge from a development will not create a worse situation for downstream property owners than that which existed prior to the development.
Minor building work	Building work that increases the gross floor area of a building by no more than the lesser of the following: (a) 50m^2; or (b) an area equal to 5% of the gross floor area of the building

Column 1 Term	Column 2 Definition
Minor electricity infrastructure	Development for a supply network or for private electricity works that form an extension of, or provide service connections to, properties from the network, if the network operates at standard voltages up to and including 66kV, other than development for: (a) a new zone substation or bulk supply substation; or (b) the augmentation of a zone substation or bulk supply substation that significantly increases the input or output standard voltage. Editor's note—this definition is replicated from Schedule 6, Part 5, section 26(5) of the Planning Regulation and included here for ease of reference. A planning scheme is prohibited from making minor electricity infrastructure assessable development.
Minor operational work*	Any of the following is minor operational work: (a) Landscape work where: (i) not involving a structure other than a fence or boundary fence; or (ii) not exceeding a cumulative site area of fifty square metres (over any period) where not in association with a material change of use or reconfiguring a lot; or (iii) for the conservation or restoration of natural areas; or (iv) associated with a Dwelling House (not involving a structure other than a fence or boundary fence); and (v) not involving land in an Extreme flood hazard area or High flood hazard area identified on **Flood Hazard Overlay Map (OM-004)** except where the fence or boundary fence is not less than 50% permeable; (b) Vegetation clearing where: (i) not involving vegetation in an area of Local Ecological Significance (LES) or General Ecological Significance (GES) or High Ecological Significance (HES) on **Biodiversity Areas Overlay Maps** (**OM-002)**; and (ii) not involving vegetation in an area identified on **Waterway Corridors Overlay Maps (OM-014)**; and (iii) not involving vegetation in an area identified on **Wetlands Overlay Map (OM-015)**; and (iv) not involving vegetation in a High Landscape Value or Scenic Route Buffer Area identified on **Scenic Amenity Overlay Map (OM-013)**; and (v) not involving vegetation on Council's significant tree register; and (vi) results in the removal of, or damage to, vegetation that has a circumference of less than sixty centimetres measured at one metre above ground level; (vii) associated with an existing *Dwelling House* and located in a *Residential Zone Category* and on a lot less than 1,000m2 (all vegetation clearing qualifications identified above also apply). (c) Excavating or filling where: (i) not involving land in an Extreme flood hazard area or High flood hazard area identified on **Flood Hazard Overlay Map (OM-004)**; and (ii) in an Urban Zone and not exceeding a volume of 20 cubic metres of fill or excavation and is not closer than two metres from a boundary; and (iii) in an Urban Zone and not exceeding a volume of 50 cubic metres of fill or excavation, is not closer than two metres from a boundary and where also not involving land in a Medium flood hazard area or Low flood hazard area identified on **Flood Hazard Overlay Map (OM-004)**; and (iv) in the Rural Residential 4000 Precinct and Rural Residential 8000 Precinct not exceeding a volume of 100 cubic metres of fill or excavation and is not closer than two metres from a boundary; and (v) in the Rural Residential 20,000 Precinct or the Rural Zone and not exceeding a volume of 500 cubic metres of fill or excavation and is not closer than two metres from a boundary.

Column 1 Term	Column 2 Definition
	(d) Works for infrastructure where for Minor electricity infrastructure. (e) Works for infrastructure where for the maintenance or repair of existing infrastructure: (i) in an on-maintenance period prior to transfer of ownership to a public entity; or (ii) where for lawfully approved private infrastructure; or (iii) where for lawfully approved gates and grids. (f) Advertising device where advertising a business that operates from the subject site.
Mixed-use building*	A building that integrates residential uses with non-residential uses.
Net developable area	The area of the premises that: (a) is able to be developed; and (b) is not subject to a development constraint, including, for example, a constraint relating to acid sulfate soils, flooding or slope. Note—for the purpose of a local government infrastructure plan, net developable area is usually measured in hectares, net developable hectares (net dev ha).
Outermost projection	The outermost part of the building or structure, other than a part that is: (a) a retractable blind; or (b) a fixed screen; or (c) a rainwater fitting; or (d) an ornamental attachment.
Planning assumption	An assumption about the type, scale, location and timing of future growth in the local government area.
Plot ratio	The ratio of gross floor area of a building on a site to the area of the site.
Primary road frontage*	Means: (a) –the lot boundary fronting the highest order road, excluding a motorway; or (b) in the case of a lot with two or more boundaries fronting roads of the same order (including a corner lot),then the road that is dominant, having regard to: (i) the number of vehicle movements over a standard day (ii) its width and length (iii) its role in providing the setback pattern and character of the surrounding area. Note—refer to Overlay map - Road hierarchy for road classification.
Projection area	A part of the local government area for which the local government has carried out demand growth projection.
Residential density*	The number of dwellings per net hectare.
Secondary dwelling	A dwelling on a lot that is used in conjunction with, but subordinate to, another dwelling on the same lot, whether or not the dwelling is: (a) attached to the other dwelling; or (b) occupied by individuals who are related to, or associated with, the household of the other dwelling.
Secondary road frontage*	A road frontage that is not the primary road frontage.
Sensitive land use	Means: (a) caretaker's accommodation; or (b) a childcare centre; or (c) a community care centre; or (d) a community residence; or (e) a detention facility; or (f) a dual occupancy; or (g) a dwelling house; (h) a dwelling unit; or (i) an educational establishment; or (j) a health care service; or (k) a hospital; or

Column 1 Term	Column 2 Definition
	(l) a hotel, to the extent the hotel provides accommodation for tourists or travellers; or (m) a multiple dwelling; or (n) a relocatable home park; or (o) a residential care facility; or (p) a resort complex; or (q) a retirement facility; or (r) rooming accommodation; or (s) rural workers' accommodation; or (t) short-term accommodation; or (u) a tourist park; or (v) workforce accommodation
Sensitive zone*	Means: (a) any residential or accommodation zone in the Queensland Planning Provisions (b) any centre zone in the Queensland Planning Provisions, except where a precinct or overlay is used to make sensitive land uses impact assessable.
Service catchment	An area serviced by an infrastructure network.
Setback	For a building or structure, means the shortest distance, measured horizontally, from the outermost projection of the building or structure to the vertical projection of the boundary of the lot where the building or structure is.
Site	For development, means the land that the development is to be is carried out on.
Site cover	The portion of the site, expressed as a percentage, that will be covered by a building or structure, measured to its outermost projection, after the development is carried out, other than a building or structure, or part of a building or structure, that is: (a) in a landscaped or open space area, including, for example, a gazebo or shade structure; or (b) a basement that is completely below ground level and used for car parking; or (c) the eaves of a building; or (d) a sun shade
Site density*	Site density is the total number of dwellings in a development divided by the site area in hectares (the property on which the building(s) are constructed, not including roads, footpaths or parks). Site density only includes the residential component of the land area. It is the most concentrated measure of density and is useful when considering the density of smaller developments, such as multiple dwellings. This is often calculated on a per hectare basis. An example of site density would be 10 dwellings, sitting on a 0.3ha site (10 dwellings divided by the site area of 0.3ha), would equal 33.33dw/ha.
Storey	A space within a building between 2 floor levels, or a floor level and a ceiling or roof above, other than: a space containing only a lift shaft, stairway or meter room; or a space containing only a bathroom, shower room, laundry, toilet or other sanitary compartment; or a space containing only a combination of the things stated in subparagraph (i) or (ii); or a basement with a ceiling that is not more than 1m above ground level; and includes: a mezzanine; and. a roofed structure that is on, or part of, a rooftop, if the structure does not only accommodate building plan and equipment.
Temporary use	A use that: (a) is carried out on a premises on a non-permanent basis; and (b) does not involve the construction of, or significant changes to, permanent buildings or structures.

Column 1 Term	Column 2 Definition
	Note—provisions for temporary use timeframes for defined uses may be provided in the section for Local government administrative matters. Editor's note—it is recommended that local government use the ability under the section for Local government administrative matters to further refine this definition for use in the local government area for defined uses.
Total use area*	The sum of all the areas (exclusive of all walls and columns) of all storeys of a building which are used or intended for use for a particular purpose, plus any other area of a site which is used, or intended to be used, for the same purpose. The term does not include: (a) areas (inclusive of all walls and columns) of any lift wells, lift motor rooms, air conditioning and associated mechanical or electrical plant and equipment rooms; (b) areas of any staircases; (c) areas of any common foyer where these are not being used for commercial or retail purposes; (d) areas of any public toilets; (e) areas of any staff toilets, washrooms, recreation areas and lunchrooms, provided that such areas are not open to persons other than staff; and (f) areas used for the access, parking and associated manoeuvring of motor vehicles.
Ultimate development	For an area or premises, the likely extent of development that is anticipated in the area, or on the premises, if the area or premises are fully developed.
Urban purposes*	For the purpose of local government infrastructure plans, urban purposes includes residential (other than rural residential), retail, commercial, industrial, community and government related purposes.
Urban zone*	Any of the following zones: (a) low density residential zone or medium density residential zone; or (b) major centre zone, district centre zone or local centre zone; or (c) low impact industry zone, medium impact industry zone or high impact industry zone; or (d) township zone; or (e) community facilities zone; or (f) a zone that is of a substantially similar type to a zone listed in (a) to (e) above.
Vegetation clearing*	Means the damaging or destroying of vegetation by ring bark, topping, lopping, poisoning, burning, flooding, draining, or otherwise injuring vegetation including cutting down, pushing over, and damaging root zone by compaction, excavation or filling within the drip zone of vegetation that may destroy or seriously affect vegetation. Partial clearing such as removal of understory or thinning of native vegetation or the removal of dead habitat tree is classed as clearing. This does not include: (a) maintaining existing open pastures, lawns or creating gardens; and (b) grazing of native pasture by stock.
Water Netserv Plan	A plan adopted by an SEQ service provider, as defined under the *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009*, under section 99BJ of that Act.

Schedule 2 Mapping

SC2.1 Map index

The table(s) below list any strategic plan, zoning, local plan and overlay maps applicable to the planning scheme area.

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

Table SC2.1.1—Map index

Map Number	Map Title	Gazettal Date
Strategic plan maps		
SPM-001	Settlement Pattern	[to be inserted on adoption]
SPM-002	Natural Environment	[to be inserted on adoption]
SPM-003	Community Identity and Landscape Character	[to be inserted on adoption]
SPM-004	Economic Development and Natural Resources	[to be inserted on adoption]
SPM-005	Access, Mobility and Infrastructure	[to be inserted on adoption]
Zoning maps		
ZM-001-ZM-100	Zone Maps	[to be inserted on adoption]
Local plan maps		
	Local Plan matters identified on zoning maps	[to be inserted on adoption]
Overlay maps		
OM-001	Airport Environs Overlay Maps	[to be inserted on adoption]
OM-002	Biodiversity Areas Overlay Maps	[to be inserted on adoption]
OM-003	Bushfire Hazard Overlay Maps	[to be inserted on adoption]
OM-004	Flood Hazard Overlay Maps	[to be inserted on adoption]
OM-005	Heritage Overlay Maps	[to be inserted on adoption]
OM-006	Infrastructure Overlay Maps	[to be inserted on adoption]
OM-007	Extractive Industry Overlay Map	[to be inserted on adoption]
OM-008	Agricultural land Overlay Maps	[to be inserted on adoption]
OM-009	Water Resource Catchment Overlay Maps	[to be inserted on adoption]
OM-010	Regional Infrastructure Corridor – Stock Route Overlay Maps	[to be inserted on adoption]
OM-011	Scenic Amenity Overlay Maps	[to be inserted on adoption]
OM-012	Stormwater Overland Flow Path Overlay Maps	[to be inserted on adoption]
OM-013	Waterway Corridors Overlay Maps	[to be inserted on adoption]
OM-014	Wetlands Overlay Maps	[to be inserted on adoption]
OM-015	Road Hierarchy Overlay Maps	[to be inserted on adoption]
OM-016	Noise Corridor Overlay Maps	[to be inserted on adoption]
Planning partnerships map		
n/a	n/a	n/a
Other planning scheme maps		
[insert]	Mineral Resources (Mining Tenements) Maps	[to be inserted on adoption]

SC2.2 Strategic plan maps

Table SC2.2.1—Strategic plan map index

SPM-001	**Settlement Pattern**	**Map Date**
SPM-001.1 - SPM-001.4	Settlement Pattern	[to be inserted]
SPM-002	**Natural Environment**	
SPM-002.1 - SPM-002.4	Natural Environment	[to be inserted]
SPM-003	**Community Identity and Landscape Character**	
SPM-003.1 - SPM-003.5	Community Identity and Landscape Character	[to be inserted]
SPM-004	**Economic Development and Natural Resources**	
SPM-004.1 - SPM-004.4	Economic Development and Natural Resources	[to be inserted]
SPM-005	**Access, Mobility and Infrastructure**	
SPM-005.1 - SPM-005.4	Access, Mobility and Infrastructure	[to be inserted]

SC2.3 Zone maps

Table SC2.3.1—Zone map index

ZM-001	Zone Map Index	Map Date
ZM-001 – ZM-100	Zone Maps	[to be inserted]

SC2.4 Local plans maps

Local plans matters are identified on applicable zoning map.

SC2.5 Overlay maps

Table SC2.5.1—Overlay map index

OM-001	Airport Environs Overlay Map Index	Map Date
OM-001.1 – OM001.6	Airport Environs Overlay Maps	[to be inserted]
OM-002	Biodiversity Areas Overlay Map Index	
OM-002.1 - OM-002.19	Biodiversity Areas Overlay Maps	[to be inserted]
OM-003	Bushfire Hazard Overlay Map Index	
OM-003.1 - OM-003.23	Bushfire Hazard Overlay Maps	[to be inserted]
OM-004	Flood Hazard Overlay Map Index	
OM-004.1 - OM-004.91	Flood Hazard Overlay Maps	[to be inserted]
OM-005	Heritage Overlay Map Index	
OM-005.1 - OM-005.40	Heritage Overlay Maps	[to be inserted]
OM-006	Infrastructure Overlay Map Index	
OM-006.1 - OM-006.43	Infrastructure Overlay Maps	[to be inserted]
OM-007	Extractive Industry Overlay Map Index	
OM-007 - OM-007.9	Extractive Industry Overlay Maps	[to be inserted]
OM-008	Agricultural land Overlay Map Index	
OM-008.1 - OM-008.19	Agricultural land Overlay Maps	[to be inserted]
OM-009	Water Resource Catchment Overlay Map Index	
OM-009.1 - OM-009.10	Water Resource Catchment Overlay Maps	[to be inserted]
OM-010	Regional Infrastructure Corridor – Stock Route Overlay Map Index	
OM-010.1 - OM-010.19	Regional Infrastructure Corridor – Stock Route Overlay Maps	[to be inserted]
OM-011	Scenic Amenity Overlay Map Index	
OM-011.1 - OM-011.25	Scenic Amenity Overlay Maps	[to be inserted]
OM-012	Stormwater Overland Flow Path Overlay Map Index	
OM-012.1 - OM-012.69	Stormwater Overland Flow Path Overlay Maps	[to be inserted]
OM-013	Waterway Corridors Overlay Map Index	
OM-013.1 - OM-013.19	Waterway Corridors Overlay Maps	[to be inserted]
OM-014	Wetlands Overlay Map Index	
OM-014.1 - OM-014.19	Wetlands Overlay Maps	[to be inserted]
OM-015	Road Hierarchy Overlay Index	
OM-015.1 - OM-015.39	Road Hierarchy Overlay Maps	[to be inserted]

SC2.6 Other planning scheme maps

There are no other plans maps.

Schedule 3 Local government infrastructure plan mapping and supporting material

Table SC3.1—Map index

Map Number	Map Title	Gazettal date
Local Government Infrastructure Plan Map LGIP-PIA		
PIP - 001	**Planning Scheme with PIA - Index Map, dated 30/10/2015**	**14 July 2017**
PIP- 001.1	Planning Scheme with PIA - Wandoan, dated 30/10/2015	**14 July 2017**
PIP- 001.2	Planning Scheme with PIA - Miles, dated 30/10/2015	**14 July 2017**
PIP- 001.3	Planning Scheme with PIA - Chinchilla, dated 30/10/2015	**14 July 2017**
PIP- 001.4	Planning Scheme with PIA - Jandowae, dated 30/10/2015	**14 July 2017**
PIP- 001.5	Planning Scheme with PIA - Tara, dated 30/10/2015	**14 July 2017**
PIP- 001.6	Planning Scheme with PIA - Dalby, dated 30/10/2015	**14 July 2017**
Local Government Infrastructure Plan Map LGIP-W Plans for trunk water supply infrastructure		
LGIP-W	**Water - Index Map 30/10/2015**	**14 July 2017**
LGIP-W-01	Water - Wandoan, dated 30/10/2015	**14 July 2017**
LGIP-W-02	Water - Miles, dated 30/10/2015	**14 July 2017**
LGIP-W-03	Water - Chinchilla, dated 30/10/2015	**14 July 2017**
LGIP-W-04	Water - Jandowae, dated 30/10/2015	**14 July 2017**
LGIP-W-05	Water - Tara, dated 30/10/2015	**14 July 2017**
LGIP-W-06	Water - Dalby, dated 30/10/2015	**14 July 2017**
Local Government Infrastructure Plan Map LGIP-S Plans for trunk sewerage infrastructure		
LGIP-S	**Sewerage - Index Map 30/10/2015**	**14 July 2017**
LGIP-S-01	Sewerage - Wandoan, dated 30/10/2015	**14 July 2017**
LGIP-S-02	Sewerage - Miles, dated 30/10/2015	**14 July 2017**
LGIP-S-03	Sewerage - Chinchilla, dated 30/10/2015	**14 July 2017**
LGIP-S-04	Sewerage - Jandowae, dated 30/10/2015	**14 July 2017**
LGIP-S-05	Sewerage - Tara, dated 30/10/2015	**14 July 2017**
LGIP-S-06	Sewerage - Dalby, dated 30/10/2015	**14 July 2017**
Local Government Infrastructure Plan Map LGIP-D Plans for trunk drainage infrastructure		
LGIP-D	**Drainage - Index Map, dated 30/10/2015**	**14 July 2017**
LGIP-D-01	Drainage - Wandoan, dated 30/10/2015	**14 July 2017**
LGIP-D-02	Drainage - Miles, dated 30/10/2015	**14 July 2017**
LGIP-D-03	Drainage - Chinchilla, dated 30/10/2015	**14 July 2017**
LGIP-D-04	Drainage - Jandowae, dated 30/10/2015	**14 July 2017**
LGIP-D-05	Drainage - Tara, dated 30/10/2015	**14 July 2017**
LGIP-D-06	Drainage - Dalby, dated 30/10/2015	**14 July 2017**
Local Government Infrastructure Plan Map LGIP-R Plans for trunk transport infrastructure		
LGIP-R	Transport - Index Map, dated 30/10/2015	**14 July 2017**
LGIP-R-01	Transport - Urban Roads - Wandoan, dated 30/10/2015	**14 July 2017**
LGIP-R-02	Transport - Urban Roads - Miles, dated 30/10/2015	**14 July 2017**
LGIP-R-03	Transport - Urban Roads - Chinchilla, dated 30/10/2015	**14 July 2017**
LGIP-R-04	Transport - Urban Roads - Jandowae, dated 30/10/2015	**14 July 2017**
LGIP-R-05	Transport - Urban Roads - Tara, dated 30/10/2015	**14 July 2017**
LGIP-R-06	Transport - Urban Roads - Dalby, dated 30/10/2015	**14 July 2017**
Local Government Infrastructure Plan Map LGIP-P Plan for trunk parks and land for community facilities infrastructure		
LGIP-P	Parks & Community - Index Map, dated 03/05/2016	**14 July 2017**
LGIP-P-01	Parks & Community - Wandoan, dated 03/05/2016	**14 July 2017**
LGIP-P-02	Parks & Community - Miles, dated 03/05/2016	**14 July 2017**
LGIP-P-03	Parks & Community - Chinchilla, dated 03/05/2016	**14 July 2017**
LGIP-P-04	Parks & Community - Tara, dated 03/05/2016	**14 July 2017**
LGIP-P-05	Parks & Community - Jandowae, dated 03/05/2016	**14 July 2017**
LGIP-P-06	Parks & Community - Dalby, dated 03/05/2016	**14 July 2017**
LGIP-P-07	Parks & Community - Lake Broadwater, dated 03/05/2016	**14 July 2017**
LGIP-P-08	Parks & Community - Regional Catchment, dated 03/05/2016	**14 July 2017**

Map Number	Map Title	Gazettal date
Local Government Infrastructure Plan Map LGIP-F Plan for trunk footpath infrastructure		
LGIP-F	Footpaths - Index Map, dated 30/10/2015	**14 July 2017**
LGIP-F-01	Footpaths - Wandoan, dated 30/10/2015	**14 July 2017**
LGIP-F-02	Footpaths - Miles, dated 30/10/2015	**14 July 2017**
LGIP-F-03	Footpaths - Chinchilla, dated 30/10/2015	**14 July 2017**
LGIP-F-04	Footpaths - Jandowae, dated 30/10/2015	**14 July 2017**
LGIP-F-05	Footpaths - Tara, dated 30/10/2015	**14 July 2017**
LGIP-F-06	Footpaths - Dalby, dated 30/10/2015	**14 July 2017**

Schedule 4 Notations required under the *Planning Act 2016*

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

Editor's note—this schedule must include details of:
(1) development approvals that are substantially inconsistent with the planning scheme
(2) variation approvals
(3) decisions agreeing to a superseded planning scheme request to apply a superseded scheme to a particular development

Editor's note—Section 89(3) of the Act states that the inclusion of a note to the planning scheme under this provision does not amend the planning scheme.

Table SC4.1.1—Notation of decisions under section 89 of the Act

Date of Decision	Location (real property description)	Decision Type	File/Map Reference
Chinchilla			
19/08/2009 (Negotiated Decision Notice) 23/11/2015 (Change Application)	Lot 2 on SP283113 Lot 1 on SP283113 Lot 901 on SP231184 Lot 4-28 on SP231184 Lot 100 on SP273831	Preliminary approval overriding planning scheme and ROL	Auburn Road Industrial Estate Original DA09/08 Change Application 050.2015.164.001
25/11/2010 (Decision Notice) 15/05/2013 (Change Application)	Lot 1-5 on SP245180 Lot 7-8 on SP245180 Lot 10-12 on SP245180 Lot 14-22 on SP245180 Lot 24-26 on SP245180 Lot 28-29 on SP245180 Lot 31-37 on SP245180 Lot 210 on SP245180 Lot 212-215 on SP245180 Lot 217 on SP245180 Lot 219 on SP245180 Lot 235-242 on SP245180 Lot 989 on SP245180 Lot 996-997 on SP245180 Lot 999 on SP245180 Lot 181-186 on SP251608 Lot 188-191 on SP251608 Lot 207-209 on SP251608 Lot 227-229 on SP251608 Lot 231-234 on SP251608 Lot 243-244 on SP251608 Lot 247-248 on SP251608 Lot 0-2 on SP255776 Lot 153-155 on SP255766 Lot 157-159 on SP255766 Lot 161-163 on SP255766 Lot 179-180 on SP255766 Lot 199-202 on SP255766 Lot 204-206 on SP255766 Lot 249-253 on SP255766 Lot 0-2 on SP255777 Lot 0-2 on SP255778 Lot 0-2 on SP255779 Lot 0-2 on SP255780 Lot 0-2 on SP255781 Lot 0-2 on SP255782	Preliminary approval overriding planning scheme and ROL	Chinchilla Park Estate Original DA 030.2010.444.001 and 035.2010.444.001 Change Application 050.2013.339.001 Editor's note—Stages 1 to 4 of 8 have been completed.

Date of Decision	Location (real property description)	Decision Type	File/Map Reference
	Lot 0-2 on SP255783 Lot 503-504 on SP258555 Lot 0 on SP258755 Lot 2000 on SP258770 Lot 165-167 on SP258770 Lot 193-197 on SP258770 Lot 222-225 on SP258770 Lot 38-40 on SP258770 Lot 42-47 on SP258770 Lot 990-991 on SP258770 Lot 0 on SP258754 Lot 501-502 SP258754 Lot 0 on SP258756 Lot 505-506 on SP258756 Lot 0 on SP258757 Lot 507-508 on SP258757 Lot 0-2 on SP258763 Lot 0 on SP258764 Lot 509-510 on SP258764 Lot 0 on SP258765 Lot 511-512 on SP258765 Lot 0 on SP258766 Lot 513-514 on SP258766 Lot 0 on SP258767 Lot 515-516 on SP258767 Lot 0 on SP258768 Lot 517-518 on SP258768 Lot 0-2 on SP258769 Lot 0 on SP261516 Lot 521-522 on SP261516 Lot 0 on SP261517 Lot 523-524 on SP261517 Lot 0 on SP261527 Lot 525-526 on SP261527 Lot 0 on SP261529 Lot 529-530 on SP261529 Lot 0 on SP261530 Lot 351-352 on SP261530 Lot 0-2 on SP262491		
28/08/2013 (Negotiated Decision Notice)	Lot 101 on SP237004 Lot 0-8 on SP271313 Lot 6-80 on SP237004	MCU and ROL	Bottle Tree Estate – Stage 3 030.2009.1542.001 and 035.2009.1542.001
7/09/2017 (Negotiated Decision Notice dated 14/09/2017) 2/08/2022 (Change Application)	Lot 1 on SP271957 Lot 2 on RP183767	Variation request, MCU for educational establishment and ROL	Chinchilla Christian College Original DA 030.2017.83.001 and 035.2017.83.001 Minor Change 050.2022.226.001
9/10/2014 (Decision Notice)	Lot 20 on SP156284	MCU to vary the effect of planning scheme and ROL	Cemetery Road Estate 030.2012.1612.001 and 035.2012.1612.0 01
Dalby			

Date of Decision	Location (real property description)	Decision Type	File/Map Reference
19/08/2009 (Decision Notice dated 27/08/2009)	Lot 1-21 on SP259235	Preliminary approval overriding planning scheme, PA for MCU for light industry and ROL	030.2009.010.001 and 035.2009.010.001
6/10/2010 (Decision Notice dated 12/10/2012)	Lot 151 on SP256004	Preliminary approval overriding planning scheme (Aerodrome Code)	030.2010.649.001
24/04/2019 (Decision Notice)	Lot 1 on RP158505	Variation request and MCU for aged care facility	Horace Street Aged Care Facility 030.2018.462.001
Miles			
9/12/2015 (Decision Notice)	Lot 7 on RP809933 Lot 8 on SP161546	Preliminary approval overriding planning scheme for MCU & ROL	030.2014.925.001 and 035.2014.925.001
Wandoan			
5/06/2012 (Negotiated Decision Notice)	Lot 25 & 35 FT349 Lot 36 FT981 Editor's note—now described as Lot 1 on SP307112.	Preliminary approval overriding planning scheme for MCU	030.2010.1469.001

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

Editor's note—this schedule must provide information about the adopted infrastructure charges for the local government and where a copy of the adopted charges can be obtained, including a link to the local government website where a copy of the infrastructure charges resolution can be viewed or downloaded in accordance with the requirements of Schedule 22 of the *Planning Regulation 2017*.

Table SC4.2.1—Notation of resolutions under Chapter 4, Part 2, Division 2 of the Act

Date of Resolution	Date of Effect	Details	Contact Information
	18 July 2011	Adopted Infrastructure Charges Resolution (No. 1) 2014	For further information contact Council's Development Assessment Team on 1300 COUNCIL or visit https://www.wdrc.qld.gov.au/Business-Development/Development/Planning/Infrastructure-Charges
	30 August 2012	Adopted Infrastructure Charges Resolution (No. 2) 2012	
	4 July 2014	Adopted Infrastructure Charges Resolution (No. 3) 2014	
15 June 2015	1 July 2015	Adopted Infrastructure Charges Resolution (No. 4) 2015	
2 September 2015	2 September 2015	Adopted Infrastructure Charges Resolution (No. 5) 2015	
18 November 2015	20 November 2015	Infrastructure Charges Resolution (No. 6) 2016	
21 June 2017	3 July 2017	Infrastructure Charges Resolution (No. 7) 2017	
13 December 2017	21 December 2017	Infrastructure Charges Resolution (No. 7.1) 2017	

SC4.3 Notation of resolution for urban encroachment provisions under section 267of the Act

Table SC4.3.1—Notation of registrations made under section 267 of the Act

Date of Registration of the Premises	Date of Effect	Details	Contact Information
Nil	Nil	Nil	Not applicable

Schedule 5 Designation of premises for development

Editor's note—Section 42(5)(a) of the Act states that a note in the planning scheme for the purposes of a designation is not an amendment of a planning scheme.

Table SC5.1—Designation of premises for development of infrastructure under section 42 of the Act

Date the designation, amendment, extension or repeal takes effect	Location of premises (real property description)	Street address (including the relevant local government are if the notation is outside the planning scheme area)	Type of infrastructure
PRE-2008 (Former Chinchilla Shire)			
09/01/2004	Not provided	Surat Basin to Tarong Rail Project (provided by Tarong Energy Corporation Limited [TEC] or its contractors.) The following types of infrastructure form part of the Tarong Rail Project: a) 150km heavy haul rail line; and b) coal loading and unloading facilities including associated conveyors.	(m) railway lines, stations and associated facilities (r) storage and works depots assoc. with... community infrastructure...(a) to (q)
Designation matters: Designating Minister: Minister for State Development ID Reference: 211			
29/04/2005	Not provided	The following types of infrastructure form part of the Surat Basin to Tarong Water Pipeline Project: • 150km of pipeline; and • Storage facilities and other associated infrastructure.	(p) water cycle management infrastructure (r) storage and works depots assoc. with... community infrastructure...(a) to (q)
Designation matters: Designating Minister: Minister for State Development and Innovation ID Reference: 243			
01/07/2005	Chinchilla	Kogan Creek to Braemar 275 kilovolt transmission line project.	(k) operating works under the *Electricity Act 1994*
Designation matters: Designating Minister: Minister for Energy and Minister for Aboriginal and Torres Strait Islander Policy ID Reference: 250			
PRE-2008 (Former Murilla Shire)			
02/07/1997	Miles	Braemar Substation	(k) operating works under the *Electricity Act 1994*
Designation matters: Designating Minister: Acting Minister for Mines and Energy ID Reference: 15			
PRE-2008 (Former Wambo Shire)			
24/03/2000	Not provided	Braemar 500kV Substation (Note—land for the substation was designated in the same designation notice that designated land for the Interconnection to the National Grid and the Bulli Creek substation.)	(k) operating works under the *Electricity Act 1994*

Date the designation, amendment, extension or repeal takes effect	Location of premises (real property description)	Street address (including the relevant local government are if the notation is outside the planning scheme area)	Type of infrastructure
Designation matters: Designating Minister: Minister for Mines and Energy and Minister Assisting the Deputy Premier on Regional Development ID Reference: 40			
24/03/2000	Not provided	Interconnection to the National Grid (Note—land for the interconnection was designated in the same designation notice that designated land for the Bulli Creek substation and Braemar substation.)	(k) operating works under the *Electricity Act 1994*
Designation matters: Designating Minister: Minister for Mines and Energy and Minister Assisting the Deputy Premier on Regional Development ID Reference: 40			
09/01/2004	Not provided	Surat Basin to Tarong Rail Project (provided by Tarong Energy Corporation Limited [TEC] or its contractors). The following types of infrastructure form part of the Tarong Rail Project: a) 150km heavy haul rail line; and b) coal loading and unloading facilities including associated conveyors.	(m) railway lines, stations and associated facilities (r) storage and works depots assoc. with... community infrastructure...(a) to (q)
Designation matters: Designating Minister: Minister for State Development ID Reference: 211			
29/04/2005	Not provided	The following types of infrastructure form part of the Surat Basin to Tarong Water Pipeline Project: • 150km of pipeline; and • Storage facilities and other associated infrastructure.	(p) water cycle management infrastructure (r) storage and works depots assoc. with... community infrastructure...(a) to (q)
Designation matters: Designating Minister: Minister for State Development ID Reference: 211			
01/07/2005	Not provided	Kogan Creek to Braemar 275 kilovolt transmission line project.	(k) operating works under the *Electricity Act 1994*
Designation matters: Designating Minister: Minister for Energy and Minister for Aboriginal and Torres Strait Islander Policy ID Reference: 250			
POST 15 MARCH 2008 (Western Downs Regional Council)			
24/09/2010	Road	Western Downs Regional Council - Powerlink Queensland's Western Downs 275/500 kilovolt Substation Project, including connection of the Western	(k) operating works under the *Electricity Act 1994*

Date the designation, amendment, extension or repeal takes effect	Location of premises (real property description)	Street address (including the relevant local government are if the notation is outside the planning scheme area)	Type of infrastructure
		Downs Substation to the existing Kogan Creek to Braemar transmission line.	
Designation matters: Designating Minister: Minister for Natural Resources, Mines and Energy and Minister for Trade ID Reference: 452			
10/06/2011	Road	Western Downs Regional Council - Powerlink Queensland's proposed Western Downs Substation to Queensland-New South Wales Interconnector Easement, 275 kilovolt Transmission Line Establishment Project.	(11) operating works under the *Electricity Act 1994*
Designation matters: Designating Minister: Minister for Energy and Water Utilities ID Reference: 475			
17/06/2011	Road	Western Downs Regional Council - Powerlink's proposed Braemar to Queensland Gas Company's (QGC) Kumbarilla Park 275 kilovolt (kV) Transmission Line Project comprising: • a new 13.5km 275 kV double circuit transmission line from the Braemar substation to QGC's Kumbarilla Park site; • a new 1km 132 kV transmission line to allow for future connection to QGC's Jordan site; • two new feeder bays within the Braemar substation.	(11) operating works under the *Electricity Act 1994*
Designation matters: Designating Minister: Minister for Energy and Water Utilities ID Reference: 476			
25/11/2011	Road	Condabri North Switching Station - a nominal 200m x 250m site suitable for a 132 kilovolt (kV) U-bus configuration with nine bays. Condabri North Switching Station - a nominal 200m x 250m site suitable for a 132 kilovolt (kV) U-bus configuration with nine bays. Condabri North Switching Station - a nominal 200m x 250m site suitable for a 132	(11) operating works under the *Electricity Act 1994*

Date the designation, amendment, extension or repeal takes effect	Location of premises (real property description)	Street address (including the relevant local government are if the notation is outside the planning scheme area)	Type of infrastructure
		kilovolt (kV) U-bus configuration with nine bays. Condabri Central Switching Station - a nominal 200m x 250m site suitable for a 132 kilovolt (kV) U-bus configuration with nine bays. Condabri South Switching Station - a nominal 200m x 250m site suitable for a 132 kilovolt (kV) U-bus configuration with seven bays.	
Designation matters: Designating Minister: Minister for Energy and Water Utilities ID Reference: 495			
16/01/2012	Road	Powerlink Queensland's proposed 275kV Columboola to Wandoan South Double Circuit Transmission Line and 275/132kV Wandoan South Substation.	(11) operating works under the *Electricity Act 1994*
Designation matters: Designating Minister: Minister for Energy and Water Utilities ID Reference: 505			
18/01/2012	Not provided	Powerlink Queensland's proposed Wandoan South to QGC Woleebee 132 kilovolt Transmission Line Project.	(11) operating works under the *Electricity Act 1994*
Designation matters: Designating Minister: Minister for Energy and Water Utilities ID Reference: 506			
21/09/2012	Not provided	Powerlink Queensland's proposed Columboola South 132 kilovolt Transmission Line Project, which consists of a 37 kilometre, 132 kilovolt double circuit transmission line from the Condabri South Switching Station to the Columboola Switching Station.	(11) operating works under the *Electricity Act 1994*
Designation matters: Designating Minister: Minister for Energy and Water Utilities ID Reference: 526			
26/10/2012	Road	Two new 65 kilometre 275 kilovolt double circuit lines between Columboola and Western Downs and a 275/132 kilovolt substation at Columboola.	(11) operating works under the *Electricity Act 1994*
Designation matters: Designating Minister: Minister for Energy and Water Utilities ID Reference: 528			

Date the designation, amendment, extension or repeal takes effect	Location of premises (real property description)	Street address (including the relevant local government are if the notation is outside the planning scheme area)	Type of infrastructure
22/11/2013	Not provided	Clifford Creek and Dinoun South Substation Projects.	(11) operating works under the *Electricity Act 1994*
Designation matters: Designating Minister: Minister for Energy and Water Utilities ID Reference: 574			
11/04/2014	Not provided	Wandoan South to Eurombah Transmission Network Project - Wandoan South to Yuleba North Transmission Line (Wandoan South to Dinoun South).	(11) operating works under the *Electricity Act 1994*
Designation matters: Designating Minister: Minister for Energy and Water Utilities ID Reference: 587			
30/05/2014	Not provided	Yuleba North Substation, consisting of a 275/132 kilovolt substation at Yuleba North and an associated access easement, approximately 1.1 kilometres in length.	(11) operating works under the *Electricity Act 1994*
Designation matters: Designating Minister: Minister for Energy and Water Utilities ID Reference: 592			
20/06/2014	67-71 Middle Street, CHINCHILLA, 4413	Chinchilla Multi-Tenant Service Centre.	(4) community & amp; cultural facilities, inc. where a service under the Child Care Act 2022 is conducted… (15) storage and works depots, inc. admin facilities assoc. with provision or maint. of the CID in this part (16) any other facility not mentioned in this part, intended primarily to accommodate government functions
Designation matters: Designating Minister: Minister for Communities, Child Safety and Disability Services ID Reference: 595			
8/08/2014	Not provided	Wandoan South to Yuleba North Transmission Line (Dinoun South to Yuleba North), consisting of a new 9 kilometre (km) 275 kilovolt (kV) double circuit transmission line from Powerlink's proposed Dinoun South Substation, approximately 47 km west-south-west of Wandoan, to the proposed Yuleba North	(11) operating works under the *Electricity Act 1994*

Date the designation, amendment, extension or repeal takes effect	Location of premises (real property description)	Street address (including the relevant local government are if the notation is outside the planning scheme area)	Type of infrastructure
		Substation, approximately 53 km west of Wandoan.	
Designation matters: Designating Minister: Minister for Energy and Water Supply ID Reference: 597			
24/09/2014	Not provided	Wandoan South to Eurombah Transmission Network Project (Yuleba North to Eurombah Transmission Line Project) consisting of a new 39 kilometre 275 kilovolt double circuit transmission line from Powerlink's Yuleba North Substation to Powerlink's Eurombah Substation.	(11) operating works under the *Electricity Act 1994*
Designation matters: Designating Minister: Minister for Energy and Water Supply ID Reference: 603			
7/11/2014	Not provided	Wandoan South to Eurombah Transmission Network Project - Yuleba North to Clifford Creek and Yuleba North to Dinoun South Transmission Lines Project. See amendment gazette 3 December 2014.	(11) operating works under the *Electricity Act 1994*
Designation matters: Designating Minister: Minister for Energy and Water Supply ID Reference: 606			
22/09/2017	7 Tara Road, Chinchilla 4413	Chinchilla State High School	(6) educational facilities (15) storage and works depots inc. admin facilities assoc. with provision or maint. of the CID in this part (4) community & cultural facilities, inc. where an education & care service under the Education and Care Services National Law (Queensland)
Designation matters: Designating Minister: Minister for Education and Minister for Tourism, Major Events and the Commonwealth Games ID Reference: 747			
21/12/2018	22 Binnie Street, Tara 4421	Designation of the existing Tara Shire State College to facilitate the construction of a new early childhood care and education centre and community hub/multi-purpose facility, and future works in accordance with the designation.	*Planning Regulation 2017*, Schedule 5, Part 2: (6) educational facilities (9) facilities at which an education and care service under the Education and Care Services National Law (Queensland) is operated

Date the designation, amendment, extension or repeal takes effect	Location of premises (real property description)	Street address (including the relevant local government are if the notation is outside the planning scheme area)	Type of infrastructure
			(10) Facilities at which a QEC approved service under the *Education and Care Services Act 2013* is operated (12) hospitals and health care services
Designation matters: Designating Minister: Minister for State Development, Manufacturing, Infrastructure and Planning ID Reference: MID-0318-0258			
16/08/2019	11-13 Marfleet Street, Tara 4421	Tara Auxiliary Fire and Rescue Station - Development of an auxiliary fire and rescue station, including a two bay engine room, training facilities, vehicular access, car parking, storage shed and other minor works in accordance with the designation.	*Planning Regulation 2017*, Schedule 5, Part 2: (8) emergency services facilities.
Designation matters: Designating Minister: Minister for State Development, Manufacturing, Infrastructure and Planning ID Reference: MID-1218-0316			
11/02/2022	132 Cunningham Street, Dalby 4405	Dalby Police Station	*Planning Regulation 2017*, Schedule 5, Part 2: (8) emergency services facilities.
Designation matters: Designating Minister: Minister State Development, Infrastructure, Local Government and Planning ID Reference: MID-0821-0509			
24/06/2022	164 Chinchilla-Tara Road, Chinchilla 4413	Chinchilla State High School Agricultural Campus	*Planning Regulation 2017*, Schedule 5, Part 2: (6) educational facilities (18) storage and works depots and similar facilities, including administrative facilities relating to the provision or maintenance of infrastructure stated in this part.
Designation matters: Designating Minister: Minister State Development, Infrastructure, Local Government and Planning ID Reference: MID-0122-0566			

Appendix 1 Index and glossary of abbreviations and acronyms

Table AP1.1—Abbreviations and acronyms

Abbreviation/ acronym	Description
ABS	Australian Bureau of Statistics
AES	Areas of Ecological Significance
AO	Acceptable Outcome
AS	Australian Standard
CPTED	Crime Prevention through Environmental Design
DDRP	Darling Downs Regional Plan
DOGIT	Deed of Grant in Trust
GES	General Ecological Significance
HES	High Ecological Significance
IPWEA	Institute of Public Works Engineering Australasia
KRA	Key Resource Area
L	litres
LGA	Local Government Area
LRV	Long Rigid Vehicle
MCU	Material Change of Use as defined in the Act
max	maximum
MRV	Medium Rigid Vehicle
M	metres
min	minimum
NRD	Net Residential Density
OMP	Outermost Projection
OW	Operational Work as defined in the Act
PO	Performance Outcome
PSP	Planning Scheme Policy
PFTI	Plans for Trunk Infrastructure
PIA	Priority Infrastructure Area
PIP	Priority Infrastructure Plan
PLA	Priority Living Area
PMF	Probable Maximum Flood
QDC	Queensland Development Code
QPP	Queensland Planning Provisions
DAF	(Queensland Department of) Agriculture and Fisheries
DEHP	(Queensland Department of) Environment and Heritage Protection
DILGP	(Queensland Department of) Infrastructure, Local Government and Planning
DNMR	(Queensland Department of) Natural Resources and Mines
DTMR	(Queensland Department of) Transport and Main Roads
ROL	Reconfiguring a Lot as defined in the Act
RPEQ	Registered Professional Engineer of Queensland
SRV	Small Rigid Vehicle
SPP	State Planning Policy
SPRP	State Planning Regulatory Provision
SQMP	Stormwater Quality Management Plan
the Act	*Planning Act 2016*
the Regulation	*Planning Regulation 2017*
the SP Act	*Sustainable Planning Act 2009 (repealed)*
the SP Regulation	Sustainable Planning Regulation 2009 (repealed)
WSA	Water Services Association
WWMP	Waste Water Management Plan
WDRC	Western Downs Regional Council

Appendix 2 Table of amendments

Table AP2.1—Table of amendments

Date of adoption and effective date	Planning scheme version number	Amendment type	Summary of amendment
Adoption 21/8/19 Effective Date 2/9/19	Version 3 (Amendment 1 to the Western Downs Planning Scheme)	Major Amendment	• Adoption of the Regulatory Requirements; • Rezoning land taking into consideration the Industrial Land Use Study; • Introduction of a High Impact Industry Zone Code; • Reduce level of assessment for some Building Work and Material Change of Use applications that comply with the assessment benchmarks; • Amend the Local Plan to reflect Health Precinct intent rather than Medical Precinct references; • Administrative and formatting amendments.
Adoption 17/7/25 Effective Date 28/7/25	Version 4 (Amendment 2 to the Western Downs Planning Scheme)	Major Amendment	• An incremental improvement in the recognition of Traditional Owners' connection to Country and the Aboriginal and Torres Strait Islander cultural heritage embedded within the Western Downs Region. • Inclusion of the newly regulated use term and definition for Battery Storage Facility, • Introduction of a new use Code (assessment benchmarks) for Battery Storage Facility uses; • Revision and refinement of the assessment benchmarks intended to preserve amenity in the Low Density Residential Zone, specifically as they apply to Code

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Date of adoption and effective date	Planning scheme version number	Amendment type	Summary of amendment
			Assessable non-residential uses • Removal of the requirement for Operational Work in mapped High and Extreme Flood Hazard Areas to be subject to Impact Assessment where associated with a Material Change of Use or Reconfiguring a Lot already subject to Impact Assessment; • Implementation of zone changes arising from submissions received during public consultation for previous plan-making processes. • Zoning updates for specific lots to support a broader range of redevelopment options or reflect recent development activity. • Correction of zoning anomalies • Improved clarity and readability of the Operational Work categories of development and assessment table in Part 5. • Making Reconfiguring a Lot for access easements Code Assessable • Increasing the category of assessment for Nature-based Tourism uses that incorporate accommodation • Reducing the category of assessment for expansions of existing Major Electricity Infrastructure in the Community Facilities Zone. • Revision and clarification of acceptable boundary setbacks in the Major Centre Zone. • Revision and clarification of

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Date of adoption and effective date	Planning scheme version number	Amendment type	Summary of amendment
			acceptable outcomes for Secondary Dwellings. • Refinement of Industry use thresholds relating to Craft Brewing, and reduction of the assessment category for Craft Brewing in the Major Centre Zone. • Updates to use and administrative terms and definitions in Schedule 1 and elsewhere to align with the Planning Regulation 2017. • Updates to reflect current technical references, updated State Planning Policy (SPP) mapping, and changed circumstances. • A range of minor administrative, formatting, and typographical corrections.

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Title **(030.2024.365.001) Community and Liveability Report Development Application for Material Change of Use for Extractive Industry (Expansion to 200,000 tonnes per annum) and ERAs at 1218 Goombi-Fairymeadow Road Goombi Upscale Gravel Pty Ltd C/- Swep Consulti**

Date 3 July 2025

Responsible Manager T. Summerville, PLANNING AND ENVIRONMENT MANAGER

Summary

The purpose of this Report is for Council is to decide the development application for a Material Change of Use for an Extractive Industry (Expansion of Existing Use - up to 200,000 tonnes per annum) and Environmentally Relevant Activities 16 2(b) and 3(b) on land described as Lot 15 on BWR49 at 1218 Goombi-Fairymeadow Road, Goombi.

Link to Corporate Plan

Strategic Priority: Strong Diverse Economy
- We aggressively attract business and investment opportunities.
- Our region is a recognised leader in agribusiness, energy, and manufacturing.
- We deliver water security to enable future economic growth.
- We proactively advance our region as a tourism destination.
- Our business and industry actively live and buy local.

Material Personal Interest/Conflict of Interest

Nil

Officer's Recommendation

That this report be received and that:

1. The application for a Material Change of Use to establish an Extractive Industry (Expansion of Existing Use - up to 200,000 tonnes per annum) and Environmentally Relevant Activities 16 2(b) and 3(b) on land described as Lot 15 on BWR49 and situated at 1218 Goombi-Fairymeadow Road, Goombi, be approved, subject to the following conditions:

   APPROVED PLANS AND DOCUMENT

   1. The development shall be carried out generally in accordance with the Approved Plans and Document listed below, subject to and modified by the conditions of this approval:

Plan/ Document No.	Title and Details	Dated
2024-022-001, Revision A	Overall Site Plan, prepared by Swep Consulting	24/06/2024
2024-022-002, Revision A	Detail Site Plan, prepared by Swep Consulting	24/06/2024
2024-022-003, Revision A	Development Footprint Detail Plan - Lease A Dimensions, prepared by Swep Consulting	24/06/2024
Version 2	Site Based Management Plan – Gravel Pit, prepared by Swep Consulting	31/03/2025

2. Where there is any conflict between the conditions of this development approval and the details shown on the Approved Plans and Document, the conditions of this development approval must prevail.

3. The following further Permit must be obtained prior to commencement of any work associated with the process:

    3.1 Development Permit for Operational Work

APPROVED DEVELOPMENT

4. The approved development is a Material Change of Use for an Extractive Industry (Expansion of Existing Use - up to 200,000 tonnes per annum) and Environmentally Relevant Activities 16 2(b) and 3(b) as shown on the Approved Plans and Document.

COMPLIANCE, TIMING AND COSTS

5. All conditions of the approval shall be complied with before the change occurs (prior to commencement of the use) and while the use continues, unless otherwise noted within these conditions.

6. All costs associated with compliance with these conditions shall be the responsibility of the developer unless otherwise noted.

FEES AND CHARGES

7. All fees, rates, interest and other charges levied on the property, shall be paid in full, in accordance with the rate at the time of payment.

MAINTENANCE

8. A record of each year's output must be kept on-site and be available for review at the request of Council's Planning and Environment Manager or authorised delegate, within 48 hours of such request.

    8.1 Material extracted from the site must not exceed an output of 200,000 tonnes per annum.

9. The development (including landscaping, parking, driveways and other external spaces) shall be maintained in accordance with the Approved Plans and Document, subject to and modified by any conditions of this approval.

APPLICATION DOCUMENTATION

10. It is the developer’s responsibility to ensure all entities associated with this Development Permit have a legible copy of the Approved Plans and Document bearing "Council Approval" and the Decision Notice.

VEGETATIVE BUFFER

11. A vegetative buffer is to be provided in the following locations:

    11.1 between Goombi-Fairymeadow Road and the full length of the eastern edge of the development area and continuing 75 metres south from the southern point of access;

    11.2 the buffer is to be in accordance with the following minimum requirements:

        11.2.1 a minimum width of 5 metres and consisting of two (2) rows of off-set plantings; and

        11.2.2 plants are to be no more than 5 metres apart;

11.3 a mix of drought tolerant and local tree and shrub species are to be used; and

11.4 shrubs are to have a minimum height and spread of 2 metres.

12. The developer must submit to Council's Planning and Environment Manager or authorised delegate for endorsement, a Planting and Maintenance Plan for the Vegetative Buffer. Once approved, this Plan will form part of the approved development.

Timing: Prior to commencement of the use and maintained at all times thereafter.

HOURS OF OPERATION/LOADING AND UNLOADING

13. Quarrying operations must only operate between the following hours:

Monday to Sunday:	6:00am to 6:00pm

14. Haulage must only occur between the following hours:

Monday to Sunday:	7:00am to 6:00pm
Public Holidays:	No unloading or loading is to occur

SITE BASED MANAGEMENT PLAN

15. The approved use must be carried out in accordance with the Approved Site Based Management Plan, prepared by Swep Consulting Pty Ltd, except as altered by conditions of this development approval.

16. The Site Based Management Plan must be implemented, maintained and modified where necessary, to maintain compliance with the requirements of this development approval at all times.

NOISE EMISSIONS

17. Noise from activities associated with the use of the site must not exceed the Acoustic Quality Objectives listed in the *Environmental Protection (Noise) Policy 2019* when measured at any sensitive place or commercial place.

AIR EMISSIONS

18. Air emissions (dust) from the development shall not cause environmental harm or nuisance to adjoining properties or "Sensitive Land Uses" in accordance with the *Environmental Protection (Air) Policy 2019*.

LIGHTING

19. Fixed site lighting associated with the development is to comply with *Australian Standard 4282 Control of the Obtrusive Effects of Outdoor Lighting*.

WASTE MANAGEMENT

20. All waste generated from construction of the premises must be effectively controlled on-site before disposal. All waste must be disposed of in accordance with the *Waste Reduction and Recycling Act 2011*.

21. All waste generated on-site must be managed in accordance with the waste management hierarchy as detailed in the *Waste Reduction and Recycling Act 2011*.

REHABILITATION

22. One (1) year prior to decommissioning of the development, the Operator must submit to Council for endorsement, a Rehabilitation and Exit Plan generally in accordance with Section 6.2.10 Rehabilitation included in the Site Based Management Plan, prepared by Swep Consulting, which, at a minimum:

    22.1 demonstrates that the site will be restored to a standard capable of the level of productivity that was available prior to the Material Change of Use upon decommissioning of the Extractive Industry;

    22.2 identifies possible land use (eg grazing and/or cropping) following cessation of the approved use;

    22.3 clearly establishes the objectives of the Plan;

    22.4 demonstrates adopted performance criteria for rehabilitation efforts;

    22.5 includes an Action Plan, with timing for remedial work such as structure removal, removal of imported materials such as gravel, any soil erosion, drainage and vegetation cover work, along with weed and pest animal control activities required to meet the adopted rehabilitation performance criteria; and

    22.6 outlines a program for monitoring rehabilitation success using appropriate indicators.

23. Post-operational rehabilitation of the site is to be carried out generally in accordance with the strategies identified in the Approved Rehabilitation and Exit Plan.

24. Rehabilitation work must commence immediately upon cessation of the approved use and be carried out in accordance with the endorsed Rehabilitation and Exit Plan for the length of time included in the Action Plan.

ENGINEERING WORKS

25. Complete all works approved and works required by conditions of this development approval and/or any related approvals at no cost to Council, prior to commencement of the use unless stated otherwise.

26. Undertake Engineering designs and construction in accordance with Council's Planning Scheme, Council's Development Manual and Standard Drawings, and relevant Australian Standards.

27. Be responsible for the full cost of any alterations necessary, to electricity, telephone, water mains, sewer mains, stormwater drainage systems or easements and/or other public utility installations resulting from the development or from road and drainage works required in connection with the development.

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

28. Be responsible for the location and protection of any Council and public utility services infrastructure and assets that may be impacted during construction of the development.

29. Repair all damage incurred to Council and public utility services infrastructure and assets, as a result of the proposed development immediately should hazards exist for public health and safety or vehicular safety. Otherwise, repair all damage immediately upon completion of works associated with the development.

STORMWATER MANAGEMENT

30. Design and construct stormwater drainage to ensure that the development will achieve "no nuisance" as described in the Queensland Urban Drainage Manual (QUDM) to all downstream properties including road reserves and the like, for design storms of ARI2, ARI5, ARI10, ARI20, ARI50 and ARI100.

31. Provide overland flow paths that do not adversely alter the characteristics of existing overland flows on other properties or that create an increase in flood damage on other properties.

WATER SUPPLY

32. Provide a potable water supply to meet the needs of the development.

ON-SITE WASTEWATER DISPOSAL

33. Connect the development to an on-site effluent disposal system, in accordance with AS1547 and the Queensland Plumbing and Waste Water Code.

34. Obtain a Development Permit for Plumbing Works for the on-site sewerage treatment system.

PARKING AND ACCESS - GENERAL

35. Provide adequate on-site parking for staff and visitors.

36. Provide adequate parking for all service vehicles and haulage vehicles.

37. Maintain dust suppression treatment to all internal roadways and vehicle manoeuvring areas ensuring not to have an adverse impact on adjoining properties.

PARKING AND ACCESS - SERVICING

38. Ensure loading and unloading operations are conducted wholly within the site and vehicles enter and exit the site in a forward direction.

VEHICLE ACCESS - TURNOUT

39. Design and construct vehicle turnout in accordance with Council's Standard Drawing No. R-007 allowing for the largest expected vehicle, without having to cross the centre of the road for the left-in or left-out manoeuvre.

TRANSPORT ROUTES

40. The approved Transport Routes are as follows:

    40.1 from the site access, north along Goombi-Fairymeadow Road to the Warrego Highway, and vice versa; and

    40.2 from the site access, south along Goombi-Fairymeadow Road to Greenswamp Road, and then west along Greenswamp Road and Fairymeadow Road to the Leichhardt Highway, and vice versa.

ROADWORKS - UPGRADES

41. Unless otherwise agreed with Council, upgrade the Transport Routes outlined in Condition 40 of the approval to a 7.2 metre wide pavement on an 8 metre formation (plus curve widening), generally in accordance with Council's Rural Access 1 standard (refer Standard Drawing R-002).

Comment: The pavement configuration for the widening shall be in accordance with Austroads' Guide to Pavement Technology Part 2, or as agreed with Council. Any existing bitumen seal can remain in place. This condition is imposed due to the proposal to use Road Trains as the haulage vehicle.

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

42. Upgrade the intersection of the Goombi-Fairymeadow Road to Greenswamp Road intersection to accommodate the largest expected vehicles to pass without conflict with the manoeuvring swept paths.

Comment: The pavement configuration for the widening shall be in accordance with Austroads' Guide to Pavement Technology Part 2, or as agreed with Council.

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

HEAVY VEHICLE ROUTE

43. Goombi-Fairymeadow Road and Greenswamp Road are not currently approved as a B-Double or a Road Train Route. Obtain an approval for the route to be used by Multi-Combination vehicles from the National Heavy Vehicle Regulator prior to allowing access to Multi-Combination vehicles via the above road section. Please refer to the following link for more information:

    https://www.nhvr.gov.au/road-access/access-management/applications-and-forms

ELECTRICITY AND TELECOMMUNICATIONS

44. Connect the development to electricity and telecommunication services.

EROSION AND SEDIMENT CONTROL - GENERAL

45. Ensure that all reasonable action is taken to prevent sediment or sediment laden water from being transported to adjoining properties, roads and/or stormwater drainage systems.

46. Remove and clean-up sediment or other pollutants in the event that sediment or other pollutants are tracked/released onto Council roads or drains, at no cost to Council.

ENVIRONMENTAL HEALTH

47. Undertake operations and construction work associated with this development to the requirements of Council, including the following:

    47.1 do not cause nuisance to adjoining residents by the way of smoke, dust, stormwater discharge or siltation of drains, at any time, including non-working hours;

    47.2 remove immediately, any material spilled or carried onto existing roads to avoid dust nuisance and to ensure traffic safety; and

    47.3 do not carry out work on Sundays or Public Holidays (unless approved otherwise by Council).

Timing: During construction and on-maintenance period and the establishment period of the landscaping or areas disturbed during construction.

48. Do not release contaminants or contaminated water directly or indirectly from the land subject to this approval, or to the ground or groundwater at the land subject to this approval, except for:

    48.1 uncontaminated overland stormwater flow; and

    48.2 uncontaminated stormwater to the stormwater system.

Timing: Prior to commencement of any works on-site, during works on-site and maintained for the period of the use of the development site.

A D V I S O R Y N O T E S

NOTE 1: Special Rates

In lieu of levying infrastructure charges payable in conjunction with this Development Permit in accordance with the *Planning Act 2016*, road maintenance and depreciation costs associated with the Extractive Industry operations will be recouped by levying an annual special rate on the land on which the Extractive Industry is located.

NOTE 2: Currency Period

*"A part of a development approval lapses at the end of the following period (the **currency period**)—*

(a) for any part of the development approval relating to a Material Change of Use—if the first change of use does not happen within—

(i) the period stated for that part of the approval; or

*(ii) if no period is stated—**6 years** after the approval starts to have effect."*

NOTE 3: Aboriginal Cultural Heritage

It is advised that under Section 23 of the *Aboriginal Cultural Heritage Act 2003*, a person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage (the "cultural heritage duty of care"). Maximum penalties for breaching the duty of care are listed in the Aboriginal cultural heritage legislation. The information on Aboriginal cultural heritage is available on the Department of Aboriginal and Torres Strait Islander and Partnerships' website.

NOTE 4: General Environmental Duty

General environmental duty under the *Environmental Protection Act 1994* prohibits unlawful environmental nuisance caused by noise, aerosols, particles, dust, ash, fumes, light, odour or smoke beyond the boundaries of the development site during all stages of the development including earthworks, construction and operation.

NOTE 5: General Safety of Public During Construction

The *Work Health and Safety Act 2011* and *Manual of Uniform Traffic Control Devices* must be complied with in carrying out any construction works, and to ensure safe traffic control and safe public access in respect of works being constructed on a road.

NOTE 6: Property Note (Audit of Conditions)

An inspection of the property to ascertain compliance with conditions will be undertaken twelve (12) months after the approval takes effect. If the works are completed prior to this time, please contact Council for an earlier inspection. A property note to this effect will be placed on Council's records.

NOTE 7: Duty to Notify of Environmental Harm

If a person becomes aware that serious or material environmental harm is caused or threatened by an activity or an associated activity, that person has a duty to notify Western Downs Regional Council.

Background Information

The relevant background information to this application is as follows:

Application No: 030.2024.365.001	**Assessment No:** A12806	**Subject File Refs:** AD6.6.2 & LG7.6.1
Assessing Officer:	Tim O'Leary REEL PLANNING, CONSULTANT	
PART 1: APPLICATION		
Applicant:	Upscale Gravel Pty Ltd C/- Swep Consulting	
Owner:	Upscale Pastoral 3 Pty Ltd atf UP3 Rowena Sub Trust	
Site Address:	1218 Goombi-Fairymeadow Road, Goombi	
Site Area:	516.8 hectares	
Real Property Description:	Lot 15 on BWR49	
Proposed Development:	Extractive Industry (Expansion of Existing Use – up to 200,000 tonnes per annum) and Environmentally Relevant Activities 16 2(b) and 3(b)	
Category of Assessment:	Impact	
Type of Application:	Material Change of Use	
Relevant Planning Scheme:	Western Downs Planning Scheme 2017 incorporating Amendment 1	
Zone:	Rural	
Precinct:	N/A	
Overlays:	▪ Biodiversity - MSES Regulated Vegetation ▪ Bushfire Risk - Medium ▪ Extractive Industry - Exploration Permit Coal 1165 - Exploration Permit Mineral 26100 - Mineral Development Licence 3003 - Petroleum Lease 226 ▪ Agricultural Land Classification - Class A ▪ Scenic Amenity - High Landscape Value Areas ▪ Waterway Corridors - Waterway Corridor ▪ Wetlands - Wetlands (Lacustrine) ▪ Road Hierarchy - Collector Road (Goombi-Fairymeadow Road)	
Pre-lodgement Meeting:	No	
Application Lodgement Date:	24 June 2024	
Properly Made Application:	Yes	Date: 28 June 2024
Confirmation Notice Issued:	Yes	Date: 10 July 2024
PART 2: REFERRALS		
State Assessment and Referral Agency (SARA) (Department of Transport and Main Roads and the Department of Science and Innovation as Technical Agencies) as Concurrency Agency under the *Planning Regulation 2017*.	▪ On 17 July 2024, the applicant referred the application to SARA as a Concurrence Agency for the application. ▪ On 23 July 2024, SARA issued a Confirmation Notice advising the application had been properly referred. ▪ On 19 August 2024, SARA issued an Information Request to the applicant. ▪ On 9 June 2025, SARA issued a Concurrence Agency response for the application.	
PART 3: INFORMATION REQUEST		
Information Request Issued:	Yes	Date: 24 July 2024
Applicant's Response:	Yes	Date: 31 March 2025
SARA Information Request:	Yes	Date: 19 August 2024
Applicant's Response:	Yes	Date: 9 June 2025

PART 4: PUBLIC NOTIFICATION		
Start Date:	Yes	Date: 9 May 2025
Notice of Compliance with Public Notification Received:	Yes	Date: 8 June 2025
Submissions:	No submissions received	
PART 5: DECISION PERIOD		
Date Commenced:	10 June 2025	
Decision Due Date:	**17 July 2025** **Note:** Decision Making Period extended by agreement with the applicant from 14 July 2025	

Report

1. Background Information

1.1 Site Context

The subject land is legally described as Lot 15 on BWR49 and is located at 1218 Goombi-Fairymeadow Road, Goombi. The property has frontage to and gains access to Goombi-Fairymeadow Road and has an area of 516.8 hectares.

The property is used for the purpose of an Extractive Industry (up to 100,000 tonnes per annum) and Animal Husbandry. The Extractive Industry use is subject to Development Approval 030.2021.1280.001 issued by Council. The operation of the Extractive Industry use is also subject to an Environmental Authority issued by the State Government for Environmentally Relevant Activities (ERA) 16 2(a) and 3(a) extracting and screening 5,000 to 100,000 tonnes per year.

The subject land is also used for Animal Husbandry (cattle grazing) and features rural outbuilding and infrastructure. The property is also used for gas purposes and features a number of gas wells.

The subject land is located within the Rural Zone of the Western Downs Planning Scheme 2017 incorporating Amendment 1 (the Planning Scheme). The site is impacted by the Biodiversity, Bushfire Hazard, Agricultural Land Classification, Scenic Amenity, Waterway Corridor and Wetlands Overlays of the Planning Scheme.

The site is not serviced by Council's reticulated water or sewerage networks. However, the property includes an existing on-site potable water supply and wastewater disposal system and is connected to the electricity network.

1.2 Development History

The development history on the property is summarised below:

- On 12 June 2014, Council issued a Decision Notice approving a Development Application 030.2012.1280.001 for a Material Change of Use to establish an Extractive Industry (up to 100,000 tonnes per annum) on the subject land.

- On 27 August 2014, the Department of Environment and Heritage Protection issued an Environmental Authority (EPPR00965013) for ERA 16 2(a) - Extraction between 5,000 and 100,000 tonnes per annum and ERA 16 3(a) - Screening of 5,000 to 100,000 tonnes per annum.

- On 9 October 2014, Council issued a Negotiated Decision Notice for Development Approval 030.2012.1280.001 which superseded the previous Decision Notice issued by Council on 12 June 2014.

The changes to the conditions of approval related to amending the approved haul routes to include the include Leichhardt Highway via Goombi-Fairymeadow Road, extending the vegetative buffer to the south, extending the hours of operation to start from 6am and to remove the requirement for sealed internal access of 40m inside the property.

- On 13 January 2015, Council's Compliance Senior Officer issued a Certificate of Compliance for Development Approval 030.2012.1280.001.

- On 15 March 2022, Council issued a Decision Notice approving Development Application 035.2022.100.001 for Reconfiguring a Lot (Dividing Land into Parts via Lease Agreement exceeding 10 years) on the subject land. The application created a lease with a duration of 50 years and an area of 20.44ha which enclosed the development footprint of the approved Quarry.

- On 27 July 2022, Council signed a Form 18B for the registration of Lease Area A on the subject land, as the applicant had complied with all conditions of Development Approval 035.2022.100.001.

1.3 Proposal

The applicant has lodged a development application for a Material Change of Use for Expansion to the existing Extractive Industry (from 100,000 tonnes per annum to 200,000 tonnes per annum) and Environmentally Relevant Activities 16 2(b) and 3(b) on the subject land.

The existing Quarry provides gravel for construction and infrastructure projects. The applicant seeks to expand the scale of material provided from 100,000 tonnes per annum to 200,000 tonnes per annum to service the increased demand for gravel needed for upcoming projects, including flood recovery civil works and other infrastructure projects (ie Goombi Wind Farm).

Quarry activities include ripping, dozing, stockpiling, loading and distribution of gravel materials. The Quarry is an open cut operation and does not include any blasting.

The proposed development will not expand the approved Quarry footprint which will continue with the approved lease area. The expansion will not involve any additional buildings and staff will continue to use the existing site office and amenities building within the development footprint.

The applicant does not propose any change to the current number of staff (4 staff members) or the conditioned operating hours of the Development Approval 030.2012.1280.001 from 6am to 6pm and haulage from 7am to 6pm Monday to Sunday (other than on Public Holidays).

The Quarry will use the existing northern access point to Goombi-Fairymeadow Road. It is noted the southern access point to the property from Goombi-Fairymeadow Road is retained for vehicles associated with Resource Activities (gas wells) and Animal Husbandry activities on the site.

The development is located within a remote rural locality and does not have access to reticulated water or sewer network. The development is serviced by an on-site effluent disposal system and has access to potable water.

2. Assessment

2.1 Assessment Benchmarks

The application is Impact Assessable development under the Planning Scheme, as the development for a Material Change of Use for an Extractive Industry (Expansion of Existing Use – up to 200,000 tonnes per annum) is subject to Impact Assessment, pursuant to Table 5.5.10 of the Western Downs Planning Scheme 2017 incorporating Amendment 1.

As the development is Impact Assessable under the Planning Scheme, the development requires assessment against the Assessment Benchmarks of all relevant Codes and the Strategic Plan of the Planning Scheme.

The following Assessment Benchmarks apply to this development:

<table>
<tr><th colspan="3">ASSESSMENT MATTERS</th></tr>
<tr><td>Assessment Benchmarks</td><td colspan="2">The development was assessed against the following Assessment Benchmarks:
▪ Western Downs Planning Scheme 2017 incorporating Amendment 1
· Strategic Plan
· Rural Zone Code
· Extractive Industry Code
· Infrastructure Services Code
· Transport, Access and Parking Code.
· Biodiversity Areas Overlay Code
· Bushfire Risk Overlay Code
· Natural Resources Overlay Code
· Scenic Amenity Overlay Code
· Waterway Corridors Overlay Code
· Wetlands Overlay Code</td></tr>
<tr><td rowspan="4">Reasons for Decision</td><td colspan="2">The development was assessed against all of the Assessment Benchmarks listed above and complies with all of these with the exceptions listed below.</td></tr>
<tr><td>Benchmark Reference</td><td>Reasons for Approval Despite Non-Compliance with Benchmark</td></tr>
<tr><td colspan="2">Strategic Framework</td></tr>
<tr><td>3.3.9.2 Land Use Strategies (1)
Industrial land use and development is accommodated on land designated for industrial purposes within the Urban Area identified on Strategic Plan Map 1 – Settlement Pattern.</td><td rowspan="2">The proposed expansion of the existing Extractive Industry use is on rural land. However, Extractive Industries are consistent development within the Rural Zone, as per Table 1.7.1 of the Rural Zone Code, despite being defined as an Industrial Activity under Schedule 1.1.1 of the Planning Scheme.

The proposal is also mapped within a Major Biodiversity Corridor under Strategic Plan Map 2 – Natural Environment.

However, the proposal is on previously cleared land and an approved lease area to prevent further encroachment.</td></tr>
<tr><td>3.3.9.2 Land Use Strategies (2)
Industrial land uses do not encroach upon or interfere with the significant environmental features identified on Strategic Plan Map 2 – Natural Environment.</td></tr>
</table>

	3.3.9.2 Land Use Strategies (8) Industrial uses will not be supported where to be established on Rural land that is considered to be non-productive agricultural land or of an allotment size that is economically unviable for agricultural production. Should development be proposed on allotments as described above, overriding community need will need to be provided to justify and demonstrate that there is no suitably zoned land available for the use to operate.	The significant environmental features of adjoining lots will be protected through the conditioned Site Based Management Plan, prepared by Swep Consulting dated 31 March 2025, and the Environmental Authority Permit (P-EA-100849492). There is community need for the proposal due to the increased demand for gravel required for upcoming infrastructure projects. The gravel resource is also location dependent. The proposed expansion will be retained within the approved lease area to maximise the use of the existing development footprint. With conditions imposed, the proposal is considered to comply with the Strategic Plan.
	3.6.2.2 Land Use Strategies (1) Industrial development is accessed within 500 metres of a Freight Route identified on Strategic Plan Map 5—Access, Mobility and Infrastructure.	The proposal is not within 500m of a Freight Route. However, the existing Extractive Industry utilises the nearest Freight Routes, being Warrego Highway and Leichhardt Highway. The proposed expansion of the existing use will generate an additional 15 daily trips, which will not adversely impact the road network, as per the Traffic Impact Assessment Report. Therefore, the proposal is considered to comply with the Strategic Plan.
	Natural Resources Overlay Code	
	Where for a Material Change of Use in the Rural Zone **AO6.1** Development (inclusive of the development footprint) is not located on land identified as ALC Class A or B Land on the Agricultural Land Overlay Maps (OM-008) unless identified in Table 8.2.7.2.	The development footprint of the Quarry is within Class A Agricultural Land as illustrated within the Agricultural Land Classification Overlay Mapping of the Planning Scheme. The development does not comply with Acceptable Outcome 6.1 of the Natural Resources Overlay Code, as Extractive Industry is not a use identified within Table 8.2.7.2 of the Natural Resources Overlay Code. The proposed development will not expand the development footprint of the approved Quarry of 20.44ha on the subject land. It is considered that the existing development footprint is already alienated from rural purposes. The balance area of the land will continue to be available for Animal Husbandry. There is community need for the proposal due to the increased demand for gravel required for upcoming infrastructure projects.

		The gravel resource is also location dependent. The proposed expansion will be retained within the approved lease area to maximise the use of the existing development footprint and to prevent further loss of agricultural land. Therefore, the proposal is considered to comply with Performance Outcome 6 of the Natural Resources Overlay Code.
	Extractive Industry Code	
	AO1.1 Extractive Industry operations that involve blasting, crushing or screening are located with a minimum separation distance of 1,000 metres from a sensitive land use or land in a residential zone category.	The development does not comply with Acceptable Outcome 1.1 of the Extractive Industry Code. The proposed development footprint is 515m from the nearest sensitive land use which is a Dwelling House on Lot 37 on BWR181 (11257 Goombi-Fairymeadow Road). The proposed development is a Quarry that has been operating historically on the land subject to Council approval and an Environmental Authority issued by the State Government. The proposal will retain operation within the approved lease area and does not include changes to the approved hours of operation or haulage. The closest sensitive receptor is located to the east of the development footprint on the other side of Goombi-Fairymeadow Road. The closest sensitive receptor is screened by existing pockets of native vegetation within the property and the road corridor. The primary change to the scale of the Quarry is the increased number of days for extraction and screening per year. Environmental procedures will be conditioned as per the Site Based Management Plan, prepared by Swep Consulting dated 31 March 2025, to ensure disturbance to sensitive land uses are appropriately mitigated. The proposal is expected to generate 15 additional daily trips and have negligible impacts to the road network. With conditions imposed, the proposal is considered to comply with Performance Outcome 1 of the Extractive Industry Zone Code.
	AO3.2	The operating hours and haulage hours for the development do not comply with Acceptable Outcome 3.2 of the Extractive Industry Overlay Code.

	Extraction, crushing, screening, loading, haulage and the operation or maintenance of plant equipment and vehicles are only to be undertaken between the hours of: (a) 6.00am and 6.00pm Monday to Friday; and (b) 8.00am and 2.00pm on Saturdays.	The proposed Quarry operations will occur during 6am and 6pm, Monday to Sunday, and the proposed haulage will occur during 7am and 6pm, Monday to Sunday. The proposal retains the approved hours of operation, and no activity is proposed during public holidays. Environmental procedures will be conditioned as per the Site Based Management Plan, prepared by Swep Consulting dated 31 March 2025, to ensure disturbance to sensitive land uses are appropriately mitigated. With conditions imposed, the proposal is considered to comply with the Performance Outcome.

2.2 Assessment against the Western Downs Planning Scheme 2017 incorporating Amendment 1

2.2.1 Strategic Plan

The Strategic Plan sets the policy direction for the Planning Scheme and forms the basis for ensuring appropriate development occurs in the Planning Scheme area for the life of the Planning Scheme.

The Strategic Plan is represented by five strategic themes, being Liveable Communities and Housing, Environment and Heritage, Economic Growth, Infrastructure, and Safety and Resilience to Natural Hazards.

It is considered that the Liveable Communities and Housing and Infrastructure Themes of the Strategic Plan are most relevant to the application.

The proposed development for an expansion of an existing Extractive Industry use is on rural land and is identified as Class A Agricultural Land. The development of Extractive Industries is a consistent use within the Rural Zone.

The proposal is also mapped within a Major Biodiversity Corridor under Strategic Plan Map 2 – Natural Environment. However, the proposal is on previously cleared land and an approved lease area to prevent further encroachment.

The significant environmental features of adjoining lots will be protected through the conditioned Site Based Management Plan, prepared by Swep Consulting, dated 31 March 2025, and the Environmental Authority Permit (P-EA-100849492).

The proposal is not within 500m of a Freight Route. However, the existing Extractive Industry utilises the nearest Freight Routes, being Warrego Highway and Leichhardt Highway. The proposed expansion of the existing use will generate an additional 15 daily trips, which will not adversely impact the road network, as per the Traffic Impact Assessment Report.

There is community need for the proposal due to the increased demand for gravel required for upcoming infrastructure projects. The gravel resource is also location dependent. The proposed expansion will be retained within the approved lease area to maximise the use of the existing development footprint.

The proposed development is consistent with the Strategic Elements of the Policy Themes and therefore the development is supported.

2.2.2 Rural Zone Code

The applicant seeks approval for a Material Change of Use for an expansion to an existing Extractive Industry to allow up to 200,000 tonnes per annum of gravel to be extracted and screened on the subject land.

Furthermore, the development is directly associated with a natural resource and requires a location remote from urban uses because of the potential impacts of the operation.

The proposal complies with the setback, height and screening requirements for development in the Rural Zone Code, as no additional buildings or structures are proposed as part of the expansion.

Conditions have been recommended to ensure dust and noise impacts are managed in accordance with the requirements of the *Environmental Protection (Air) Policy 2019* and the *Environmental Protection (Noise) Policy 2019*.

The applicant has submitted a Site Based Management Plan which details how the applicant will undertake operation of the site and how potential impacts on the environment and surrounding sensitive land uses will be mitigated.

The Site Based Management Plan has been included as an Approved Document and as such, the applicant will need to undertake operations and management of the proposed Quarry in accordance with the Approved Site Based Management Plan and the conditions of approval.

The proposed development is consistent with the Acceptable Outcomes of the Rural Zone Code, subject to the recommended conditions of the approval.

2.2.3 Development Codes

Extractive Industry Code

As discussed in Part 2.1 of this Report, the separation of the Quarry from the closest sensitive land use and the operating hours of the development do not comply with Acceptable Outcomes 1.1 and 3.2 of the Extractive Industry Code.

The development is considered to be suitably separated from surrounding sensitive land uses on surrounding properties. Council did not receive any submissions relating to the application from the public during the Public Notification Period.

The development has been conditioned to maintain the existing operating hours of the development. The development will also be conditioned to ensure that the Quarry is operated in accordance with the approved Site Based Management Plan.

The proposed development is consistent with the Performance Outcomes of the Extractive Industry Code.

Transport, Access and Parking Code

The property has two existing crossover points to Goombi-Fairymeadow Road. Goombi-Fairymeadow Road is a rural collector road and has 7m bitumen sealed and 14m formation.

Access to the development will be via the existing Quarry access to Goombi-Fairymeadow Road. All vehicles and machinery associated with the existing Quarry and the proposed expansion to the Quarry will gain access via the northern crossover to Goombi-Fairymeadow Road. There is sufficient area within the development footprint of the Quarry for operational vehicles to be able to enter and exit the property in a forward motion.

The applicant has advised that the haul routes for the development are north along Goombi-Fairymeadow Road to the intersection or south along Goombi-Fairymeadow Road to the intersection of the Leichhardt Highway.

The development has been conditioned to provide upgrades to the haul routes to meet the standard of road required to facilitate the type and frequency from the development.

Acceptable Outcome 4 of the Transport, Access and Parking Code provides that car parking be provided in accordance with the requirements identified in Table 9.4.5.2 of the Transport Access and Parking Code.

Table 9.4.5.2 of the Transport, Access and Parking Code does not provide a specific parking rate for a Material Change of Use for an Extractive Industry. Table 9.4.5.2 of the Transport, Access and Parking Code provides that where there is no parking rate prescribed, the rate of parking is sufficient to accommodate the expected demand of the use.

The applicant has advised that a maximum of four staff would operate the Quarry. The applicant has indicated that there is sufficient space available for parking of heavy and light vehicles associated with the operation of the Quarry.

It is considered that the available parking is sufficient to meet the demand of the development and is consistent with Table 9.4.5.2 and Acceptable Outcome 4 of the Transport, Access and Parking Code.

The proposed development is consistent with the Acceptable Outcomes of the Transport, Access and Parking Code.

Infrastructure Services Code

The property is located within the rural locality and does not have access to reticulated water or sewer network.

The existing Quarry is subject to an existing development approval issued by Council which required the applicant to provide a suitable supply of water and an effluent disposal system and is also serviced by electricity and telecommunications.

The proposed Quarry expansion will not involve the construction of any additional buildings or structures on the property or change the current infrastructure servicing arrangements on the property.

The development will be conditioned with the standard infrastructure conditions for Quarry developments in rural areas to ensure the development will comply with the Acceptable Outcomes of the Infrastructure Services Code.

2.2.4 Overlay Codes

Biodiversity Areas Overlay Code

Part of the property is identified as an area of Regulated Vegetation within the Biodiversity Overlay Mapping of the Planning Scheme.

The proposal is located on previously cleared land within the approved lease area, which is significantly set back from the regulated vegetation.

The proposed development is consistent with the Acceptable Outcomes of the Biodiversity Areas Overlay Code

Bushfire Hazard Overlay Code

The property is partially mapped within the Medium Bushfire Hazard Area illustrated by the Bushfire Hazard Overlay mapping of the Planning Scheme.

The development footprint has been cleared of vegetation historically and the development is outside the area mapped as Medium Bushfire Hazard Area.

The existing access to Goombi-Fairymeadow Road is suitable for access by emergency vehicles in the event of a fire.

The proposed development is consistent with the Acceptable Outcomes of the Bushfire Hazard Overlay Code.

Natural Resources Overlay Code

The property is identified as Class A Agricultural Land within the Agricultural Land Classification Overlay Mapping of the Planning Scheme.

As discussed within Part 2.1 of this Report, the development will not increase the development footprint of the existing Quarry on the subject land and the balance area of the subject site will continue to be available for rural activities.

The proposed development is consistent with the Performance Outcomes of the Natural Resources Overlay Code.

Scenic Amenity Overlay Code

A small part of the property is partially located within a High Landscape Value Area illustrated by the Scenic Amenity Overlay mapping of the Planning Scheme.

The proposal does not include new buildings or structures and the development footprint is not within the mapped High Landscape Value Area.

The proposed development is consistent with the Acceptable Outcomes of the Scenic Amenity Overlay Code.

Waterway Corridors Overlay Code

The property is intersected by a waterway as illustrated by the Waterway Corridors Overlay Mapping of the Planning Scheme.

The Quarry footprint is not impacted by the mapped Waterway Corridor and the development is consistent with the Acceptable Outcomes of the Waterway Corridors Overlay Code.

Wetlands Overlay Code

Part of the site is mapped as Lacustrine Wetland within the Wetlands Overlay mapping of the Planning Scheme.

The mapped Lacustrine Wetland is located on the subject land to the north of the lease area and is sufficiently set back from the Quarry footprint.

The proposed development is consistent with the Acceptable Outcomes of the Wetlands Overlay Code.

3. Other Relevant Matters

3.1 Referral

The application triggered referral to the State Assessment and Referral Agency (SARA) as a Concurrence Agency for the following:

- Material Change of Use impacting the State transport network – Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1
- Material Change of Use for an Environmentally Relevant Activity – Schedule 10, Part 5, Division 4, Table 2, Item 1

On 9 June 2025, SARA issued a Referral Agency response with conditions (2407-41438 SRA). This included the Environmental Authority Permit (P-EA-100849492), which will take effect upon the commencement date for the related Development Application.

3.2 Public Notification

Public notification for the application was undertaken for a period of 17 business days between 9 May 2025 and 3 June 2025.

To commence the public notification for the application, the applicant:

- placed an advertisement within the Western Downs Town and Country newspaper on 8 May 2025;
- placed a notice on the premises in the way prescribed under the *Development Assessment Rules* on 8 May 2025; and
- notified the owners of all lots adjoining the subject property, on 6 May 2025.

On 8 June 2025, Council received a Notice of Compliance with Public Notification along with evidence that public notification had been completed in accordance with the *Development Assessment Rules* and the *Planning Act 2016*.

At the conclusion of the Public Notification Period, Council had received no submissions regarding the application.

3.3 Infrastructure Charges

Infrastructure Charges are levied by Council on development in accordance with Council's Infrastructure Charges Resolution (No. 7.1) 2017.

The property is located within a remote locality and does not increase demand on Council's water, sewer, transport, stormwater or parks networks, as it is not a use that is serviced by these networks.

The development is serviced by Council's transport network. Quarries are charged special rates In lieu of levying infrastructure charges payable in conjunction with this Development Permit in accordance with the *Planning Act 2016*.

Road maintenance and depreciation costs associated with the Extractive Industry operations will be recouped by levying an annual special rate on the land on which the Extractive Industry is located.

A note will be included within the conditions of approval advising that special rates will be charged for the impact development on Council's road network.

Consultation (Internal/External)

Internal

This Report and attachments have been reviewed by Council's Planning and Environment Manager, A/Principal Planner and Consultant Development Engineer and comments and conditions of approval included as appropriate.

External

The application triggered referral to the State Assessment and Referral Agency (SARA) (Department of Transport and Main Roads and the Department of Science and Innovation as Technical Agencies) as Concurrency Agency under the *Planning Regulation 2017*. A copy of SARA's Referral Agency response is attached to this Report.

Legal/Policy Implications (Justification if applicable)

An applicant may elect to appeal against Council's decision in accordance with the relevant Section of the *Planning Act 2016*, which states:

"Chapter 6 Dispute Resolution

Part 1 Appeal Rights

229 Appeals to Tribunal or P&E Court

(1) Schedule 1 states -

(a) matters that may be appealed to -

(i) either a tribunal or the P&E Court; or

(ii) only a tribunal; or

(iii) only the P&E Court; and

(b) the person -

*(i) who may appeal a matter (the **appellant**); and*

(ii) who is a respondent in an appeal of the matter; and

(iii) who is a co-respondent in an appeal of the matter; and

(iv) who may elect to be a co-respondent in an appeal of the matter.

(2) An appellant may start an appeal within the appeal period.

*(3) The **appeal period** is -*

(a) for an appeal by a building advisory agency - 10 business days after a Decision Notice for the decision is given to the Agency; or

(b) for an appeal against a deemed refusal - at any time after the deemed refusal happens; or

(c) for an appeal against a decision of the Minister, under Chapter 7, Part 4, to register premises or to renew the registration of premises - 20 business days after a Notice is published under Section 269(3)(a) or (4); or

(d) for an appeal against an Infrastructure Charges Notice - 20 business days after the Infrastructure Charges Notice is given to the person; or

(e) for an appeal about a deemed approval of a development application for which a Decision Notice has not been given - 30 business days after the applicant gives the Deemed Approval Notice to the Assessment Manager; or…

…(g) for any other appeal - 20 business days after a Notice of the decision for the matter, including an Enforcement Notice, is given to the person.

Note - See the P&E Court Act for the Court's power to extend the appeal period

Budget/Financial Implications

Nil

Human Rights Considerations

Section 4(b) of the *Human Rights Act 2019* (Qld) (the *Human Rights Act*) requires public entities "*to act and make decisions in a way compatible with human rights"*.

There are no human rights implications associated with this Report.

Conclusion

The proposed development has been assessed against the requirements of the Western Downs Planning Scheme 2017 incorporating Amendment 1. It is considered that the proposed development is consistent with the assessment benchmarks of the Western Downs Planning Scheme 2017 incorporating Amendment 1, subject to the recommended conditions of approval.

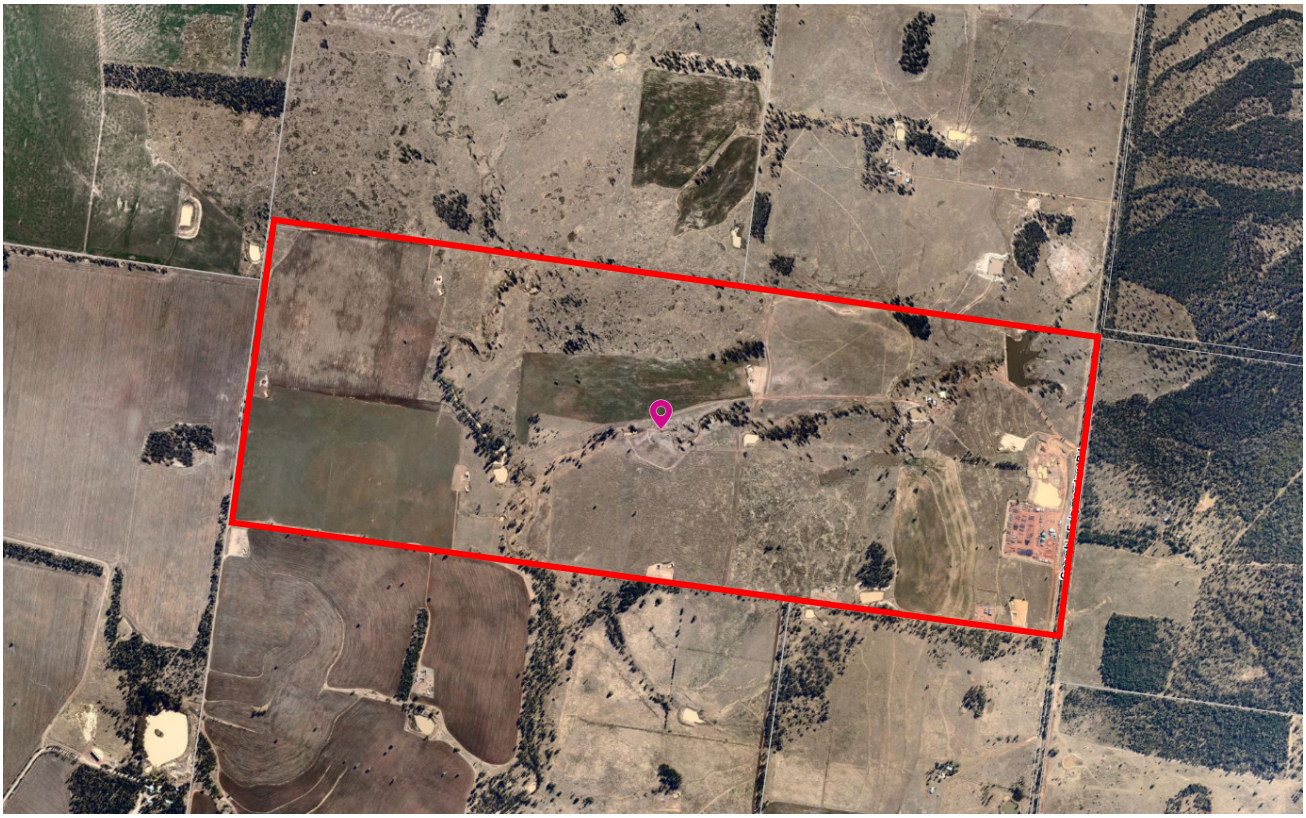
Attachments

1. Locality Plans
2. Proposal Plans
3. Referral Agency Response

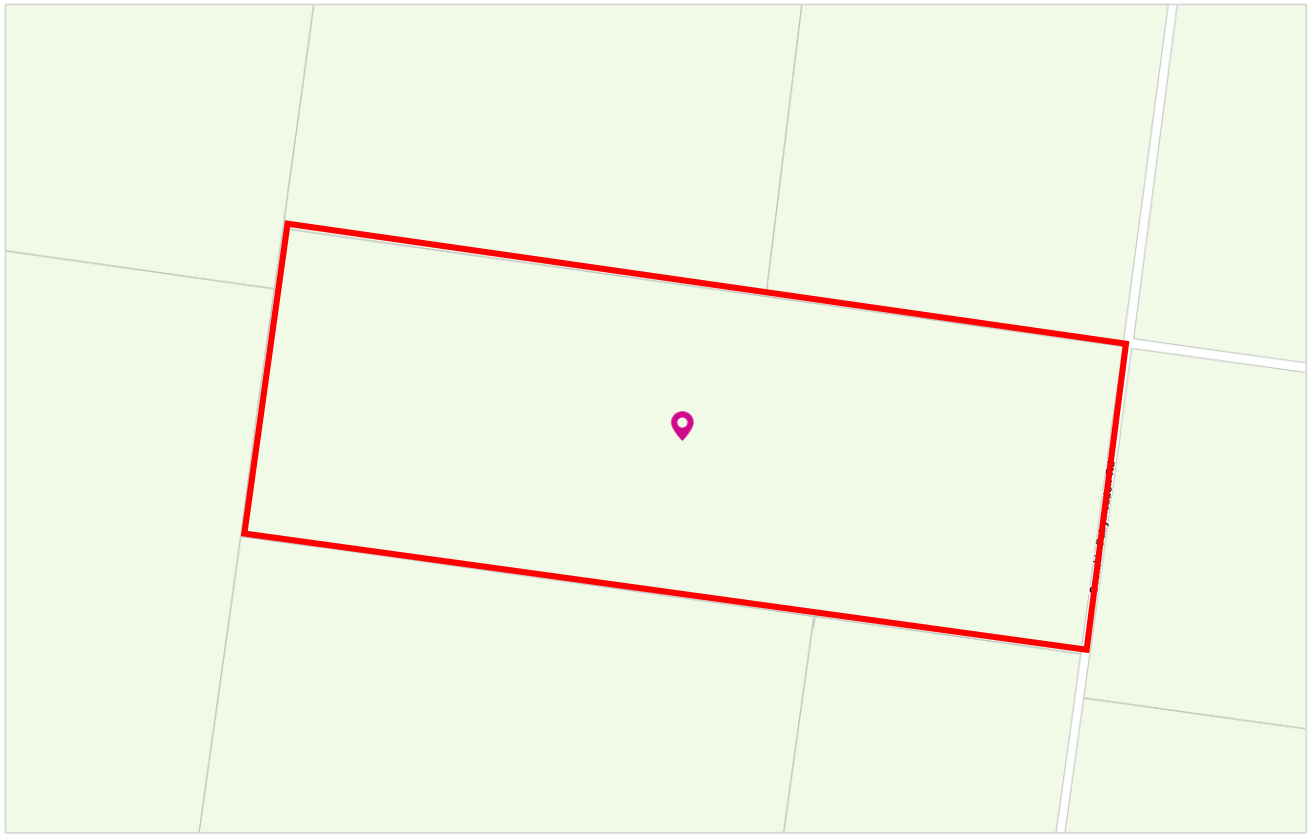
Authored by: Tim O'Leary, REEL PLANNING CONSULTANT

Attachment 1 - Locality Plans

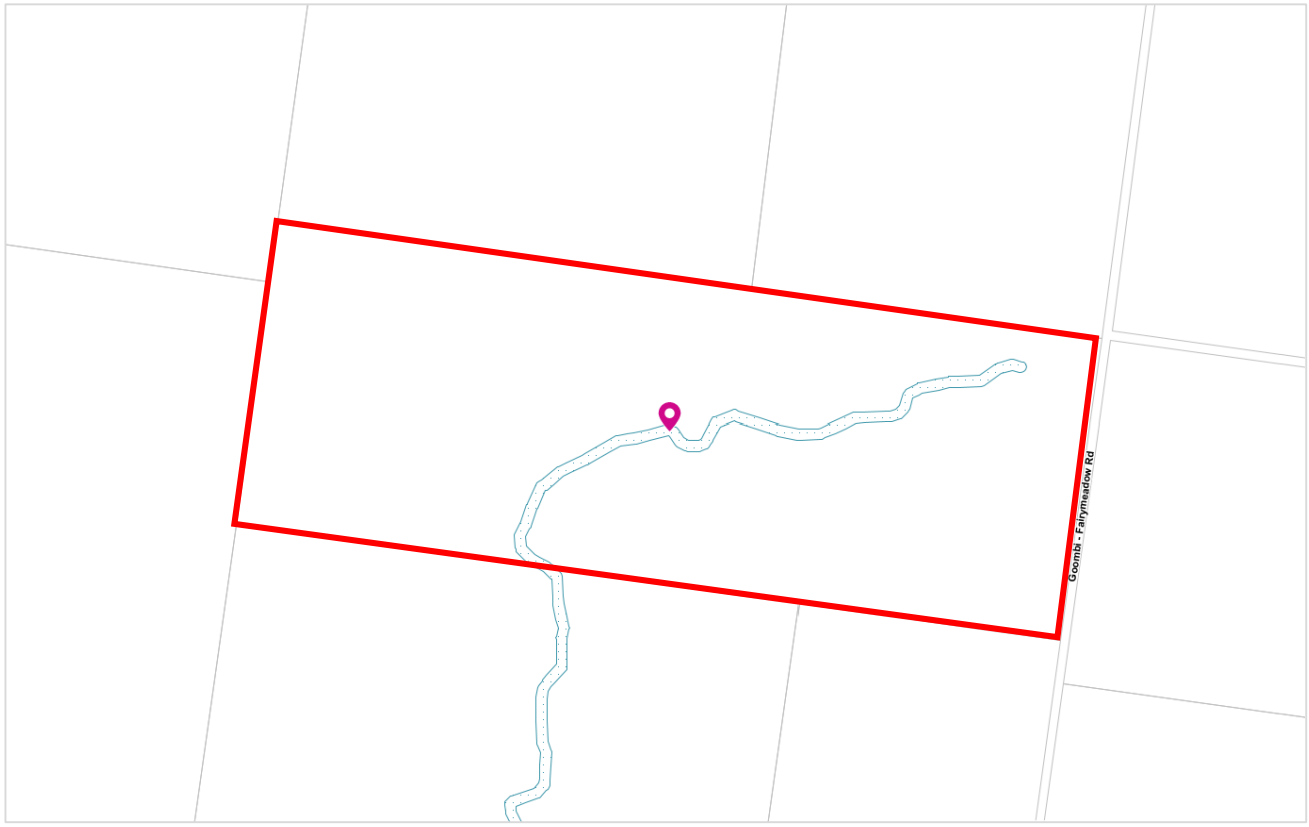
Site Aerial



Zoning Map



Waterway Corridor Overlay Map

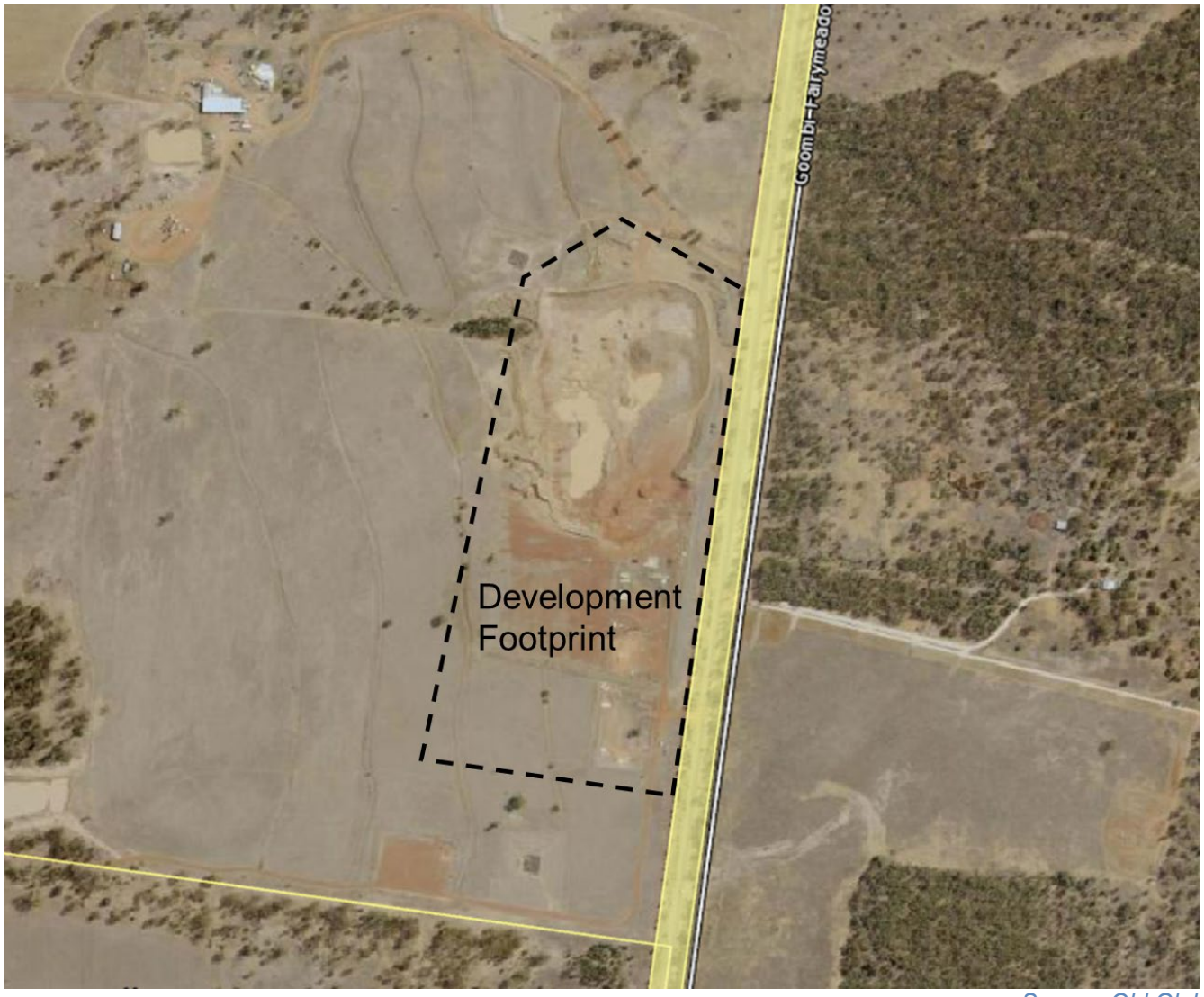


Waterway Corridor



Source: Qld Globe

N	SWEP CONSULTING 17 Taylor Street East ROMA Q 4455 **ABN:** 74 997 813 346	**Drawing No.:** 2024-022-001	**Revision:** A **Date:** 24/06/2024
		Title: Overall Site Plan	**Client:** Upscale Gravel Pty Ltd
		Site: 1218 Goombi-Fairymeadow Road Goombi (Lot 15 on BWR49)	



Source: Qld Globe

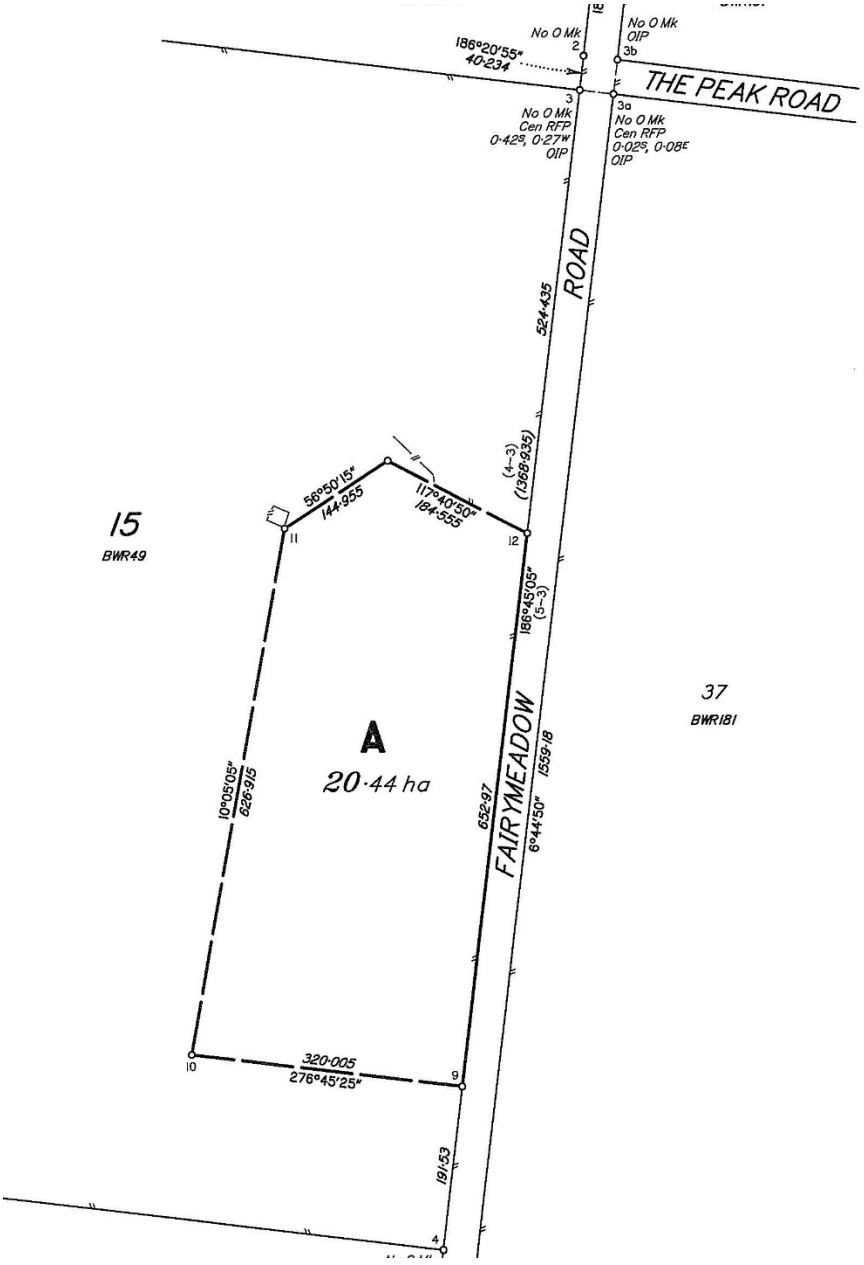
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SWEP CONSULTING

17 Taylor Street East
ROMA Q 4455

ABN: 74 997 813 346

Drawing No.: 2024-022-002	**Revision:** A
	Date: 24/06/2024
Title: Detail Site Plan	**Client:** Upscale Gravel Pty Ltd
Site: 1218 Goombi-Fairymeadow Road Goombi (Lot 15 on BWR49)	



Source: SP317833

N

SWEP CONSULTING

17 Taylor Street East
ROMA Q 4455

ABN: 74 997 813 346

Drawing No.: 2024-022-003

Revision: A

Date: 24/06/2024

Title: Development Footprint Detail Plan - Lease A Dimensions

Site: 1218 Goombi-Fairymeadow Road Goombi (Lot 15 on BWR49)

Client: Upscale Gravel Pty Ltd

Queensland Government

SARA reference: 2407-41438 SRA
Council reference: 030.2024.365.001
Applicant reference: 2024-013

9 June 2025

Chief Executive Officer
Western Downs Regional Council
PO Box 551
DALBY QLD 4405
info@wdrc.qld.gov.au

Attention: Jenny Cameron

Dear Ms Cameron

SARA referral agency response—1218 Goombi Fairymeadow Road, Goombi

(Referral agency response given under section 56 of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 18 July 2024.

Response

Outcome:	Referral agency response – with conditions
Date of response:	9 June 2025
Conditions:	The conditions in **Attachment 1** must be attached to any development approval
Advice:	Advice to the applicant is in **Attachment 2**
Reasons:	The reasons for the referral agency response are in **Attachment 3**

Development details

Description:	Development permit	Material change of use for Extractive Industry (expansion up to 200,000tpa)
SARA role:	Referral agency	
SARA trigger:	• Schedule 10, part 5, division 4, table 2, item 1 (Planning Regulation 2017) - Non-devolved environmentally relevant activity	

Darling Downs South West regional office
128 Margaret Street, Toowoomba
PO Box 825, Toowoomba QLD 4350

	• Schedule 10, part 9, division 4, subdivision 1, table 1, item 1 (Planning Regulation 2017) - Development impacting on state transport infrastructure
SARA reference:	2407-41438 SRA
Assessment manager:	Western Downs Regional Council
Street address:	1218 Goombi Fairymeadow Road, Goombi
Real property description:	Lot 15 on BWR49
Applicant name:	Upscale Gravel Pty Ltd c/- Swep Consulting
Applicant contact details:	17 Taylor Street East ROMA QLD 4455 kate@swepcon.com.au
Environmental Authority:	This referral included an application for an environmental authority under section 115 of the *Environmental Protection Act 1994.* Below are the details of the decision: • Approved • Reference: P-EA-100849492 • Effective date: When the related development approval 030.2024.00000365.001 takes effect. • Prescribed environmentally relevant activity (ERA): o ERA 16 - Extraction and Screening - 2(b) o ERA 16 - Extraction and Screening - 3(b) If you are seeking further information on the environmental authority, the Department of Environment, Tourism, Science and Innovation's website includes a register. This can be found at: https://www.detsi.qld.gov.au/
Human Rights Act 2019 considerations:	A consideration of the 23 fundamental human rights protected under the *Human Right Act 2019* has been undertaken as part of this decision. It has been determined that this decision does not limit human rights.

Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (section 30 Development Assessment Rules). Copies of the relevant provisions are in **Attachment 4**.

A copy of this response has been sent to the applicant for their information.

For further information please contact Malcolm McDowell, Planning Officer, on (07) 3452 6897 or via email ToowoombaSARA@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Paul Gleeson
A/Manager

enc Attachment 1 - Referral agency conditions
Attachment 2 - Advice to the applicant
Attachment 3 - Reasons for referral agency response
Attachment 4 - Representations about a referral agency response provisions
Attachment 5 – Approved plans

cc Upscale Gravel Pty Ltd, kate@swepcon.com.au

Attachment 1—Referral agency conditions

(Under section 56(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application)

No.	Conditions	Condition timing
Development permit: Material change of use for Extractive Industry (expansion up to 200,000tpa)		
Schedule 10, part 9, division 4, subdivision 1, table 1, item 1 (Planning Regulation 2017) - Development impacting on state transport infrastructure—The chief executive administering the *Planning Act 2016* nominates the Director-General of the Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following conditions:		
1.	(a) Provide roadworks comprising of an upgrade of the Warrego Highway / Goombi Fairymeadow Road intersection to accommodate swept paths of a turning Road Train (RT1), including to ensure that Road Trains do not cross the centreline of Goombi Fairymeadow Road during a turning maneuver. (b) Design and construct the road works, required in part (a) of this condition in accordance with: - the Department of Transport and Main Roads' Road Planning and Design Manual, 2nd Edition; and - the Department of Transport and Main Roads' Policies and Technical Specifications.	(a) and (b) - Prior to the commencement of use.
Schedule 10, part 5, division 4, table 2, item 1 (Planning Regulation 2017)) – Environmentally relevant activity - The chief executive administering the *Planning Act 2016* nominates the Director-General of the Department of Environment, Tourism, Science and Innovation to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following conditions:		
2.	The development must be carried out generally in accordance with the following plans: • Detail Site Plan, drawing number 2024-022-002, dated 24/06/2024 and prepared by SWEP Consulting	At all times

Attachment 2—Advice to the applicant

General advice	
1.	Terms and phrases used in this document are defined in the *Planning Act 2016*, its regulation or the State Development Assessment Provisions (SDAP) (version 3.0). If a word remains undefined it has its ordinary meaning.
2.	**Road works approval** Under section 33 of the *Transport Infrastructure Act 1994,* written approval is required from the Department of Transport and Main Roads to carry out road works on a state-controlled road. Please contact the Department of Transport and Main Roads on (07) 4639 0828 to make an application for road works approval. This approval must be obtained prior to commencing any works on the state-controlled road reserve. The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ). The road works approval process takes time - please contact Department of Transport and Main Roads as soon as possible to ensure that gaining approval does not delay construction.
	Heavy vehicle / road train routes The applicant is advised that any oversized or over dimensioned vehicles accessing the site via an unapproved route (i.e. local roads that are not designated road train routes) will require separate approval through the National Heavy Vehicle Regulator (NHVR). Operators can request for assessment of roads that are not currently approved for road train access by applying to the NHVR. Vehicles must not operate on requested roads until they appear on the relevant maps and/or approved road lists. It is recommended that the applicant contact the NHVR for further information regarding this matter.

Attachment 3—Reasons for referral agency response

(Given under section 56(7) of the *Planning Act 2016*)

The reasons for the SARA's decision are:

The development complies with the assessment benchmarks of State Code 6 of SDAP (version 3.0) in that the development:

- maintains the operating performance of the transport network.

The development complies with the assessment benchmarks of State Code 22 of the SDAP (version 3.0) in that the development is:

- located and designed to avoid or mitigate environmental harm on environmental values of the natural environment, adjacent sensitive land uses and sensitive receptors
- designed and located to avoid impacts or, where the matters of state environmental significance impacts are reasonably minimised and mitigated
- does not result in a significant residual impact on a matter of state environmental significance.

Material used in the assessment of the application:

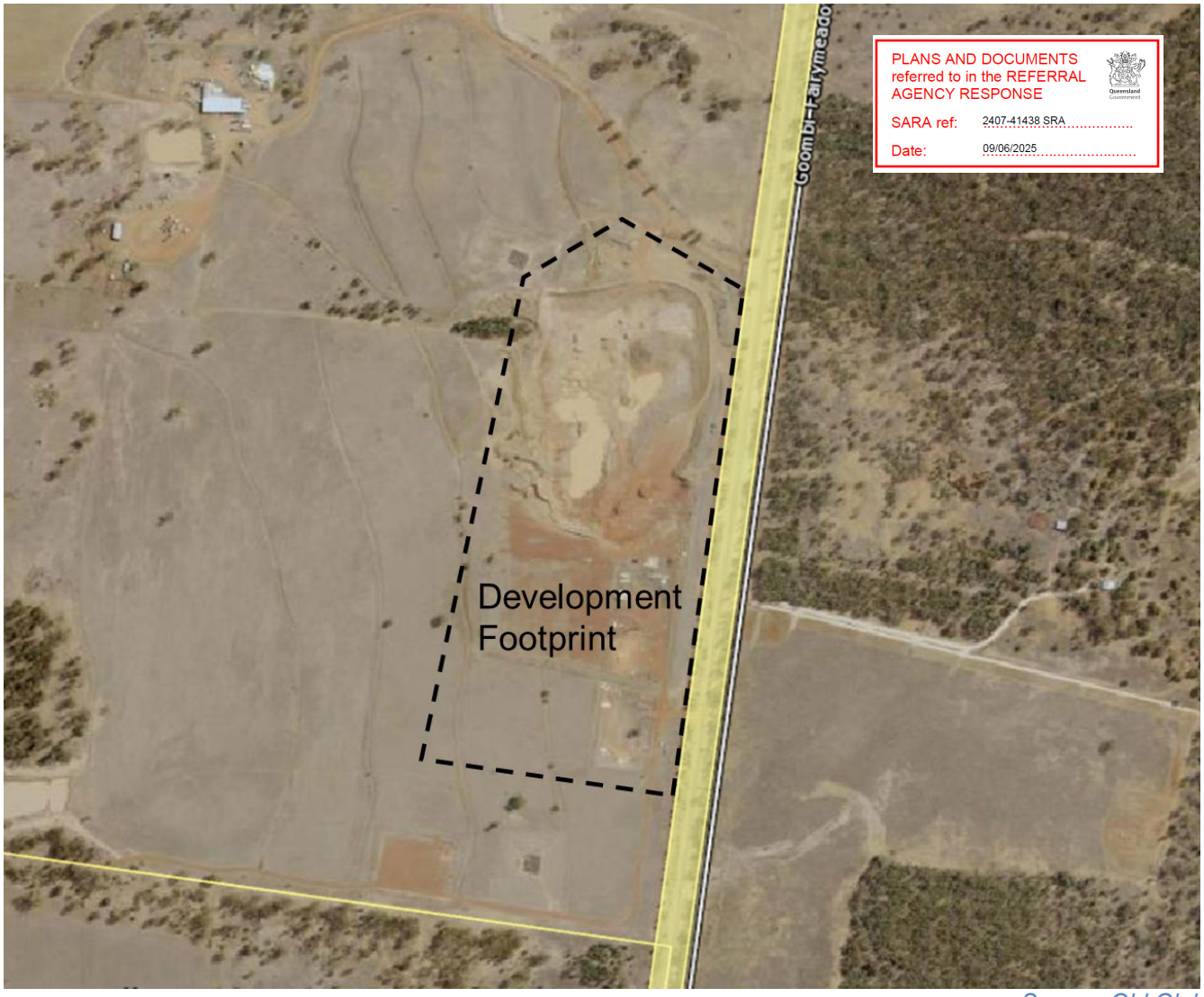
- the development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- the SDAP (version 3.0), as published by SARA
- the Development Assessment Rules
- SARA DA Mapping system
- section 58 of the *Human Rights Act 2019.*

Attachment 4—Representations about a referral agency response provisions

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Attachment 5—Approved plans

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Source: Qld Globe

N	SWEP CONSULTING 17 Taylor Street East ROMA Q 4455 **ABN:** 74 997 813 346	**Drawing No.:** 2024-022-002	**Revision:** A **Date:** 24/06/2024
		Title: Detail Site Plan	**Client:** Upscale Gravel Pty Ltd
		Site: 1218 Goombi-Fairymeadow Road Goombi (Lot 15 on BWR49)	

Development Assessment Rules—Representations about a referral agency response

The following provisions are those set out in sections 28 and 30 of the Development Assessment Rules[1] regarding **representations about a referral agency response**

Part 6: Changes to the application and referral agency responses

28 Concurrence agency changes its response or gives a late response

28.1. Despite part 2, a concurrence agency may, after its referral agency assessment period and any further period agreed ends, change its referral agency response or give a late referral agency response before the application is decided, subject to section 28.2 and 28.3.

28.2. A concurrence agency may change its referral agency response at any time before the application is decided if—

(a) the change is in response to a change which the assessment manager is satisfied is a change under section 26.1; or

(b) the Minister has given the concurrence agency a direction under section 99 of the Act; or

(c) the applicant has given written agreement to the change to the referral agency response.[2]

28.3. A concurrence agency may give a late referral agency response before the application is decided, if the applicant has given written agreement to the late referral agency response.

28.4. If a concurrence agency proposes to change its referral agency response under section 28.2(a), the concurrence agency must—

(a) give notice of its intention to change its referral agency response to the assessment manager and a copy to the applicant within 5 days of receiving notice of the change under section 25.1; and

(b) the concurrence agency has 10 days from the day of giving notice under paragraph (a), or a further period agreed between the applicant and the concurrence agency, to give an amended referral agency response to the assessment manager and a copy to the applicant.

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1 Pursuant to Section 68 of the *Planning Act 2016*

2 In the instance an applicant has made representations to the concurrence agency under section 30, and the concurrence agency agrees to make the change included in the representations, section 28.2(c) is taken to have been satisfied.

Part 7: Miscellaneous

30 Representations about a referral agency response

30.1. An applicant may make representations to a concurrence agency at any time before the application is decided, about changing a matter in the referral agency response.[3]

[3] An applicant may elect, under section 32, to stop the assessment manager's decision period in which to take this action. If a concurrence agency wishes to amend their response in relation to representations made under this section, they must do so in accordance with section 28.

Permit

Environmental Protection Act 1994

Environmental authority P-EA-100849492

This environmental authority is issued by the administering authority under Chapter 5 of the Environmental Protection Act 1994.

Environmental authority number: P-EA-100849492

Environmental authority takes effect on the date that your related development approval 030.2024.00000365.001 takes effect**.** This is the take effect date.

Within 5 business days of the environmental authority taking effect, the administering authority must be given written notice of the occurrence. Prior to the commencement of the activity, the administering authority must be given written notice of the proposed date of commencement.

The first annual fee is payable within 20 business days of the take effect date.

The anniversary date of this environmental authority is the same day each year as the take effect date. The payment of the annual fee will be due each year on this day.

Environmental authority holder

Name	Registered address
UPSCALE GRAVEL PTY LTD	Level 1 2/83 Heeney St CHINCHILLA QLD 4413

Environmentally relevant activity and location details

Environmentally relevant activities	Locations
ERA 16 - Extraction and Screening - 2(b) - Extracting, other than by dredging, in a year, the following quantity of material - more than 100,000t but not more than 1,000,000t	Lot 15/BWR49
ERA 16 - Extraction and Screening - 3(b) - Screening, in a year, the following quantity of material - more than 100,000t but not more than 1,000,000t	Lot 15/BWR49

Additional information for applicants

Environmentally relevant activities

The description of any environmentally relevant activity (ERA) for which an environmental authority (EA) is issued is a restatement of the ERA as defined by legislation at the time the EA is issued. Where there is any

ABN 46 640 294 485

Queensland Government

inconsistency between that description of an ERA and the conditions stated by an EA as to the scale, intensity or manner of carrying out an ERA, the conditions prevail to the extent of the inconsistency.

An EA authorises the carrying out of an ERA and does not authorise any environmental harm unless a condition stated by the EA specifically authorises environmental harm.

A person carrying out an ERA must also be a registered suitable operator under the *Environmental Protection Act 1994* (EP Act).

Mobile and temporary activities

If you operate a mobile and temporary environmentally relevant activity (ERA), other than regulated waste transport, you are required to maintain a work diary. You must:

- use the approved form for a work diary (ESR/2015/1696);
- keep the work diary records for 2 years after the last entry;
- inform the administering authority within 7 days of the work diary being lost or stolen;
- record the information required in the work diary for each location within 1 day of leaving the location.

Contaminated land

It is a requirement of the EP Act that an owner or occupier of contaminated land give written notice to the administering authority if they become aware of the following:

- the happening of an event involving a hazardous contaminant on the contaminated land (notice must be given within 24 hours); or
- a change in the condition of the contaminated land (notice must be given within 24 hours); or
- a notifiable activity (as defined in Schedule 3) having been carried out, or is being carried out, on the contaminated land (notice must be given within 20 business days)

that is causing, or is reasonably likely to cause, serious or material environmental harm.

For further information, including the form for giving written notice, refer to the Queensland Government website www.qld.gov.au, using the search term 'duty to notify'.

Take effect

Please note that, in accordance with section 200 of the EP Act, an EA has effect:

a) if the authority is for a prescribed ERA and it states that it takes effect on the day nominated by the holder of the authority in a written notice given to the administering authority - on the nominated day; or

b) if the authority states a day or an event for it to take effect-on the stated day or when the stated event happens; or

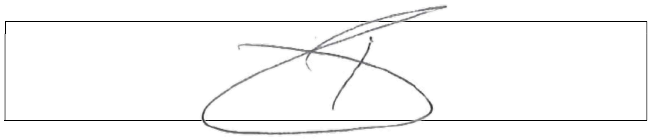
c) otherwise - on the day the authority is issued.

However, if the EA is authorising an activity that requires an additional authorisation (a relevant tenure for a resource activity, a development permit under the *Planning Act 2016* or an SDA Approval under the *State Development and Public Works Organisation Act 1971*), this EA will not take effect until the additional authorisation has taken effect.

If this EA takes effect when the additional authorisation takes effect, you must provide the administering authority written notice within 5 business days of receiving notification of the related additional authorisation taking effect.

The anniversary day of this environmental authority is the same day each year as the effective date. The payment of the annual fee will be due each year on this day.

If you have incorrectly claimed that an additional authorisation is not required, carrying out the ERA without the additional authorisation is not legal and could result in your prosecution for providing false or misleading information or operating without a valid environmental authority.



Signature

4 June 2025

Date

Tristan Roberts
Manager
Department of the Environment, Tourism, Science, and Innovation
Delegate of the administering authority
Environmental Protection Act 1994

Enquiries:
Energy and Extractive Resources
GPO Box 2454, BRISBANE QLD 4001
Phone: (07) 3330 5715
Email: EnergyandExtractive@des.qld.gov.au

Obligations under the *Environmental Protection Act 1994*

In addition to the requirements found in the conditions of this environmental authority, the holder must also meet their obligations under the EP Act, and the regulations made under the EP Act. For example, the holder must comply with the following provisions of the Act:

- general environmental duty (section 319)
- duty to notify environmental harm (section 320-320G)
- offence of causing serious or material environmental harm (sections 437-439)
- offence of causing environmental nuisance (section 440)
- offence of depositing prescribed water contaminants in waters and related matters (section 440ZG)
- offence to place contaminant where environmental harm or nuisance may be caused (section 443)

Other permits required

This permit only provides an approval under the *Environmental Protection Act 1994*. In order to lawfully operate you may also require permits / approvals from your local government authority, other business units within the department and other State Government agencies prior to commencing any activity at the site. For example, this may include permits / approvals with your local Council (for planning approval), the Department of Transport and Main Roads (to access State controlled roads), the Department of Resources (to clear vegetation), and the Department of Agriculture and Fisheries (to clear marine plants or to obtain a quarry material allocation).

Obligations under the *Mining and Quarrying Safety and Health Act 1999*

If you are operating a quarry, other than a sand and gravel quarry where there is no crushing capability, you will be required to comply with the *Mining and Quarrying Safety and Health Act 1999*. For more information on your obligations under this legislation contact Mine Safety and Health at www.resources.qld.gov.au, or phone 13 QGOV (13 74 68) or your local Mines Inspectorate Office.

Development Approval

This permit is not a development approval under the *Planning Act 2016*. The conditions of this environmental authority are separate, and in addition to, any conditions that may be on the development approval. If a copy of this environmental authority is attached to a development approval, it is for information only, and may not be current. Please contact the Department of the Environment, Tourism, Science and Innovation to ensure that you have the most current version of the environmental authority relating to this site.

Conditions of environmental authority

Ref	Condition
Schedule: General	
G1.0	Activities under this environmental authority must be conducted in accordance with the following limitations: (a) All disturbance including extraction must only occur within the areas specified as in *Appendix 1 – Figure 1* and the GPS Co-ordinates listed in *Appendix 1 – Table 1*; and (b) The amount of material extracted must not exceed 200,000 tonnes per annum; and (c) The amount of material screened must not exceed 200,000 tonnes per annum; and (d) The depth of extraction must not exceed 11 m depth below ground level equivalent to 319 m AHD; and (e) Extraction must not intercept groundwater.
G2.0	All reasonable and practicable measures must be taken to prevent or minimise environmental harm caused, or likely to be caused, by the activities.
G3.0	Unless specifically authorised by a condition of this environmental authority, this environmental authority does not authorise a relevant act which is: (a) an act that causes serious or material environmental harm or an environmental nuisance; or (b) an act that contravenes a noise standard; or (c) a deposit of a contaminant, or release of stormwater run-off, mentioned in section 440ZG of the *Environmental Protection Act 1994*.
G4.0	**Contravention of conditions** Unless specifically authorised by a condition of this environmental authority, details of any contravention of a condition of this environmental authority must: (a) be reported to the administering authority within 24 hours of becoming aware of the contravention; and (b) include the nature and circumstances of the contravention and any immediate actions taken.
G4.1	As soon as reasonably practicable but no later than 20 business days of a report made under condition G4.0 (or a longer period agreed to in writing by the administering authority), an investigation must be undertaken to determine: (a) the potential circumstances and actions that may have contributed to the contravention; and (b) reasonable and practicable measures that will be implemented to address the cause of the contravention to prevent future contraventions of this nature.
G4.2	As soon as reasonably practicable but no later than 20 business days of investigating a contravention under condition G4.1 (or a longer period agreed to in writing by the administering

Ref	Condition
	authority), the reasonable and practicable measures identified in the investigation must be implemented.
G4.3	The outcome of the investigation carried out under condition G4.1 and the reasonable and practicable measures implemented under condition G4.2 must be recorded.
G5.0	**Complaints** The following details must be recorded for all complaints received and provided to the administering authority upon request: (a) date and time the complaint was received; (b) if authorised by the person making the complaint, their name and contact details; and (c) nature and details of the complaint.
G5.1	As soon as reasonably practicable but no later than 5 business days of receiving a complaint (or a longer period agreed to in writing by the administering authority), an investigation must be undertaken to determine: (a) the potential circumstances and actions on site that may have contributed to the basis of the complaint; and (b) reasonable and practicable measures that will be implemented to address the complaint.
G5.2	As soon as reasonably practicable but no later than 5 business days of investigating a complaint under condition G5.1 (or a longer period agreed to in writing by the administering authority), the reasonable and practicable measures identified in the investigation must be implemented.
G5.3	The outcome of the investigation carried out under condition G5.1 and the reasonable and practicable measures implemented under condition G5.2 must be recorded.
G6.0	When required by the administering authority, monitoring must be undertaken in the manner prescribed by the administering authority to investigate a complaint of environmental nuisance arising from the activity. The monitoring results must be provided within 10 business days to the administering authority upon its request.
G7.0	**Environmental risk management procedures** Written procedures must be developed and implemented by an appropriately qualified person that ensure: (a) all potential risks to the environment from the carrying out of the activity are identified and assessed, including: i. during routine operations; ii. outside routine operations (e.g., maintenance, start up and shut down); iii. during preparation, rehabilitation, and closure; iv. in an emergency (e.g., fire, flood or other natural disaster); and (b) for each potential risk identified, any necessary measures to prevent or minimise the potential for environmental harm are implemented;

<table>
<tr><th>Ref</th><th>Condition</th></tr>
<tr><td></td><td>(c) staff understand their obligations under this environmental authority and the Environmental Protection Act 1994; and
(d) environmental risk management procedures are continually reviewed and improved, based on a reasonable risk-management approach.</td></tr>
<tr><td>G8.0</td><td>Plant and equipment

An appropriately qualified person must install, operate, calibrate, and maintain the plant and equipment required to carry out the activity (including monitoring devices) in a proper and effective manner.</td></tr>
<tr><td>G8.1</td><td>Records of installation, calibration and maintenance carried out under condition G8.0 must be kept.</td></tr>
<tr><td>G9.0</td><td>Record keeping

Unless otherwise specified by a condition of this environmental authority, records must be:

(a) kept for the period outlined in Table G1– Record keeping requirements; and
(b) provided to the administering authority upon request and in the format requested.

Table G1– Record keeping requirements
<table><tr><th>Description of records</th><th>Retention requirement</th></tr><tr><td>Monitoring results</td><td>Retain for 15 years</td></tr><tr><td>All other records</td><td>Retain for 5 years</td></tr></table></td></tr>
<tr><td>G10.0</td><td>Chemical storage

Chemicals and fuels in containers of greater than 15 litres must be stored within a secondary containment system.</td></tr>
<tr><td>G11.0</td><td>Monitoring and sampling

All monitoring and sampling required by the conditions of this environmental authority must be carried out, interpreted, and recorded by an appropriately qualified person.</td></tr>
<tr><td>G11.1</td><td>Unless otherwise authorised in writing by the administering authority, all laboratory analyses required under this environmental authority must be carried out by a laboratory that has National Association of Testing Authorities (NATA) accreditation for such analyses.

Note: The only exception to this condition is for in situ monitoring of pH, turbidity, dissolved oxygen and electrical conductivity.</td></tr>
<tr><td colspan="2">Schedule: Air</td></tr>
<tr><td>A1.0</td><td>Other than as permitted within this environmental authority, odours or airborne contaminants must not cause environmental nuisance to any sensitive place or commercial place.</td></tr>
</table>

<table>
<tr><th>Ref</th><th>Condition</th></tr>
<tr><td>A2.0</td><td>Air emissions generated by the activity must not exceed the air quality limits specified in Table A1 – Air Quality Limits at any residential or commercial place, when monitored in accordance with the Australian Standards.

Table A1 – Air Quality Limits
<table><tr><th>Air quality indicator</th><th>Air Quality Limit (Maximum)</th></tr><tr><td>Dust Deposition</td><td>120 mg/m^2/day</td></tr><tr><td>Total Suspended Particles (TSP)</td><td>90 µg/m^3 (annual)</td></tr><tr><td>Particulate matter less than 10 µm in aerodynamic diameter (PM_{10})</td><td>25 µg/m^3 (annual)
50 µg/m^3 (24-hour period)
100 µg/m^3 (1-hour)</td></tr><tr><td>Particulate matter less than 2.5 µm in aerodynamic diameter ($PM_{2.5}$)</td><td>7 µg/m^3 (annual)
20 µg/m^3 (24-hour period)</td></tr><tr><td>Crystalline Silica (as $PM_{2.5}$)</td><td>3.0µg/m^3 (annual)</td></tr></table></td></tr>
<tr><td>A3.0</td><td>If monitoring indicates the potential for exceedance of the relevant limits in conditions A2.0, or any other measure specified by the administering authority, the environmental authority holder must immediately implement dust abatement measures to avoid exceeding the relevant limits.</td></tr>
<tr><td>A4.0</td><td>Air quality monitoring program

Air quality monitoring, if required under G6.0, must be conducted in accordance with the most recent version of the following standards:

(a) For Total Suspended Solids (TSP):
i. Australian standard AS 3580.9.3:2015 - Methods for sampling and analysis of ambient air, Method 9.3: Determination of suspended particulate matter - Total suspended particulate matter (TSP) - High volume sampler gravimetric method;
(b) For PM_{10}:
i. Australian standard AS3580.9.8 – Methods for sampling and analysis of ambient air: Determination of suspended particulate matter- PM_{10} continuous direct mass method using tapered element oscillating microbalance analyser; or
ii. Australian standard AS3580.9.11 Methods for sampling and analysis of ambient air, Method 9.11: Determination of suspended particulate matter — PM10 beta attenuation monitors; or
iii. Any alternative Australian Standard designed for the monitoring of PM_{10};
(c) For $PM_{2.5}$:</td></tr>
</table>

Ref	Condition
	i. Australian Standard AS3580.9.13 – *Methods for sampling and analysis of ambient air: Determination of suspended particulate matter – $PM_{2.5}$ continuous direct mass method using a tapered element oscillating microbalance monitor*; ii. Australian Standard AS3580.9.12 - *Methods for sampling and analysis of ambient air, Method 9.12: Determination of suspended particulate matter — PM2.5 beta attenuation monitors*; or iii. Australian Standard AS3580.9.10 – *Methods for sampling and analysis of ambient air: Determination of Suspended particulate matter – PM2.5 low volume sampler-Gravimetric method;* or iv. Any alternative Australian Standard designed for the monitoring of *$PM_{2.5}$*; (d) For dust deposition: i. Australian Standard AS3580.10.1 – *Methods for sampling and analysis of ambient air: Determination of particulate matter – deposited matter – gravimetric method*. (e) For Silica (as $PM_{2.5}$): i. Australian Standard AS3580.9.10 – *Methods for sampling and analysis of ambient air: Determination of Suspended particulate matter – PM2.5 low volume sampler-Gravimetric method;* or ii. Australia National Health and Medical Research Council (NHMRC) *Methods for Measurement of Quartz in Respirable Airborne Dust by Infrared Spectroscopy and X-Ray Diffractometry*; or iii. United States of America National Institute for Occupational Safety and Health (NIOSH), *Method 7602, Silica, Crystalline by IR (KBr pellet);* or iv. Any alternative Australian Standard designed for the monitoring of Silica (as $PM_{2.5}$).
A4.1	As required under conditions G6.0 and A4.0 for monitoring, the environmental authority holder must provide the locations (in GDA 2020) of the monitoring stations.
A5.0	**Air Quality Management Plan** An Air Quality Management Plan (AQMP) must: (a) be developed within 3 months of the take-effect date of this environmental authority; (b) be prepared by an appropriately qualified and experienced person; (c) determine: i. best practice air quality mitigation measures to be implemented at the site for minimising air emissions to the ambient environment; and ii. best practice air quality monitoring and reporting requirements; (d) guide the day-to-day planning of onsite operations to ensure compliance with the conditions of this environmental authority; (e) be subject to annual review to incorporate changes to best practice management; (f) be implemented at all times; (g) be submitted to the administering authority upon request; (h) document protocols for the handling of future dust complaints; (i) document protocols for community liaison and consultation; and (j) document protocols for the training of staff in dust management practices.

<table>
<tr><th>Ref</th><th>Condition</th></tr>
<tr><td>A5.1</td><td>Upon request from the administering authority, an Air Quality Report must:
(a) be prepared by appropriately qualified and experienced person;
(b) include a summary of results of all monitoring completed in the previous 12-month period;
(c) provide an analysis of the monitoring results against the limits contained within Table A1 – Air quality limits and monitoring, consistent with Australian Standard 3580.19:2020 Methods for sampling and analysis of ambient air - Method 19: Ambient air quality data validation and reporting;
(d) provide a recommendation of any changes that should be made to plant, equipment or procedures to further improve the air quality management performance of the site and ensure that all measures comply with current best practice; and
(e) be provided by the date requested by the administering authority.</td></tr>
<tr><td>A6.0</td><td>Where monitoring indicates that the air quality limits detailed in condition A2.0 have been exceeded, within 14 days the matter must be investigated and the following information reported to the administering authority:
(a) the concentration of TSP, PM_{10}, $PM_{2.5}$ and (Silica) $PM_{2.5}$ or dust deposition rate recorded;
(b) a description of meteorological conditions occurring at the time; and
(c) the measures taken to reduce dust generated by the quarry activities.</td></tr>
<tr><td>A7.0</td><td>Weather monitoring
A permanent meteorological station onsite must:
(a) be installed in accordance with the latest version of the Australian Standard AS3580.14: Methods for sampling and analysis of ambient air, Part 14: Meteorological monitoring for ambient air quality monitoring applications;
(b) be installed prior to the commencement of the activity; and
(c) monitor the meteorological environment in accordance with Table A2 – Weather monitoring.
Table A2 – Weather monitoring
<table>
<tr><th>Parameter</th><th>Units of measure</th><th>Averaging period</th><th>Frequency</th></tr>
<tr><td>Rainfall</td><td>mm/hr</td><td>1 hour</td><td>Continuous</td></tr>
<tr><td>Sigma Theta at 10m</td><td>degrees</td><td>1 hour</td><td>Continuous</td></tr>
<tr><td>Temperature at 10m</td><td>degrees Celsius</td><td>1 hour</td><td>Continuous</td></tr>
<tr><td>Total solar radiation at 10m</td><td>W/m^2</td><td>1 hour</td><td>Continuous</td></tr>
<tr><td>Wind direction at 10m</td><td>degrees</td><td>1 hour</td><td>Continuous</td></tr>
<tr><td>Wind speed at 10m</td><td>m/s</td><td>1 hour</td><td>Continuous</td></tr>
</table></td></tr>
</table>

Ref	Condition
A8.0	**Minimising windborne emissions from vehicles** Trucks entering and leaving the premises must be covered at all times, except during loading and unloading.
A8.1	All trafficable areas and vehicle manoeuvring areas on the premises must be maintained, at all times, in a condition which minimises the release of wind-blown or traffic generated dust.
A8.2	To reduce the frequency and severity of windborne emissions arising from the transportation of any material off-site, the environmental authority holder must: (a) if the load is dry at the time of loading, or otherwise emitting dust during manual handling or loading — ensure loads of material are wet down prior to transportation; (b) ensure any material that may have accumulated on vehicle side rails, tail gates or draw bars is removed prior to the vehicle leaving the loading place; (c) ensure the vehicle is of a type that is suitable to fully contain the material in transit; (d) ensure the material is not tracked by vehicles outside the approved place; and (e) ensure vehicles carrying any products from this site are covered by a tarpaulin or solid cover before leaving the approved place.
A8.3	An effective dust suppression system must be installed, operated and maintained to minimise the release of dust to the atmosphere.
A8.4	All extraction, stockpile, and trafficable areas must be maintained using effective dust suppression measures necessary to minimise the release of dust to the atmosphere.
Schedule: Biodiversity	
B1.0	Impacts to prescribed environmental matters (PEM) are not authorised under this environmental authority, or the *Environmental Offsets Act 2014*.
B2.0	A vegetated buffer zone must be maintained between the site's lot/plan boundary off Goombi-Fairymeadow Road and any area of extraction. This buffer zone: (a) must be a minimum width of 5m and consisting of two rows of off-set native shrub plantings; (b) native shrub plantings are to be no more than 5m apart; and (c) shrubs are to have a minimum height and spread of 2m.
B3.0	Vegetation clearing is not permitted under this environmental authority.
Schedule: Land	
L1.0	Contaminants must not be released to land.
L2.0	Erosion and sediment control measures must: (a) minimise erosion and the release of sediment within areas disturbed by the activity;

Ref	Condition
	(b) prevent releases from the activity causing erosion outside of areas disturbed by the activity; (c) prevent the release of sediment from areas disturbed by the activity to land or waters; and (d) be implemented and maintained at all times.
L2.1	An erosion and sediment control plan must: (a) be developed: 1. prior to the commencement of the activity; i. by a certified professional in erosion and sediment control (CPESC) or Registered Professional Engineer of Queensland (RPEQ); ii. prior to the commencement of any ground disturbance associated with the activity; and iii. to ensure compliance with condition L2.0; (b) be revised as necessary to ensure that at all times the plan covers all areas disturbed by the activity; and (c) be implemented at all times.
Schedule: Rehabilitation	
R1.0	Disturbance to areas as a result of carrying out activities conducted under this environmental authority must be rehabilitated so that: (a) the land is: i. safe for humans and wildlife; ii. stable; iii. non-polluting; (b) the land is re-profiled and is consistent with surrounding landforms and established drainage lines; (c) batters and slopes in the void are re-vegetated with shrubs and trees consistent with the following regional ecosystems from adjacent undisturbed, analogue areas: i. 11.5.1; ii. 11.7.5; and iii. 11.7.2; (d) all other disturbed areas are re-vegetated with native grass species consistent with the regional ecosystems mentioned in R1.0(c); (e) the vegetation established in accordance with R1.0(c) and R1.0(d), must be actively growing and sustained on earthen surfaces, with native vegetation cover density greater than 80%; (f) management and implementation of declared pest vegetation controls of the site; (g) the land is vegetated with groundcover that is not a declared pest species; (h) the potential for erosion and sedimentation is minimised; (i) the potential for environmental nuisance caused by dust is prevented; and (j) In-pit water quality meets the water quality objectives for livestock contained in the latest version of the *Australia and New Zealand Guidelines for Fresh and Marine Water Quality*.

Ref	Condition
R1.1	Rehabilitation works of disturbed areas required under condition R1.0, must be substantially commenced within 6 months of the area becoming no longer required for the activities conducted under this environmental authority.
R2.0	A rehabilitation plan must: (a) be developed: i. within 6 months of the take effect date of this environmental authority; ii. by an appropriately qualified person; iii. to ensure compliance with conditions R1.0 and R1.1; (b) include final land use plans, as well as plans for any planned stages; and (c) plan for topsoil that is extracted as part of the activity to be preserved and reused during rehabilitation; (d) include all areas disturbed by the activity; and (e) be implemented at all times.
R3.0	Within five years of the take effect date of the environmental authority, the environmental authority holder must provide a void closure plan to the administering authority which includes, but is not limited to, the following: 1. proposed final dimensions of the void, including depth, length and width; 2. pit wall geotechnical and geochemical stability, considering the effects of long-term erosion and weathering of the pit wall and the effects of significant hydrological events; 3. proposed final slope angles of high wall, low wall and end walls of each final void; 4. void hydrology, addressing the long-term water balance and water level in the voids and potential for overflow; 5. a water balance study including an assessment of void interactions with surface water such as: (a) the potential extent of flooding behaviours and the implications of interactions with the void; (b) a conceptual model that incorporates each of the major water fluxes into and out of the void; (c) the sources of surface water within the quarry catchment that are likely to influence the water quality in the void; (d) potential discharges and any contaminants of concern; and (e) potential water quality in the long-term.
Schedule: Noise	
N1.0	Other than as permitted within this environmental authority, noise generated by the activity must not cause environmental nuisance to any sensitive place or commercial place.
N1.1	Noise from the activity, including noise generated by the movement of vehicles entering and exiting the site when within the boundary if the approved place: (a) must not include substantial low frequency noise components; and

<table>
<tr><th>Ref</th><th>Condition</th></tr>
<tr><td></td><td>(b) must not exceed the levels identified in Table N1– Noise limits at any sensitive place or commercial place.

Table N1 - Noise limits
<table>
<tr><th rowspan="2">Noise level measured in</th><th colspan="3">Monday to Saturday</th><th colspan="3">Sundays and public holidays</th></tr>
<tr><th>7am – 6pm</th><th>6pm – 10pm</th><th>10pm - 7am</th><th>7am – 6pm</th><th>6pm – 10pm</th><th>10pm - 7am</th></tr>
<tr><td></td><td colspan="6">Noise measured at a nearest sensitive place</td></tr>
<tr><td>$L_{Aeq, adj, T}$</td><td>45</td><td>35</td><td>30</td><td>Not audible</td><td>Not audible</td><td>Not audible</td></tr>
<tr><td>$L_{Amax,T}$</td><td>-</td><td>-</td><td>49</td><td>-</td><td>-</td><td>-</td></tr>
<tr><td></td><td colspan="6">Noise measured at a commercial place</td></tr>
<tr><td>$L_{Aeq, adj, T}$</td><td>55</td><td>55</td><td>55</td><td>Not audible</td><td>Not audible</td><td>Not audible</td></tr>
</table></td></tr>
<tr><td>N2.0</td><td>All monitoring devices must be calibrated and maintained according to the manufacturer’s instruction manual.</td></tr>
<tr><td>N2.1</td><td>All monitoring of noise emissions from the activity must be undertaken in accordance with the latest edition of Queensland Government’s ‘Noise Measurement Manual’ (ESR/2016/2195), the relevant Australian Standard and the Environmental Protection Regulation 2019 (Chapter 5, Part 4).</td></tr>
<tr><td>N2.2</td><td>All monitoring of noise emissions from the activity must be undertaken when the activity is in operation.</td></tr>
<tr><td>N2.3</td><td>Noise measurements must be taken using a class 1 sound level meter as classified under AS IEC 61672.</td></tr>
<tr><td>N2.4</td><td>The following must be recorded when undertaking monitoring of noise emissions from the activity:
(a) All equipment in operation at the time of the noise measurement; and
(b) The mode of operation at the time of the noise measurement.</td></tr>
<tr><td>N2.5</td><td>Upon request by the administering authority:
(a) an acoustic monitoring program must be conducted:
i. by a suitably qualified and experienced person in noise impact assessment;
ii. to assess compliance with the conditions of the environmental authority;
iii. in a way prescribed by the administering authority; and
(b) An acoustic monitoring report must:</td></tr>
</table>

Ref	Condition
	i. be produced by a suitably qualified and experienced person in noise impact assessment; ii. outline the outcome of the acoustic monitoring, including recommendations of noise mitigation measures to ensure compliance with this environmental authority; and iii. be submitted to the administering authority by the date specified by the administering authority.
N2.6	When required by the administering authority, all monitoring of noise emissions must include: (a) LAeq, adj, T; (b) Background noise (Background) as LA 90, adj, T; (c) MaxLpA,T; (d) the level and frequency of occurrence of any impulsive or tonal noise; (e) atmospheric conditions including wind speed and direction; (f) effects due to extraneous factors such as traffic noise; (g) recording of location, date and time of measurements; (h) all equipment in operation at the time of the noise measurement; and (i) the mode of operation at the time of the noise measurement.
N3.0	Blasting is not permitted under this environmental authority.
Schedule: Waste	
W1.0	All waste generated in carrying out the activity must be lawfully reused, recycled or removed to a facility that can lawfully accept the waste.
Schedule: Water	
WT1.0	Contaminants must not be released to waters or to an area that may be directed to waters.
WT2.0	Contaminants must not be released to groundwater or to an area that may be directed to groundwater.
WT3.0	Water contaminated by the activity must not be used for dust suppression.
WT3.1	Water contaminated by the activity must be disposed of at a licensed facility.
WT4.0	**Stormwater** Stormwater must be managed to: (a) prevent stormwater from being contaminated by the activity; or

Ref	Condition
	(b) direct stormwater that is contaminated by the activity to stormwater treatment and retention measures.
WT4.1	Stormwater treatment and retention measures must have capacity to retain stormwater runoff from disturbed areas generated by a rainfall event up to and including a 24-hour rainfall event with an Annual Exceedance Probability of 10%.
WT4.2	The capacity of stormwater treatment and retention measures in condition WT4.1 must be reinstated as soon as reasonable and practicable.
WT4.3	Freeboard markers must be installed in all stormwater treatment and retention measures to indicate the freeboard level required to maintain compliance with WT4.1.
WT5.0	**Monitoring** Water monitoring and sampling must be carried out in accordance with the requirements of the latest edition of the *Monitoring and sampling manual* (available on the Queensland government website) unless otherwise approved by the administering authority.
WT5.1	The following information must be recorded in relation to all water monitoring required under the conditions of this environmental authority: (a) the date on which the sample was taken; (b) the time at which the sample was taken; (c) the monitoring point at which the sample was taken; (d) the measured or estimated daily quantity of water released from each release point; (e) the release flow rate at the time of sampling for each release point; and (f) the results of all monitoring and details of any exceedances of the conditions of this environmental authority.

Definitions

Key terms and/or phrases used in this document are defined in this section. Where a term is not defined, the definition in the *Environmental Protection Act 1994*, its regulations or environmental protection policies must be used. If a word remains undefined it has its ordinary meaning.

24-hour rainfall event with an Annual Exceedance Probability of 10% means the maximum design rainfall depth from a 24-hour duration precipitation event with an annual exceedance probability of 10%. The Design Rainfall Depth (mm) for an AEP probability of 10% over a 24-hour duration can be calculated for your location using the Intensity–Frequency–Duration (IFD) Design Rainfall Data System on the Bureau of Meteorology website.
Actively growing means the process of allowing a flora species to grow healthy without any hindrance or action that would lead to its death or decay.
AHD means the Australian height datum adopted by the National Mapping Council of Australia for referencing a level or height back to a standard base level.
Airblast overpressure as defined in the *Guideline: Noise and vibration from blasting* (ESR/2016/2169) available on the DETSI website.
Annual exceedance probability (AEP) means the probability that a given rainfall total accumulated over a given duration will be exceeded in any one year.
Blasting is the use of explosives to fracture: (a) rock, coal and other minerals for later recovery; or (b) structural components or other items to facilitate removal from a site or for reuse.
Certified professional in erosion and sediment control (CPESC) is a person who is currently a Certified Professional in Erosion and Sediment Control with the International Erosion Control Association (IECA) Australasia.
Commercial place means a place, or part of a place, used as a workplace, an office or for business or commercial purposes.
Declared pest species means species listed as: (a) 'prohibited matter' or 'restricted matter' species under the *Biosecurity Act 2014*; or (b) 'Weeds of National Significance' under the Australian Weeds Strategy 2017–2027.
Disturbance of land includes but is not limited to: (a) Active extraction area; (b) Stockpile areas; (c) Stormwater or sedimentation basins and dams; (d) Access tracks; (e) Screening and processing areas; (f) Buildings; (g) Areas undergoing rehabilitation that have not yet achieved the rehabilitation goals; (h) Areas that are susceptible to erosion; (i) Areas that are contaminated by the activity; (j) Areas upon which stockpiles of soil or other materials are located.
Disturbed areas means areas disturbed by the carrying out of the activity including areas: (a) that are susceptible to erosion; and/or (b) that are contaminated by the activity; and/or (c) upon which stockpiles of soil or other materials are located.

Environmental offset as defined in section 7 of the *Environmental Offsets Act 2014.*
GDA means Geocentric Datum of Australia.
Key habitat feature means: (a) animal breeding place, for example bowers, burrows, caves, hollows, nests or other things, that are used by the animal to shelter, incubate or rear the animal's offspring; or (b) an animal hiding place; or (c) an animal foraging place for example coarse, woody debris.
$L_{Aeq\ adj,\ 1\ hr}$ means an A-weighted sound pressure level of a continuous steady sound, adjusted for tonal character, that within a 1-hour period has the same mean square sound pressure of a sound that varies with time.
$L_{Amax,\ 1\ hr}$ means the maximum A-weighted sound pressure level over the 1-hour measurement period.
$L_{A1,\ 1\ hr}$ means the A-weighted sound pressure level that is exceeded for 1% of a 1-hour period when measured using time-weighting 'F'.
$L_{A10,\ 1\ hr}$ means the A-weighted sound pressure level that is exceeded for 10% of a 1-hour period when measured using time-weighting 'F'.
Land has the meaning in the meaning in the Macquarie Dictionary and does not include air or waters.
Monitoring results includes analysis results (laboratory and in situ) and monitoring reports.
Matter(s) of State environmental significance has the meaning of the matters of State environmental significance listed in schedule 2 of the *Environmental Offsets Regulation 2014*.
Measures has the broadest interpretation and includes: (a) Procedural measures such as standard operating procedures for dredging operations, environmental risk assessment, management actions, departmental direction and competency expectations under relevant guidelines; and (b) Physical measures such as plant, equipment, physical objects (such as bunding, containment systems etc.), ecosystem monitoring and bathymetric surveys.
NATA means National Association of Testing Authorities.
Noxious means harmful or injurious to health or physical well-being.
Offensive means causing offence or displeasure; is unreasonably disagreeable to the senses; disgusting,
Prescribed environmental matters has the meaning in section 10 of the *Environmental Offsets Act 2014*, limited to the matters of State environmental significant listed in schedule 2 of the *Environmental Offsets Regulation 2014*.
Progressive rehabilitation means areas where rehabilitation works have commenced and continues to progress but has not yet reached the rehabilitation goals as set out in the Rehabilitation Plan.
Protected wildlife (flora/fauna) species means: (a) any fauna and/or flora that are critically endangered wildlife, endangered wildlife, vulnerable wildlife defined under the Nature Conservation Act 1992; and (b) any special least concern animal defined under the Environmental Offsets Regulation 2014.
Records include breach notifications, written procedures, analysis results, monitoring reports and monitoring
Rehabilitation is the process of reshaping and revegetating land to restore it to a stable landform.
Relevant act as defined in section 493A of the EP Act.
Re-vegetated means actively seeding areas with native species required for rehabilitation.
Secondary containment system means a system designed, installed and operated to prevent any release of contaminants from the system, or containers within the system.
Sensitive place is any part of the following:

(a) a dwelling, residential allotment, mobile home or caravan park, residential marina or other residential premises; or (b) a motel, hotel or hostel; or (c) a kindergarten, school, university or other educational institution; or (d) a medical centre or hospital; or (e) a protected area under the *Nature Conservation Act 1992*, the *Marine Parks Act 2004* or a World Heritage Area; or (f) a public park or garden; or (g) for noise, a place defined as a sensitive receptor for the purposes of the *Environmental Protection (Noise) Policy 2019*.
Significant residual impact as defined in section 8 of the *Environmental Offsets Act 2014*.
Stormwater that is not contaminated by the activity includes stormwater runoff from external or undisturbed catchments.
Stormwater treatment and retention measures includes stormwater dams/ponds and sediment dams/ponds.
Substantial low frequency noise means a noise emission that has an unbalanced frequency spectrum shown in a one-third octave band measurements, with a predominant component within the frequency range 10 to 200 Hz. It includes any noise emission likely to cause an overall sound pressure level at a noise sensitive place exceeding 55 dB(Z).
Vibration is the oscillating or periodic motion of a particle, group of particles, or solid object about its equilibrium position.
Waters includes river, stream, lake, lagoon, pond, swamp, wetland, unconfined surface water, unconfined water, natural or artificial watercourse, bed and bank of any waters, dams, non-tidal or tidal waters (including the sea), stormwater channel, stormwater drain, roadside gutter, stormwater run-off, and groundwater and any part thereof.

Appendix 1 – Figure 1



Appendix 1 – Table 1

	Coordinates of development footprint from *Appendix – Figure 1*	
Point of location	**Latitude**	**Longitude**
South-east (Goombi-Fairymeadow Road)	-26.7919	150.3931
South-west	-26.7916	150.3899
North-west	-26.7860	150.3939
North	-26.7860	150.3909
North-east (Goombi-Fairymeadow Road)	-26.7853	150.3922

END OF ENVIRONMENTAL AUTHORITY

Title	**(035.2025.104.001) Community and Liveability Report Development Application for Reconfiguring a Lot (1 lot into 2 lots) at 1 Etty Street Dalby Turner**
Date	27 June 2025
Responsible Manager	T. Summerville, PLANNING AND ENVIRONMENT MANAGER

Summary

The purpose of this Report is for Council to decide the development application for Reconfiguring a Lot (subdivision of 1 lot into 2 lots) on land described as Lot 6 on CP896375, and situated at 1 Etty Street, Dalby.

Link to Corporate Plan

Strategic Priority: Strong Diverse Economy
- We aggressively attract business and investment opportunities.
- Our region is a recognised leader in agribusiness, energy, and manufacturing.
- We deliver water security to enable future economic growth.
- We proactively advance our region as a tourism destination.
- Our business and industry actively live and buy local.

Material Personal Interest/Conflict of Interest

Nil

Officer's Recommendation

That this Report be received and that:

1. The development application for Reconfiguring a Lot (1 lot into 2 lots) on land described as Lot 6 on CP896375 and located at 1 Etty Street, Dalby, be approved, subject to the following conditions:

APPROVED PLAN

1. The development shall be carried out generally in accordance with the Approved Plan listed below, subject to and modified by the conditions of this approval:

Drawing No.	Title and Details	Dated
10846-SK1	Proposed Reconfiguration of a Lot, prepared by Cottrell Cameron & Steen Surveys Pty Ltd	28.01.2025

2. Where there is any conflict between the conditions of this development approval and the details shown on the Approved Plan, the conditions of this development approval must prevail.

APPROVED DEVELOPMENT

3. The approved development is for Reconfiguring a Lot (1 lot into 2 lots) as shown on the Approved Plan.

COMPLIANCE, TIMING AND COSTS

4. All conditions of the approval shall be complied with before Council's endorsement of the Plan of Survey (Form 18B), unless otherwise noted within these conditions.

5. All costs associated with compliance with these conditions shall be the responsibility of the developer.

6. The Plan of Survey (Form 18B) shall not be executed until a letter of compliance is received demonstrating the development's compliance with all conditions of this approval.

FEES AND CHARGES

7. All fees, rates, interest and other charges levied on the property, shall be paid in full, in accordance with the rate at the time of payment.

LOT NUMBERING

8. The numbering of all approved lots shall remain as indicated on the Approved Plan (unless otherwise amended/approved by Council).

9. The developer is to make a request to Council for street numbering within 30 days of registration of the Survey Plan with the Titles Office.

INFRASTRUCTURE CHARGES

10. All infrastructure charges including those associated with Council's Sewer, Water, Stormwater, Transport and Parks Networks are now levied under the *Planning Act 2016*. As required under Section 119 of the *Planning Act 2016*, a separate **Infrastructure Charges Notice** is attached.

MAINTENANCE

11. The development (including landscaping, parking, driveways and other external spaces) shall be maintained in accordance with the Approved Plan, subject to and modified by any conditions of this approval.

LANDSCAPING

12. All declared weeds and pests shall be removed from the subject land and the subject land kept clear of such nuisance varieties at all times during the course of the development works and any ensuing defects liability period.

13. Apart from declared weeds and pests, trees, shrubs and landscaped areas currently existing on the subject land shall be retained where possible, and action taken to minimise disturbance during construction work.

ENGINEERING WORKS

14. Complete all works approved and works required by conditions of this development approval and/or any related approvals at no cost to Council, prior to Council's endorsement of the Survey Plan (Form 18B) unless stated otherwise.

15. Be responsible for any alteration necessary, to electricity, telephone, water mains, sewer mains, stormwater drainage systems or easements and/or other public utility installations resulting from the development or from road and drainage works required in connection with the development.

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

16. Be responsible for the location and protection of any Council and public utility services infrastructure and assets that may be impacted during construction of the development.

17. Repair all damage incurred to Council and public utility services infrastructure and assets, as a result of the proposed development immediately should hazards exist for public health and safety or vehicular safety. Otherwise, repair all damage immediately upon completion of works associated with the development.

STORMWATER MANAGEMENT

18. Provide overland flow paths that do not alter the characteristics of existing overland flows or create an increase in flood damage on other properties.

19. Ensure that adjoining properties and roadways are protected from ponding as a result of any site works undertaken.

20. Discharge all minor storm flows that fall or pass onto the site to the lawful point of discharge in accordance with the Queensland Urban Drainage Manual (QUDM).

VEHICLE ACCESS

21. Ensure the existing parking areas, manoeuvring areas and vehicular access points to Etty Street are maintained.

SERVICES

22. Ensure that all services provided to each proposed lot are wholly located within the lot it serves.

ENVIRONMENTAL HEALTH

23. Undertake operations and construction work associated with this development to the requirements of Council, including the following:

    23.1 do not cause nuisance to adjoining residents by the way of smoke, dust, stormwater discharge or siltation of drains, at any time, including non-working hours;

    23.2 remove immediately, any material spilled or carried onto existing roads to avoid dust nuisance and to ensure traffic safety; and

    23.3 do not carry out work on Sundays or Public Holidays (unless approved otherwise by Council).

Timing: During construction and on-maintenance period and the establishment period of landscaping or areas disturbed during construction.

24. Do not release contaminants or contaminated water directly or indirectly from the land subject to this approval, or to the ground or groundwater at the land subject to this approval, except for:

    26.1 uncontaminated overland stormwater flow; and

    26.2 uncontaminated stormwater to the stormwater system.

Timing: Prior to commencement of any works on-site, during works on-site and maintained for the period of the use of the development site.

R E F E R R A L A G E N C Y R E S P O N S E

The application is subject to the following Referral Agency requirements:

1. The State Assessment and Referral Agency issued a Concurrence Agency response dated 8 April 2025.

A D V I S O R Y N O T E S

NOTE 1 - Flood Hazard

The proposed development is located on land subject to Low and Medium Flood Hazards. Any building work not raised above the Defined Flood Level may be subject to inundation.

NOTE 2 - Currency Period

*"A part of a development approval lapses at the end of the following period (the **currency period**)—*

Reconfiguring a Lot

(a) for any part of the development approval relating to Reconfiguring a Lot —if a plan for the reconfiguration, that under the Land Title Act, is required to be given to a Local Government for approval is not given to the Local Government within —

(i) the period stated for that part of the approval; or

*(ii) if no period is stated— **4 years** after the approval starts to have effect."*

NOTE 3 - Aboriginal Cultural Heritage

It is advised that under Section 23 of the *Aboriginal Cultural Heritage Act 2003*, a person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage (the "cultural heritage duty of care"). Maximum penalties for breaching the duty of care are listed in the Aboriginal cultural heritage legislation. The information on Aboriginal cultural heritage is available on the Department of Aboriginal and Torres Strait Islander and Partnerships' website.

NOTE 4 - General Environmental Duty

General environmental duty under the *Environmental Protection Act 1994* prohibits unlawful environmental nuisance caused by noise, aerosols, particles, dust, ash, fumes, light, odour or smoke beyond the boundaries of the development site during all stages of the development including earthworks, construction and operation.

NOTE 5 - General Safety of Public During Construction

The *Work Health and Safety Act 2011* and *Manual of Uniform Traffic Control Devices* must be complied with in carrying out any construction works, and to ensure safe traffic control and safe public access in respect of works being constructed on a road.

NOTE 6 - Property Note (Audit of Conditions)

An inspection of the property to ascertain compliance with conditions will be undertaken twelve (12) months after the approval takes effect. If the works are completed prior to this time, please contact Council for an earlier inspection. A property note to this effect will be placed on Council's records.

NOTE 7 - Duty to Notify of Environmental Harm

If a person becomes aware that serious or material environmental harm is caused or threatened by an activity or an associated activity, that person has a duty to notify Western Downs Regional Council.

NOTE 8 - Referral Agency Response

The Concurrence Agency response provided by the State Assessment and Referral Agency is attached.

Background Information

The relevant background information to this application is as follows:

Application No: 035.2025.104.001	**Assessment No:** A4433	**Subject File Refs:** AD6.6.2 & LG7.9.1	
Assessing Officer:	Tim O'Leary REEL PLANNING, CONSULTANT		
PART 1: APPLICATION			
Applicant:	John Leslie Turner		
Owner:	JL Turner		
Site Address:	1 Etty Street, Dalby		
Site Area:	19,420m^2		
Real Property Description:	Lot 6 on CP896375		
Proposed Development:	Subdivision of 1 lot into 2 lots		
Level of Assessment:	Impact		
Type of Application:	Reconfiguring a Lot		
Relevant Planning Scheme:	Western Downs Planning Scheme 2017 incorporating Amendment 1		
Zone:	Low Impact Industry		
Precinct:	N/A		
Overlays:	Airport Environs Flood Hazard Infrastructure Extractive Industry Agricultural Land Classification Stock Routes Scenic Amenity Road Hierarchy	- OLS Conical Limitation - Low and Medium - Railway Buffer Area - Petroleum Lease - Class A - 50m Stock Route Buffer Area - 100m Scenic Route Buffer - Condamine Street (Bunya Highway) – State Controlled Arterial - Etty Street – Access - Unnamed Road - Unformed	
Pre-lodgment Meeting:	No		
Application Lodgment Date:	11/02/2025		
Action Notice Issued:	Yes	Date: 13/02/2025	
Properly Made Application:	Yes	Date: 13/02/2025	
Confirmation Notice Issued:	Yes	Date: 17/02/2025	
PART 2: REFERRAL			
State Assessment and Referral Agency (SARA) as a Concurrence Agency under Schedule 10 of the *Planning Regulation 2017*	· 05/03/2025 - the applicant referred the application to SARA which was outside the date in which it had to be referred. · 06/03/2025 - the applicant revived the application with SARA. · 12/03/2025 - SARA issued a Confirmation Notice confirming the application had been properly referred. · 20/03/2025 - SARA advised that no Information Request would be issued for the application. · 08/04/2025 - SARA Issued a Referral Agency response for the application.		
PART 4: PUBLIC NOTIFICATION			
Start Date:	Yes	Date: 28/03/2025	
Notice of Compliance Received:	Yes	Date: 09/05/2025	

Submissions Received:	Nil
PART 5: DECISION PERIOD	
Date Commenced:	12/05/2025
Decision Due:	**17/07/2025** Note: Extended by agreement from 27/06/2025

Report

1. Background Information

1.1 Site Context

The subject land is legally described as Lot 6 on CP896375 and is located at 1 Etty Street, Dalby. The subject land is a corner allotment with an irregular configuration with an area of 19,420m^2 and is relatively flat.

The site is used for the purpose of a Transport Depot and features existing industrial sheds, grain silos and hardstand areas. The property is subject to a Town Planning Consent issued by the former Dalby Town Council in 1976 for a Transport Depot and Grain Storage Depot. The subject land also features an existing high set Dwelling House which is located in the south-western corner of the property.

The site is located within the Low Impact Industry Zone of the Western Downs Planning Scheme 2017 incorporating Amendment 1 (the Planning Scheme). The subject land is impacted by the Airport Environs, Flood Hazard, Infrastructure, Agricultural Land Classification, Scenic Amenity and Regional Infrastructure Stock Routes Overlays of the Planning Scheme.

Surrounding land is within the Low Impact Industry Zone and Low Density Residential Zone and is predominantly used for residential purposes. Land further to the south-east is within the Major Centre Zone, Community Facilities Zone and Medium Density Residential Zone.

The site is currently accessed from Etty Street which is a sealed road without kerb and channel. Council's sewerage infrastructure exists along the southern part of the site. Reticulated water, stormwater, gas, electricity and telecommunications are provided along the site boundaries.

1.2 Proposal

The applicant has lodged a development application seeking development approval for a Reconfiguring a Lot (1 lot into 2 lots) on the subject land.

The proposed development will split the subject land to create proposed Lot 6 with an area of 18,400m^2 and proposed Lot 18 with an area of 1,019m^2.

The existing industrial buildings and structures on the site will be retained on proposed Lot 6 and the existing Dwelling House will be retained on proposed Lot 18.

The proposed lots are serviced by relevant infrastructure including water, sewer and electricity and both lots have existing access to Etty Street.

2. Assessment

2.1 Assessment Matters

The application for Reconfiguring a Lot where not complying with minimum lot sizes for the Low Impact Industry Zone is Impact Assessable development under Table 5.6.1 of the Planning Scheme.

The following are the Assessment Benchmarks that apply to this development**:**

ASSESSMENT MATTERS	

The development was assessed against the following Assessment Benchmarks:
• Western Downs Planning Scheme 2017 incorporating Amendment 1
  ▪ Strategic Plan
  ▪ Low Impact Industry Zone Code
  ▪ Flood Hazard Overlay Code
  ▪ Infrastructure Overlay Code
  ▪ Natural Resources Overlay Code
  ▪ Regional Infrastructure - Stock Routes Overlay Code
  ▪ Scenic Amenity Overlay Code
  ▪ Reconfiguring a Lot Code
  ▪ Transport, Access and Parking Code	

The development was assessed against all of the Assessment Benchmarks listed above and complies with all of these with the exceptions listed below.	
Assessment Benchmark	**Reasons for the Approval Despite Non-compliance with Benchmark**
Low Impact Industry Zone Code	
AO5.1 A landscaping strip with a minimum width of 2 metres is provided to all road frontages.	The proposed lots do not include landscaping strips along all road frontages and as a result, do not comply with Acceptable Outcome 5.1 of the Low Impact Industry Zone Code. The proposed lots include existing street trees along the Bunya Highway and on Etty Street which will not be impacted by the development. Proposed Lot 3 does not include landscaping along Brimblecombe Street. Given that this is an unformed road and is used only to access the adjoining industrial lot, it is considered that further landscaping is not required. The proposal is considered to comply with Performance Outcome 5 of the Low Impact Industry Code.
PO12 Non-industrial uses are not located within the Low Impact Industry Zone unless it can be demonstrated that such uses: (a) are ancillary to or are compatible with industrial uses; or (b) directly support industries and employees in the Zone; and (c) do not compromise the ongoing operation or use of the Zone for low impact industry purposes.	A Dwelling House is not a consistent use within the Low Impact Industry Zone. The proposed development will not result in a new use, but will separate two existing land uses being a Dwelling House on proposed Lot 18 and the Industrial use on proposed Lot 6. The proposed development is located within the Low Impact Industry Zone and the property and surrounding location is a mixture of low density residential and industrial development. Both the existing dwelling and industrial uses have operated historically from the property and the development will not change the built form, operation or siting of either use. It is considered that the amenity of the existing residence is already impacted by the proximity of the development to existing industrial activities.

	Based on the history and existing proximity of both existing land uses, it is considered that the development will not compromise the ongoing operation of the existing use on proposed Lot 6 and that the proposed development is consistent with Performance Outcome 6 of the Low Impact Industry Zone Code.
Reconfiguring a Lot Code	
AO1.1 The minimum lot area and street frontage dimensions are in accordance with Table 9.4.4.2 – Minimum Lot Size and Frontages.	Proposed Lot 18 does not meet the minimum lot size of 2,000m^2 or minimum frontage of 40m for land within the Low Impact Industry Zone under Table 9.4.4.2 and Acceptable Outcome 1.1 of the Reconfiguring a Lot Code. Proposed Lot 18 has a lot size of 1,019m^2 and a frontage width of 24.07m. Both proposed lots are defined by existing boundary fencing and include existing land uses, access and infrastructure servicing each use. It is considered that the size and frontage of Lot 18 are consistent with the size and configuration of surrounding industrial lots developed for residential purposes with frontage to Etty Street. The proposal is considered to comply with Performance Outcome 1 of the Reconfiguring a Lot Code.

2.2 Assessment against the Western Downs Planning Scheme 2017 incorporating Amendment 1

2.2.1 Strategic Plan

The Strategic Plan is represented by five strategic themes, being Liveable Communities and Housing, Environment and Heritage, Economic Growth, Infrastructure, and Safety and Resilience to Natural Hazards.

It is considered that the Liveable Communities and Housing and Safety and Resilience to Natural Hazard Themes of the Strategic Plan are relevant to the application.

The proposed development is located within an industrial locality. However, existing lots along Etty Street are predominantly used for residential purposes. The proposed subdivision will add to the housing supply by making use of the existing Dwelling House that is formally separated from the existing Industrial land use.

The proposed lots will be established in Low and Medium Flood Hazard Areas. Proposed Lot 3 includes an existing industrial use where it is accepted that flood damage is incurred as an operational cost and does not include flood sensitive elements. The existing Dwelling House of proposed Lot 18 is high set and provides habitable rooms above the defined flood level.

The proposed development is consistent with the strategic elements of the Strategic Plan.

2.2.2 Low Impact Industry Zone Code

The proposed development is seeking to subdivide the subject land to separate the existing Dwelling House from the industrial use onto separate lots.

As discussed in Part 2.1 of this Report, the development will enable the house to be occupied on a separate property from the industrial use. It is considered that the development will not impact the operation of the Transport Depot or the amenity of the existing residence, and is consistent with Performance Outcome 12 of the Low Impact Industry Zone Code.

The development will not result in any additional built form on the subject land. It is considered that the non-compliance of existing buildings on the subject land with the design and built form requirements within the Acceptable Outcomes of the Low Density Residential Zone Code is not relevant to the assessment of the application.

Notwithstanding, the siting of existing buildings on the proposed lots is consistent with the minimum side setback and total site coverage of each proposed lot is consistent with the maximum site coverage requirements of the Low Impact Industry Zone under Acceptable Outcomes 2 and 4.4 of the Low Impact Industry Zone Code.

The proposed lots include existing street trees along Bunya Highway and Etty Street. However, Proposed Lot 3 does not include landscaping along Brimblecombe Street. Given that this is an unformed road and is used only to access the adjoining industrial lot, no further landscaping is required.

The proposed development is consistent with the Performance Outcomes of the Low Impact Industry Zone Code.

2.2.3 Overlay Codes

Flood Hazard Overlay Code

The subject land is located within the Low and Medium Flood Hazard Areas within the Flood Hazard Overlay of the Planning Scheme.

The proposed development will not adversely impact on flood conveyance on the property or adjoining properties, as it will not result in any new buildings or earthworks of either proposed lot.

The floor level of the existing dwelling on proposed Lot 18 is consistent with the minimum habitable floor height specified for the property. In the event of an emergency, it is considered that there will be sufficient time to evacuate each lot in the event of an emergency.

The proposed development is consistent with the Performance Outcomes of the Flood Hazard Overlay Code.

Infrastructure Overlay Code

The subject land is partially located within a Railway Buffer Area illustrated by the Infrastructure Overlay of the Planning Scheme.

The State railway line is no longer operational and it is considered that the railway buffer will not impact on the proposed development. The proposed development will not result in any new access point crossing the railway line.

Council does not have jurisdiction over the Bell Railway Corridor or over Condamine Street which are State Transport Corridors.

Access to State Transport Corridors falls within the jurisdiction of SARA (Department of Transport and Main Roads as Technical Agency) as a Concurrence Agency for the application.

SARA assessed the application as a Concurrence Agency and has provided a response advising that they have no requirements for the development.

The proposed development is consistent with the Acceptable Outcomes of the Infrastructure Overlay Code.

Natural Resources Overlay Code

The property is identified as Class A Agricultural Land within the Agricultural Land Classification Overlay Mapping of the Planning Scheme.

The property is not located within the Rural Zone and has been historically developed for industrial and residential purposes.

As the property is not within the Rural Zone, the application does not require assessment against the Acceptable Outcomes of the Natural Resources Overlay Code.

Regional Infrastructure - Stock Routes Overlay Code

Condamine Street is identified within the 100m Stock Route Buffer within the Regional Infrastructure - Stock Routes Overlay Mapping of the Planning Scheme. The property is not located within the Rural Zone and the development does not require further assessment against the Regional Infrastructure - Stock Routes Overlay Code.

2.2.4 Codes

Reconfiguring a Lot Code

The proposed development complies the Acceptable Outcomes of the Reconfiguring and Lot Code other than the size and frontage of proposed Lot 18 as discussed above in Part 2.1 of this Report.

It is considered that the lot configuration of proposed Lots 6 and 18 align with the existing use of the land and ensures that each use has access and is serviced by relevant infrastructure.

The proposed development is consistent with the Performance Outcomes of the Reconfiguring a Lot Code.

Transport, Access and Parking Code

The proposed development will be conditioned to maintain the existing parking areas, manoeuvring areas and vehicle access points to Etty Street.

With conditions imposed, the proposed development is consistent with the Acceptable Outcomes of the Transport, Access and Parking Code.

3. Other Relevant Matters

3.1 Referral

The application triggered referral to the State Assessment and Referral Agency (SARA) as a Concurrence Agency for Reconfiguring a Lot near a State transport corridor and State-controlled road intersection.

SARA issued its Referral Agency response on 8 April 2025. The Referral Agency response advising that SARA has no requirements for the application is attached.

3.2 Public Notification

The application for a Reconfiguring a Lot where not complying with minimum lot sizes is Impact Assessable development under Table 5.6.1 of the Planning Scheme. The applicant was required to publicly notify the application as part of the development assessment process in accordance with the *Planning Act 2016* and the *Development Assessment Rules (Version 2) (DA Rules).*

Public notification for the application was undertaken for a period of 15 business days between 28 March 2025 and 23 April 2025.

To commence the public notification for the application, the applicant:

- placed an advertisement within Western Downs Town and Country on 27 March 2025;
- placed a notice on the premises in the way prescribed under the *DA Rules* on 24 March 2025; and
- notified the owners of all lots adjoining the subject property on 24 March 2025.

On 9 May 2025, Council received a Notice of Compliance with Public Notification along with evidence that public notification had been completed generally in accordance with the *DA Rules* and the *Planning Act 2016*. The sole issue of concern related to the Public Notification sign fronting Condamine Street, which did not include the public notification dates. To rectify this issue, Council agreed that the applicant should add the dates and leave the sign up on the Condamine Street frontage from 12 May to 2 June. Any submissions received during this time would not be properly made submissions, however, they would be accepted by Council under Section 19.1(b) of the *DA Rules*.

At the conclusion of the Public Notification Period, Council had received no submissions regarding the application. No additional submissions were received in the window of 12 May to 2 June.

In accordance with Section 53(3) of the *Planning Act 2016*, Council *"may assess and decide a development application even if some requirements of the development assessment rules about the public notice have not been complied with, if the Assessment Manager considers any non-compliance has not—*

(a) adversely affected the public's awareness of the existence and nature of the application; or

(b) restricted the public's opportunity to make properly made submissions about the application."

The Assessing Officer acknowledges the error in not including the public notification dates on the sign. The error appears to be a genuine mistake and not a ploy to mislead potential submitters. In consideration of the error and its effect on public notification, Council is satisfied that the error did not adversely affect the public's awareness or existence and nature of the application, nor that the error restricted the public's opportunity to make properly made submissions about the application.

In conclusion, the Assessing Officer is satisfied that public notification was completed to an acceptable level and that it can proceed to making a decision on the application.

3.3 Infrastructure Charges

Infrastructure charges are levied on development in accordance with Councill's Infrastructure Charges Resolution (No 7.1) 2017 (the Resolution).

The property is located within Charge Area A and is serviced by Council's stormwater, sewer water, transport and parks networks.

Proposed Lot 18 has an area of 1,019m^2 and proposed Lot 6 has an area of 18,400m^2.

Table 3.3.3 (Column 2) of the Resolution provides that where industrial lots are less than 2,000m^2, the lot is charged $18.00 per m^2 of lot area for the sewer, water, transport and parks networks. The lot is also charged $2.00 per m^2 of lot area for the stormwater network.

Proposed Lot 18 has an area of 1,019m^2 which means that infrastructure charges for the water, transport and parks networks is $19,382.00 and for the stormwater network is $2,038.00.

Lot 6 is charged at $100,000.00 under Table 3.3.3 of the Resolution which is the maximum capped charge for an industrial lot. It is noted that if the charge is calculated for the relevant networks based on the area of the proposed lot, it would exceed $100,000. The total infrastructure charges applicable to the development will be $120,420.00.

The infrastructure charges will be partially offset by the credit applied for the existing industrial lot, of $63,000.00 in accordance with Part 3.4(e)(iv) of the Resolution.

Once the infrastructure charges credit is deducted, the infrastructure charges payable for the development will be $57,420. An Infrastructure Charges Notice will be attached to the approval and is attached to this Report (**Attachment** 4) for consideration by Council.

Consultation (Internal/External)

Internal

Council's Planning and Environment Manager, A/Principal Planner and Consultant Development Engineer have reviewed this Report and provided comments where necessary.

External

The application triggered referral to the State Assessment and Referral Agency (SARA) as a Concurrence Agency for Reconfiguring a Lot near a State transport corridor and State-controlled road intersection.

Legal/Policy Implications (Justification if applicable)

An applicant may elect to appeal against Council's decision in accordance with the relevant Section of the *Planning Act 2016*, which states:

"Chapter 6 Dispute Resolution

Part 1 Appeal Rights

229 Appeals to Tribunal or P&E Court

(1) Schedule 1 states -

(a) matters that may be appealed to -

(i) either a tribunal or the P&E Court; or
(ii) only a tribunal; or
(iii) only the P&E Court; and

(b) the person -

*(i) who may appeal a matter (the **appellant**); and*

(ii) who is a respondent in an appeal of the matter; and

(iii) who is a co-respondent in an appeal of the matter; and

(iv) who may elect to be a co-respondent in an appeal of the matter.

(2) An appellant may start an appeal within the appeal period.

*(3) The **appeal period** is -*

(a) for an appeal by a building advisory agency - 10 business days after a Decision Notice for the decision is given to the Agency; or

(b) for an appeal against a deemed refusal - at any time after the deemed refusal happens; or

(c) for an appeal against a decision of the Minister, under Chapter 7, Part 4, to register premises or to renew the registration of premises - 20 business days after a Notice is published under Section 269(3)(a) or (4); or

(d) for an appeal against an Infrastructure Charges Notice - 20 business days after the Infrastructure Charges Notice is given to the person; or

(e) for an appeal about a deemed approval of a development application for which a Decision Notice has not been given - 30 business days after the applicant gives the Deemed Approval Notice to the Assessment Manager; or…

…(g) for any other appeal - 20 business days after a Notice of the decision for the matter, including an Enforcement Notice, is given to the person.

Note - See the P&E Court Act for the Court's power to extend the appeal period."

Budget/Financial Implications

Nil

Human Rights Considerations

Section 4(b) of the *Human Rights Act 2019* (Qld) (the *Human Rights Act*) requires public entities *"to act and make decisions in a way compatible with human rights"*. There are no human rights implications associated with this Report.

Conclusion

The proposed development has been assessed against the requirements of the Western Downs Planning Scheme 2017 incorporating Amendment 1. It is considered that the proposed development is consistent with the requirements of the Planning Scheme and is therefore recommended to be approved, subject to the attached conditions.

Attachments

1. Locality Plans
2. Proposal Plan
3. Referral Agency Response
4. Infrastructure Charges Notice

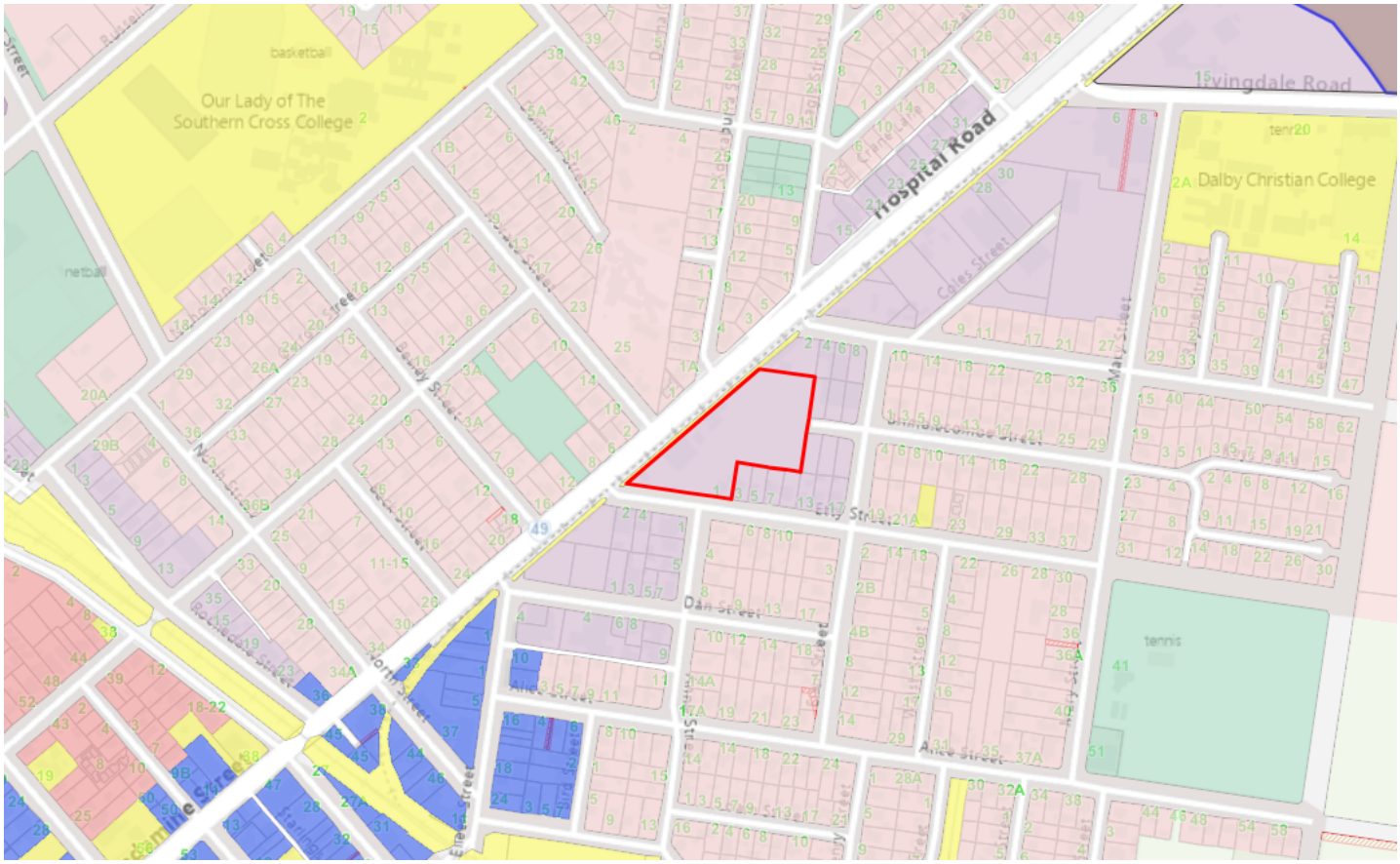
Authored by: Tim O'Leary, REEL PLANNING CONSULTANT

Attachment 1 – Locality Plans

Site Aerial

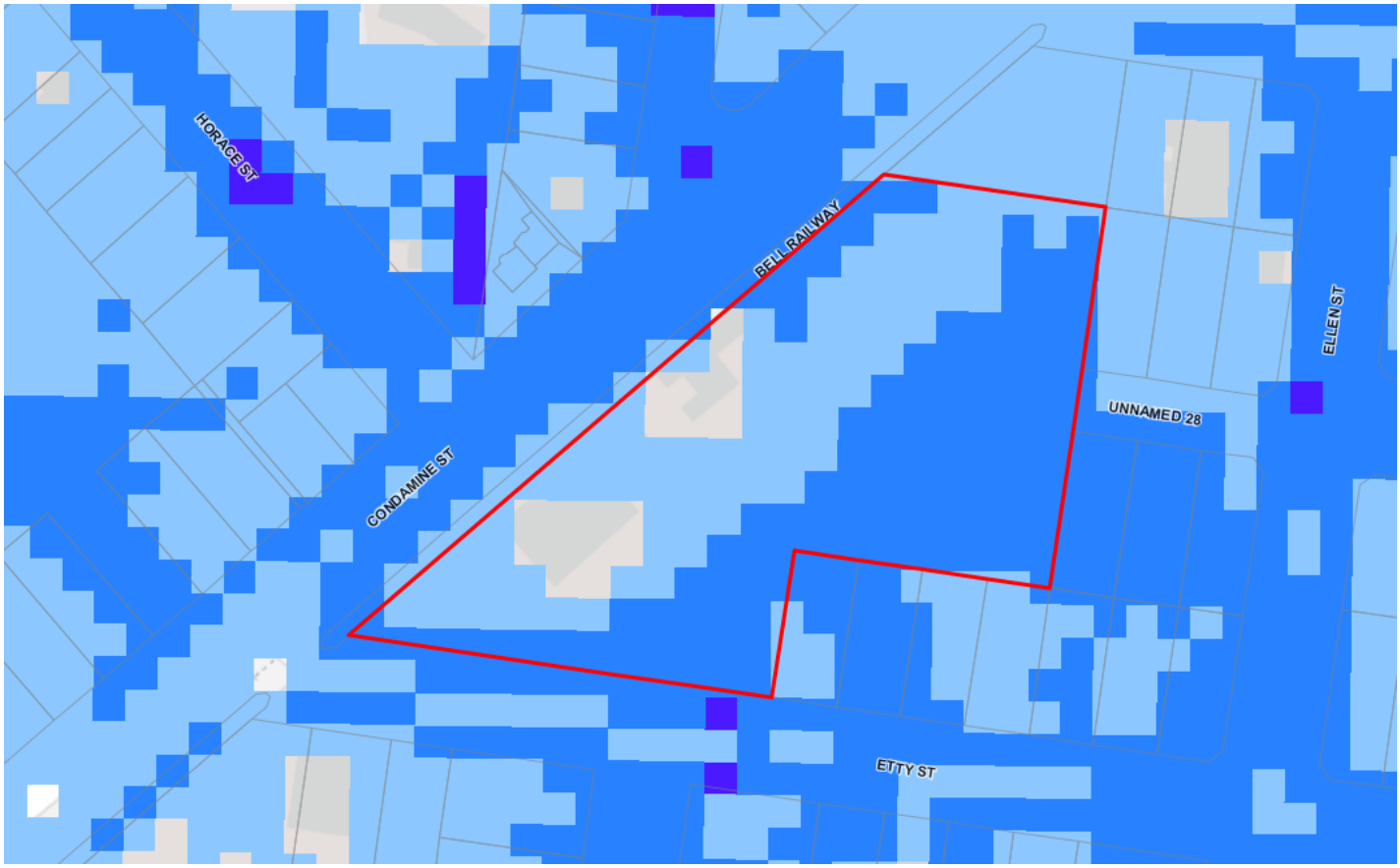


Zone Map



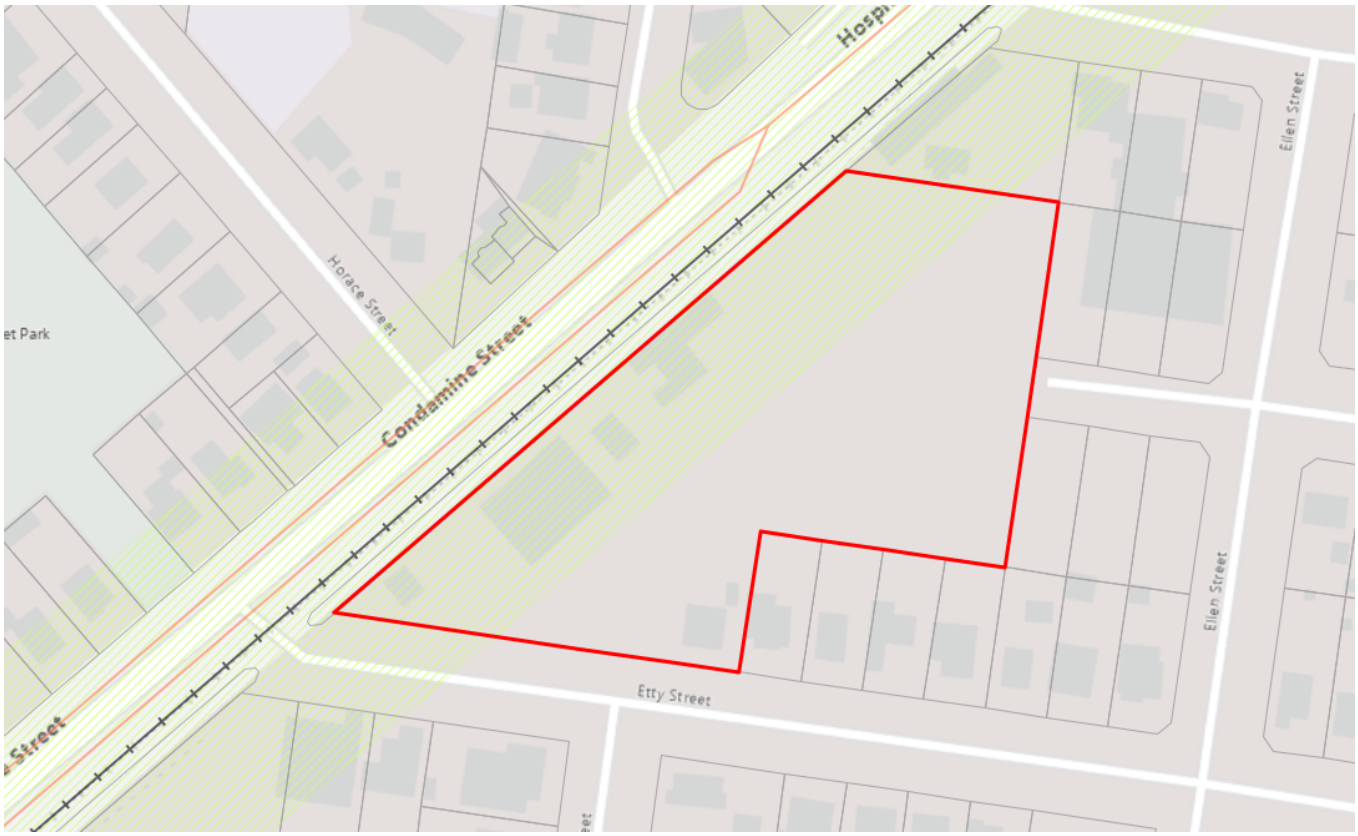
- Community Facilities Zone
- Local Centre Zone
- District Centre Zone
- Major Centre Zone
- Low Density Residential Zone
- Medium Density Residential Zone
- Low Impact Industry Zone
- Medium Impact Industry Zone
- High Impact Industry Zone
- Recreation and Open Space Zone
- Rural Residential Zone / Rural Residential 20000 ...
- Rural Residential Zone / Rural Residential 4000 P...
- Rural Residential Zone / Rural Residential 8000 P...
- Rural Zone
- Rural Zone / Rural 10 Precinct
- Rural Zone / Rural 100 Precinct
- Township Zone
- Township Zone / Mowbullan - Bunya Mountains T...

Flood Hazard Overlay Map



- Low Flood Hazard Area (1% AEP)
- Medium Flood Hazard Area (1% AEP)
- High Flood Hazard Area (1% AEP)
- Extreme Flood Hazard Area (1% AEP)

Infrastructure Overlay Map



Highway Or Main Road Railway Buffer Railway

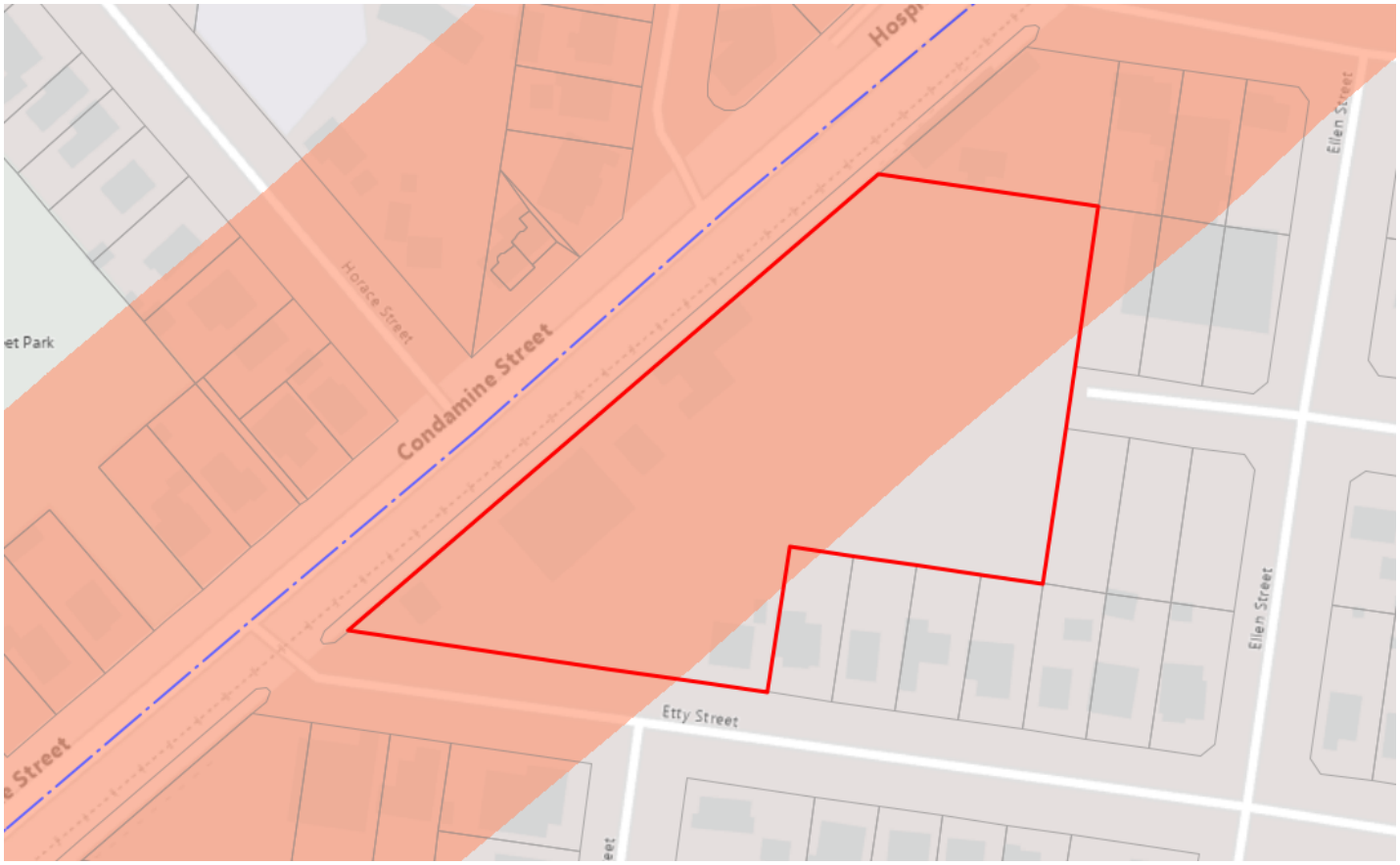
Stock Route Overlay Map



Stock Route

Stock Route (50m Buffer)

Scenic Amenity Overlay Map



Urban Gateways

Scenic Routes

Scenic Routes Buffer (100m)

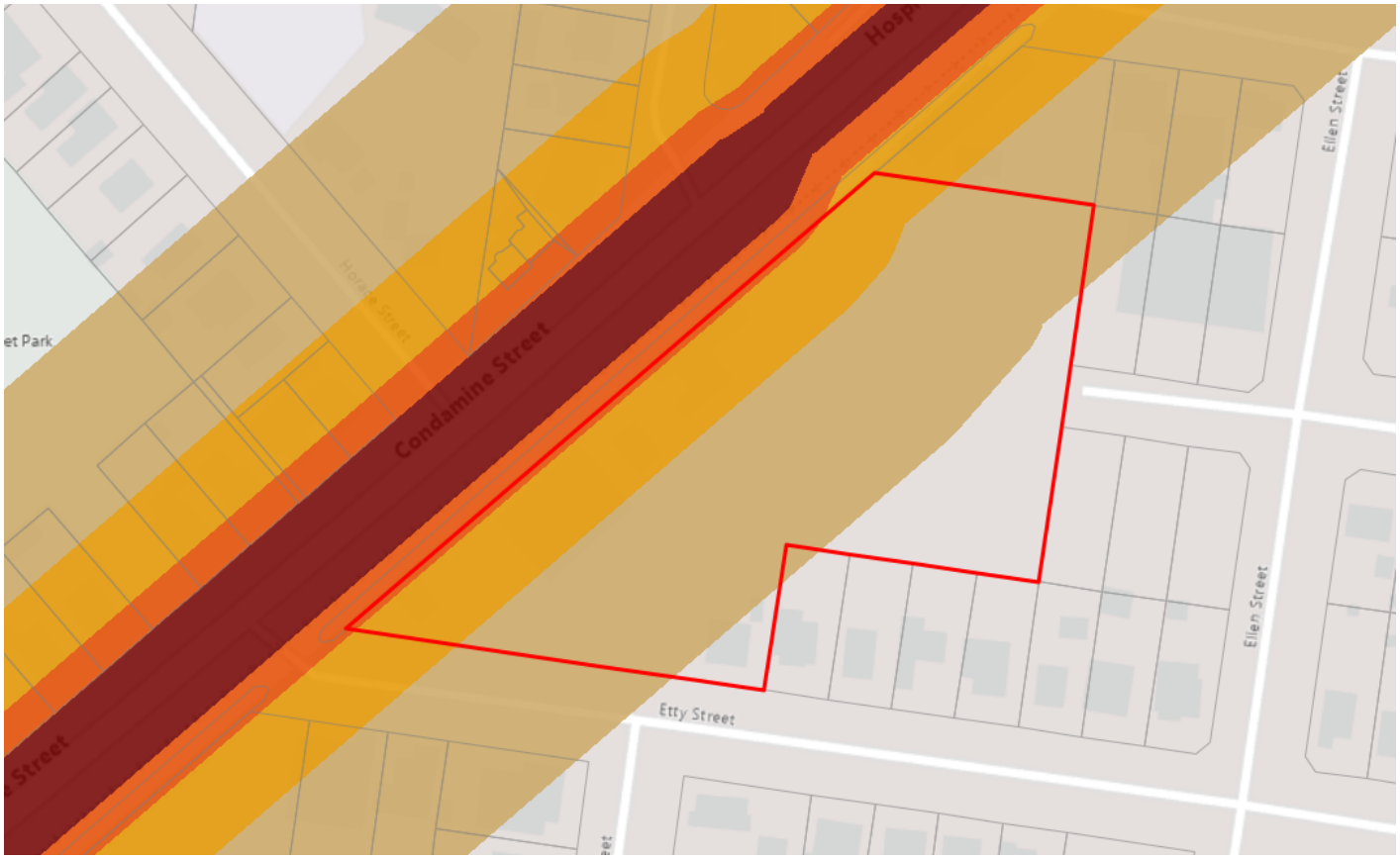
High Lansdcape Value Areas

Road Hierarchy Overlay Map



- Access
- Arterial
- Collector
- Feeder
- State Controlled Arterial
- Unformed

Noise Corridor Overlay Map



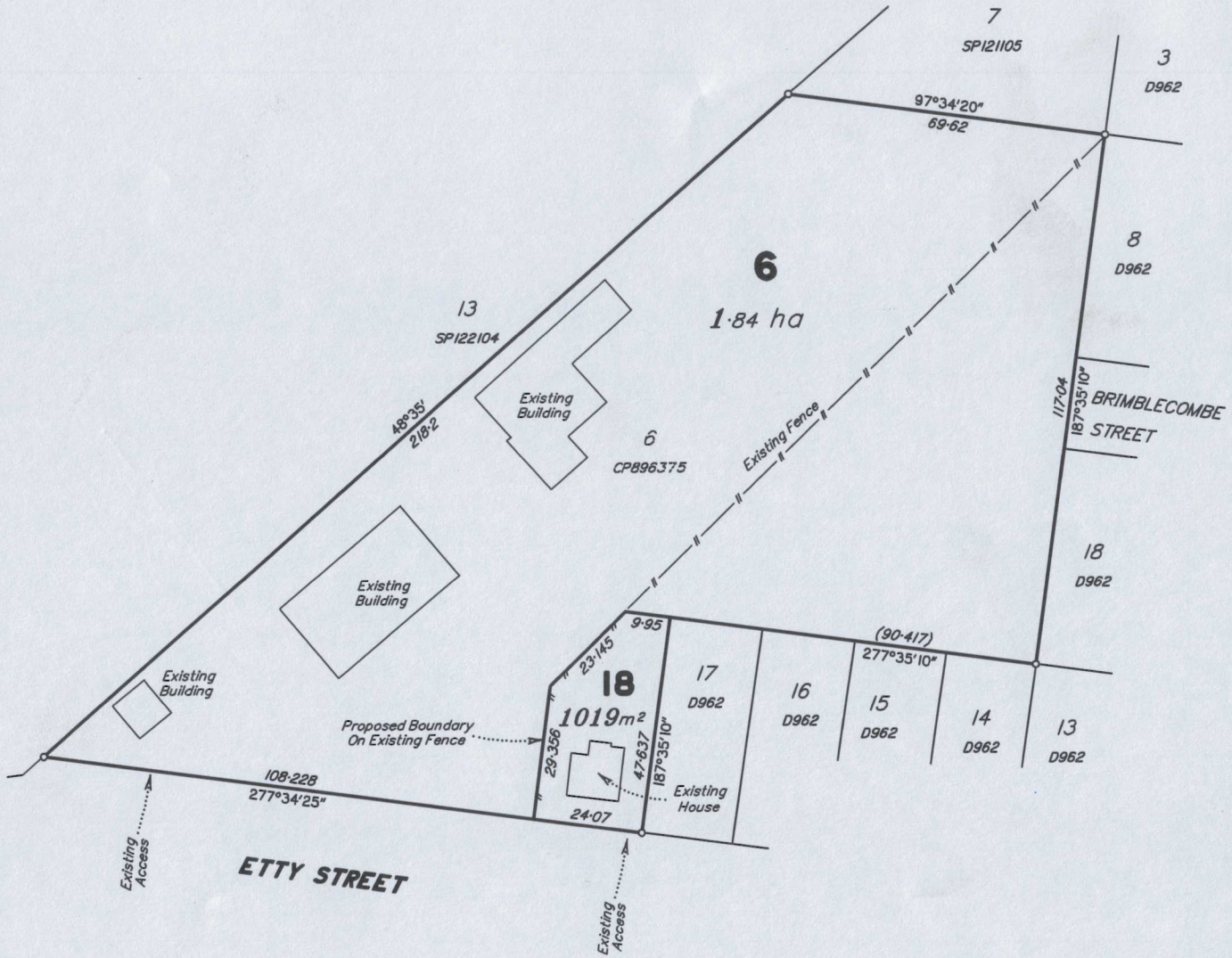
- Mandatory Category 1 - 58 dB (A)
- Mandatory Category 2 - 63 dB (A)
- Mandatory Category 3 - 68 dB (A)
- Mandatory Category 4 - 73 dB (A)

Real Property Description:
Lot 6 on CP896375



DEVELOPMENT STATISTICS

Total Number of New Lots Created: 1



Scale 1:1000 – Lengths are in Metres.

10 0 10 20 30 40 50 60 70 80 90 100

A	28.01.2025 Original Issue		

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NOTES
1. This plan has been prepared to accompany an application to Western Downs Regional Council and should not be used for any other purpose.
2. All areas and dimensions are subject to survey and may vary as result.

COTTRELL CAMERON & STEEN SURVEYS Pty Ltd
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65 Preston Street, Dalby Qld 4405

PROPOSED RECONFIGURATION OF A LOT
1 into 2 Lot Subdivision. Lots 6 & 18
Locality of Dalby, Western Downs RC.

Meridian: MGA z56
Scale: 1:1000 (A3)
Issued: 28.1.2025
Drawing No. 10846-SK1

Queensland Government

SARA reference: 2503-45014 SRA
Council reference: 035.2025.00000104.001

8 April 2025

Chief Executive Officer
Western Downs Regional Council
PO Box 551
DALBY QLD 4405
info@wdrc.qld.gov.au

Attention: Jenny Cameron

Dear Jenny,

SARA referral agency response—1 Etty Street, Dalby

(Referral agency response given under section 56 of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 12 March 2025.

Response

Outcome:	Referral agency response - No requirements Under section 56(1)(a) of the *Planning Act 2016*, SARA advises it has no requirements relating to the application.
Date of response:	8 April 2025
Advice:	Advice to the applicant is in **Attachment 1**
Reasons:	The reasons for the referral agency response are in **Attachment 2**

Development details

Description:	Development Permit	Reconfiguring a Lot for One Lot into Two Lots
SARA role:	Referral agency	
SARA trigger (Planning Regulation 2017):	• Schedule 10, Part 9, Division 4, Subdivision 2, Table 1, Item 1 (10.9.4.2.1.1) – Reconfiguring a lot near a state transport corridor • Schedule 10, Part 9, Division 4, Subdivision 2, Table 3, Item 1 (10.9.4.2.3.1) – Reconfiguring a lot within 100m of a state-controlled road intersection	
SARA reference:	2503-45014 SRA	

Darling Downs South West regional office
128 Margaret Street, Toowoomba
PO Box 825, Toowoomba QLD 4350

Document Set ID: 5352666
Version: 1, Version Date: 09/04/2025

Assessment manager:	Western Downs Regional Council
Street address:	1 Etty Street, Dalby
Real property description:	Lot 6 on CP896375
Applicant name:	John Leslie Turner
Applicant contact details:	Lot 4 Maranda Court DALBY QLD 4405 john@jonivagroup.com.au
Human Rights Act 2019 considerations:	A consideration of the 23 fundamental human rights protected under the *Human Rights Act 2019* has been undertaken as part of this decision. It has been determined that this decision does not limit human rights.

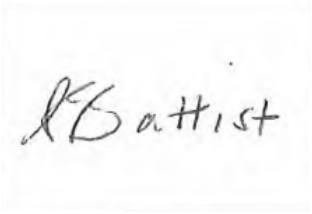
Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s. 30 Development Assessment Rules). Copies of the relevant provisions are in **Attachment 3**.

A copy of this response has been sent to the applicant for their information.

For further information please contact Sahil Gill, Planner, on 07 3243 1639 or via email ToowoombaSARA@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Sallie Battist
Manager

cc John Leslie Turner, john@jonivagroup.com.au

enc Attachment 1 - Advice to the applicant
Attachment 2 - Reasons for referral agency response
Attachment 3 - Representations about a referral agency response provisions

Attachment 1—Advice to the applicant

General advice	
1.	Terms and phrases used in this document are defined in the *Planning Act 2016* its regulation or the State Development Assessment Provisions (SDAP), (version 3.2). If a word remains undefined it has its ordinary meaning.

Attachment 2—Reasons for referral agency response

(Given under section 56(7) of the *Planning Act 2016*)

The reasons for SARA's decision are:

The development complies with State code 1: Development in a State-controlled road environment of the State Development Assessment Provisions. Specifically, the development:

- will not adversely impact the safety, function and efficiency of state-controlled roads, future state-controlled roads, road transport infrastructure, active transport infrastructure and public passenger services on state-controlled roads; and
- will not adversely impact on the safety of people using, and living or working near, state-controlled roads.

Material used in the assessment of the application:

- the development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- the SDAP, version 3.2, as published by SARA
- the Development Assessment Rules
- SARA DA Mapping system
- Section 58 of the *Human Rights Act 2019*

Attachment 3— Representations about a referral agency response provisions

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Development Assessment Rules—Representations about a referral agency response

The following provisions are those set out in sections 28 and 30 of the Development Assessment Rules[1] regarding **representations about a referral agency response**

Part 6: Changes to the application and referral agency responses

28 Concurrence agency changes its response or gives a late response

28.1. Despite part 2, a concurrence agency may, after its referral agency assessment period and any further period agreed ends, change its referral agency response or give a late referral agency response before the application is decided, subject to section 28.2 and 28.3.

28.2. A concurrence agency may change its referral agency response at any time before the application is decided if—

(a) the change is in response to a change which the assessment manager is satisfied is a change under section 26.1; or

(b) the Minister has given the concurrence agency a direction under section 99 of the Act; or

(c) the applicant has given written agreement to the change to the referral agency response.[2]

28.3. A concurrence agency may give a late referral agency response before the application is decided, if the applicant has given written agreement to the late referral agency response.

28.4. If a concurrence agency proposes to change its referral agency response under section 28.2(a), the concurrence agency must—

(a) give notice of its intention to change its referral agency response to the assessment manager and a copy to the applicant within 5 days of receiving notice of the change under section 25.1; and

(b) the concurrence agency has 10 days from the day of giving notice under paragraph (a), or a further period agreed between the applicant and the concurrence agency, to give an amended referral agency response to the assessment manager and a copy to the applicant.

---

1 Pursuant to Section 68 of the *Planning Act 2016*

2 In the instance an applicant has made representations to the concurrence agency under section 30, and the concurrence agency agrees to make the change included in the representations, section 28.2(c) is taken to have been satisfied.

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Version: 1, Version Date: 09/04/2025

Part 7: Miscellaneous

30 Representations about a referral agency response

30.1. An applicant may make representations to a concurrence agency at any time before the application is decided, about changing a matter in the referral agency response.[3]

[3] An applicant may elect, under section 32, to stop the assessment manager's decision period in which to take this action. If a concurrence agency wishes to amend their response in relation to representations made under this section, they must do so in accordance with section 28.

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Customer Contact 1300 COUNCIL (1300 268 624)
07 4679 4000
www.wdrc.qld.gov.au
info@wdrc.qld.gov.au

INFRASTRUCTURE CHARGES NOTICE

APPLICANT: John Leslie Turner

APPROVED DEVELOPMENT: Reconfiguring a Lot (1 lot into 2 lots) on land situated at 1 Etty Street, Dalby

FILE REFS: 035.2025.104.001, A4433 & LG7.9.1

AMOUNT OF THE CHARGE: **$57,420.00**

LAND TO WHICH CHARGE APPLIES: Lot 6 on CP896375

PAYABLE TO: Western Downs Regional Council

WHEN PAYABLE: Prior to execution of the Plan of Survey (Form 18B)

This charge is made in accordance with Council's ***Infrastructure Charges Resolution (No. 7.1) 2017.***

The charge has been calculated on the following basis:

USE	Charge	Reference	No. of Units	Amount
Reconfiguring a Lot (subdivision of 1 lot into 2 lots)	$18.00 per m^2 of lot area (water, sewer, transport and parks networks)	Table 3.3.1, Col 2, Charge Area A	Proposed Lot 18 1,019m^2	$ 18,382.00
	$2.00 per m^2 of lot area (stormwater network)	Table 3.3.1, Col 3, Charge Area A	Proposed Lot 18 1,019m^2	$ 2,038.00
	Total Maximum Charge $100,000.00 per lot (water, sewer, transport, parks and stormwater Networks)	Table 3.3.2, Col 2, Charge Area A	Proposed Lot 6 18,400m^2	$100,000.00
DISCOUNT	**Discount Charge**	**Reference**	**No. of Units**	**Discount Amount**
Credit for existing Industrial lot	$63,000.00 per existing lot (water, sewer, transport, parks and stormwater networks)	3.4(1)(e)(iv)	1 lot	$ 63,000.00
			Water Sewer Stormwater Transport Parks **TOTAL CHARGE**	$ 11,484.00 $ 11,484.00 $ 17,226.00 $ 8,613.00 $ 8,613.00 **$ 57,420.00**

INFORMATION NOTICE

[Section 119 of the *Planning Act 2016]*

DECISION AND REASONS

This infrastructure charge has been levied in accordance with Sections 119 to 121 of the *Planning Act 2016* and Council's ***Infrastructure Charges Resolution (No. 7.1) 2017*** for additional demand placed on Council's trunk infrastructure that will be generated by the approved development.

APPEALING DECISION

Under the *Planning Act 2016* the recipient of this Infrastructure Charges Notice may appeal against Council's decision to issue the Infrastructure Charges Notice. Chapter 6, Part 1 of the *Planning Act 2016* details the recipient's right to appeal Council's decision and how the recipient may appeal.

Title	**ES Report Permanent Road Closure Application for an Additional Unnamed & Unformed Road Reserve that adjoins Lot 28 RP174041 Fairyland**
Date	4 July 2025
Responsible Manager	David Fahl, GENERAL COUNSEL

Summary

The purpose of this report is to assist Council in their decision as to whether to support Mr Dixon's application to permanently close a portion of unnamed road that adjoins Lot 28 RP174041 (the **Application**) pursuant to section 68 of the *Local Government Act 2009* (Qld) (**LGA**).

Link to Corporate Plan

Road closure applications are considered by Council to ensure it maintains its commitment to the sustainable planning for the future of our region.

Material Personal Interest/Conflict of Interest

Nil

Officer's Recommendation

That this Report be received and that:

1. Council advises the Department of Resources and the applicant that it has no objections to the permanent closure of the unformed road reserve that adjoins Lot 28 RP174041 Fairyland owned by Mr Dixon.

Background Information

- Council previously received a permanent road closure application from the Department of Resources (DoR) on 24 January 2024. That application was considered and supported at its Ordinary Meeting of Council on 19 September 2024.
- The applicant (Mr Dixon) has now requested closure of an additional unused and unformed reserve that adjoins Lot 28 RP174041. See **Attachment 2.**
- The Department of Natural Resources & Mines, Manufacturing & Regional & Rural Development (DNRMMRRD) have added this additional reserve to the original application. An extension for response has been granted to 31 July 2025. See **Attachment 1**.
- The proposed use is for the applicant to purchase the land and amalgamate with Lot 28 RP174041.
- It appears that all other properties have access to their properties from Saturn Way.

The unusual layout is a result of subdivision that occurred in or about 1979, during an attempt to develop the land into, among other things, a golf course and motel.

Report

The unformed and unused road that adjoins Lot 28 RP174041 does not form part of Council's road network. The applicant is applying for the permanent closure of this section of road. Closure of this road does not "land lock" any other parcel of land.

Consultation (Internal/External)

Internal consultation has been sought from the following:

- B. Barnett, Senior Works Manager
- T. Summerville, Planning and Environment Manager
- A Hennessy, A/- Rural and Environmental Services Coordinator

No objections were made to the closure of this section of reserve for road.

Legal/Policy Implications (Justification if applicable)

As the land is owned by the State, the applicant must seek the owner's consent for the closure of the road. As standard practice, DNRMMRRD requests the relevant Local Government to advise if it has any concerns or objections.

If Council offers no objection to the road closure, then the part road shown in blue highlighting in Attachment 2 will be permanently closed to the public, subject to final approval of the closure by the State. The land will then be offered by the State to the applicant for purchase.

The CEO has delegated power for submissions to be made to DoR under section 420CB of the *Land Act 1994* pursuant to Council's Delegations' Register B31.148.

Budget/Financial Implications

There are no apparent financial implications for Council.

Human Rights Considerations

Section 4(b) of the *Human Rights Act 2019* (Qld) (the Human Rights Act) requires public entities 'to act and make decisions in a way compatible with human rights'.

There are no human rights implications associated with this report.

Conclusion

As the road reserve does not form part of Council's road network and its closure does not land lock any other lots, it is recommended that Council advise DNRMMRRD that it offers no objection to the permanent closure of the identified unformed road, adjoining Lot 28 RP174041, Fairyland.

Attachments

Attachment 1 - Application Permanent Road Closure Additional Area
Attachment 2 - Aerial Views Identifying Subject Roads

Authored by: Kelli Little, PARALEGAL

From: "Rachel Phelan" <Rachel.Phelan@resources.qld.gov.au>
Sent: Thu, 29 May 2025 12:30:54 +1000
To: "Info" <info@wdrc.qld.gov.au>
Subject: Request for Views - Permanent Road Closure - 2024/003840 UCP
Attachments: Drawing LAGIS_1633.pdf, Part C.pdf

OFFICIAL

Author: Rachel Phelan
File / Ref number: 2024/003840 UCP
Directorate / Unit: Land and Surveying Services
Phone: (07) 3096 6069

29 May 2025

Western Downs Regional Council
PO Box 551
Dalby QLD 4405

Dear Sir/Madam

APPLICATION FOR permanent road closure of an area of areas totalling about 5.7 ha being Mercury Street & Venus Way and parts of Pluto Street & Earth Street (locality of Fairyland) adjoining Lot 28 on RP174041, as shown as Road Proposed to be Permanently Closed (A1) and (A2) on drawing LAGIS_1633.

The department has received an application for permanent road closure of the above areas.

It is noted your views for this matter have previously been received on the Part C – Form LA30 “Statement in relation to an application under the *Land Act 1994* over State land” (attached). It is noted that this Part C addresses the proposed closure areas of Mercury Street and parts of Pluto Street & Earth Street, shown as (A1) on drawing LAGIS_1633.

The department advises that an additional area of Venus Way, shown as (A2) on drawing LAGIS_1633, has been added to the application since Council supplied its views on the Part C. The department is writing to you to seek views on the additional proposed closure area as well as any additional views on the original proposed closure area.

In accordance with Section 68 of the *Local Government Act 2009* and section 74 of the *City of Brisbane Act 2010*, lodgment of any views, requirements or objection to the closing of the road must be received by close of business on **27 June 2025**. An

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Version: 1, Version Date: 29/05/2025

objection to the application must provide a full explanation stating the reason/s for the objection.

Please contact the author before the due date if you require an extension to this date. Note, an extension to the due date will only be granted in exceptional circumstances. If a response is not received by the due date and no alternative arrangements have been made, it will be assumed you have no objections or requirements in relation to this matter and investigations into the application will proceed.

This information has been provided to you in confidence for the purpose of seeking your views on this matter. It is not to be used for any other purpose, or distributed further to any person, company, or organisation, without the express written permission of the department.

Members of the public interested in the proposed road closure can apply under the *Right to Information Act 2009* (RTI Act) to access any objections received.

All future correspondence relative to this matter is to be referred to the contact Officer at the address below or by email to LSSProjects@resources.qld.gov.au . Any hard copy correspondence received will be electronically scanned and filed. For this reason, it is recommended that any attached plans, sketches or maps be no larger than A3-sized.

If you wish to discuss this matter please contact Rachel Phelan on (07) 3096 6069.

Please quote reference number 2024/003840 UCP in any future correspondence.

Yours sincerely,

Rachel Phelan
Land Officer
Land Services | Land & Surveying Services
Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development

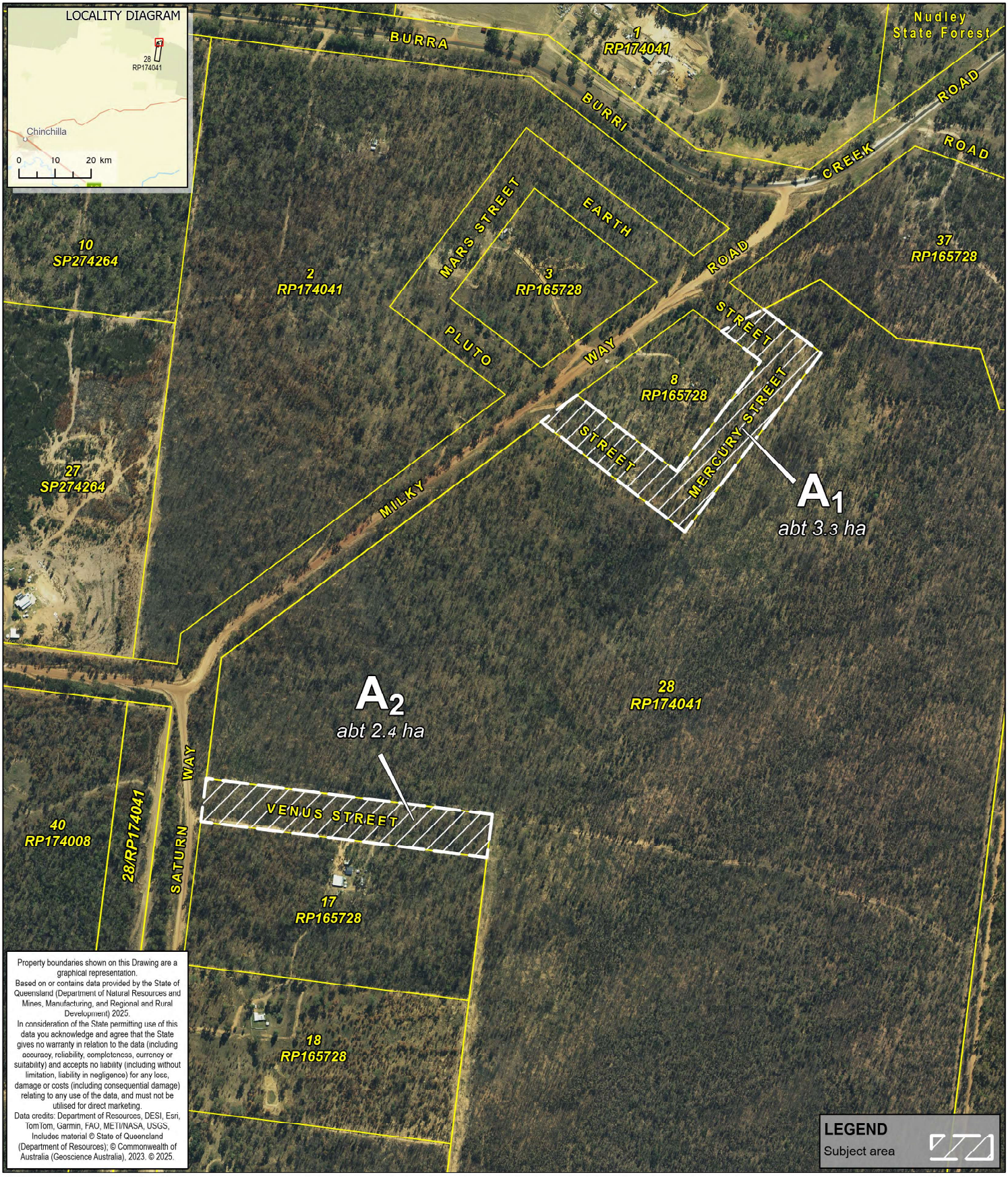
P: (07) 3096 6069
E: rachel.phelan@resources.qld.gov.au
A: 203 Tor Street, Toowoomba QLD 4350 | PO Box 318 Toowoomba QLD 4350
W: www.nrmmrrd.qld.gov.au

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Property boundaries shown on this Drawing are a graphical representation.
Based on or contains data provided by the State of Queensland (Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development) 2025.
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Total Area of A_{1-2}
abt 5.7 ha

0 50 100 150 200 250 500 750 m
0 50 mm 100 mm 150 mm when at original size

Horizontal Datum: GDA2020



Road Proposed to be Permanently Closed (A)

Adjacent to Lot 28 on RP174041

LOCALITY: FAIRYLAND

LOCAL AUTH: WESTERN DOWNS REGIONAL COUNCIL

Scale 1:5 000
Original size A3

DRAWING
LAGIS-1633

Spatial Information
Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development
© The State of Queensland 2025

File Ref: 2024/003840

Compiled from: Spatial Cadastre, sketch in eLVAS

Date: 28 May 2025

Prepared by: SLW (Toowoomba)

Document Set ID: 5390613
Version: 1, Version Date: 29/05/2025

SISPROD-1633

Queensland Government

Department of Resources
You can now lodge your application online via Part A Contact and Land Details and by July 2023 you will be able to apply for all State Land Act applications online.

Part C – Form LA30

Statement in relation to an application under the *Land Act 1994* over State land

Requirements

1. Part C Form LA30 is to be used to support the following applications under the *Land Act 1994* (Land Act):
   - Part A online form – Contact and Land Details or Part A – Contact and land details (PDF)
   - **Part B - Form LA03:** Permit to Occupy application
   - **Part B - Form LA18:** Road Closure application
   - **Part B - Form LA20:** Simultaneous Road Opening and Closure application.
   - **Part B – Form LA10:** Purchase or Lease State Land Application
   - **Part B – Form LA19:** Application for Road Licence
2. Please refer to the Department of Resources website at <https://www.resources.qld.gov.au/land-water> (Search for 'State Land Forms') for the relevant Part B form for specific application requirements or contact your nearest business centre or call 13 QGOV 13 74 68.

Important information

3. Notice of your application must be first provided to the road manager (if application is over a road) or trustee of the reserve (if application is over a reserve) to determine the impacts of your application.
4. **The road manager** is –
   - for a road that is under the control of a local government—the local government; or
   - for a state-controlled road – the chief executive of the Queensland Government agency administering the *Transport Infrastructure Act 1994* visit the Department of Transport and Main Roads website at <https://www.tmr.qld.gov.au>.
5. Section 68 of the *Local Government Act 2009* <https://www.legislation.qld.gov.au/> and section 74 of the *City of Brisbane Act 2010* requires notice of any proposed closure or opening be provided to the local government. The local government must fully state it's reasons for its decision, which this department will consider.
6. The local government may have a specific local law for administering the use of local roads and reserves.
7. Contact the relevant local government for authorisation of the proposed use on a local road. If the local government can authorise the proposed use over a local road under a specific local law for administering the use of local roads, an application for a permit to occupy or road closure is not required by this department.
8. Contact Department of Transport and Main Roads for authorisation of the proposed use on a state-controlled road. If the State government department administering state-controlled roads can authorise the proposed use on a state controlled road under TIA, an application for permit to occupy or road closure is NOT required.
9. The local government and Department of Transport and Main Roads have the powers to authorise various uses on roads, however they cannot permanently close the dedicated road and allocate the land for another use.
10. For secondary uses over a reserve, a trustee lease or trustee permit is the preferred tenure. Contact the trustee of the reserve to discuss these options. An application for tenure over a reserve (lease or permit to occupy) must include the support of the reserve trustee and the trustee MUST provide additional comments below stating why a trustee lease or trustee permit is not supported.

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11. This Part C - Form LA30 is not just to approve the making of an application but is the **sole opportunity** for the road manager or reserve trustee to either support or not support the application.

12. This form must be supported by a drawing (minimum size A4) which includes the following information:

    - specific location
    - area of land under application
    - Lot on Plan information
    - Scale
    - Dimensions
    - a north point.

13. This form must be lodged with the application, including Part A online form: Contact and Land Details and the relevant Part B form, within three (3) months of the authorisation by the road manager or trustee of the reserve.

14. Information on this form, and any attachments, is being collected to process and assess your application under the *Land Act 1994* <https://www.legislation.qld.gov.au/>. The consideration of your application may involve consultation, and if so details of your application may be disclosed to third parties. They will not be otherwise disclosed outside the department unless required or authorised by law.

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I/We Western Downs Regional Council ABN 91 232 587 651 , as

Please tick relevant fields –

☑ Road Manager; or

☐ Trustee of a reserve issued under the *Land Act 1994*.

have considered information from the applicant including:

☑ Completed copy of the application form, including Part A and Part B – Application under the *Land Act 1994*

☑ Copy of drawing referred to as

SmartMap showing proposed permanent road closure of part of Mercury St adjoining 28RP174041.

(copy attached, endorsed by the road manager or trustee)

and advise the Department of Resources that use of the land as proposed:

☑ Will be authorised by the road manager or trustee of the reserve land and advise that no further contact with Department of Resources is needed at this time. A formal application to the road manager or reserve trustee will be required.

☐ Is unable to be authorised by the road manager or trustee of the reserve, and requests Department of Resources to consider an application under the *Land Act 1994* (noting additional comments below including advising why the proposed use can't be authorised by the road manager or reserve trustee).

☐ Is unable to be authorised by the road manager or trustee of the reserve and the application is not supported for the reasons detailed in the additional comments

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Additional Comments

Provide information or requirements that the road manager/trustee of the reserve land believes should be considered when assessing this application.

(If there is insufficient space, please lodge as an attachment)

This request was considered in the Ordinary Meeting of Council on 19 September 2024.

Council supports the road closure application dated 14 May 2024.

Note – a different form of tenure may be considered a more appropriate tenure once the application has been assessed.

Authorisation

I certify that I have the authorisation to make this statement and the information I have provided is true and accurate.

I have signed a copy of the attached drawing provided by the applicant in relation to this application.

Full name and position of person making this declaration on behalf of the road manager or trustee

David Fahl

General Counsel

Wester Downs Regional Council

Signature

David Fahl

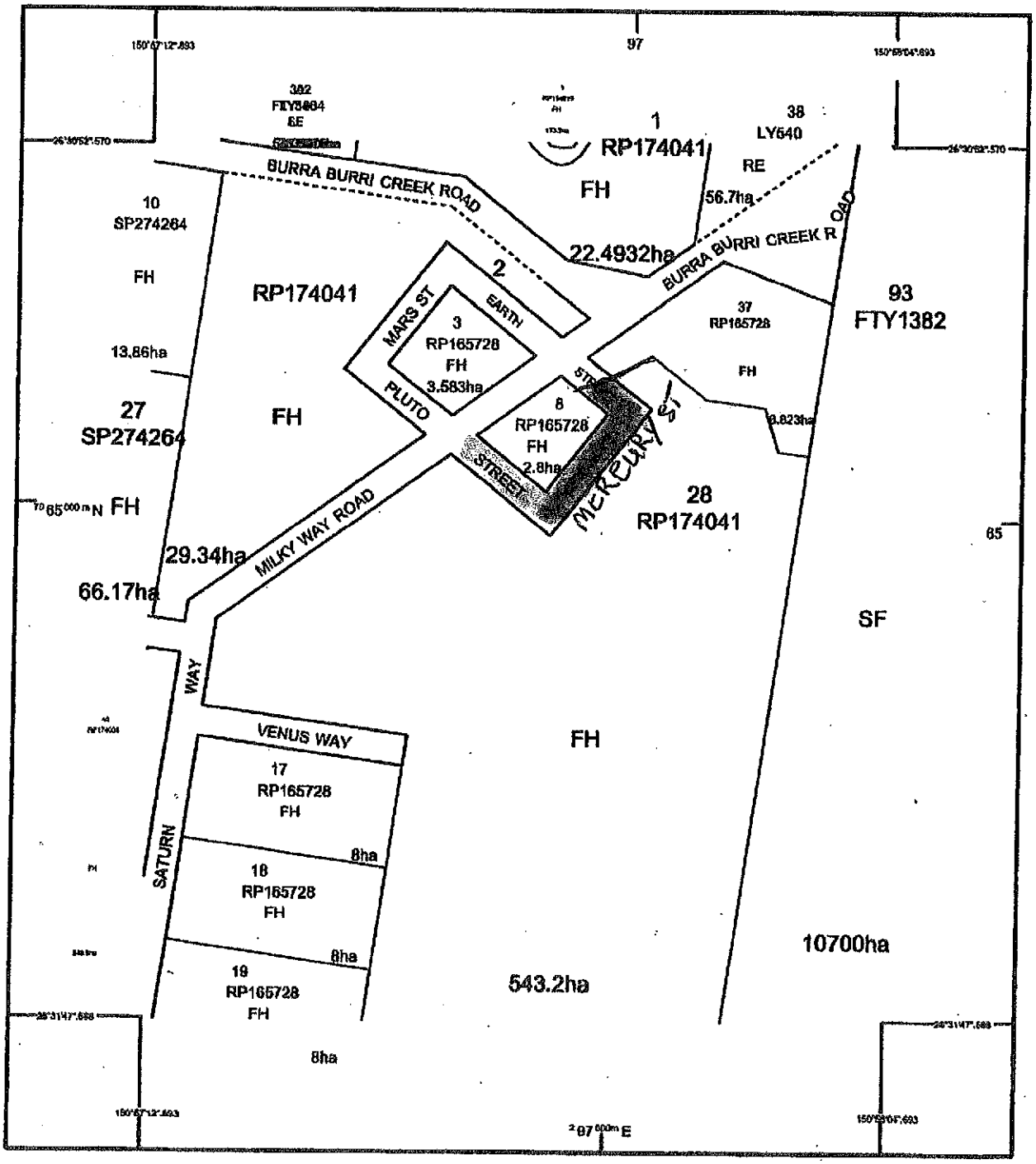
Date: 1 / 10 / 2024

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CLEAR FORM

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STANDARD MAP NUMBER
8044-11142

0 206 412 618 824 1031 m

HORIZONTAL DATUM: GDA94 ZONE: 56 SCALE 1 : 10311

SmartMap
An External Product of SmartMap Information Services
Based upon an extraction from the Digital Cadastral Data Base

MAP WINDOW POSITION & NEAREST LOCATION

SUBJECT PARCEL DESCRIPTION

DCDB

Lot/Plan	No Lot/Plan Selected.
Area/Volume	No Lot/Plan Selected.
Tenure	No Lot/Plan Selected.
Local Government	No Lot/Plan Selected.
Locality	No Lot/Plan Selected.
Segment/Parcel	No Lot/Plan Selected.

CLIENT SERVICE STANDARDS

PRINTED 24/01/2024

DCDB 23/01/2024 (Lots with an area less than 1600m² are not shown)

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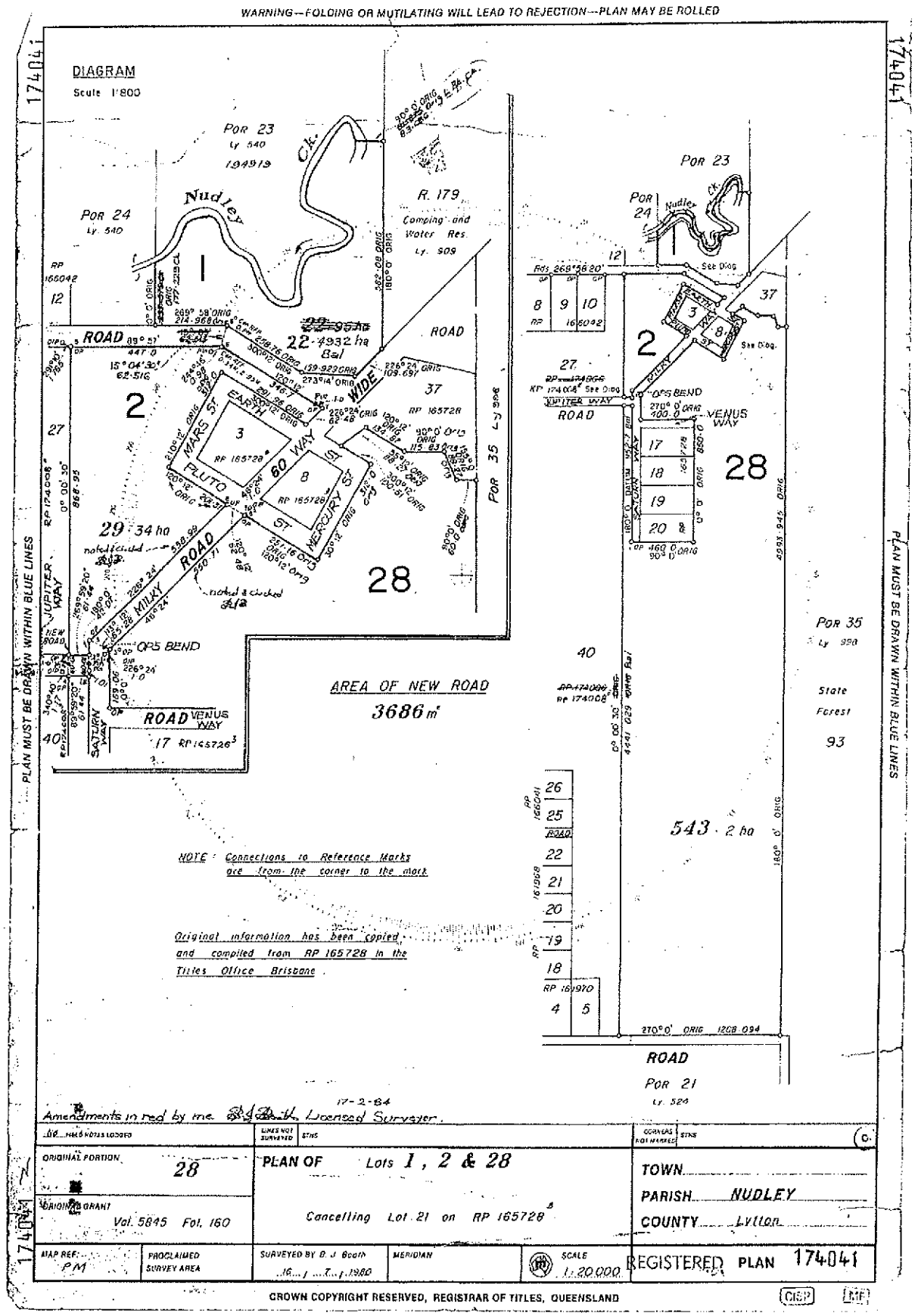
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Aerial View - Location of Road Closure Areas and Applicants Property White Hatched Area



New Road Closure Blue Outlined Area & Previous Area Orange Outlined



Title	**Executive Services Report Outstanding Actions June 2025**
Date	3 July 2025
Responsible Manager	J. Taylor, CHIEF EXECUTIVE OFFICER

Summary

The purpose of this report is to provide Council with an update on the status of outstanding Council Meeting Action Items.

Link to Corporate Plan

Strategic Priority: Sustainable Organisation

- Our agile and responsive business model enables us to align our capacity with service delivery .

The monthly outstanding actions report provides an update on the implementation of Council decisions, providing transparency and accountability to Council's service delivery.

Material Personal Interest/Conflict of Interest

There are no personal interests nor conflicts of interest associated with the consideration of this matter.

Officer's Recommendation

That Council resolves to receive the Outstanding Actions Report for June 2025.

Background Information

Each month, Council is presented with a report which provides an update with respect to the progress of implementing actions arising from its meeting resolutions. The report only refers to actions which have not been completed.

Report

Attachment One contains details of the actions which are outstanding and the progress which has occurred since the last Council meeting.

Deputations (as at 19 June 2025)

Meeting date	Name	Council Resolution/Task	Comments	Responsible Division

Consultation (Internal/External)

This report has been prepared in consultation with the following personnel:

(1) Chief Executive Officer;

(2) General Manager Community and Liveability;

(3) General Manager Corporate Services;

(4) General Manager Infrastructure Services; and

(5) relevant managers, co-ordinators, and officers.

Legal/Policy Implications (Justification if applicable)

There are no legal nor policy implications associated with the consideration of this report.

Budget/Financial Implications

There are no budget nor financial implications associated with the consideration of this report.

Human Rights Considerations

Section 4(b) of the *Human Rights Act 2019* (Qld) requires public entities '*to act and make decisions in a way compatible with human rights*'. There are no human rights implications associated with the consideration of this report.

Conclusion

This report provides an update on the progress of actions which arise from resolutions of Council and which have not yet been completed.

Attachments

1. Outstanding Actions Report Attachment

Authored by: A. Lewis, Executive Services Administration Officer

Attachment 1. Outstanding Council Meeting Action List - As at 20 May 2025

Meeting date	Item description	File No.	Council Resolution/Task	Responsible Division and current Status
21/11/2024	Executive Services Confidential Report Disposal of Part Lot 220 SP209293, Haddock Place, Tara	AD6.6.2	That Council resolves: (a) that the exception provided in s236(1)(b) of the *Local Government Regulation* 2012 applies to the disposal of a valuable non-current asset of Council and accordingly, disposal by way of tender or auction is not required; (b) to reconfigure and dispose of part of Lot 220 SP209293 (having an approximate area of 6000 square metres) to the St Vincent de Paul Society for housing purposes; (c) (c) to delegate to the Chief Executive Officer the power to enter into a contract with the St Vincent de Paul Society at a cost of $1.00 and to negotiate such terms as are necessary to achieve delivery of the housing project in accordance with an approved business plan prior to transfer and subject to the project being fully developed and operational within five years of this resolution	**Executive Services** St Vincent De Paul proposed further amendments to the contract which are currently being reviewed by General Counsel 8.07.2025.
21/11/2024	Executive Services Confidential Report - Proposed Request for Expressions of Interest for Lot 1 and part of Lot 2 on SP173901 Dalby-Apunyal Road for High Impact Industry Development	AD6.6.2	That Council resolves that it is in the public interest, pursuant to section 228(3)(a) and (b) of the *Local Government Regulation 2012* (Qld) to invite Expressions of Interest ('EOI') to dispose of Lot 1 on SP173901 and part of Lot 2 on SP173901 Dalby-Apunyal Road, Dalby, for High Impact Industry development for the following reasons: 1. disposing of the land is expected to result in the Land reaching its full potential by offering land to obtain further development opportunities and employment to the region; 2. it will allow all interested parties to submit detailed proposals stating their interest in acquiring the Land. Council will then assess the best proposed use of the Land for the benefit of the community and assess the suitability of the applicant; 3. it will allow Council to invite tenders from a smaller class of submissions that are considered to be in the best interests of	**Executive Services** Expressions of Interest currently being assessed.

Meeting date	Item description	File No.	Council Resolution/Task	Responsible Division and current Status
			the community and to filter out proposals that are not considered to be appropriate; and 4. it will require vendors to provide Returnable Schedules which align to Council's *Economic Development Strategy 2023-2028* and *Communities Partnering Framework*. The returnable schedule requires vendors to provide measurable outcomes of the project.	
05/12/2024	Executive Services Confidential Report Potential Lease Agreement at the Tara Aerodrome	AD6.6.2	That Council receives this report and resolves: 1. that the exception in section 236(1)(b)(i) of the *Local Government Regulation 2012* (Qld) applies in relation to the lease and the easement, such that the disposal is not required to be by way of tender or auction; 2. to offer Rural Fire Service a 30 year lease over the portion of the land surveyed as Lease A, within lot 2 RP96955, for a peppercorn rental amount of $1.00 exclusive of GST and is not subject to CPI increases; and 3. to grant an easement which burdens that part of lot 2 RP96955 described as Easement B (servient tenement) for the benefit of Lease A (dominant tenement) pursuant to section 82 of the *Land Title Act 1994* (Qld);	**Executive Services** Currently awaiting a response from the Public Trustee (acting on behalf of Rural Fire Service) 8.07.2025.
05/12/2024	Executive Services Confidential Report Potential Lease Agreement Chinchilla Aerodrome for the Installation of Self-serve JetA1 Fuel Facility	AD6.6.2	That Council resolves: 1. that the exception contained within section 236(1)(c)(vii) of the *Local Government Regulation 2012 (Qld)* applies to the proposed lease; 2. to offer IOR Aviation Pty Ltd a 30 year lease over a portion of the land of approximately 300 square metres to be determined by a survey plan, within lot 185 LY920, for the purpose of installing and maintaining a self-serve fixed JetA1 fuel facility, to include the following conditions: a. a market rental amount to be determined by a registered valuer;	**Executive Services** Draft lease is currently with IOR Aviation Pty Ltd for review. 8.07.2025.

Meeting date	Item description	File No.	Council Resolution/Task	Responsible Division and current Status
			b. conditions must include ensuring the facility is operated in accordance with all applicable standards and all approvals required by law; c. the lessee to meet all applicable costs of establishing the lease, including survey, valuation and registrations costs; d. such other commercially prudent conditions as may be considered in Council's interests. 3. to delegate authority to the Chief Executive Officer to negotiate commercially appropriate terms and to sign all necessary documents to enter into the lease.	

Title	**Executive Services Chief Executive Officer Report June 2025**
Date	2 June 2025
Responsible Manager	J. Taylor, CHIEF EXECUTIVE OFFICER

Summary

The purpose of this Report is to provide Council with significant meetings, forums and delegations attended by the Chief Executive Officer and Acting Chief Executive Officer during the month of June 2025.

Link to Corporate Plan

Strategic Priority: Sustainable Organisation

- We are recognised as a financially intelligent and responsible Council

The monthly Chief Executive Officer report provides an overview of significant executive office activities, providing transparency and accountability to Council's service delivery.

Material Personal Interest/Conflict of Interest

There are no personal interests nor conflicts of interest associated with the consideration of this matter.

Officer's Recommendation

That this Report be received.

Background Information

Each month, Council is presented with a report which provides a precis of notable engagements which have been attended by the Chief Executive Officer.

Report

The below lists the meetings, delegations and forums attended by the Chief Executive Officer and Acting Chief Executive Officer during the month of June 2025.

Acting Chief Executive Officer B. Bacon

Date	Who/Where	Details
3 June 2025	• Development Assessment Panel Meeting	Dalby
5 June 2025	• Councillor Budget Session	Dalby
	• Councillor Information Sessions	Dalby
10 June 2025	• Australian Data Centres Energy and Water Management Forum 1/2	Sydney
	• Meeting with Cubico	Sydney
11 June 2025	• Australian Data Centres Energy and Water Management Forum 2/2	Sydney
13 June 2025	• Meeting with Windlab and SquarePeg	Dalby
16 June 2025	• Meeting with Queensland Treasury	Dalby
17 June 2025	• Pre-Agenda Meeting	Dalby
	• Councillor Information Sessions	Dalby

Date	Who/Where	Details
18 June 2025	• Local Government Managers Australia Procurement Training	Dalby
	• Development Assessment Panel Meeting	Dalby
19 June 2025	• Ordinary Meeting of Council	Dalby
	• Special Meeting of Council	Dalby

Chief Executive Officer J. Taylor

Date	Who/Where	Details
24 June 2025	• Australian Local Government Association National General Assembly	Canberra
	• Meeting with the Hon. Catherine King - Minister for Infrastructure, Transport, Regional Development and Local Government	Canberra
	• Local Government Association of Queensland Mayoral Function	Canberra
25 June 2025	• Local Government Association of Queensland's NGA Breakfast Event	Canberra
	• Development Assessment Panel Meeting	Teams Meeting
	• Australian Local Government Association National General Assembly	Canberra
	• Meeting with Senator the Hon Anthony Chisholm - Assistant Minister for Regional Development, Assistant Minister for Agriculture, Fisheries and Forestry, and Assistant Minister for Resources	Canberra
	• SMART Digital Program Project Executive Committee Meeting	Teams Meeting
	• Meeting with Armidale Regional Council	Canberra
	• Phone call with Consultant	Canberra
	• Meeting with Developer Rating Scheme (DRS) LG Panel Members Meet and Greet Event	Canberra
	• McArthur's National General Assembly Dinner	Canberra
26 June 2025	• Developer Rating Scheme (DRS) LG Breakfast Roundtable	Canberra
	• Australian Local Government Association National General Assembly	Canberra
	• Meeting with Department of Infrastructure, Transport, Regional Development, Communications and the Arts	Canberra
27 June 2025	• Australian Local Government Association National General Assembly	Canberra

Consultation (Internal/External)

General Manager (Corporate Services)

Chief Executive Officer

Legal/Policy Implications (Justification if applicable)

There are no legal nor policy implications associated with the consideration of this report.

Budget/Financial Implications

There are no budget nor financial implications associated with the consideration of this report.

Human Rights Considerations

Section 4(b) of the *Human Rights Act 2019* (Qld) requires public entities '*to act and make decisions in a way compatible with human rights*'. There are no human rights implications associated with this report.

Conclusion

The foregoing represents activities undertaken by the Chief Executive Officer and Acting Chief Executive Officer during the month of June 2025.

Attachments

Nil.

Authored by: A. Lewis, EXECUTIVE SERVICES ADMINISTRATION OFFICER

Title	**Corporate Services Financial Report June 2025 Interim**
Date	4 July 2025
Responsible Manager	T. Skillington, CHIEF FINANCIAL OFFICER

Summary

The purpose of this report is to present Council with the Interim Financial Report for the period ending 30 June 2025 and to seek Council approval for proposed amendments to the 2025–26 Capital Works Programme. A final Financial Report will be submitted to the October 2025 Council meeting, following the completion of the audit and issuance of an opinion by the Queensland Audit Office (QAO).

Link to Corporate Plan

Strategic Priority: Sustainable Organisation

- We are recognised as a financially intelligent and responsible Council.

- We focus on proactive, sustainable planning for the future.

The monthly financial report provides an overview of Council's progress for the 2024-25 financial year and assists the organisation to manage its immediate budget, whilst being cognisant of its long-term financial goals.

Material Personal Interest/Conflict of Interest

There are no personal interests nor conflicts of interest associated with the consideration of this matter.

Officer's Recommendation

That Council resolves to receive the June 2025 Interim Financial Report and:

(1) note the amendments to the 2024-25 Capital Works Programme as listed in section 3(a) of this report, with additional expenditure of $74,582 (exclusive of goods and services tax) and additional revenue of $28,269 (exclusive of goods and services tax) being added to the programme;

(2) resolve to approve the removal of budgeted capital expenditure and revenue from the 2025-26 Capital Works Programme as listed in section 3(b) of this report, with expenditure of $595,520 (exclusive of GST) and revenue of $250,000 (exclusive of goods and services tax) being removed from the programme; and

(3) note the 2023-24 Carry Forward Programme update as listed in attachment two of this report.

Background Information

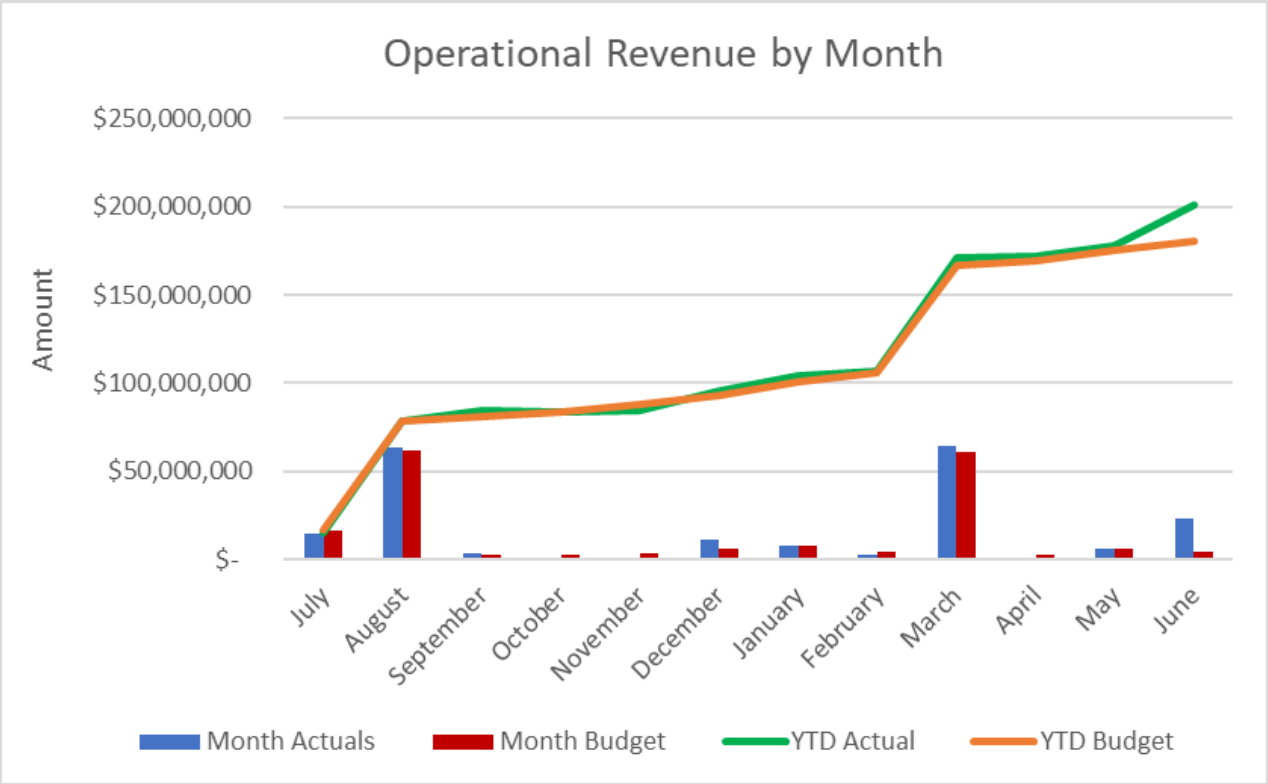
The Chief Executive Officer is required by section 204(2) of the *Local Government Regulation 2012* to present the Financial Report once a month or at each meeting if the local government meets less frequently than monthly. The Financial Report must state the progress that has been made in relation to the local government's budget for the period of the financial year up to a day as near as practicable to the end of the month before the meeting is held.

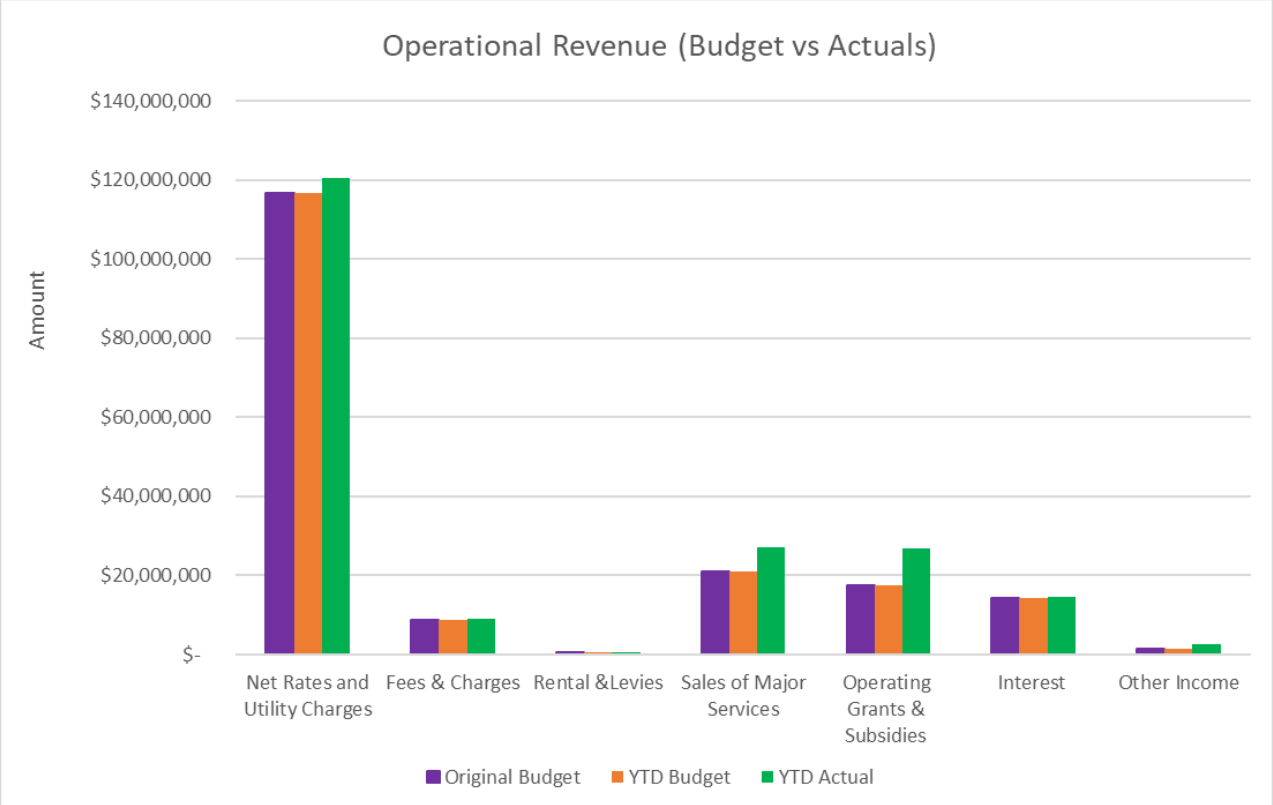
Report

1. Operating Result

As of 30 June 2025, Council's interim operating position reflects a surplus of $11,677,271 exceeding the budgeted surplus of $2,635,613 by $9,041,658. The interim operating surplus ratio stands at 5.8 per cent, significantly surpassing Council's target of 1.0 per cent. End-of-year financial adjustments, including accruals and provisioning, are still being finalised. Nevertheless, the operating position is expected to remain well above the original budget. The stronger-than-anticipated result is primarily attributed to the early receipt of fifty (50) per cent of the 2025–26 Financial Assistance Grant.

Graphs and a summary of major variances for revenue and expenses are listed below:





Operational Revenue has exceeded budget for the year due to:

↑ Net Rates and Utility Charges is ahead of budget due to greater rates revenue received from:

(a) Windfarm, Power Hub, and Solar Farm leases being registered and now rated. This revenue was not included in the budget due to the uncertainty as to when these projects would be registered and valued;

(b) an audit was undertaken for the transmission/substation sites rating categories with a review of the output capacity. From this audit it was found that some rate payers output capacity was higher than the category they were in and thus they were moved to the correct category which resulted in a higher rate being charged;

(c) an increase in the Intensive Industries category with leases being valued and registered;

(d) there have also been multiple category changes across residential, commercial and industrial, and rural to rural residential. This also includes new properties coming online; and

(e) water volumetric (consumption) is behind budget due to less water being levied for the year due to numerous rain events causing reduced consumption.

↑ Fees and Charges is ahead of budget mainly due to additional revenue received for water standpipe sales, development and inspection fees, and rates searches;

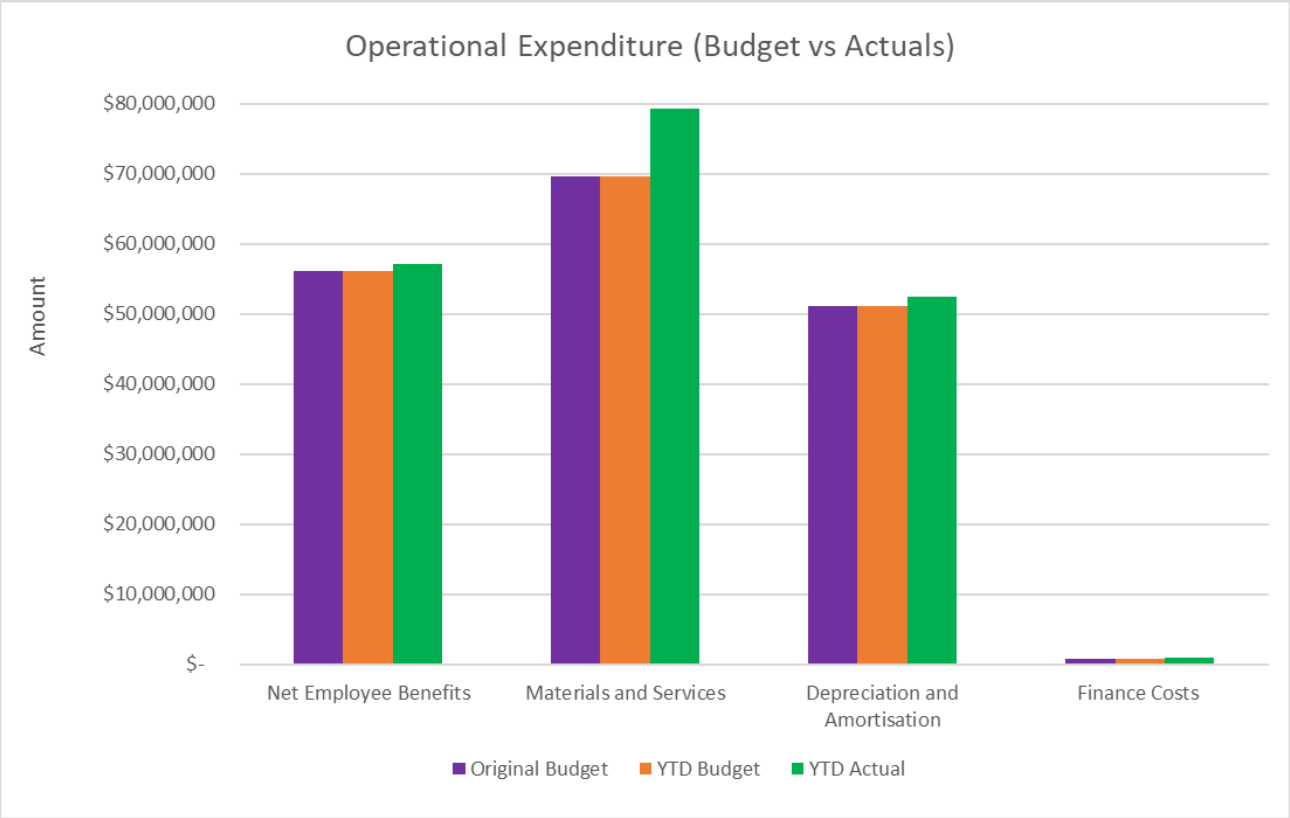
↑ Rental and Levies income is ahead of budget, mainly due to additional revenue received for Community housing. When forming the 2024-25 budget there were no budget inclusions (revenue or expenditure) for Community housing due to the handover being delayed. Accruals are being finalised with additional revenue for 2024-25 outstanding;

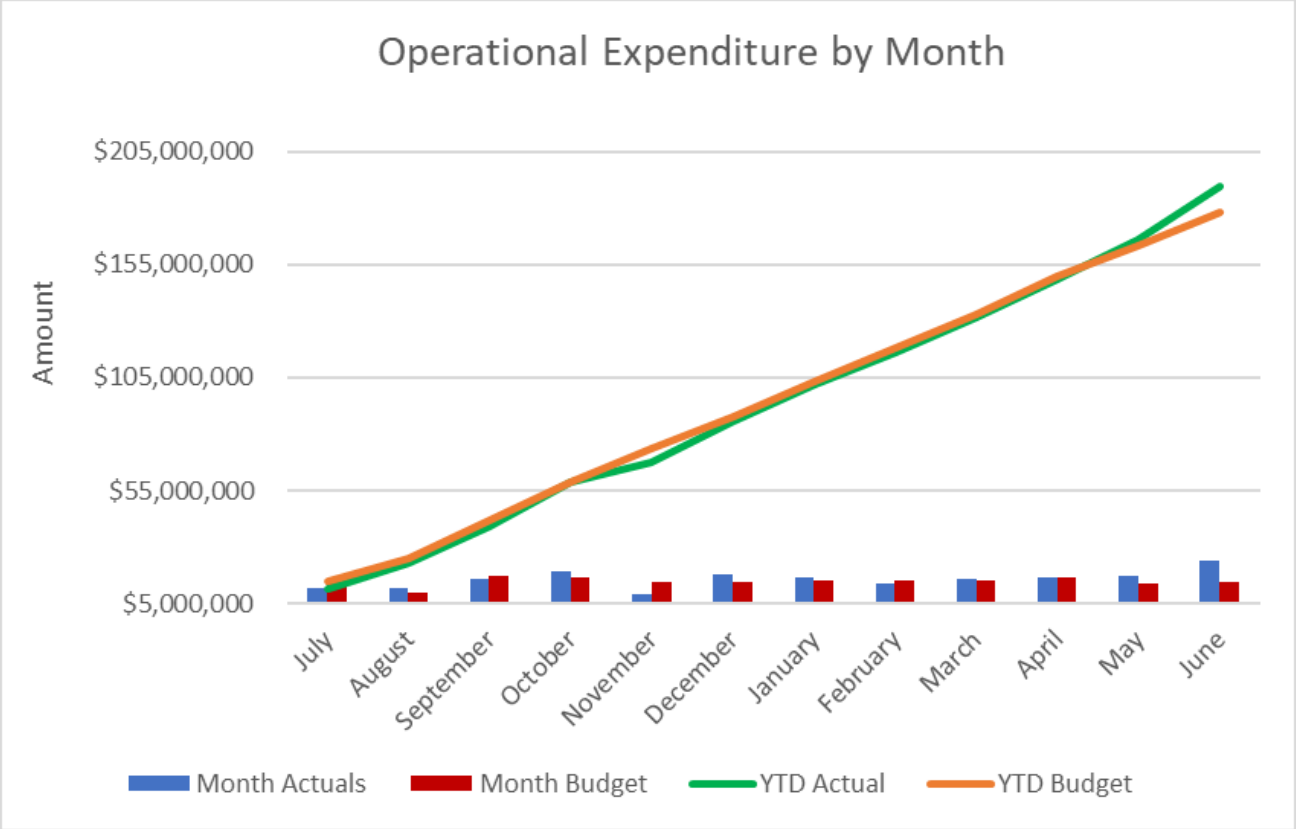
↑ Sales of Major Services is ahead of budget due mainly to additional commercial works being awarded and higher throughput at the Saleyards. Accruals are being finalised with additional revenue for 2024-25 outstanding;

↑ Operating Grants and Subsidies is ahead of budget due to additional grants and contributions being received which were not budgeted. The major grant received was a Queensland Reconstruction Authority (QRA) grant for Natural Disaster reimbursements relating to the 2023-24 financial year. Council has also received a fifty (50) per cent prepayment for the 2025-26 Financial Assistance Grant; this has equated to additional income of $7,681,053 for 2024-25;

↑ Interest Revenue is ahead of budget with the Queensland Investment Corporation (QIC) investments gaining market share with the fair value movement (value of the shares) meeting budget and the distribution portion of the investment exceeding budget. Please note the final distribution is still outstanding, once this is received it will increase revenue. Queensland Treasury Corporation (QTC) interest revenue has fallen short of budget for the year; and

↑ Other Income is ahead of budget due to additional miscellaneous reimbursements being received.





Operational Expenditure has exceeded budget for the year due to:

↑ Net Employee Benefits is still being finalised with year-end provisions outstanding. The Skilling Queenslanders' wages also sit in this area, which were not originally budgeted. Revenue offsets this

expense, however this revenue sits under Operating Grants and Subsidies ($130,000). Workers Compensation Insurance has also exceeded budget by $187,550;

↑ Materials and Services has exceeded budget due to increased use of contractors due to staff vacancies; additional Commercial Works being performed (revenue will also be higher due to this) and increased costs for swimming pool contract management and waste transfer site management. Council officers have also worked through old capital expenses sitting in the work in progress (WIP) account (balance sheet item) and reviewed the nature of the spend. Any items deemed operational in nature have been reclassified and moved to the operational budget, which has increased materials and services spend by $1,700,000. This does not affect cash as the cash has already been spent, it is just amending the accounting treatment of the expense. Accruals are being finalised with additional expenditure for 2024-25 outstanding;

↑ Depreciation and Amortisation has exceeded budget due to higher than projected valuations of council assets (increase in the value of council assets). Most of the large increases were in site improvement (swimming pool) assets; and

↑ Finance Costs have exceeded budget due to bank fees being higher than originally budgeted.

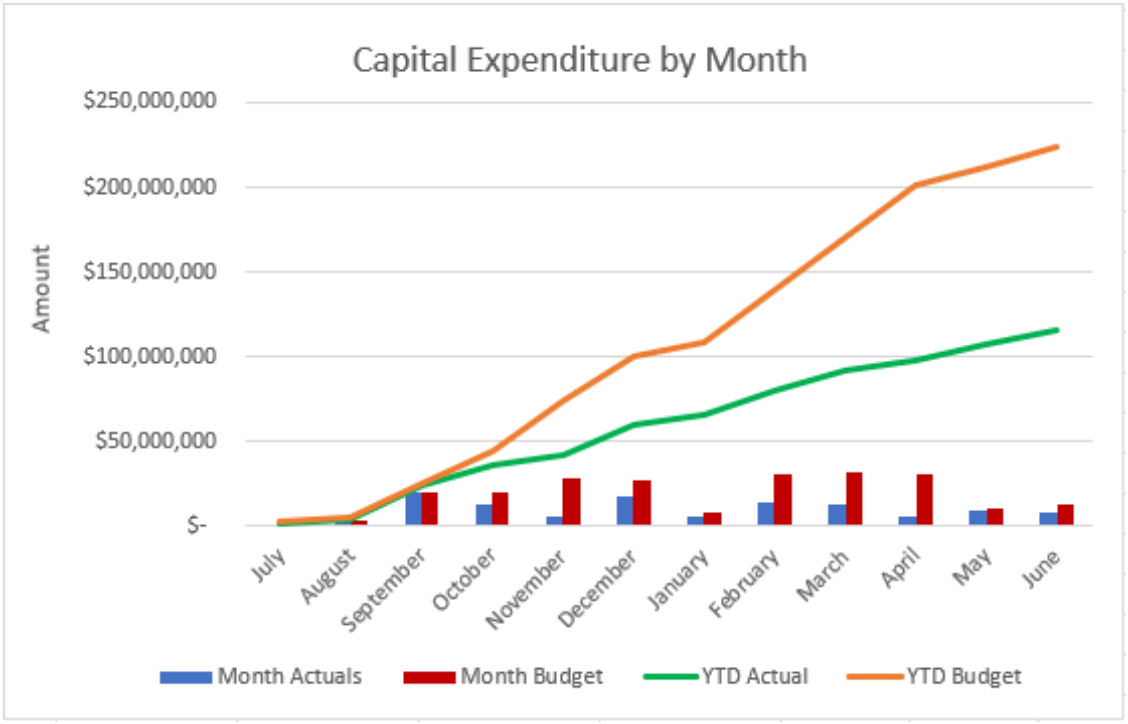
2. Capital Revenue and Expenditure

Capital Revenue

↓ Capital Revenue is behind budget due to flood works revenue being behind budget. When the flood revenue budget was formed, it was calculated using the Queensland Reconstruction Authority (QRA) approved unit rates for Council, however the actual costs incurred delivering the Flood Recovery Programme are less than this estimate. As the Disaster Recovery Funding Arrangements (DRFA) reimburse for the actual cost of the reconstruction works, Council's revenue is reduced in line with reduced expenditure. Capital grants and contributions for the general programme is essentially in line with budget;

Capital Expenditure

↓ As of 30 June 2025, capital expenditure is tracking below budget, with a year-to-date spend of $115,407,335. Some costs relating to the 2024–25 financial year are yet to be recognised. Once these outstanding expenditures are accounted for, total capital expenditure is projected to increase to approximately $119,232,402 for the year.



Below is a summary of the capital works programme broken up by budget type.

	Total Approved Budget	Actuals	Variance (Budget Less Actuals)	Carry Over to 2025-26	Carry Over to Future Years
Total Council	**$ 223,525,982**	**$ 115,407,335**	***$ 108,118,647***	**$ 13,712,430**	**$ 16,327,363**
General	**$ 86,840,254**	**$ 63,142,319**	***$ 23,697,935***	**$ 7,106,142**	**$ 16,327,363**
Flood	**$ 130,757,814**	**$ 48,489,256**	***$ 82,268,558***	**$ 6,276,291**	**$ -**
Carry-Over	**$ 5,927,914**	**$ 3,775,760**	***$ 2,152,154***	**$ 329,997**	**$ -**

(1) Council's general programme is behind budget due to outstanding invoices. Project owners are indicating that $30,039,793 will need to be carried over to next financial year and future budget years. Projects to carry over to next financial year equate to $7,106,142 which consists of Thomas Jack Park, Dalby Water Supply Upgrade Bore Development, some yellow fleet items (due to delivery being pushed out), Weldon Street Footpath (Wandoan), Booral Road (Wandoan), Markham Hill Road (Dalby), Dickman Street (Chinchilla), Evans Street (Chinchilla), Fraser Street (Chinchilla), Gasket Street (Chinchilla), Southwood Road (Tara), Regional Kerb and Channel Reconstruction, Hayden Street (Dalby), Woolett's Road (Dalby), Clifford Road (Wandoan), Old Forrest Road (Tara), the Long Distance Bus Stop Programme (Regional), Mary Street Stormwater (Dalby), and Malduf Street Stormwater (Chinchilla) projects. $16,327,363 will be deferred to future budgets for the Dalby Water Supply Upgrade Project and the Dalby Cultural Centre Project as sufficient budget for these projects has already been allocated next financial year;

(2) Council's flood programme is behind budget, with the budget based on the estimated value of approved works. The actual costs incurred in delivery of this programme have been less than these estimates by around $73,000,000. In accordance with the Disaster Recovery Funding Arrangements (DRFA), Council will be reimbursed for the actual costs of delivering the flood recovery, meaning revenue will be reduced proportionate to the reduction in expenditure. A majority of the flood programme was completed in May 2025. Around $51,337,792 will be spent this financial year, for flood works. It has been indicated that around $6,276,291 will need to be carried over to 2025-26 for completion of the programme; and

(3) Council's carry-over programme (projects carried over from 2023-24 to 2024-25) is behind budget due to outstanding invoices and projects that need to carry over to 2025-26. $329,997 has been indicated to carry over for the Dalby Washdown Facility Mitigation Works, Wandoan Recreation Reserve Power Poles Replacement, Regional Road Resilience, and Mary Street Stormwater Upgrade (2022-23 allocation) projects.

Attachment two (2024-25 Carry Forward Programme update) provides a summary of the carry-over programme and multi-year projects included in the general programme with a carry-over component from 2023-24. The flood programme has been excluded from this report.

The entire Capital Works Programme will be provided to Council over the coming months, after accruals and provisions have been finalised.

3. Capital Budget Adjustments

Capital budget adjustments are required to the 2024-25 and 2025-26 capital works programmes. These adjustments are listed below.

3(a) 2024-25 Capital Programme

As per the 2024-25 Adopted Budget Policy, the Chief Executive Officer has approved the inclusion of the below projects to the 2024-25 capital works programme.

Project	Expenditure Budget	Revenue Budget	Comment
ADD PROJECT: Woollett's Road, Jandowae Ch 1.14-1.72 Renewal Funded Maintenance **Approval**: Chief Executive Officer	$24,582	$28,269	Due to the construction of the Wambo Wind Farm Project, capital maintenance on Woollett's Road Jandowae has been requested by the proponent (with Council completing the works). The work will be completed in conjunction with Rosevale Road Jandowae and funded by the renewal company. This project has been completed.
ADD PROJECT: Fuel Management System (Regional) **Approval**: Chief Executive Officer	$50,000	-	Initially the Fuel Management System upgrade was budgeted for 2025-26, however due to an unexpected failure occurring late in the 2024-25 financial year, the schedule of works needed to be bought forward. This project has been completed.
Total	**$74,582**	**$28,269**	

3(b) 2025-26 Capital Programme

As per the 2025-26 Adopted Budget Policy, Council approval is required to remove the below projects from the 2025-26 capital works programme.

Project	Expenditure Budget	Revenue Budget	Comment
REMOVE PROJECT: Fuel Management Project (Regional) **Approval:** Council	$50,000	-	Initially the Fuel Management System upgrade was scheduled for completion 2025-26, however due to an unexpected failure occurring late in the 2024-25 financial year, it is requested the schedule of works be bought forward and completed in 2024-25.
REMOVE PROJECT: Dalby-Nungil/ Saltwell Rd Intersection Reconstruction Upgrade	$300,000	$250,000	Seeking council approval to remove these two (2) projects from the 2025-26 capital works programme due to a development application that was lodged in June 2025 requesting new site access for the Sandalwood Feedlot. This project will be redesigned and brought back into the budget at a later date.
REMOVE PROJECT: Sandalwood Rd Dalby 1.07-2.06 Bitumen Upgrade	$245,520	-	
Total	**$595,520**	**$250,000**	

Cash and Investments

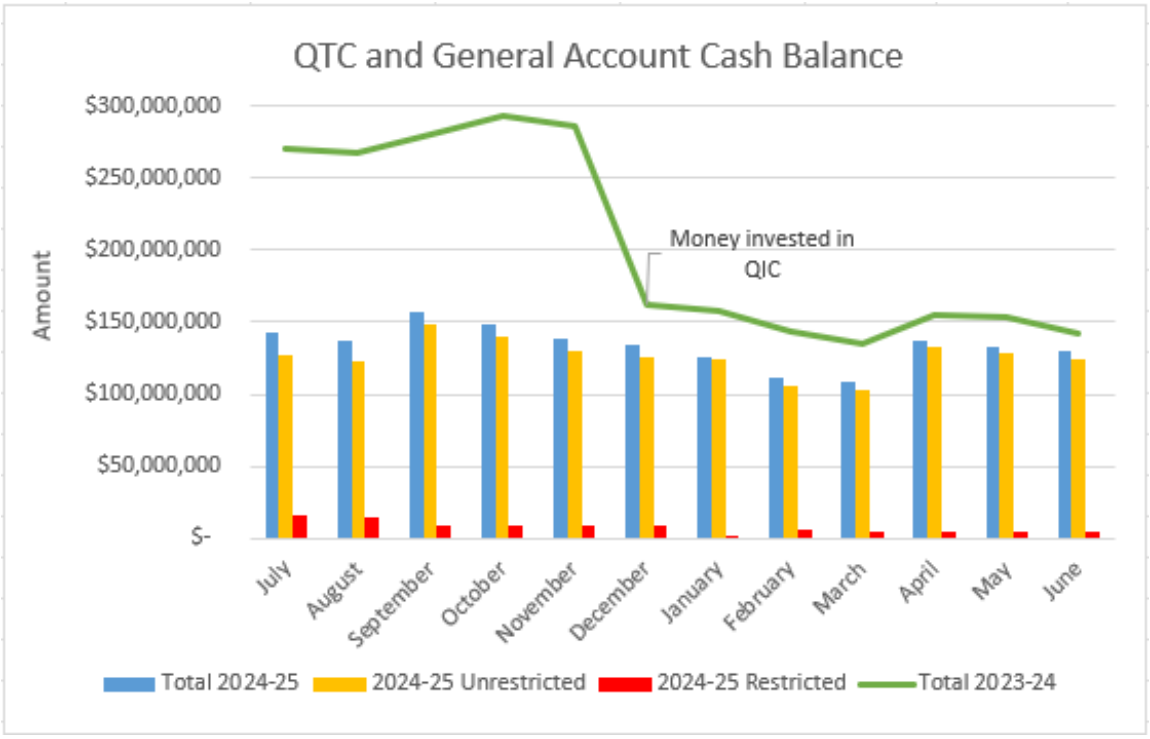
Council's Cash and Investments as of 30 June 2025 totalled $254,895,982. Council's cash is made up of:

(1) $129,520,201 QTC Cash Fund and General Bank Account (as of 30 June 2025); and

(2) $125,375,781 QIC Investment Fund (as of 30 June 2025).

(a) Queensland Treasury Corporation Cash Fund and General bank account

The balance in the Queensland Treasury Corporation (QTC) cash fund and general bank account at 30 June 2025 totalled $129,520,201 of which $4,689,845 is considered restricted in nature, leaving the unrestricted balance at $124,830,356 which represents 11.8 months of operating expenses, excluding depreciation, in which Council could sustain itself without receiving any forms of income. This position exceeds the legislative and Council's target of four (4) months. The interest rate received for the Queensland Treasury Corporation Cash fund as of 30 June 2025 was 4.64 per cent.

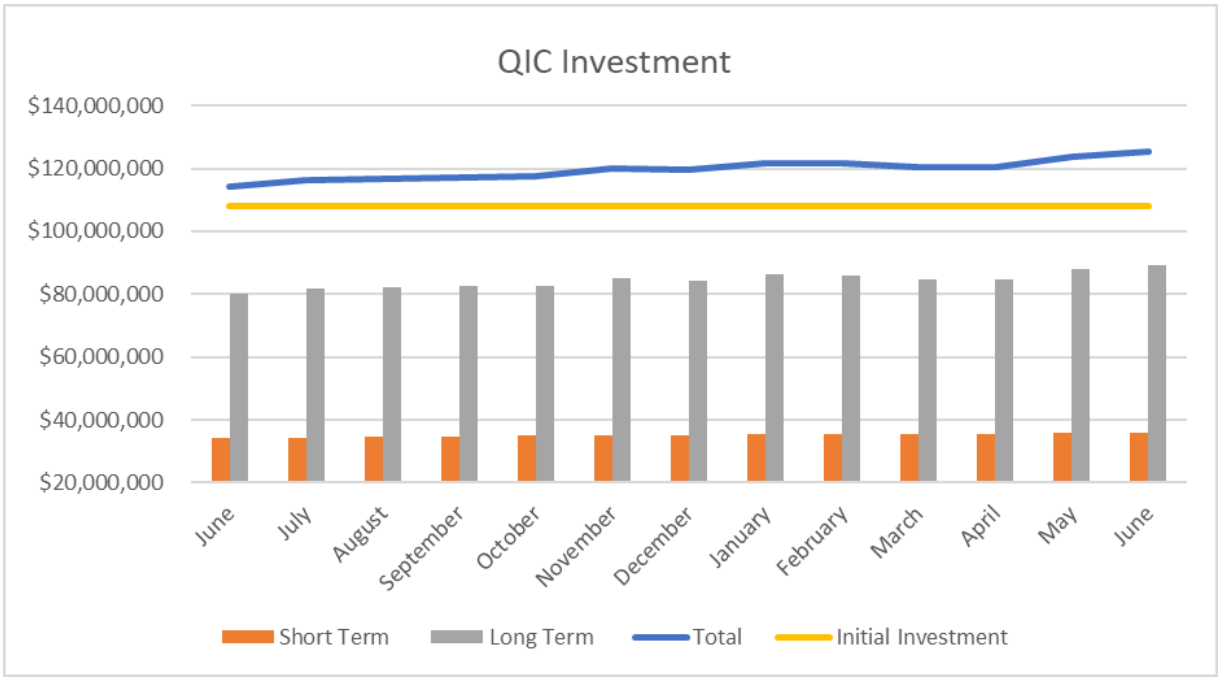


(b) Queensland Investment Corporation Investments

The balance in the Queensland Investment Corporation's (QIC) investment accounts at 30 June 2025 totalled $125,375,781. Distributions (interest received) received for these accounts are reinvested back into the investments as units. Changes in balances also occur from the change in the unit value. Changes in balance are recognised monthly, where the distributions are recognised quarterly, Council can at any point call upon these funds. Each investment is listed below:

(i) $36,091,199 Queensland Investment Corporation's Short-Term Income Fund; and

(ii) $89,284,582 Queensland Investment Corporation's Long-Term Diversified Fund.



Consultation (Internal/External)

There has been consultation with managers and co-ordinators in the preparation of the monthly financial report.

Legal/Policy Implications (Justification if applicable)

There are no legal nor policy implications associated with the consideration of the monthly financial report.

Budget/Financial Implications

Council adopted the Original Budget for the 2025 Financial Year on 20 June 2024. The attached one-page report outlines Council's financial position as at 30 June 2025. Council continues to maintain a strong and healthy financial standing. The actual position is projected to exceed the original budget forecast, primarily due to the early receipt of the 2025–26 Financial Assistance Grant.

Human Rights Considerations

Section 4(b) of the *Human Rights Act 2019* requires public entities '*to act and make decisions in a way compatible with human rights*'. There are no human rights implications associated with this report.

Conclusion

Council is currently reporting a sizable operating surplus. End-of-year financial adjustments, including accruals and provisioning, are still being finalised. However, the operating position is expected to remain strong once these adjustments are complete.

Attachments

1. One Page Report June 2025 Interim; and
2. 2024-25 Carry Forward Program Update.

Authored by: C. Prain, FINANCIAL PLANNING & ANALYSIS SUPERVISOR

Western Downs Regional Council
One Page Result
Period Ending: 30 June 2025 (Interim)

	Council Consolidated				Council Net				Commercial Works			
	Original Budget	YTD Budget	YTD Actuals	YTD Variance	Original Budget	YTD Budget	YTD Actuals	YTD Variance	Original Budget	YTD Budget	YTD Actuals	YTD Variance
Operating Revenue												
Rates and Utility Charges	(114,866,848)	(114,866,848)	(119,573,275)	(4,706,427)	(91,105,482)	(91,105,482)	(95,964,918)	(4,859,436)	-	-	-	-
Volumetric	(7,950,664)	(7,950,664)	(7,060,868)	889,796	-	-	-	-	-	-	-	-
Less: Discounts & Pensioner Remissions	6,142,028	6,142,028	6,199,094	57,066	4,659,181	4,659,181	4,919,095	259,914	-	-	-	-
Net Rates and Utility Charges	(116,675,483)	(116,675,483)	(120,435,049)	(3,759,566)	(86,446,301)	(86,446,301)	(91,045,823)	(4,599,522)	-	-	-	-
Fees and Charges	(8,629,980)	(8,629,980)	(9,044,558)	(414,578)	(4,347,949)	(4,347,949)	(4,661,770)	(313,821)	-	-	-	-
Rental and Levies	(663,866)	(663,866)	(708,941)	(45,075)	(568,866)	(568,866)	(629,900)	(61,034)	-	-	-	-
Sales of Major Services	(20,943,884)	(20,943,884)	(27,053,622)	(6,109,738)	-	-	-	-	(6,227,066)	(6,227,066)	(11,917,152)	(5,690,086)
Operating Grants & Subsidies	(17,541,832)	(17,541,832)	(26,874,931)	(9,333,099)	(17,541,832)	(17,541,832)	(26,874,931)	(9,333,099)	-	-	-	-
Interest and Investment Revenue	(14,426,500)	(14,426,500)	(14,590,464)	(163,964)	(14,319,062)	(14,319,062)	(14,482,351)	(163,289)	-	-	-	-
Other Income	(1,533,735)	(1,533,735)	(2,499,332)	(965,597)	(1,348,735)	(1,348,735)	(2,328,549)	(979,814)	-	-	-	-
Total Operating Revenue	(180,415,280)	(180,415,280)	(201,206,897)	(20,791,616)	(124,572,745)	(124,572,745)	(140,023,324)	(15,450,579)	(6,227,066)	(6,227,066)	(11,917,152)	(5,690,086)
Operating Expenses												
Employee Benefits	62,787,875	62,787,875	63,455,976	668,101	50,254,781	50,254,781	53,658,096	3,403,315	1,349,790	1,349,790	1,725,549	375,759
Less Capitalised Employee Benefits	(6,579,287)	(6,579,287)	(6,587,586)	(8,299)	(6,191,181)	(6,191,181)	(6,548,434)	(357,253)	-	-	-	-
Net Employee Benefits	56,208,588	56,208,588	56,868,390	659,802	44,063,600	44,063,600	47,109,662	3,046,062	1,349,790	1,349,790	1,725,549	375,759
Materials and Services	69,717,316	69,717,316	79,262,502	9,545,186	41,230,143	41,230,143	42,718,633	1,488,490	4,308,906	4,308,906	9,907,314	5,598,408
Depreciation and Amortisation	51,071,854	51,071,854	52,429,433	1,357,579	40,657,892	40,657,892	41,973,393	1,315,501	-	-	-	-
Finance Costs	781,910	781,910	969,301	187,391	781,910	781,910	969,301	187,391	-	-	-	-
Corporate Overhead	-	-	-	-	(3,843,340)	(3,843,340)	(3,843,340)	-	442,106	442,106	442,106	-
Total Operating Expenses	177,779,668	177,779,668	189,529,626	11,749,958	122,890,205	122,890,205	128,927,649	6,037,444	6,100,802	6,100,802	12,074,969	5,974,167
Operating (surplus)/deficit	**(2,635,613)**	**(2,635,613)**	**(11,677,271)**	**(9,041,658)**	**(1,682,540)**	**(1,682,540)**	**(11,095,675)**	**(9,413,135)**	**(126,265)**	**(126,265)**	**157,817**	**284,081**
Capital Revenue												
Capital Grants & Subsides	(123,727,690)	(123,727,690)	(59,222,587)	64,505,103	(123,535,365)	(123,535,365)	(57,270,903)	66,264,462	-	-	-	-
Contributions	(3,697,715)	(3,697,715)	(4,115,143)	(417,428)	(3,697,715)	(3,697,715)	(4,115,143)	(417,428)	-	-	-	-
Contributions - Contributed Assets	(100,000)	(100,000)	(1,943,610)	(1,843,610)	(100,000)	(100,000)	(1,943,610)	(1,843,610)	-	-	-	-
Contributions from Developers - Cash	(300,000)	(300,000)	(824,215)	(524,215)	(300,000)	(300,000)	(660,243)	(360,243)	-	-	-	-
Disposal of Non-Current Assets	(100,000)	(100,000)	-	100,000	(100,000)	(100,000)	-	100,000	-	-	-	-
Total Capital Revenue	**(127,925,405)**	**(127,925,405)**	**(66,105,555)**	**61,819,850**	**(127,733,080)**	**(127,733,080)**	**(63,989,899)**	**63,743,181**	**-**	**-**	**-**	**-**
Capital Expenses												
Loss of Revaluation of Inventory	-	-	-	-	-	-	-	-	-	-	-	-
Restoration of Land Provision	-	-	-	-	-	-	-	-	-	-	-	-
Capital Expense Write-Off	10,000,000	10,000,000	7,138,596	(2,861,404)	10,000,000	10,000,000	6,443,077	(3,556,923)	-	-	-	-
Total Capital Expenses	**10,000,000**	**10,000,000**	**7,138,596**	**(2,861,404)**	**10,000,000**	**10,000,000**	**6,443,077**	**(3,556,923)**	**-**	**-**	**-**	**-**
Net Result (surplus)/deficit	**(120,561,018)**	**(120,561,018)**	**(70,644,230)**	**49,916,788**	**(119,415,620)**	**(119,415,620)**	**(68,642,497)**	**50,773,122**	**(126,265)**	**(126,265)**	**157,817**	**284,081**
Capital Funding Applications												
Capital Expenditure - New Assets	30,246,094	30,246,094	11,350,459	(18,895,635)	13,783,818	13,783,818	6,560,276	(7,223,542)	-	-	-	-
Capital Expenditure - Upgrade Assets	8,677,017	8,677,017	5,691,779	(2,985,238)	8,572,017	8,572,017	5,638,958	(2,933,059)	-	-	-	-
Capital Expenditure - Replacement Assets	184,602,871	184,602,871	98,365,096	(86,237,775)	171,732,889	171,732,889	86,218,926	(85,513,963)	-	-	-	-
Total Capital Funding Applications	**223,525,982**	**223,525,982**	**115,407,335**	**(108,118,647)**	**194,088,724**	**194,088,724**	**98,418,161**	**(95,670,563)**	**-**	**-**	**-**	**-**

Western Downs Regional Council
One Page Result
Period Ending: 30 June 2025 (Interim)

	Gas				Water				Sewerage			
	Original Budget	YTD Budget	YTD Actuals	YTD Variance	Original Budget	YTD Budget	YTD Actuals	YTD Variance	Original Budget	YTD Budget	YTD Actuals	YTD Variance
Operating Revenue												
Rates and Utility Charges	-	-	-	-	(6,839,917)	(6,839,917)	(6,800,412)	39,505	(10,369,888)	(10,369,888)	(10,230,424)	139,464
Volumetric	-	-	-	-	(7,950,664)	(7,950,664)	(7,060,868)	889,796	-	-	-	-
Less: Discounts & Pensioner Remissions	-	-	(7,645)	(7,645)	691,691	691,691	568,295	(123,396)	484,843	484,843	444,490	(40,353)
Net Rates and Utility Charges	-	-	(7,645)	(7,645)	(14,098,890)	(14,098,890)	(13,292,985)	805,905	(9,885,045)	(9,885,045)	(9,785,934)	99,111
Fees and Charges	(32,000)	(32,000)	(23,021)	8,979	(1,333,000)	(1,333,000)	(1,441,343)	(108,343)	-	-	(54,462)	(54,462)
Rental and Levies	-	-	-	-	(95,000)	(95,000)	(79,041)	15,959	-	-	-	-
Sales of Major Services	(3,761,708)	(3,761,708)	(3,366,743)	394,965	(35,000)	(35,000)	(3,852)	31,148	(11,000)	(11,000)	(1,494)	9,506
Operating Grants & Subsidies	-	-	-	-	-	-	-	-	-	-	-	-
Interest and Investment Revenue	-	-	-	-	(44,025)	(44,025)	(56,827)	(12,802)	(35,000)	(35,000)	(25,626)	9,374
Other Income	-	-	-	-	-	-	(1,248)	(1,248)	-	-	-	-
Total Operating Revenue	(3,793,708)	(3,793,708)	(3,397,409)	396,299	(15,605,915)	(15,605,915)	(14,875,296)	730,619	(9,931,045)	(9,931,045)	(9,867,516)	63,529
Operating Expenses												
Employee Benefits	274,645	274,645	228,663	(45,982)	5,677,166	5,677,166	4,086,058	(1,591,108)	2,296,558	2,296,558	1,447,077	(849,481)
Less Capitalised Employee Benefits	-	-	-	-	-	-	(1,388)	(1,388)	-	-	(1,516)	(1,516)
Net Employee Benefits	274,645	274,645	228,663	(45,982)	5,677,166	5,677,166	4,084,670	(1,592,496)	2,296,558	2,296,558	1,445,561	(850,997)
Materials and Services	1,606,740	1,606,740	1,435,164	(171,576)	4,455,620	4,455,620	6,225,431	1,769,811	1,825,350	1,825,350	2,938,219	1,112,869
Depreciation and Amortisation	327,571	327,571	314,296	(13,275)	5,898,555	5,898,555	5,985,799	87,244	2,983,585	2,983,585	2,911,822	(71,763)
Finance Costs	-	-	-	-	-	-	-	-	-	-	-	-
Corporate Overhead	250,534	250,534	250,534	-	1,475,413	1,475,413	1,475,413	-	828,497	828,497	828,497	-
Total Operating Expenses	2,459,490	2,459,490	2,228,657	(230,833)	17,506,754	17,506,754	17,771,313	264,559	7,933,990	7,933,990	8,124,099	190,109
Operating (surplus)/deficit	**(1,334,218)**	**(1,334,218)**	**(1,168,752)**	**165,466**	**1,900,839**	**1,900,839**	**2,896,017**	**995,178**	**(1,997,055)**	**(1,997,055)**	**(1,743,417)**	**253,638**
Capital Revenue												
Capital Grants & Subsides	-	-	-	-	-	-	(2,083,427)	(2,083,427)	-	-	-	-
Contributions	-	-	-	-	-	-	-	-	-	-	-	-
Contributions - Contributed Assets	-	-	-	-	-	-	-	-	-	-	-	-
Contributions from Developers - Cash	-	-	-	-	-	-	-	-	-	-	(163,972)	(163,972)
Disposal of Non-Current Assets	-	-	-	-	-	-	-	-	-	-	-	-
Total Capital Revenue	**-**	**-**	**-**	**-**	**-**	**-**	**(2,083,427)**	**(2,083,427)**	**-**	**-**	**(163,972)**	**(163,972)**
Capital Expenses												
Loss of Revaluation of Inventory	-	-	-	-	-	-	-	-	-	-	-	-
Restoration of Land Provision	-	-	-	-	-	-	-	-	-	-	-	-
Capital Expense Write-Off	-	-	-	-	-	-	197,108	197,108	-	-	56,808	56,808
Total Capital Expenses	**-**	**-**	**-**	**-**	**-**	**-**	**197,108**	**197,108**	**-**	**-**	**56,808**	**56,808**
Net Result (surplus)/deficit	**(1,334,218)**	**(1,334,218)**	**(1,168,752)**	**165,466**	**1,900,839**	**1,900,839**	**1,009,698**	**(891,141)**	**(1,997,055)**	**(1,997,055)**	**(1,850,581)**	**146,474**
Capital Funding Applications												
Capital Expenditure - New Assets	-	-	-	-	14,724,825	14,724,825	3,402,012	(11,322,813)	-	-	-	-
Capital Expenditure - Upgrade Assets	-	-	-	-	90,000	90,000	52,821	(37,179)	-	-	-	-
Capital Expenditure - Replacement Assets	-	-	-	-	10,257,218	10,257,218	9,737,043	(520,175)	1,400,000	1,400,000	1,489,383	89,383
Total Capital Funding Applications	**-**	**-**	**-**	**-**	**25,072,043**	**25,072,043**	**13,191,876**	**(11,880,167)**	**1,400,000**	**1,400,000**	**1,489,383**	**89,383**

Western Downs Regional Council
One Page Result
Period Ending: 30 June 2025 (Interim)

	Quarry				Waste				Saleyards				Washdown Bays			
	Original Budget	YTD Budget	YTD Actuals	YTD Variance	Original Budget	YTD Budget	YTD Actuals	YTD Variance	Original Budget	YTD Budget	YTD Actuals	YTD Variance	Original Budget	YTD Budget	YTD Actuals	YTD Variance
Operating Revenue																
Rates and Utility Charges	-	-	-	-	(6,551,561)	(6,551,561)	(6,577,521)	(25,960)	-	-	-	-	-	-	-	-
Volumetric	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Less: Discounts & Pensioner Remissions	-	-	-	-	306,313	306,313	274,859	(31,454)	-	-	-	-	-	-	-	-
Net Rates and Utility Charges	-	-	-	-	(6,245,248)	(6,245,248)	(6,302,662)	(57,414)	-	-	-	-	-	-	-	-
Fees and Charges	-	-	(98)	(98)	(2,007,031)	(2,007,031)	(2,001,158)	5,873	-	-	-	-	(910,000)	(910,000)	(862,706)	47,294
Rental and Levies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sales of Major Services	(7,792,606)	(7,792,606)	(7,786,878)	5,728	-	-	-	-	(3,116,504)	(3,116,504)	(3,977,503)	(860,999)	-	-	-	-
Operating Grants & Subsidies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest and Investment Revenue	-	-	-	-	(28,413)	(28,413)	(25,660)	2,753	-	-	-	-	-	-	-	-
Other Income	-	-	-	-	(185,000)	(185,000)	(169,535)	15,465	-	-	-	-	-	-	-	-
Total Operating Revenue	(7,792,606)	(7,792,606)	(7,786,976)	5,630	(8,465,692)	(8,465,692)	(8,499,015)	(33,323)	(3,116,504)	(3,116,504)	(3,977,503)	(860,999)	(910,000)	(910,000)	(862,706)	47,294
Operating Expenses																
Employee Benefits	1,246,309	1,246,309	1,027,923	(218,386)	759,223	759,223	546,146	(213,077)	782,399	782,399	615,595	(166,804)	147,004	147,004	120,869	(26,135)
Less Capitalised Employee Benefits	(345,446)	(345,446)	-	345,446	-	-	-	-	(42,660)	(42,660)	(36,248)	6,412	-	-	-	-
Net Employee Benefits	900,863	900,863	1,027,923	127,060	759,223	759,223	546,146	(213,077)	739,739	739,739	579,347	(160,392)	147,004	147,004	120,869	(26,135)
Materials and Services	4,978,492	4,978,492	5,315,560	337,068	9,399,660	9,399,660	8,990,141	(409,519)	1,358,926	1,358,926	1,342,278	(16,648)	553,479	553,479	389,762	(163,717)
Depreciation and Amortisation	23,036	23,036	21,308	(1,728)	617,275	617,275	599,825	(17,450)	512,181	512,181	550,696	38,515	51,759	51,759	72,294	20,535
Finance Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Corporate Overhead	330,323	330,323	330,323	-	272,697	272,697	272,697	-	188,051	188,051	188,051	-	55,720	55,720	55,720	-
Total Operating Expenses	6,232,714	6,232,714	6,695,114	462,400	11,048,855	11,048,855	10,408,809	(640,046)	2,798,897	2,798,897	2,660,372	(138,525)	807,962	807,962	638,645	(169,317)
Operating (surplus)/deficit	**(1,559,892)**	**(1,559,892)**	**(1,091,862)**	**468,030**	**2,583,162**	**2,583,162**	**1,909,794**	**(673,368)**	**(317,608)**	**(317,608)**	**(1,317,132)**	**(999,524)**	**(102,038)**	**(102,038)**	**(224,061)**	**(122,023)**
Capital Revenue																
Capital Grants & Subsides	-	-	-	-	(192,325)	(192,325)	131,743	324,068	-	-	-	-	-	-	-	-
Contributions	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Contributions - Contributed Assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Contributions from Developers - Cash	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Disposal of Non-Current Assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Capital Revenue	**-**	**-**	**-**	**-**	**(192,325)**	**(192,325)**	**131,743**	**324,068**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Capital Expenses																
Loss of Revaluation of Inventory	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Restoration of Land Provision	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Expense Write-Off	-	-	-	-	-	-	-	-	-	-	422,929	422,929	-	-	18,674	18,674
Total Capital Expenses	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**422,929**	**422,929**	**-**	**-**	**18,674**	**18,674**
Net Result (surplus)/deficit	**(1,559,892)**	**(1,559,892)**	**(1,091,862)**	**468,030**	**2,390,837**	**2,390,837**	**2,041,537**	**(349,300)**	**(317,608)**	**(317,608)**	**(894,203)**	**(576,595)**	**(102,038)**	**(102,038)**	**(205,387)**	**(103,349)**
Capital Funding Applications																
Capital Expenditure - New Assets	-	-	-	-	1,426,786	1,426,786	1,293,194	(133,592)	220,665	220,665	21,338	(199,327)	90,000	90,000	73,639	(16,361)
Capital Expenditure - Upgrade Assets	-	-	-	-	-	-	-	-	-	-	-	-	15,000	15,000	-	(15,000)
Capital Expenditure - Replacement Assets	-	-	-	-	-	-	-	-	507,328	507,328	414,814	(92,514)	705,436	705,436	504,930	(200,506)
Total Capital Funding Applications	**-**	**-**	**-**	**-**	**1,426,786**	**1,426,786**	**1,293,194**	**(133,592)**	**727,993**	**727,993**	**436,152**	**(291,841)**	**810,436**	**810,436**	**578,569**	**(231,867)**

Western Downs Regional Council
Capital Status Update
Jun-25

Financial Project Number	Project Description	Budget Type	District	2024-25 Approved Budget	2023-24 Carry Over	Multi Year Project	YTD Budget	YTD Actuals	YTD Variance (YTD Budget less YTD Actuals)	Estimated Final Spend	Remaining Spend (estimated spend less actuals)	Project Variance (Under Budget) /Over Budget	Project Variance %	Comments
100812	Tara Landfill Weighbridge	Carry-Over	Tara	**620,383**	361,258		620,383	604,675	15,708	604,675	-	(15,708)	-2.53%	Project is complete.
100837	Wandoan Landfill Weighbridge	Carry-Over	Wandoan	**770,303**	318,418		770,303	655,462	114,841	655,462	-	(114,841)	-14.91%	Project is complete.
100709	New Office, Toilet Facility and Replacement of Cold Room at the Chinchilla Washdown Facility	Carry-Over	Chinchilla	**90,000**	90,000		90,000	73,639	16,361	73,639	-	(16,361)	-18.18%	Project is complete.
100610	Dalby Washdown Facility Mitigation Works	Carry-Over	Dalby	**690,436**	516,785		690,436	504,930	185,506	504,930	-	0	0.00%	**CARRY OVER -** Project will not be complete this FY due to futher issues with the plant. Additional sludge waste needs to be removed to access the pumps which has slowed project down.
100906	Wind Turbine Blade Installation at Bell	Carry-Over	Bell	**57,367**	57,367		57,367	57,398	(31)	57,398	-	31	0.05%	Project is complete.
100749	Regional Sculpture Trail/Public Art - "Tara Lagoon Mural" - (2023-24 Project)	Carry-Over	Regional	**48,810**	48,810		48,810	19,160	29,650	19,160	-	(29,650)	-60.75%	Project is complete.
100592	Dalby Cunningham St (Main St) Redevelopment Design	Carry-Over	Dalby	**224,933**	224,933		224,933	-	224,933	-	-	-	0.00%	Project has been pushed out indefinite with costs incurred to date $63k journaled to the operational budget.
100738	Regional Park Signage **(100724) (inc 2023/24 Carry-Overs)**	General	Regional	**58,119**	18,119	Yes	58,119	48,863	9,256	48,863	0	(9,256)	-15.93%	Project is complete.
100821	Upgrade of Waterloo Plains Environmental Park Wandoan	Carry-Over	Wandoan	**421,726**	421,726		421,726	419,513	2,213	419,513	-	(2,213)	-0.52%	As of 20 June Waterloo Plains is 40% complete, with the playground the only outstanding element.
100516	Boundary Fence Replacement Central Park Jandowae	Carry-Over	Jandowae	**52,300**	52,300		52,300	67,833	(15,533)	67,833	-	15,533	29.70%	Project is complete.
100832	Wandoan War Memorial, Racing and Recreation Reserve JG Willacy Pavilion Re-Stumping **2023/24**	Carry-Over	Wandoan	**71,890**	71,890		71,890	57,490	14,400	57,490	-	(14,400)	-20.03%	WORKS COMPLETE
100839	Wandoan Recreation Reserve Power Poles Replacement	Carry-Over	Wandoan	**98,260**	98,260		98,260	26,362	71,898	45,445	19,083	0	0.00%	Contractor scheduled to start work mid June with completion scheduled mid July. This project has been flagged as a carry-over to July due to contractor availibility and works been undertaken at the Sports & Recreation grounds first. Overspend to be managed through the unders/overs within this asset class. Approved by GMCS.
100693	Miles Aquatic Filter Replacement **2023/24**	Carry-Over	Miles	**136,850**	136,850		136,850	139,854	(3,004)	139,854	-	3,004	2.20%	WORKS COMPLETE Variance due to technical consultant inspection required during the works, approval to use underspends in the same asset class
100793	Regional Power Pole Renewal **(Sport & Recreation Grounds Renewal Program) 2023/24 (100273**)	Carry-Over	Regional	**83,487**	83,487		83,487	28,093	55,394	96,090	67,997	12,603	15.10%	Project Completed - awaiting final invoices. Miles Tennis Club and Chinchilla Rec Grounds complete. Dick Aland sports grounds underway. Due to there being 7 different locations, this work program will take us right up to end of June. Overspend to be managed through the unders/overs within this asset class. Approved by GMCS.
100573	4B Moore St Wandoan Interior Painting & AC Replacement **(Council Housing Renewal Program) 2023/24**	Carry-Over	Wandoan	**15,000**	15,000		15,000	-	15,000	-	-	(15,000)	-100.00%	WORKS COMPLETE - Project deemed operational not capital with costs moved to the operating budget $12,225 Carry-over project from 23/24 FY
100633	Extend Leasing Space at Dalby Aerodrome **2023/24**	Carry-Over	Dalby	**374,998**	374,998		374,998	355,573	19,425	355,573	-	(19,425)	-5.18%	WORKS COMPLETE Awaiting final invoice and working through defects
100780	SCADA Firewall Architecture Changes Phase 1 **(100170)**	Carry-Over	Regional	**49,523**	49,523		49,523	49,523	0	49,523	-	(0)	0.00%	All hardware has been purchased and received. Installation of hardware is funded by operational budget.
100613	Dalby Water Supply Upgrade - Treatment Development **(100650) (inc 2023/24 Carry-Overs)**	General	Dalby	**10,751,732**	313,732	Yes	10,751,732	499,521	10,252,211	499,521	-	-	0.00%	**CARRY OVER** - Evaporation Ponds tender awarded. Multi-year project. Additional budget approval during budget deliberations.
100847	Water Regional Mains Replacement **(inc 2023/24 Carry-Overs)**	General	Regional	**3,050,000**	99,012	Yes	3,050,000	2,796,513	253,487	3,048,000	251,487	(2,000)	-0.07%	**COMPLETE -** Works Complete - Waiting on final invoices.
100612	Dalby Water Supply Upgrade - Pipeline Corridor **(100443) (inc 2023/24 Carry-Overs)**	General	Dalby	**9,260,311**	7,273,311	Yes	9,260,311	9,087,345	172,966	9,260,311	172,966	-	0.00%	**COMPLETE** - Waiting on final invoices.
100790	Install Solar Panelling @ Dalby CSC Car Park **(100468) 2021/22**	Carry-Over	Dalby	**146,324**	146,324		146,324	9	146,315	133,625	133,616	(12,699)	-8.68%	**COMPLETE** - final claim received.
100437	2023/24 White Fleet Replacement Program **2023/24**	Carry-Over	Regional	**231,314**	231,314		231,314	-	231,314	-	-	(231,314)	-100.00%	Project completed. Actuals sitting on 2024/25 White Fleet Program
100473	3267 Hino Crane Truck Replacement **2023/24**	Carry-Over	Regional	**200,000**	200,000		200,000	174,336	25,664	174,336	-	(25,664)	-12.83%	Project completed
100484	3491 Fuso Canter 815 Crew Truck Replacement **2023/24**	Carry-Over	Regional	**140,000**	140,000		140,000	172,031	(32,031)	172,031	-	32,031	22.88%	Project completed
100447	2532 Isuzu Water Truck Replacement **2023/24**	Carry-Over	Regional	**301,222**	301,222		301,222	301,222	-	301,222	-	-	0.00%	Project completed
100722	Emergency Management Trailers x2 - Disaster Resilience Project (Shell/QGC) **2023/24**	Carry-Over	Regional	**50,000**	50,000		50,000	54,695	(4,695)	54,695	-	4,695	9.39%	Project completed
100776	Sandalwood Avenue (New Footpath) - LRCI Phase 4 **(100168) (inc 23/24 Carry-Overs)**	General	Dalby	**720,000**	20,000	Yes	720,000	518,541	201,459	525,787	7,246	(194,213)	-26.97%	Works in progress due for completion mid to late May - Underspend due to more competitive market at present and new concreting companies wishing to undertake works.
100789	Slessar Street - New Footpath (LRCI Part A) **(100270) (inc 23/24 Carry-Overs)**	General	Chinchilla	**370,000**	20,000	Yes	370,000	188,613	181,387	188,613	-	(181,387)	-49.02%	WORKS COMPLETE - Underspend due to more competitive market at present and new concreting companies wishing to undertake works.
100901	Wheeler St (0 - 0.424) - Reconstruct **(100350) (inc 23/24 Carry-Overs)**	General	Chinchilla	**472,422**	374,727	Yes	472,422	485,973	(13,551)	485,973	-	13,551	2.87%	Works Complete - Awaiting Final Invoices - this project had issues with stormwater, wet weather and power pole relocation.
100622	Dorney St (0 - 0.473) Reconstruct **(100653) (inc 23/24 Carry-Overs)**	General	Chinchilla	**528,507**	419,522	Yes	528,507	420,699	107,808	420,699	-	(107,808)	-20.40%	WORKS COMPLETE
100685	Markham's Hill Rd (2592m to 5041m) - Upgrade **(100687) (inc 2023/24 Carry-Overs)**	General	Dalby	**744,891**	142,994	Yes	744,891	-	744,891	-	-	-	0.00%	**CARRY OVER**
100822	Upper Humbug Road (0.00 - 0.00) (Resource Funded - QGC) **(inc 2023/24 Carry-Overs)**	General	Tara	**1,663,515**	1,253,894	Yes	1,663,515	1,516,740	146,775	1,516,740	-	(146,775)	-8.82%	WORKS COMPLETE - commitment to be journalled over not works
100689	McCaskers Road (0.00 - 0.00) (Resource Funded - QGC)	General	Tara	**732,160**	(267,840)	Yes	732,160	347,320	384,840	347,320	-	(384,840)	-52.56%	WORKS COMPLETE
100563	Clifford Rd, Wandoan (3.0 - 13.75) - LRCI Phase 4 **(100418) (inc 2023/24 Carry-Overs)**	General	Wandoan	**2,070,500**	70,500	Yes	2,070,500	1,371,544	698,956	1,371,544	-	-	0.00%	**CARRY OVER -** Works in Progress, Scope of works will carry over due to the large scope of the project . Design estimate coming in over budget.
100642	Glenern Rd, Glenmorgan (20.5 - 30.00) - LRCI Phase 4 **(100664) (inc 2023/24 Carry-Overs)**	General	Tara	**2,373,900**	73,900	Yes	2,373,900	2,434,909	(61,009)	2,434,909	-	61,009	2.57%	Works near completion seal due in next 2 weeks
100524	Bundi Road, Wandoan (39 - 44) - LRCI Phase 4 **(100597) (inc 2023/24 Carry-Overs)**	General	Wandoan	**1,185,100**	285,100	Yes	1,185,100	1,463,580	(278,480)	1,463,580	-	278,480	23.50%	Works in Progress . Wet weather and flooding issues caused rework of pavements multiple times. Sealing next week.
100640	Girrahween Design and Construction Project (Arrow Energy Funded) **(100460)**	General	Miles	**871,129**	(48,764)	Yes	871,129	826,384	44,745	826,384	-	(44,745)	-5.14%	WORKS COMPLETE
100672	Lawson Street - Burke to Leichhardt (0-0.155) Reconstruct **2023/24 (100680)**	Carry-Over	Dalby	**80,374**	80,374		80,374	84,450	(4,076)	84,450	-	4,076	5.07%	WORKS COMPLETE
100534	Castle St (0-0.221) Reconstruct **2023/24 (100405)**	Carry-Over	Chinchilla	**8,286**	8,286		8,286	43,741	(35,455)	43,741	-	35,455	427.88%	WORKS COMPLETE Installation of footpath, pram ramps and concrete spoon drain
100746	Regional Road Resilience **2023/24 (100758)**	Carry-Over	Regional	**819,242**	819,242		819,242	701,787	117,455	701,787	-	-	0.00%	**CARRY OVER -** Ongoing project, initial phase delivered in conjunction with flood reconstruction.
100687	Mary Street area Dalby (Stage 3) **(100484) (inc 2023/24 Carry-Overs)**	General	Dalby	**1,080,991**	750,284	Yes	1,080,991	-	1,080,991	-	-	-	0.00%	**CARRY OVER -** Contract signed and received this week, in progress of award contractor not due to start prior to start of FY
104841	Mary Street Stormwater Upgrade **2022/23 (101022)**	Carry-Over	Dalby	**135,622**	135,622		135,622	-	135,622	-	-	-	0.00%	**CARRY OVER** -This is in conjuction with Mary St stormwater installation
100797	Wandoan Washdown Bay **2022/23 (100178)**	Carry-Over	Wandoan	**9,264**	9,264		9,264	6,800	2,464	6,800	-	(2,464)	-26.60%	Complete

Title	**Infrastructure Services Report Dalby Urban Water Security Assessment**
Date	4 July 2025
Responsible Manager	L. Cook, UTILITIES MANAGER

Summary

The purpose of this Report is to seek endorsement of the Dalby Urban Water Security Assessment commissioned by the Department of Local Government, Water and Volunteers.

Link to Corporate Plan

Strategic Priority: Strong Diverse Economy
- We deliver water security to enable future economic growth.

Strategic Priority: Quality Lifestyle
- Our residents are provided with modern infrastructure and quality essential services across our region.

Strategic Priority: Sustainable Organisation
- We focus on proactive, sustainable planning for the future.
- Our agile and responsive business model enables us to align our capacity with service delivery.
- Our effective asset management ensures that we responsibly maintain our community assets.

Material Personal Interest/Conflict of Interest

Nil

Officer's Recommendation

That Council resolves to endorse the Dalby Urban Water Security Assessment report and approves cobranding of the report with the Department of Local Government, Water and Volunteers.

Background Information

The Dalby Urban Water Security Assessment report was compiled by the Department of Local Government, Water and Volunteers' Urban Water Security Assessment team. The report aims to assess the town of Dalby's water supply scheme's capacity to meet future demand needs and provides infrastructure and non-infrastructure recommendations.

Council staff contributed observational data and knowledge to the Department that was combined with State Government water and climate models for the development of the report. The report has adopted a 0.3% growth rate Queensland Government's Statistician's Office (QGSO), projecting a population estimate of 13,650. This projected demand is based on historical regional demand numbers and makes no allowance for the transient population impacts or industrial and economic demands.

A similar assessment was completed for the Chinchilla water scheme in 2017.

Report

The recommendations of the report largely support Council's current water supply strategies as summarised below.

Condamine Alluviums (Groundwater)
Report findings have influenced Council's decision to target existing allocations in the Condamine Alluviums as the primary source water for the Dalby Water Supply Upgrade.

The Condamine Alluviums have been Dalby's primary water source since town water was introduced in 1960. Water extracted from the upper part of the aquifer once supplied 90% of the town's demand before the supply declined over many years in both capacity and water quality (salinity).

Advancements in water treatment enabled the introduction of a desalination plant in 2004 that facilitated utilisation of the middle and lower aquifers of the Condamine Alluvium. This allowed more water to be extracted from the system, increasing capacity while addressing quality issues.

Modelling and analysis of groundwater models undertaken by the Urban Water Security Assessment team have provided an explanation of the long-term decline of the Condamine Alluviums and potential strategies to limit further impact.

Historically, lower salinity (better quality) groundwater flowed from recharge areas under and around the Condamine River outward to areas of higher salinity (poorer quality). As the better quality water was targeted and extracted, the flow of water lead to salt mobilisation due to over extraction which also damaged the aquifer and reduced yield. The report suggests there is value in modelling groundwater flow and solute transport to better understand the system in the interest of improving recharge of the Hereward freshwater lens and protect water quality. Long term protection of the Condamine alluviums is critical as Council has no alternatives.

The Dalby Water Supply Upgrade project subsequently pivoted water source options, recommending a new Condamine Alluvium bore field be established near the proposed Northern Water Treatment Plant site. This is intended to reduce demand and rehabilitate the Hereward freshwater lens while providing additional supply capacity from existing allocation.

Condamine River (Surface Water)
There is opportunity to investigate and better utilise the 650ML per annum surface water allocation from Loudoun Weir which was traditionally viewed as unreliable. The recommendation is to investigate the feasibility of a 300ML off stream storage which modelling suggests would improve utilisation by 25%. This option will require further investigation as Council does not have license to store water, and it is not known if this will be permitted under the Water Plan (Condamine Balonne) 2019.

Recycled Water
The report also suggested Council seek to use recycled water to offset potable use. Much of Council's recycled water capacity is already used on sporting fields to offset town water irrigation demand. Council is negotiating a new class A recycled water scheme of 1ML/day to an industrial customer. These customers will close to exhaust the available recycled water and there is little further opportunity unless Council elects to move away from existing customers schemes and use this water for other industry.

Consultation (Internal/External)

Department of Local Government, Water and Volunteers
Terry Fagg, Water Treatment Principal
Graham Cook, Infrastructure Service General Manager

Legal/Policy Implications (Justification if applicable)

Indirectly related to this report is that the Department of Climate Change, Energy, the Environment and Water is seeking to buy back 0.25GL per annum of water from the Central Condamine Alluviums to address sustainability and improve environmental flows. The government is not targeting town water supplies but will be seeking offers from nearby irrigators. Though the intended benefit of the scheme will seek to improve the

sustainability and reliability of the aquifer to the benefit of Council, there is a reasonable risk that the purchases will falsely inflate the water allocation market and Council will suffer an increase when seeking to purchase additional allocation.

Budget/Financial Implications

Endorsement of the Dalby Urban Water Security Assessment report does not commit Council to undertaking the prescribed recommendations and carries no financial obligations.

Human Rights Considerations

Section 4(b) of the *Human Rights Act 2019* (Qld) (the Human Rights Act) requires public entities 'to act and make decisions in a way compatible with human rights'.

It is considered that in observing and applying the law prescribed in the Local Government Act 2009, Water Act 2000 and Water Supply (Safety and Reliability) Act 2008, Council will be respecting and acting compatibly with this right and others prescribed in the Human Rights Act should it elect to pursue the associated recommendations of this Report.

Conclusion

The report highlights Council's need to actively protect its available water sources through long term management strategies. The ongoing decline of the Condamine Alluvium and the unreliability of Loudoun Weir highlight the urgency of investing in alternative water strategies to safeguard future water security.

Council's proposed water supply strategies as adopted through the 10 year capital program have strong alignment with the report's recommendations including:

1. Pursuit of supply options from the Great Artesian Basin (GAB).
2. Relocation of Condamine Alluvium bore field to Northern Water Treatment Plant site
3. Investigating feasibility of an off-stream storage to improve surface water reliability
4. Identifying areas of improvement for demand management strategies.

Attachments

Dalby Urban Water Security Assessment, *Department of Local Government, Water and Volunteers, State of Queensland 2024*

Authored by: Leigh Cook, **UTILITIES MANAGER**

Dalby

Urban water security assessment



Acknowledgement of Traditional Owners

Western Downs Regional Council acknowledges the Traditional Custodians of the land and sea on which we operate, the Barunggam people. We wish to acknowledge our respect for their current and emerging leaders and those in the dreaming. We thank all First Nations people for the contributions they make in building this community.

The Department of Local Government, Water and Volunteers also respectfully acknowledges the Traditional Custodians of Country. We recognise the ongoing spiritual and cultural connection Aboriginal peoples and Torres Strait Islander peoples have with land, water, sea and sky. We pay our deep respects to their Elders past and present, support future leaders, and acknowledge First Nations peoples' right to self-determination.

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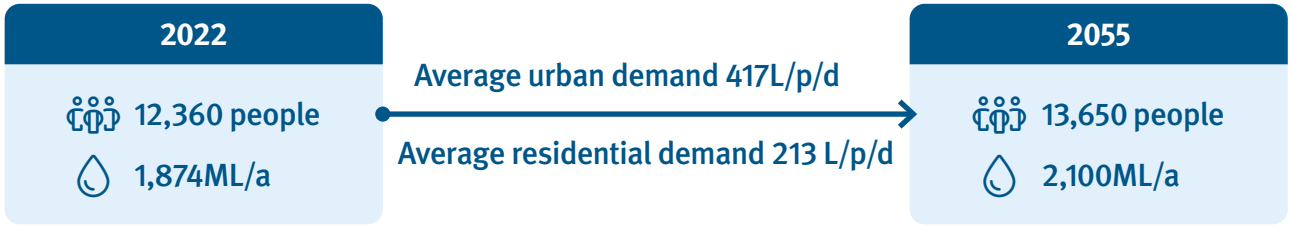
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Overview

Dalby is a thriving service centre supporting the agricultural and energy sectors in the Western Downs region. The Barunggam people are the traditional custodians of the land of Dalby and surrounds.



Western Downs Regional Council (Council) supplies water to the town of Dalby. Council worked with the Department of Local Government, Water and Volunteers (the department) to develop this assessment of Dalby's water supply security. In this assessment, we set out the current water sources, the issues and the potential solutions.

Council primarily sources Dalby's water supply from groundwater bores in the Central Condamine Alluvium. The groundwater is supplemented with water from Loudoun Weir on the Condamine River when available. Council has a 2,513 megalitres per year (ML/a) entitlement from the Central Condamine Alluvium and a 650ML/a entitlement from Loudoun Weir.

The future capability of the existing water supplies to meet Dalby's needs is uncertain. Council might be unable to consistently take its full water entitlement from the Central Condamine Alluvium due to issues with groundwater quality and yield. A better understanding of these groundwater supplies could help Council to manage future water supply security risks.

Council is in the process of increasing Dalby's supply reliability through access to water from the Great Artesian Basin.

To strengthen long-term water security, various risks to Dalby's existing water supply system need to be investigated and addressed.

Water quality risk

- Salinity has increased in several of Council's Central Condamine Alluvium groundwater bores.

Supply reliability risk

- Yield from some of Council's Central Condamine Alluvium bores has declined compared to the 1960s. The current yields are uncertain. It is unclear if Council can rely on its current borefield in the Central Condamine Alluvium to meet future growth in water demand.
- Supply from Loudoun Weir on the Condamine River is unreliable. However, Loudoun Weir plays an important role adding to Council's groundwater supplies in most years.

The following actions by Council will be important in moving forward with Dalby's water supply planning:

- Central Condamine Alluvium
  - Water level and water quality monitoring
  - Bore yield assessments
  - Further research and investigation, including modelling, to understand how best to manage the groundwater supply
- Loudoun Weir (Condamine River)
  - Consider viability of constructing an off-stream storage to store water from Loudoun Weir.
- Great Artesian Basin
  - New bores will start to supply water to Dalby in 2026 to enhance water security, using a new reverse osmosis plant and evaporation ponds.
- Explore options for additional groundwater entitlements and new bores to increase total supply.
- Identify areas where demand management can be improved, including exploring options for expanding use of recycled water.

Water supply

Dalby's water is primarily sourced from groundwater in the Central Condamine Alluvium and is supplemented with surface water from Loudoun Weir on the Condamine River. Council plans to supplement these supplies with water from the Great Artesian Basin.

Council owns and operates 14 bores in the Central Condamine Alluvium, which supply most of Dalby's water (usually about 95%). The portion of water supplied from the Central Condamine Alluvium varies from year to year and tends to be higher in dry periods.

The Central Condamine Alluvium is divided into 3 sections—upper, middle, and lower aquifers (Figure 3). Water from the middle and lower aquifers is saline and treated at reverse osmosis plants. The reverse osmosis plants remove salts, producing a concentrated brine solution by-product. Council is not permitted to release the brine into the river system. Council sends the brine solution to shallow ponds, where it is evaporated.

Council takes water from Loudoun Weir on the Condamine River, when it is available, to supplement groundwater supply during periods of higher water demand. Water from Loudoun Weir has usually provided around 5% of Dalby's annual water supply. The water is treated and then mixed with groundwater before distribution to the town.

The details of Dalby's current water sources are summarised in Table 1 and discussed further in the following sections.

Table 1: Summary of existing water sources for Dalby

Water source	Water entitlement (ML/a)	Description	Suitability of supply (reliability and quality)
Central Condamine Alluvium—upper aquifer	2,513	Nine bores (bores 1–8 and 11), of which three bores (bores 6, 7 and 8) access Hereward Freshwater Lens. Depth 22–29m Flow rates range from 1.5–3 litres per second (L/s)	Historically these bores have had good reliability, but yields have reduced Four bores (bores 2,4,5 and 8) have better water quality and are regularly used Remaining five bores are rarely used due to either poor water quality or low yield
Central Condamine Alluvium—middle and lower aquifer		Five bores Depth 55–70m Flow rates range from 20–25L/s	Bores are highly reliable but not able to supply all of Dalby's water at times of high demand High salinity requires reverse osmosis treatment
Loudoun Weir	650	Weir on the Condamine River with 588ML storage capacity	Water availability can be impacted seasonally and by extended dry periods. Council cannot always take its full allocated volume of 650 ML/a
Total	**3,163**		

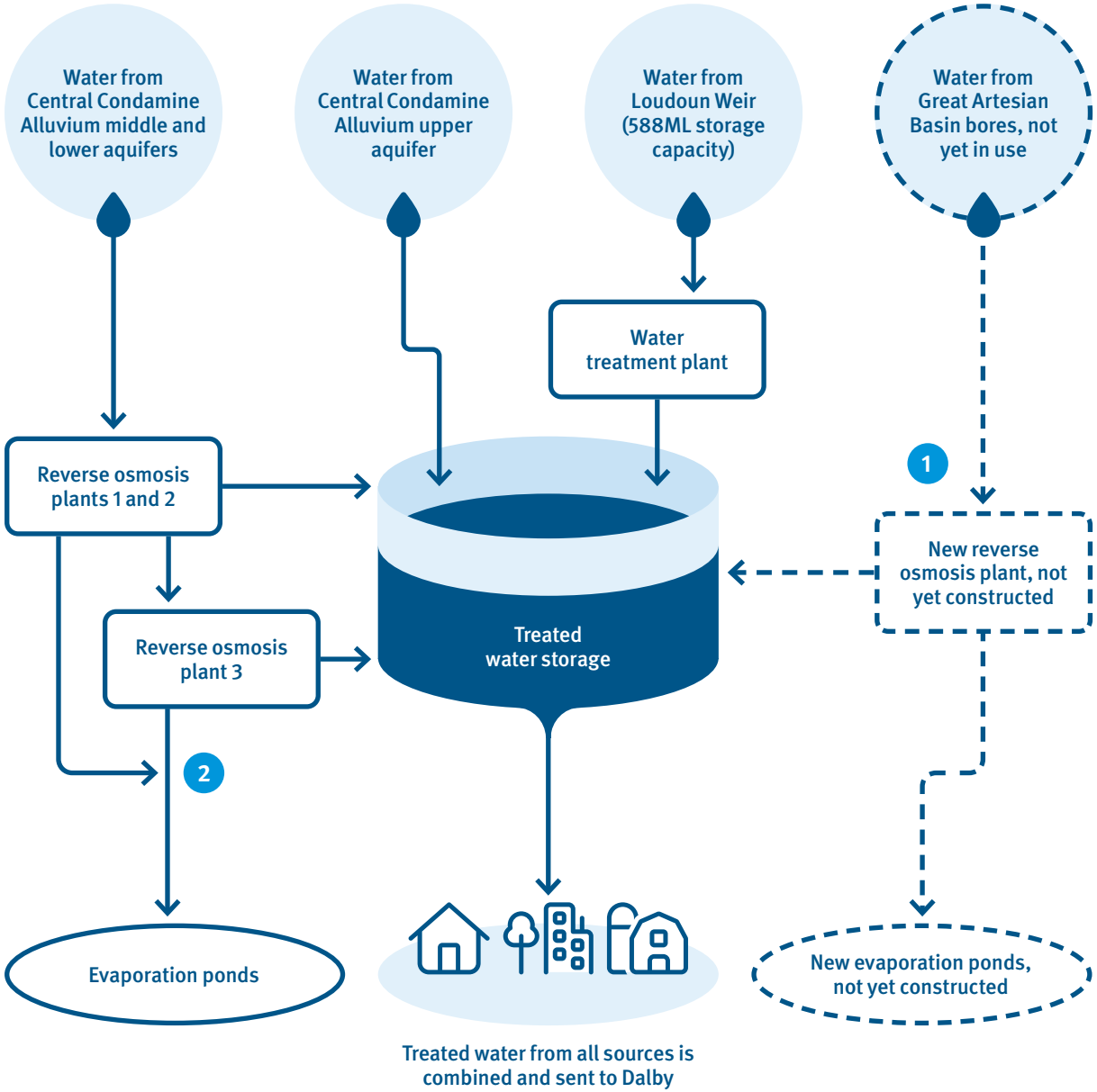


Figure 1: Schematic of Dalby's current and future water supplies, showing water sources, water treatment plants and evaporation ponds to manage the concentrated brine solution from the reverse osmosis treatment process

To augment the existing supplies, Council is currently developing bores in the Great Artesian Basin. The water from these bores will require treatment through reverse osmosis, and infrastructure for connection to the town's reticulation system (discussed further in the following sections).

A diagram showing Dalby's current and planned water supply system is provided in Figure 1.

The location of the town of Dalby and the existing water supply system are shown in Figure 2.

1. A new pipeline, reverse osmosis plant and evaporation ponds will enable use of water from Great Artesian Basin bores.
2. Concentrated brine from reverse osmosis plants is sent to evaporation ponds. Reverse osmosis plant 3 treats some of the concentrated brine from reverse osmosis plants 1 and 2.

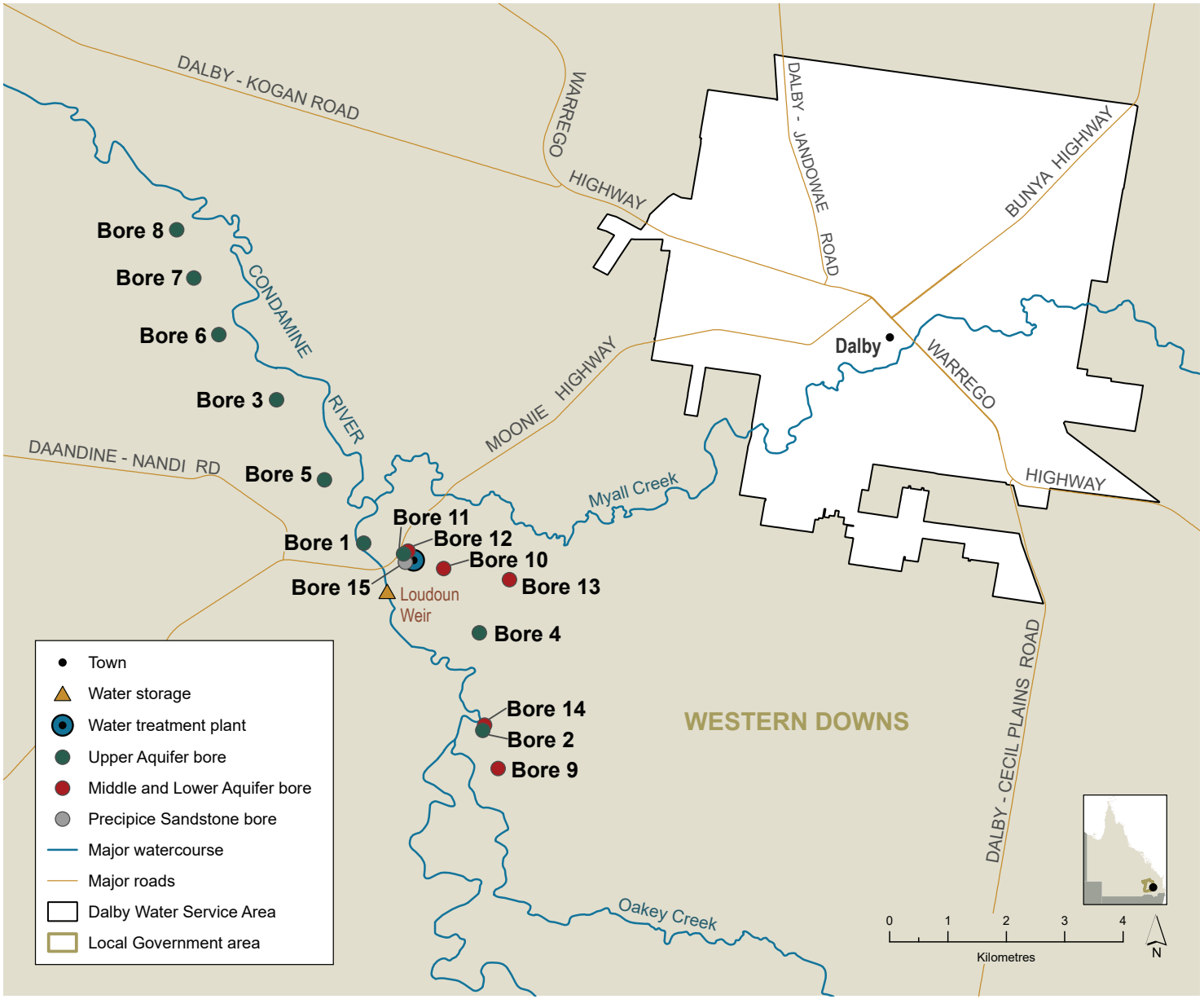


Figure 2: Map of Dalby and the town's existing water supply system, showing location of Loudoun Weir, bores, water treatment plant

Central Condamine Alluvium

Council holds water licences to take up to 2,513ML/a from its bores in the Central Condamine Alluvium aquifers. The upper, middle, and lower aquifer sections are not well connected due to highly variable sand and clay composition throughout the alluvial sequence, both within and between each aquifer section (Figure 3). This can result in complex and/or localised groundwater flow paths and water levels.

Water quality differs between the upper, middle, and lower aquifers, mainly due to differences in salinity levels. Generally, the salinity increases with aquifer depth, so water from the middle and lower aquifer bores is more saline and is treated by reverse osmosis plants. These bores have higher flow rates than bores in the upper aquifer. They are an important water source, providing most of Dalby's water supply.

Bores in the upper aquifer are indirectly connected to the Condamine River. Bores in the Hereward Freshwater Lens appear to be more responsive to changes in river levels and rainfall. The water quality is better in this area.

The upper aquifer used to supply about 90% of Dalby's water. Declining yield has resulted in the upper aquifer now supplying only around 20%, with some bores no longer in use or used only occasionally.

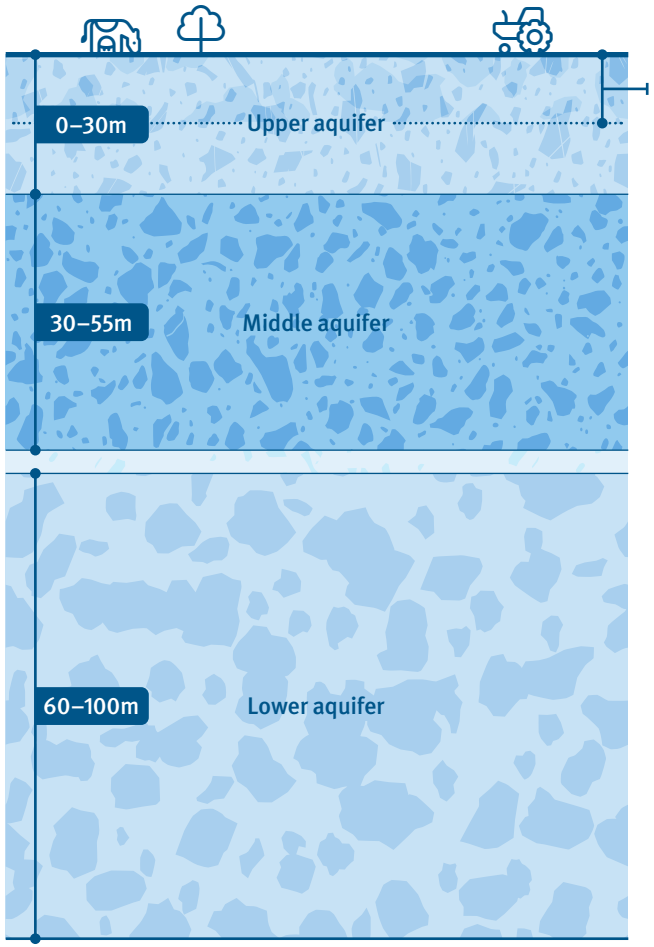


Figure 3: Complex changes in geology and sediments occur both within and between the aquifers in the Central Condamine Alluvium

The Hereward Freshwater Lens is found in a small area in the upper aquifer. This water is better quality.

Aquifers in the Central Condamine Alluvium are not continuous. This can result in complex and/or localised groundwater flow paths and water levels.

Salinity increases with aquifer depth.

Loudoun Weir on Condamine River

Loudoun Weir on the Condamine River has a storage capacity of 588ML. Council has a water allocation that allows it to take up to 650ML/a, with a daily maximum take of 7.8ML. Water supply from Loudoun Weir is rainfall dependant and cannot be relied upon to always be available.

Historical brine evaporation pond issue

Council's brine evaporation ponds are used to manage the concentrated brine solution produced from the reverse osmosis plants. Council is not permitted to release the brine into the river system.

In mid-2022, unusually wet weather resulted in Council's brine evaporation ponds nearly overflowing. Council reduced the amount of water it took from the lower and middle Central Condamine Alluvium aquifers to reduce the volume of brine produced and avoid the ponds overtopping. During this period, Council relied more on water from Loudoun Weir to meet demand. This created a risk that the Council's water allocation for Loudoun Weir would be fully used, leaving the water supply system unable to meet Dalby's needs.

Council investigated options for obtaining an additional or alternative water supply to manage risks. In October 2022, Council obtained a permit to take an additional 350ML from Loudoun Weir until June 2023. By February 2023, the pond levels had reduced sufficiently to enable Council to return to a more normal level of groundwater use.

Future water supplies

To improve supply reliability and support Dalby's growing needs, Council is investing in new infrastructure and an additional water source.

Great Artesian Basin aquifers

Council has water allocations to take water from two Great Artesian Basin aquifers—the Hutton Sandstone aquifer and the Precipice Sandstone aquifer (Table 2). This water supply is more reliable but requires reverse osmosis treatment due to salinity. Council is building a new reverse osmosis plant and evaporation ponds and plans to connect the Great Artesian Basin bores to Dalby's water supply. This will enhance Council's ability to manage its water supplies during extreme wet weather events and drought, and will reduce risks in the water supply system. It is expected that this water supply will be online in 2026.

Dalby's future Great Artesian Basin water sources are summarised in Table 2.

Limited opportunity for additional Central Condamine Alluvium entitlement

Water from the Central Condamine Alluvium is fully allocated. If the opportunity became available, Council could benefit from purchasing an allocation that has access to good water quality and high yield to improve its supply reliability.

Council could also potentially relocate some of its entitlements to an area of better yield or water quality, if identified. Any such change would be subject to the requirements of the Water Plan (Condamine and Balonne) 2019.

Table 2: Summary of water sources and supply suitability for Dalby.

Water source	Water entitlement (ML/a)	Description	Suitability of supply (reliability and quality)
Great Artesian Basin (Hutton Sandstone aquifer)	200	One bore drilled in March 2023 Depth: 541m Flow rate: 11.5L/s	Future water supply High reliability High salinity requires reverse osmosis treatment Council expects the bore to be operational in 2026
Great Artesian Basin (Precipice Sandstone aquifer)	750 (644 for town water supply and 106 for industrial purposes)	One bore drilled in 2019 Depth: 968m Flow rate: 12L/s Council drilled second bore in 2023	Future water supply High reliability High salinity requires reverse osmosis treatment Council plans to connect the two bores and construct a new reverse osmosis plant and evaporation ponds, which will be operational in 2026
Total	**950**		

Dalby's water users and current water demand

In 2022, Council supplied water to about 12,360 people. Over the 7 years from 2015–16 to 2021–22 Dalby's total water demand averaged 1,870ML/a (around 5ML/day), ranging from 1,767 to 1,991ML/a.

The total urban water demand includes water supplied for residential, commercial, municipal, and industrial purposes. It also includes system losses and non-revenue water, such as water lost in treatment processes and water used for firefighting or flushing of mains. It also includes water use by visitors.

For this 7-year period, Dalby's average total water demand was 417 litres per person per day (L/p/d). Dalby's average residential water use for this period was approximately 213L/p/d, which is comparable to other Queensland communities of a similar size with a similar climate.

Council currently only uses about half of the volume available through its water entitlements. However, at times, Council would be unable to use its full entitlement volume due to limitations associated with reduced supply availability, including poor water quality.

Water losses and non-revenue water

Around 20% of the water sourced for Dalby is classed as non-revenue water. Non-revenue water includes:

- authorised unbilled use such as firefighting and mains flushing
- losses through water treatment processes, leaks, mains bursts and overflows.

From 2020–21 to 2022–23, Dalby's reticulation network lost an average of:

- 121 litres per service connection per day (L/service connection/day)
- or 3.6 kilolitres per kilometre of water main per day (kL/km main/day).

Dalby's water losses in the reticulation network are comparable to other Australian towns of a similar size.

Water restrictions

Council uses water restrictions (Table 3) to reduce water use and make water supplies last longer during extended dry periods.

Council has three levels of water restrictions:

- Normal (i.e. permanent efficiency measures)
- Conservation
- Emergency.

Water restrictions focus on limiting:

- outdoor watering of lawns and gardens
- washing of motor vehicles, boats, driveways and houses
- topping up rainwater tanks, pools, ponds and fountains.

Table 3: Water restriction levels and total water use targets

Restriction level	Water use target L/p/d	Restrictions
Normal	480	Restrict outdoor use to 3 days/ week. Watering only from 4pm–9am
Conservation	300	Restrict outdoor use to 3 days/ week. No sprinklers. Watering only 6am–9am and 4pm–7pm
Emergency	180	Outdoor use limited to bucket watering of gardens only

Recycled water use

Wastewater from domestic, industrial, and commercial water use is treated at Dalby's sewage treatment plant. The volume of wastewater is approximately a third of the water sourced for Dalby. Council recycles around half of this wastewater.

Recycled water is treated to an appropriate level and is used to water the golf course, racecourse, and sports fields. Any extra recycled water is released into Myall Creek.

Council is exploring other options for expanding the use of recycled water.

Recycled water use is not included in the current or projected demands. As Dalby's demand for potable water increases, the volume of available recycled water will also increase.

Climate impacts water demand

Urban water demand varies between years and within each year depending on the climate, including rainfall and temperature. Hotter, drier periods generally result in higher water demands.

Dalby's annual rainfall for the period 2015–16 to 2021–22 was below the long-term average (Figure 4). Dalby's annual water use was relatively consistent during this drier than average period. Water use ranged from 396L/p/d in 2015–16 up to 442L/p/d in 2019–20.

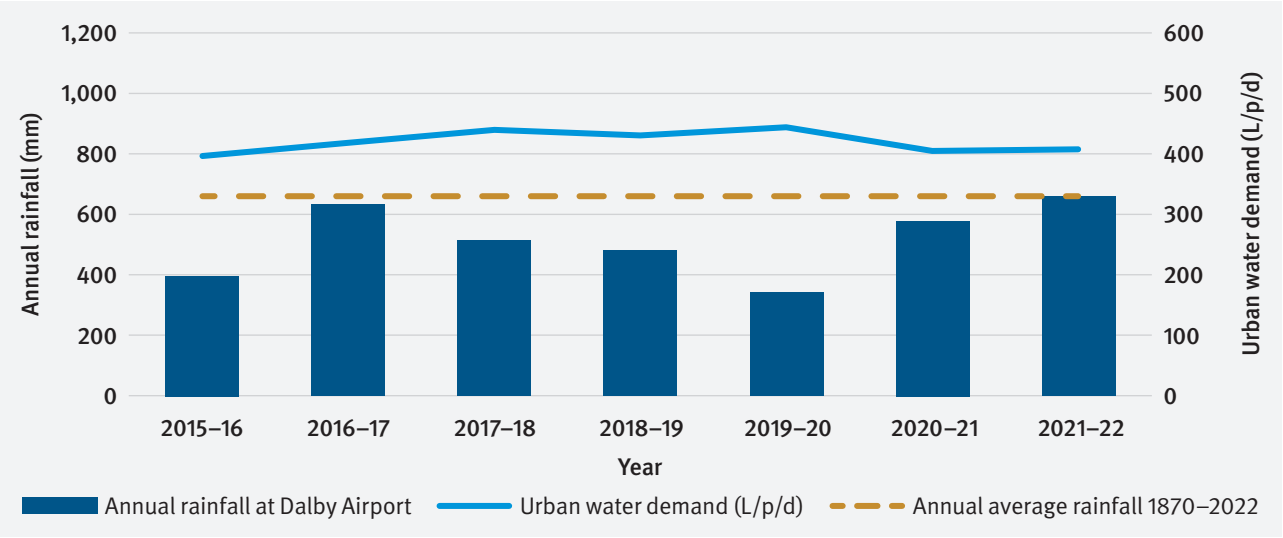


Figure 4: Annual rainfall and water sourced for Dalby showing below average rainfall and fairly consistent water demand between 2015–16 and 2021–22

Other users of the Central Condamine Alluvium

About 90% of groundwater extracted from the Central Condamine Alluvium is used for irrigation (Figure 5). High water demand for irrigation in the region could impact water levels and impact Council's water security.

Key agricultural industries in the Dalby region include irrigated and dryland cropping of cereals and cotton, and sheep and cattle production.

Approximately 150 bores in the Central Condamine Alluvium are within a 25km radius of Dalby. Most of these are used for irrigation. Groundwater extraction is also occurring through coal seam gas development in the region, but not within the Central Condamine Alluvium.

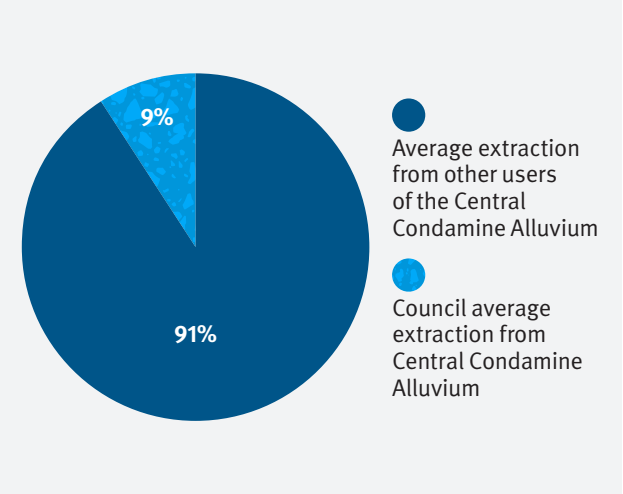


Figure 5: Council extractions are only a small portion of water taken from the Central Condamine Alluvium aquifers





Climate change

Climate change refers to long-term changes in average weather patterns over many decades. The Queensland Government provides climate change projections for local government areas, including the Western Downs. Climate change projections are available on the Queensland Future Climate Dashboard[1].

Key projections for Queensland's future climate show:

- warmer and drier conditions
- increased evaporation
- greater annual and seasonal weather variability
- possibility of more extreme and longer droughts, highlighting the need for long-term water supply planning.

Table 4 shows climate change projections around the years 2030 and 2050 for the Western Downs, relative to reference period 1995–2014[2]. The median projections include:

- warmer temperatures for each season (average, minimum, and maximum)
- higher evaporation rates for each season, with an expected increase of around 13% by 2050
- a significant reduction in rainfall annually and across all seasons.

Warmer temperatures and increased evaporation will likely increase Dalby's urban water demands as well as reduce the reliability of the surface water supply from Loudoun Weir.

The projected median decrease in average annual rainfall (up to about 10%) is also likely to reduce recharge of the Central Condamine Alluvium aquifers—particularly the shallower aquifers, including the freshwater lens.

Extreme rainfall events could potentially fill or overtop the brine evaporation ponds. Council is designing the new evaporation ponds for the Great Artesian Basin bore supplies to be larger, to reduce this risk. This will make heavy rainfall less likely to limit the use of these bores.

Table 4: Climate change projections for 2030 and 2050 for Western Downs indicating increase in temperature and evaporation; and reduction in rainfall

Climate indicator	Statistic	2030 SSP2–4.5	2030 SSP3–7.0	2050 SSP2–4.5	2050 SSP3–7.0
Average annual temperature (°C change)	Median (Range)	0.78 ↑ (0.55 to 1.06)	0.81 ↑ (0.39 to 1.03)	1.53 ↑ (0.98 to 1.82)	1.71 ↑ (1.23 to 2.03)
Annual potential pan evaporation (% change)	Median (Range)	0.77 ↑ (3.5 to 11.25)	6.25 ↑ (2.8 to 9.7)	12.75 ↑ (8.7 to 18)	13.4 ↑ (5.55 to 19.25)
Annual rainfall (% change)	Median (Range)	-6.0 ↓ (-12.15 to 0.65)	-4.6 ↓ (-10.55 to 4.75)	-9.75 ↓ (-16.75 to -3.55)	-8.45 ↓ (-16.45 to 3.1)

[1] www.longpaddock.qld.gov.au/qld-future-climate/dashboard

[2] These projections are based on recommended scenarios adopted in the Intergovernmental Panel on Climate Change (IPCC) sixth assessment report (AR6), which combines pairs of Shared Socioeconomic Pathway (SSP) scenarios (alternative storylines about how the world might develop over the coming century) with Representative Concentration Pathways (RCPs EM— potential global greenhouse gas concentration trajectory scenarios).

Future water demand

Water supply planning requires an understanding of potential future changes in water demand. This planning is important to manage water supply risks from factors such as growing water demand due to population increase, climate change and aging infrastructure.

The Queensland Government Statistician's Office (QGSO) has projected a population growth rate of 0.3% per annum for the area. Assuming this growth rate, Dalby's projected population in 2055 would be around 13,650. If the average daily water demand remains around 417L/p/d, the annual total unrestricted water demand in 2055 would increase to around 2,100ML/a (refer to Figure 6).

Actual demands each year could be higher or lower than the average demand. For example, during hot dry periods, unrestricted demand is likely to be higher than during cool or wetter periods.

The period over the 7 years to 2021–22 has been drier than the long-term average. Water demands over this period may therefore be similar to water demands under future projected dry conditions.

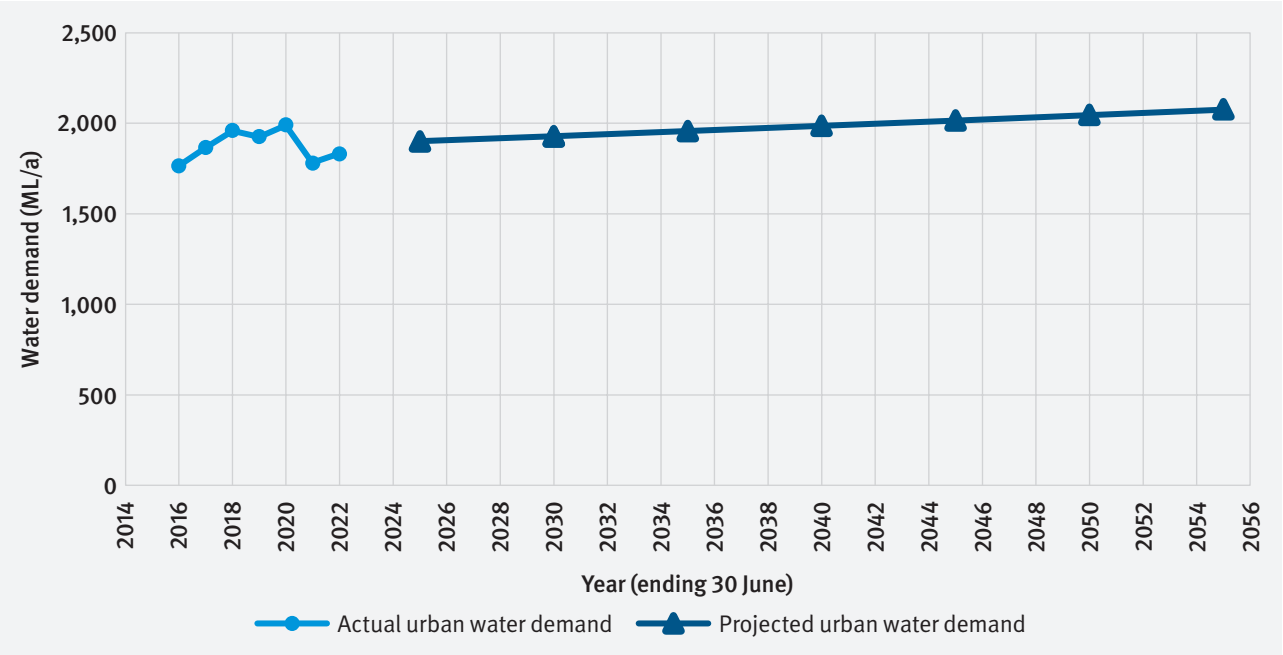


Figure 6: Average urban water demand projection for Dalby, with total demand reaching around 2,100 ML/a by 2055.

Water supply system capability

Assessments have been undertaken to improve understanding of the capability of Dalby's water supply system to meet current and future water demands. This includes undertaking a hydrogeological review and evaluation of potential risks to Dalby's groundwater supply systems, and historical modelling of Dalby's supply from Loudoun Weir.

Central Condamine Alluvium

The following includes key findings from the hydrogeological review.

Some recovery of water levels

- On a regional basis, groundwater levels in the Central Condamine Alluvium have remained relatively stable for the past 20 years but have been notably lower than in the 1960s.
- Pumping rates that exceed the localised recharge rate of the aquifer can lead to a decline in aquifer yield and water levels.
- A localised 'cone of depression' exists around Dalby's bore field (Figure 7). This is likely a result of long-term pumping exceeding the ability of the aquifer to recover locally.
- Water levels in some bores are showing signs of recovery after major rainfall events.

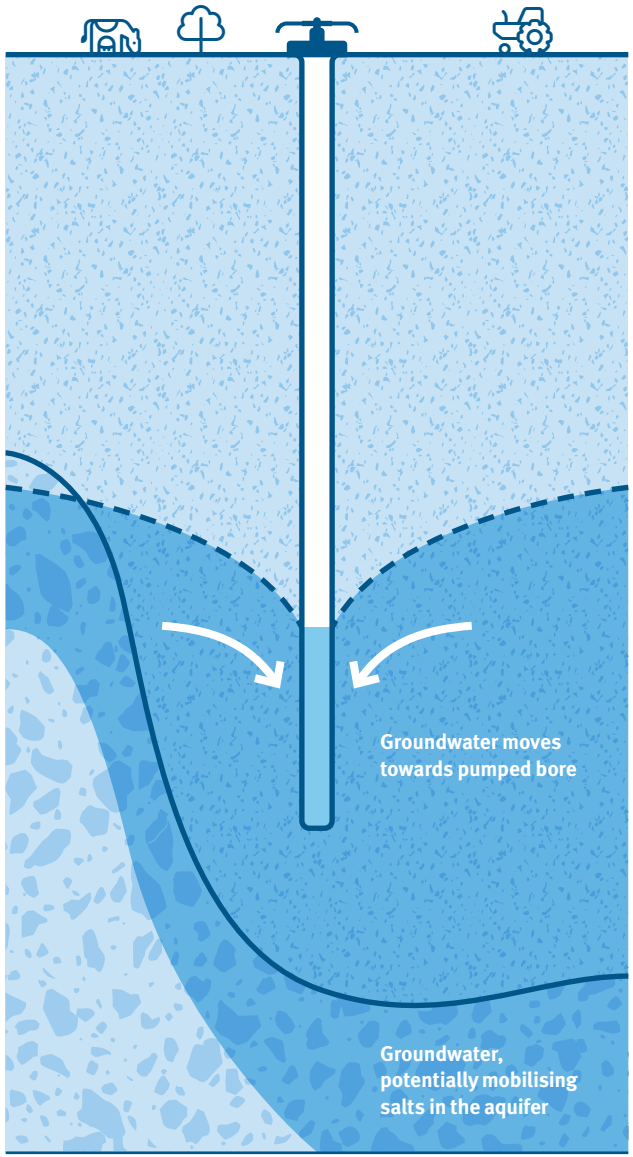


Figure 7: A localised 'cone of depression' can occur if pumping rates exceed the ability of the aquifer to recover locally. High pumping rates can modify groundwater flows and potentially lead to salt mobilisation within the aquifer.

Reducing bore yields

- The yield of some of Council's bores has declined. In particular, the yield of some bores in the Hereward Freshwater Lens has reduced significantly.
- Previous over-extraction of good quality segments of the aquifer has resulted in declining yields and an increased requirement to access the more saline middle and lower aquifers.
- Over-extraction could potentially result in permanent compaction or other damage to the aquifers.
- Refurbishment of some of the bores in the middle and upper aquifers could improve yields and total supply.

Increasing salinity

- Salinity has increased in several of Council's bores since 2004. This poses a significant risk to the long-term viability of these water supplies.
- Possible explanations for rising salinity include:
  - mobilisation of high salinity water from deeper aquifers to shallow aquifers due to long-term pumping from bores
  - lateral movement of local and regional high salinity water towards the bores used for Dalby's water supply.
- High pumping rates can change groundwater flows as surrounding water is drawn towards the bore (Figure 7). This can potentially lead to salt mobilisation within the aquifer and pose a water quality risk to Council's bores.
- Additional reverse osmosis water treatment or alternative water sources might be needed if salinity continues to rise.

Loudoun Weir

The department undertook hydrologic modelling to simulate the performance of Dalby's water supply from Loudoun Weir. It also assessed how the Loudoun Weir supply might better contribute to Dalby's overall water supply.

In particular, the assessment looked at the:

- capability of the existing Loudoun Weir supply to supplement Dalby's water supply
- extent that an off-stream storage could improve the reliability of Loudon Weir supply.

Several scenarios were assessed to better understand the capability of Dalby's Loudoun Weir supply, including:

- the capability of Dalby's Loudoun Weir supply to provide water to Dalby if:
  - water is taken from Loudoun Weir across the full year (when available)
  - water is taken at the maximum rate that it is permitted to be taken each day (when available)
- the capability of Dalby's Loudoun Weir supply to provide a consistent 2ML/day to Dalby from October to February with and without the support of a 300ML capacity off-stream storage.

In each of these scenarios, a maximum of 650ML/a of water taken was taken from Loudoun Weir by Council.

Loudoun Weir provides improved water supply security

Dalby's existing Loudoun Weir supply can make a significant contribution to Dalby's overall supply security by augmenting the groundwater supply. Loudoun Weir could contribute on average over 500ML/a to Dalby's supply. However, the supply is unreliable and might not always be available, particularly during extended dry periods.

An off-stream storage would allow Council to take water from Loudoun Weir when it's available and store it for use during high demand periods, which is generally from October to February. For example, the construction of a 300ML off-stream storage could enable a supply of 2ML/day from October through February in more than 85% of years. Without the off-stream storage, this drops to about 60% of years. Council's current water allocation does not permit water extracted from Loudoun Weir to be stored, so an amendment would be required.

Conclusions and recommendations

Currently, Dalby's water supply mainly comes from the Central Condamine Alluvium aquifers and is supported by additional water from Loudoun Weir when it is available. However, the future capability of these water sources to meet Dalby's needs is uncertain.

Changes to bore yields and water quality in the aquifers pose risks to the future ability of the aquifers to meet Dalby's water demand. The yield of some bores in the Hereward Freshwater Lens has reduced significantly.

Council has needed to increase its supply of water from the more saline middle and lower aquifers. Salinity has also increased in several of Council's bores, and water levels are much lower than they were in the 1960s.

Water levels in some bores are showing signs of recovery after major rainfall events. The potential for longer-term recovery of water levels is unknown.

Loudoun Weir is likely to become less reliable due to climate change. Even so, it remains essential for supporting groundwater supplies, reducing demand from the aquifers and helping water levels recover.

Council's development of water supplies from the Great Artesian Basin is important for increasing water supply security. This reliable supply will be particularly valuable to augment Loudoun Weir and Central Condamine Alluvium groundwater sources.

Good planning is needed to enable Dalby's water supply to respond to possible future conditions. This need is demonstrated by previous situations, including:

- extended dry periods that limit the use of water from Loudoun Weir
- unusually wet periods that have limited the use of brine evaporation ponds (and groundwater resources)
- changes in Central Condamine Alluvium aquifers.

Accessing water supplies from the Great Artesian Basin, and careful management of Council's other water supplies, will be important aspects of Dalby's future water security.

Recommendations

The following actions for Council are recommended to reduce future water supply security risks:

Central Condamine Alluvium

- Pumping tests of Council's bores in the upper aquifer, particularly the Hereward Freshwater Lens, to assess their sustainable yield to inform future management decisions.
- Condition assessments and potential refurbishment of upper aquifer bores where this has potential to increase bore yield.
- Continuous monitoring of salinity and water levels in Council's bores. This would include developing a groundwater sampling program considering Council bore pumping patterns.
- Gain a better understanding of the potential mobilisation of salts and of the potential for longer-term recovery of water levels.
- The development of a local groundwater flow and solute transport model covering Council's bore field area could help this understanding. The model should be designed to:
  - › improve understanding about aquifer yields
  - › improve understanding of potential mobilisation of salts in groundwater
  - › assist Council to manage pumping to protect aquifer areas with better water quality
  - › assist the design of a future groundwater monitoring network.
- Consider a feasibility study into increased recharge to the Hereward Freshwater Lens. Potential options include improved direct recharge from rainfall and interaction with streams. This should include consideration of regulatory requirements or limitations under the Water Plan (Condamine and Balonne) 2019.
- If available, purchase additional allocation in areas with good water quality and high yield.
- Investigate potential for drilling new Central Condamine Alluvium bores in other suitable locations.



Other potential opportunities

- Consider the viability and feasibility of an off-stream storage. The assessment would need to consider the optimal supply arrangements and size of the storage. Construction, design and operation of any off-stream storage would also need to meet regulatory requirements set out under the Water Plan (Condamine and Balonne) 2019.
- Investigate the potential to increase the use of recycled water to reduce water demand.
- Consider opportunities to further develop Council's existing Great Artesian Basin allocations or purchase additional allocations.
- Continue promoting waterwise measures, such as community education programs and home and garden rebate schemes.

Myall Creek, credit: Robert Dick

Moving forward

This assessment has been a collaboration between the Queensland Government and Council to develop a shared understanding of the existing security of Dalby's water supply and its capacity to support future growth.

Council recognises that a secure and reliable water supply is essential for supporting Dalby's current and future population, as well as local businesses, industry, and tourism. Council is committed to moving forward and achieving this outcome for the community.

Council will continue to proactively investigate, develop, and implement solutions to ensure sustainable water supply security for the Dalby community.

Planned Council works include:

- constructing a new reverse osmosis plant and brine evaporation ponds for the treated Great Artesian Basin water. Estimated completion mid–2026
- constructing a pipeline to connect the new Great Artesian Basin bores to the new reverse osmosis plant. Estimated completion mid–2025
- investigating potential for additional recycled water use

Council is considering other potential investigations, including:

- drilling additional bores into the Hutton Sandstone and Precipice Sandstone aquifers
- refurbishing bores in the Central Condamine Alluvium middle and upper aquifers to potentially increase yield and total supply
- constructing an off-stream storage to store water from Loudoun Weir or other sources
- installing continuous data loggers on key town water supply bores to monitor impacts of groundwater extraction. Information gathered from these data loggers could help inform groundwater modelling and management of groundwater extraction.
- further developing a local-scale groundwater flow and solute model for the area of the aquifers covering Council's bore field area. This could help to improve understanding of sustainable extraction rates and potential salinity impacts.
- identifying areas where demand management can be improved, including clarifying restriction targets. This could, for example, be through further community education programs such as Waterwise[3] or a home and garden rebate scheme to reduce water usage.

Council acknowledges its key role in educating the community regarding water conservation and ensuring that the available water resources are effectively managed. Council will work with the community to identify an appropriate level of service for Dalby's water supply, which will involve balancing an acceptable level of water availability with the lifestyle and expectations of the community.

By continuing to pursue an appropriate level of water supply security for Dalby, Council is working to ensure that the right environment exists for the community, businesses, industry and tourism to thrive in Dalby.

[3] https://www.qld.gov.au/environment/water/residence/use/home

Title	**Infrastructure Services Report June 2024/25 Capital Works Progress Update**
Date	3 July 2025
Responsible Manager	D. Dibley, WORKS MANAGER CONSTRUCTION

Summary

The purpose of this Report is for the Works Department to provide an update to Council regarding the 2024/25 Capital Works Program for the month of June 2025.

Link to Corporate Plan

Strategic Priority: Strong Diverse Economy
- Our business and industry actively live and buy local.

Strategic Priority: Quality Lifestyle
- Our residents are provided with modern infrastructure and quality essential services across our region.
- Our recreational spaces and community facilities are attractive, safe, and accessible.
- We invest in safe, well maintained road networks to connect our region and support economic activities.

Strategic Priority: Sustainable Organisation
- We are recognised as a financially intelligent and responsible Council.
- Our people are skilled and values driven to make a real difference.
- Our agile and responsive business model enables us to align our capacity with service delivery.
- Our effective asset management ensures that we responsibly maintain our community assets.

Material Personal Interest/Conflict of Interest

Nil

Officer's Recommendation

That this report be received.

Background Information

On 20th June 2024, in a Special Meeting Council adopted the 2024/25 Budget including Council's Capital Works Program.

Report

To ensure Council are well informed with key infrastructure projects, monthly reports will be presented outlining recently completed projects, projects in progress and upcoming projects.

RECENTLY COMPLETED PROJECTS

1. Glenern Road, Glenmorgan (20551-29988) Road Upgrade to Bitumen Seal;
2. Bundi Road, Bundi (39.37-44.04) Road Upgrade to Bitumen Seal;
3. Windmill Road, Chinchilla (0.00-0.623) Road Reconstruction inc Kerb & Channel upgrade;
4. Sandalwood Ave, Dalby - Construct new concrete footpath;
5. Clifford Road, Bundi - Road Upgrade to Bitumen Seal Ch: 3.00-8.00 - Stage 1 & 2;

6. Sandalwood Ave, Dalby - Construct new concrete footpath;
7. Southwood Road, Southwood - (17.0 - 20.00) - Road Reconstruction and Widening - Stage 1
8. Cuddihy St, Brigalow - (0.00-0.287) Road Upgrade to Bitumen Seal;
9. Zeller St, Brigalow - (0.0-0.156) Road Upgrade to Bitumen Seal;
10. Springvale Road, Springvale - (13-13.8) Road Reconstruction;
11. Works Depot Fence Replacements; Wandoan, Meandarra and Dalby;
12. Woollett's Road, Diamondy - (1.5 - 2.0) - Road Reconstruction;
13. Wandoan Parks and Gardens Depot Gravel Road Upgrade;

PROJECTS IN PROGRESS

1 Woollett's Road, Diamondy - (3.486 - 7.799) Road Upgrade to Bitumen Seal;
2 Southwood Road, Southwood - (20.00 - 22.20) - Road Reconstruction and Widening -Stage 2
3 Clifford Road, Bundi - Road Upgrade to Bitumen Seal Ch: 8.00 - 13 - Stage 3
4 Evans Street, Chinchilla (0.010 - 0.590) Road Reconstruction inc Kerb and Channel upgrade.
5 Wambo Street, Dalby (0.36 - 0.481) - Road Upgrade to Bitumen;
6 Wambo Street, Dalby (00- 0.16;) - Road Upgrade to Bitumen;

UPCOMING PROJECTS

1 Tuckerang Rd, Tuckerang Ch: 12.53 -12.73 - Dust Suppression
2 Tuckerang Rd, Tuckerang Ch: 4.42 - 4.72 - Dust Suppression
3 Tuckerang Rd, Tuckerang Ch: 2.94 - 3.14 - Dust Suppression
4 Tuckerang Rd, Tuckerang Ch: 1.96 - 2.15 - Dust Suppression
5 Dickman St, Chinchilla -(0.00 -.0120) Road Reconstruction inc Kerb and Channel upgrade.

COMMERCIAL WORKS

RECENTLY COMPLETED PROJECTS

1. 24/25 DTMR Reseal Prior Works Program (Roma-Taroom Road pavement repairs);
2. Resheeting - Warra Canaga Creek Road;
3. 25H Emergent Works Repairs – DTMR Network Dec/Jan Storm Event ($750K);
4. Regional Drainage Maintenance Program;
5. 25O Emergent Works Repairs – DTMR Network March 2025 Event;;
6. 24/25 DTMR Reseal Prior Works Program Culvert works in Bell; an
7. 2024/25 RMPC.

PROJECTS IN PROGRESS

1. 2025/26 RMPC.

UPCOMING PROJECTS

Tender packages for reseal prior works on State Roads, and remediation of the open drain on the Leichardt Highway in Miles are in development but have not been received by WDRC.

FLOOD DAMAGE RESTORATION

RECENTLY COMPLETED PROJECTS

1. QRA REPA Flood Damage Restoration 2021/22 Package Seal 08 (Dalby / Blaxland / St Ruth / Springvale).
2. QRA REPA Flood Damage Restoration 2021/22 Package 39 (Yulabilla / Drillham South / Condamine / The Gums / Tara);
3. QRA REPA Flood Damage Restoration 2021/22 Package 41 (Jandowae / Tuckerang / Warra / Jimbour West / Macalister / Pirrinuan / Dalby);

4. QRA REPA Flood Damage Restoration 2021/22 Package Drainage 02 (Various locations around Chinchilla / Brigalow / Montrose / Condamine and in the south-west of the Region, between Weranga / Glenmorgan / Coomrith / Westmar / Moonie);
5. QRA REPA Flood Damage Restoration 2021/22 Package Drainage 03 (Various locations in the north-east of the Region, between Dalby / Warra / Jinghi / Diamondy / Bunya Mountains / Kaimkillenbun); and
6. QRA REPA Flood Damage Restoration 2021/22 Package Seal 06 (Numerous locations surrounding Chinchilla, to Kogan / Condamine / Miles / Hookswood / Blackswamp / Burncluith / Langlands / Tuckerang / Brigalow).

PROJECTS IN PROGRESS

1. QRA REPA Flood Damage Restoration 2021/22 Betterment Package 3 (Sundown Rd / Gurulmundi Road) concrete floodway reconstructions

UPCOMING PROJECTS

1. Betterment Program
    1. Wilds Road
    2. Sandalwood Avenue West
    3. Springvale Road (Additional funding approved)

2024/25 PROJECTS DESIGN STATUS UPDATE

Design Program is 98% completed (57/58);

a. 97% - Roadworks Design Program (37/38) projects Issued for Construction (IFC);
b. 100% - Footpath Design Program (10/10) projects Issued for Construction.
c. 100% - Dust Suppressions (10/10)

Remaining Projects Status -

Hayden Street (95%) (deferred to later years)

2025/26 PROJECTS DESIGN STATUS UPDATE

Design Program is (54%) completed (23/43)

a. 41% - Roadworks Design Program (11/27) projects Issued for Construction (IFC)
    4 projects at 80%
    3 projects at 70%
    2 projects at 50%
b. 70% - Footpath Design Program (7/10) projects Issued for Construction.
c. 100% - Dust Suppressions (6/6)

Consultation (Internal/External)

Following Council's resolution to receive the report, updates will be posted on Council's social media platforms to inform Western Downs Regional Council's community

Legal/Policy Implications (Justification if applicable)

Nil

Budget/Financial Implications

Nil

Human Rights Considerations

Section 4(b) of the *Human Rights Act 2019* (Qld) (the Human Rights Act) requires public entities 'to act and make decisions in a way compatible with human rights'.

All activities will be undertaken in accordance with Council's human rights obligations

Conclusion

The programmed works have been completed; however, a few projects will carry over into the 2025/26 financial year due to factors beyond our control. These delays are primarily attributed to ongoing disruptions caused by adverse weather conditions, limited availability of service relocation contractors, and issues related to environmental considerations, cultural heritage, and tree clearing.

Attachments

Nil

Authored by: Debbie Dibley, **WORKS MANAGER CONSTRUCTION**

Title	**Community and Liveability Report - Motions Local Government Association Queensland (LGAQ) Annual Conference**
Date	24 June 2025
Responsible Manager	**L. Koene, Economic Development Manager**

Summary

The purpose of this report is to seek Council endorsement of motions proposed to be submitted to the Local Government Association Queensland (LGAQ) for consideration at the 2025 Annual Conference.

Link to Corporate Plan

Strategic Priority: Quality Lifestyle
- Our residents are provided with modern infrastructure and quality essential services across our region.
- Our recreational spaces and community facilities are attractive, safe, and accessible.
- We invest in safe, well maintained road networks to connect our region and support economic activities.
- We attract families to live, work, prosper, and play in our region.
- We take pride in our natural assets, environment, and heritage.

Strategic Priority: Sustainable Organisation
- We are recognised as a financially intelligent and responsible Council.
- We focus on proactive, sustainable planning for the future.
- Our people are skilled and values driven to make a real difference.
- Our agile and responsive business model enables us to align our capacity with service delivery.
- Our effective asset management ensures that we responsibly maintain our community assets.

Material Personal Interest/Conflict of Interest

Nil

Officer's Recommendation

That this Report be received and Council

1. Endorse the following motions for the Local Government Association Queensland 2025 Annual Conference:

    a. That the LGAQ calls on the State and Federal governments to allocate a dedicated funding program to support the redevelopment and remediation of aquatic facilities.

    b. That the LGAQ calls on the State and Federal governments to reform building certifier accreditation processes, to allow persons with appropriate equivalent competencies to become Building Certifiers and include Building Certification on the Occupation Shortage List.

2. Appoints the Mayor of the Western Downs Regional Council as Council's delegates for the 2025 LGAQ Annual Conference to participate in voting of motions; and

3. Delegates authority to the Chief Executive Officer in accordance with the *Local Government Act 2009* to make amendments, if required, to the motions.

Background Information

The LGAQ is now inviting Councils to submit motions for consideration at its 2025 Annual Conference, to be held from Monday 20 October to Wednesday 22 October 2025 on the Gold Coast.

If adopted, these motions become formal resolutions of the sector and establish the official policy position of both the LGAQ and its member Councils. They are recognised by State and Federal Governments, peak bodies, and other key stakeholders as binding commitments for the LGAQ to advocate and progress on behalf of local government.

In accordance with the LGAQ Motion Protocol, all motions must meet the following criteria:

1. **Statewide relevance** – The issue must impact a broad cross-section of Councils or communities across Queensland.
2. **Seek action from State or Federal Government** – Motions should be directed at influencing legislative, policy, or funding outcomes from other tiers of government.
3. **Avoid cost shifting** – Motions must not propose actions that would result in new or increased responsibilities or costs for local governments.
4. **Avoid duplication** – Motions should not replicate issues debated at an Annual Conference in the past five years, unless they seek to amend or update a previously adopted position.

Councils are encouraged to consider pressing policy issues or systemic challenges that warrant sector-wide advocacy and may be suitable for submission.

Report

Under Council's General Policy on Conferences and Meetings, attendance at the LGAQ Annual Conference and authority to act as Council's voting delegate must be determined by resolution of the full Council. This is required because the appointed delegate is responsible for formally voting on proposed advocacy motions, thereby representing the collective policy position of Western Downs Regional Council.

Each member council of the LGAQ is entitled to one vote at the Annual Conference and may appoint one official delegate to exercise that vote. While only one delegate is authorised to vote, additional Councillors are welcome to attend the conference as observers and participate in the broader program.

This report recommends that Council appoint the Mayor as the official voting delegate for the 2025 Annual Conference.

Previous Council-Endorsed Motions

At the 2024 LGAQ Annual Conference, Council submitted and successfully advocated for the following motions:

1. Establishment of improved Infrastructure Development Assessment Frameworks
2. Ensuring accessible and affordable insurance for Queenslanders
3. Provision of adequate funding and resources to Coexistence Queensland
4. Suitable consultation and submission timeframes for local government engagement

Proposed Motions for 2025 Annual Conference

For the 2025 Conference, it is proposed that Council submit the following motions for consideration by the broader local government sector:

- **Aquatic Infrastructure Redevelopment**
  That the LGAQ calls on the State and Federal governments to allocate a dedicated funding program to support the redevelopment and remediation of aquatic facilities across Queensland.

- **Reform of Building Certifier Accreditation**
  That the LGAQ calls on the State and Federal governments to reform building certifier accreditation processes, enabling persons with appropriate equivalent competencies to become registered Building Certifiers, and to include Building Certification on the National Occupation Shortage List.

These motions respond to local challenges that have broader sector relevance and seek clear, constructive policy and funding action from higher levels of government.

Consultation (Internal/External)

Planning & Development Team
Facilities Team

Legal/Policy Implications (Justification if applicable)

Council representation at the LGAQ conference is in accordance with the Councilors' responsibilities as defined within the *Local Government Act 2009*.

Councillor representation at this conference is in accordance with Council's general policy on Conference Attendance by Councillors.

Budget/Financial Implications

NIL

Human Rights Considerations

Section 4(b) of the *Human Rights Act 2019* (Qld) (the Human Rights Act) requires public entities 'to act and make decisions in a way compatible with human rights'.

There are no human rights implications associated with this report.

Conclusion

Endorsing the proposed motions will authorise Council to submit them for formal consideration at the LGAQ Annual Conference. This process enables Western Downs Regional Council to participate meaningfully in setting the sector's advocacy priorities and influencing policy decisions that directly affect our communities. Debate and resolution of motions at the conference often generate innovative, cross-jurisdictional solutions and serve to amplify the collective voice of local government across Queensland. When Council-led motions resonate with other delegates, they can gain traction, leading to broader collaboration and unified advocacy. Active participation in the LGAQ Annual Conference not only strengthens Council's role in shaping the sector's policy direction but also enhances our ability to advocate for the specific needs and interests of the Western Downs region.

Attachments

Council motions to be submitted to LGAQ

Authored by: L. Koene, ECONOMIC DEVELOPMENT MANAGER

Every Queensland community deserves to be a liveable one

2025 LGAQ Annual Conference – Motion Template

Who is the key contact for this motion? (required)	*Jodie Taylor*
Submitting council (required)	*Western Downs Regional Council*
Supporting organisation (if applicable)	
Council resolution # (required)	
Date of council resolution (required)	*17/07/2025*
☑ Does this motion have state-wide relevance? *For a motion to be accepted, it must have state-wide relevance / this box must be ticked.*	
Title of motion (required)	*Aquatic Centres Funding*
Motion (required)	*That the LGAQ calls on the State and Federal governments to allocate a dedicated funding program to support the redevelopment and remediation of aquatic facilities.*
What is the desired outcome sought? (required) 200 word limit	Australia is home to 1,300 public pools, with approximately 90% of the population residing within a 20-minute drive of one. These facilities attract 330 million visits annually and play a pivotal role in preventing drowning deaths, enhancing community cohesion, improving health outcomes and make ongoing, and substantial contributions to both local and the national economies. The average lifespan of a pool in Australia is 50 years, with many public pools being constructed in 1968. By 2030, 500 (40%) of these public pools will reach the end of their operational lifespan, requiring $8 billion in replacement costs. Regional communities are most at risk of losing aquatic facilities, as 58% of public pools located in regional Australia. These facilities are essential for providing swimming lessons, water therapy, physical activity, and leisure activities to local communities, especially in regional towns where alternatives may be limited. Significant nationwide investment is required to replace, renew and upgrade

	public pools across Australia approaching the end of their operational lifespan. The closure of community pools is highly unpopular and has been shown to adversely affect communities. Such closures of local pools often leads to increased community mobilisation and political engagement.-
Background (required) 350 word limit	Public pools make a significant economic contribution to Australia. generating $9.18 billion in benefits annually. This includes $2.8 billion and 33,600 full time jobs, $2.5 billion through reduction of burden of disease, and $3.8 billion of individual and community surplus In addition to this direct economic benefit, the social return on investment for public pools in regional Australia is $2.18 for every dollar invested in the operation of an aquatic 2.1. Aquatic facilities, and the swim schools which often operate from their premises, are critical for preparing the community, and particularly children, for safe interaction with the water. Additional benefits are improvements in physical, mental and functional health. A 2022 Royal Life Saving report indicated that approximately 500 (40%) council-owned pools in Australia will need to be replaced by 2030. It is estimated the capital expenditure required for this infrastructure replacement will be $8 billion. Additional aquatic facilities requiring replacement between 2030-2035 will necessitate a further $3 billion in capital expenditure. Based on this analysis, by 2035 a total capital expenditure of $11 billion will be required to maintain the operation of Australian aquatic facilities at current levels. This analysis does not account for adjusted facility requirements for those areas with significant population growth, which may warrant further aquatic infrastructure development. Turner and Townsend, a major Australian public pool building provider, estimate the minimum capital expenditure to replace a basic outdoor swimming pool is $10 million. Communities across Australia are increasingly resistant to the closure of public pools, placing additional pressure on local governments to fund and maintain aquatic centres. The combination of ongoing operational expenditure and rising capital costs is creating significant

	financial pressure on local governments across Australia to keep these facilities open. Despite State and Federal funding schemes, many local governments either cannot secure funding or can only secure minimal funding for aquatic facility infrastructure projects. This often results in local governments needing to provide 60-70% of upfront capital costs for aquatic facility infrastructure projects, in addition to ongoing maintenance and operational costs. The financial pressure on local governments is exacerbated by many public pools incurring operating losses, which must then be underwritten by local government.
Case study/ Example (optional) 350 word limit	The Western Downs Regional Council Aquatic Facilities Strategy 2023-2038 aims to guide the future direction of aquatic facilities in the region by balancing the priorities and needs of the community while delivering benefits to the community. Seven pools throughout the Western Downs are approaching end of their operational lifespan in the next 7-15 years. Each requiring remediation or replacement to ensure ongoing access to aquatic facilities for these communities. As identified though the Aquatic Facilities Strategy, the Chinchilla Pool is reaching end of life and needs to be replaced to ensure it can continue to meet the community's needs for years to come. In Chinchilla, the region's second-largest township, 57,000 pool visits were recorded in 2021/22 - proof of both community need and usage. However, while 90% of Australians currently live within 20 minutes of a public pool, this figure is under threat as regional infrastructure reaches the end of its lifespan. For many Western Downs residents, there are no equivalent alternative facilities within a reasonable drive. Without the new Chinchilla Aquatic Centre, thousands would face lengthy travel or no access at all, deepening regional disadvantage and compromising workforce attraction and retention.

	Council has stepped up, with the entire $34 million project funded under the 10-year Capital Works program, placing a significant financial burden on Council as Local Government. With another six pools requiring remediation or replacement over the next 7 - 15 years, Council is advocating for a dedicated funding program to support the redevelopment and remediation of aquatic facilities.

Every Queensland community deserves to be a liveable one

2025 LGAQ Annual Conference – Motion Template

Who is the key contact for this motion? (required)	*Jodie Taylor*
Submitting council (required)	*Western Downs Regional Council*
Supporting organisation (if applicable)	
Council resolution # (required)	
Date of council resolution (required)	*17/07/2025*
☑ Does this motion have state-wide relevance? *For a motion to be accepted, it must have state-wide relevance / this box must be ticked.*	
Title of motion (required)	*Building Certification Reforms*
Motion (required)	*That the LGAQ calls on the State and Federal governments to reform building certifier accreditation processes, to allow persons with appropriate equivalent competencies to become Building Certifiers and include Building Certification on the Occupation Shortage List.*
What is the desired outcome sought? (required) 200 word limit	The objective of this proposal is to significantly improve the supply of building certifiers through the recognition of equivalent competencies to allow persons to enter the profession. There is a significant decline in the supply of building certifiers, with the impacts being disproportionately felt in regional areas. Many communities are now, or are at risk of, soon being without effective access to a Building Certifier. As a result, there appears to be a trend towards building works being undertaken outside of any regulatory framework, which is a serious risk to community members. Without sacrificing the quality of the certification process, undertaking reforms in this regard will enable the better provision of certification services in regional areas by transferring persons from related fields into building certification roles, which will be a significant benefit for Local Government and communities in those areas.

Background (required) 350 word limit	Australia's building and construction industry stands at a critical juncture. The Australian Institute of Building Surveyors (AIBS) has warned that the sector is "perilously close to collapse" - a warning driven largely by an escalating professional indemnity (PI) insurance crisis. AIBS reports that 11% of certifiers have already stopped work due to retirement and insurance issues, with another 9% limiting their scope. At the same time, the pipeline of new certifiers is worryingly thin, which is particularly felt in regional areas. This isn't just an administrative inconvenience; it has a direct and immediate impact on housing availability. Delays in certification mean delays in project completion, affecting critically needed housing developments, and other essential community infrastructure and industrial projects that support economic growth. Part of the crisis stems from an unnecessarily rigid and prohibitive entry pathway for becoming a building certifier. Other inspectorial roles, such as plumbing inspectors, allow trade-qualified professionals to transition into inspection roles through recognition of prior learning (RPL). In contrast, becoming a certifier requires a lengthy university qualification followed by years of supervised work, often taking up to six years to achieve full competency. Skilled builders, building designers, and others with direct industry expertise are effectively locked out, despite possessing comparable or even superior technical knowledge to some current certifiers. The consequence? A dwindling workforce that cannot meet demand The accreditation process for certifiers needs immediate reform. Creating alternative pathways for qualified industry professionals to transition into certification roles through recognition of prior learning could dramatically increase supply. This is not about lowering standards; it is about aligning qualification requirements with real-world competencies. While metropolitan centres may be insulated from the worst of this crisis, regional Queensland is already feeling the impact. Without action, this shortage will stall housing developments, drive up costs, and constrain economic growth, all at a time when regional areas are being looked to for housing expansion and decentralisation efforts.

Case study/ Example (optional) 350 word limit	The Western Downs is the Energy Capital of Queensland, powering over two million Australians every day. With a diversified energy portfolio including thermal coal, gas, wind, solar, large-scale battery storage, and a renewables-based hydrogen trial in progress, the Queensland Energy and Jobs Plan identifies the Western Downs as a central location in the Southern Renewable Energy Zone. In addition to driving the nation's renewable energy transition, the Western Downs is also home to multi-million-dollar agriculture, intensive agriculture, and manufacturing industries that contribute almost $6 billion to the state economy. With over $7.5 billion of developments in the investment pipeline across a broad range of industries, the Western Downs is already experiencing inflows of workers to support the expansion of renewable and coal seam gas developments, intensive agriculture, and supporting businesses. Demand for housing in the Western Downs has increased substantially in recent years, with communities like Dalby and Chinchilla already experiencing critical shortfalls in availability of housing and increasing levels of homelessness. Rental vacancy rates across the region are some of the lowest in the country - around 0% in Chinchilla and 0.1% in Dalby at the start of 2025. These shortages are only expected to grow, with the Western Downs population projected to increase by 7% in the next two decades and the Regional Australia Institute estimating that 1 in 5 households living in metropolitan areas is considering moving regionally. Without sufficient and affordable housing, regions like the Western Downs will soon be unable to attract and retain the workforce necessary to sustain their outsized economic production, inhibiting their ability to continue powering, feeding, and clothing the nation.

Title	**Community & Liveability Report Communities Partnering Framework Update**
Date	26 June 2025
Responsible Manager	L. Koene, ECONOMIC DEVELOPMENT MANAGER

Summary

The purpose of this Report is to present Council with an updated version of the Communities Partnering Framework and to seek adoption of this Framework.

Link to Corporate Plan

Strategic Priority: Strong Diverse Economy
- We aggressively attract business and investment opportunities.
- Our region is a recognised leader in agribusiness, energy, and manufacturing.
- We deliver water security to enable future economic growth.
- Our business and industry actively live and buy local.

Strategic Priority: Active Vibrant Community
- We are a happy, inclusive community, proud of where we live.
- Our people of diverse backgrounds and ages are united by social, cultural, and sporting activities.
- Our parks, open spaces, and community facilities are alive with activities and connect our communities.
- We are a strong sustainable community supported by volunteers.
- We empower communities to develop local initiatives and events.

Strategic Priority: Quality Lifestyle
- Our residents are provided with modern infrastructure and quality essential services across our region.
- Our recreational spaces and community facilities are attractive, safe, and accessible.
- We invest in safe, well maintained road networks to connect our region and support economic activities.
- We attract families to live, work, prosper, and play in our region.
- We take pride in our natural assets, environment, and heritage.

Material Personal Interest/Conflict of Interest

Nil

Officer's Recommendation

That this Report be received and Council to resolve to adopt the updated Communities Partnering Framework as attached.

Background Information

Council adopted the Economic Development Strategy 2023–2028 in early 2023. The strategy outlines a clear vision for the Western Downs to be a strong, resilient, and diverse economy, with a focus on strengthening liveability across the region.

One of the key actions identified in the strategy was the development of a leading and best-practice Communities Partnering Framework. The purpose of this framework is to guide and enable partnerships between Council, the private sector, and community organisations to achieve sustainable economic and social outcomes.

Report

In February 2024, Council resolved to adopt the Communities Partnering Framework and Local Housing Action Plan.

Action 1.5 in the Local Housing Action Plan states:

> *"Council to strongly encourage and advocate to attract private sector investment in conventional subdivisions and dwellings to meet high demand in key areas (i.e. Dalby, Chinchilla, Tara and Miles) as identified in the Economic Development Strategy 2023 - 2028. Council will also advocate for improved access to finance and insurance for these priority developments."*

As part of the continued implementation of this framework, a proposed amendment has been made to the *Growing Liveability* pillar within the Communities Partnering Framework.

The current version reads:

- *Legacy investment in the community addressing locally identified needs, including investment in long-term housing.*

- *For significant projects, complete a Social Impact Study addressing (cumulative) impacts on community and (social) infrastructure. Enter into Road Infrastructure Agreement (if applicable).*

Proposed Amendment – Growing Liveability Pillar

The updated framework, now presented for endorsement, includes the following additional provisions under the Growing Liveability pillar:

- *For projects valued at $100 million or more, new housing stock is to be delivered in the nearest town. One new dwelling should be created for each new full-time equivalent (FTE) operational role, unless the local residential vacancy rate is 2% or higher (refer to Appendix).*

- *Council highly values proponents who prepare a comprehensive workforce accommodation plan and complete a Social Impact Study addressing cumulative impacts on the community and social infrastructure. Road Infrastructure Agreements should also be entered into, where applicable.*

Further Amendments to the Framework

Two additional updates have been made to the framework document:

1. **Inclusion of a visual graphic** depicting Council's engagement process across all phases of project development: exploration, feasibility, development, construction, commissioning, and operational.

2. **Addition of an Appendix** outlining *Workforce Accommodation Strategy Criteria* for developments with a capital value exceeding $100 million.

Consultation (Internal/External)

Internal
- Chief Executive Officer
- General Manager Community & Liveability
- Planning and Environment Manager

Legal/Policy Implications (Justification if applicable)

NIL

Budget/Financial Implications

NIL

Human Rights Considerations

Section 4(b) of the *Human Rights Act 2019* (Qld) (the Human Rights Act) requires public entities 'to act and make decisions in a way compatible with human rights'.

There are no human rights implications associated with this report.

Conclusion

By resolving this update to the Communities Partnering Framework, Council will be enabled to advocate more effectively for housing development in the region.

Attachments

1. Communities Partnering Framework Update

Authored by: L. Koene, Economic Development Officer



WESTERN DOWNS REGIONAL COUNCIL

COMMUNITIES PARTNERING FRAMEWORK

Mayor's Welcome



Welcome to the Western Downs, where it's the people that make it. Our region is home to a wonderful array of community and private sector organisations. These organisations are ingrained in the fabric of our active, vibrant communities and we love to see them prosper.

Located only an hour from the Toowoomba Wellcamp Airport, and just two and half hours from Brisbane, the Western Downs offers a healthy regional lifestyle. Our proximity to the city affords the Western Downs region a wealth of growth and development opportunities boosted by significant investments in road and air logistics. The Western Downs is a recognised leader in agribusiness, energy and manufacturing and we are successfully advancing our region as a tourism destination.

"We're all about being great neighbours."

We're a happy, inclusive community with attractive recreational spaces, first-class facilities, high-quality essential services, and unique local initiatives and events. Our people come from diverse backgrounds and ages united by social, cultural, and sporting activities and an intrinsic desire to make our communities the best they can be.

Western Downs Regional Council's Communities Partnering Framework sets our expectation that private sector companies and corporations operating in our region will be great neighbours, supporting social license through communities partnering. It's about empowering our communities to partner with the private sector, and Council, to deliver legacy outcomes we can all be proud of.

Council has built a strong culture in the community partnering space, setting a clear expectation that future developments in our region support strong economic, social and environmental outcomes. We want to build, foster, and maintain this culture of strong community partnering between the private sector, Council and the community to activate participation and connection to boost our local economy, embrace innovative opportunities and future-proof our region.

This strategy allows Council to set clear direction for the private sector to support, engage and partner with our schools, Indigenous corporations, health care agencies, social service groups, sporting organisations, clubs and not-for-profit groups. Working together, we can ensure our children, grandchildren, and future generations will thrive and strive to live, work, study and play on the Western Downs.

ACKNOWLEDGMENT OF COUNTRY

Western Downs Regional Council acknowledges the traditional owners, the Barunggam, Iman (Yiman), Bigambul, Wakka Wakka, and the Jarowair people, as the custodians of this land. We pay respect to all Aboriginal community Elders, past and present, who have resided in the area and have been an integral part of the history of the region.



Corporate Plan 2021 - 2026

Western Downs Regional Council strives to be a diverse region at the forefront of the changing world.

Economic Development Strategy 2023 – 2028

VISION: The Western Downs is a strong, resilient and diverse economy and liveability is strengthened in the region by 2028.









What is Communities Partnering?

Strong collaboration and partnerships are required to be able to deliver on the pillars and targets of the Economic Development 2023 - 2028 strategy, ensuring that the region delivers on the vision to be a strong, resilient and diverse economy with a growing liveability.

Western Downs Regional Council defines Communities Partnering as **"a collaborative, long-term and strategic partnership, driven by a shared commitment to strengthen economic, environmental and social outcomes across the Western Downs and its communities, enabling a sustainable future."**

Why is Communities Partnering important?

Companies based and operating in the Western Downs are the drivers of the region's strong economic growth, and growing diversification. Whilst Council acknowledges the important role of small businesses in the region, large scale companies have a significant impact on the region. This communities partnering framework is tailored to large businesses who either employ over 200 employees and / or have an annual turnover of more than $250 million, as well as large-scale developments with a construction cost of over $100 million.

A strong culture of Communities Partnering has been established in the Western Downs over the past two decades. This has enabled partnering relationships between the private sector, community organisations and Council and delivers sustainable economic and social outcomes.

Council aggressively attracts business and investment opportunities to the region and enables good development that is the right fit for our region. This Communities Partnering Framework is established to support companies with their social license to operate and Environmental Social Governance (ESG) responsibility by defining clear expectations and indicating the support Council and other organisations can provide to enable strong partnering relationships.



This Communities Partnering Framework will ensure economic, environmental and social outcomes are protected, nurtured and advanced, ensuring our children, grandchildren and future generations will be able to enjoy living, working, studying and playing right here in the Western Downs.



Partnering with our Communities

CORE EXPECTATIONS - Adhere to all legislative and regulatory requirements from all levels of government.

- ✓ Submit all required documentation in good faith and on time.
- ✓ Where relevant, communicate this information to all stakeholders.

TRUSTED PARTNERSHIPS - Actively build, foster and maintain strong partnerships within the community.



- ✓ Enable respectful, early and ongoing dialogue with the community, landholders, stakeholders and Fire and Emergency Services.
- ✓ When possible, enable an 'open door' to field queries, e.g. shop front, community liaison, hotline.

STRONG AND DIVERSE ECONOMY - Actively contribute and build a diverse, strong and resilient economy.



- ✓ Grow local talent by investing in education and skills and fostering employment pathways.
- ✓ Support local content by leveraging Chamber of Commerce and TSBE membership and networks, and ensure payment for goods and services are made promptly.

GROWING LIVEABILITY - Invest in liveability in the region for future generations to live, work, play and study.



- ✓ For projects valued at $100 million or more, new housing stock to be provided in the nearest town. One new dwelling should be created for each new full-time equivalent (FTE) for operational roles, unless the vacancy rate is 2% or higher. Refer to appendix.
- ✓ Council highly values proponents who prepare a workforce accommodation plan and complete a social impact study addressing cumulative impacts on the community and social infrastructure. Enter into Road Infrastructure Agreement (if applicable).

IT'S THE PEOPLE THAT MAKE IT - Actively contribute to, and participate in our communities.



- ✓ Strive for workforce to live local and participate in our communities, including through volunteerism.
- ✓ New residents are actively welcomed and assisted to build local connections.

CARE FOR OUR ENVIRONMENT - Take pride in our environment, and mitigate adverse impacts.



- ✓ Understand your ecological impact and mitigate any adverse impacts from planning stages through to decommissioning.
- ✓ Strive for the highest standard of co-existence between industries and land uses.

FIRST NATIONS - Develop meaningful partnerships with our First Nations community.



- ✓ Traditional Owners of the Western Downs are acknowledged and respected.
- ✓ Collaborate with Indigenous Business Connector, enabling Indigenous procurement.

CELEBRATE YOUR IMPACT - Assess your impact and celebrate your contribution to our communities.



- ✓ Consider completing a self-assessment and share your achievements and successes.
- ✓ Actively market and share your commitments and investment to the communities of the Western Downs.



Our Commitment to You

PROGRESSIVE AND RESPONSIVE COUNCIL

- Council aggressively attracts business and investment opportunities that are the right fit for our region.
- Whilst we meet our due diligence, we are a fast and responsive local government.
- Council is committed to actively seek and foster strategic partnerships.
- Open to arrange frequent and regular meetings to discuss any challenges and opportunities.

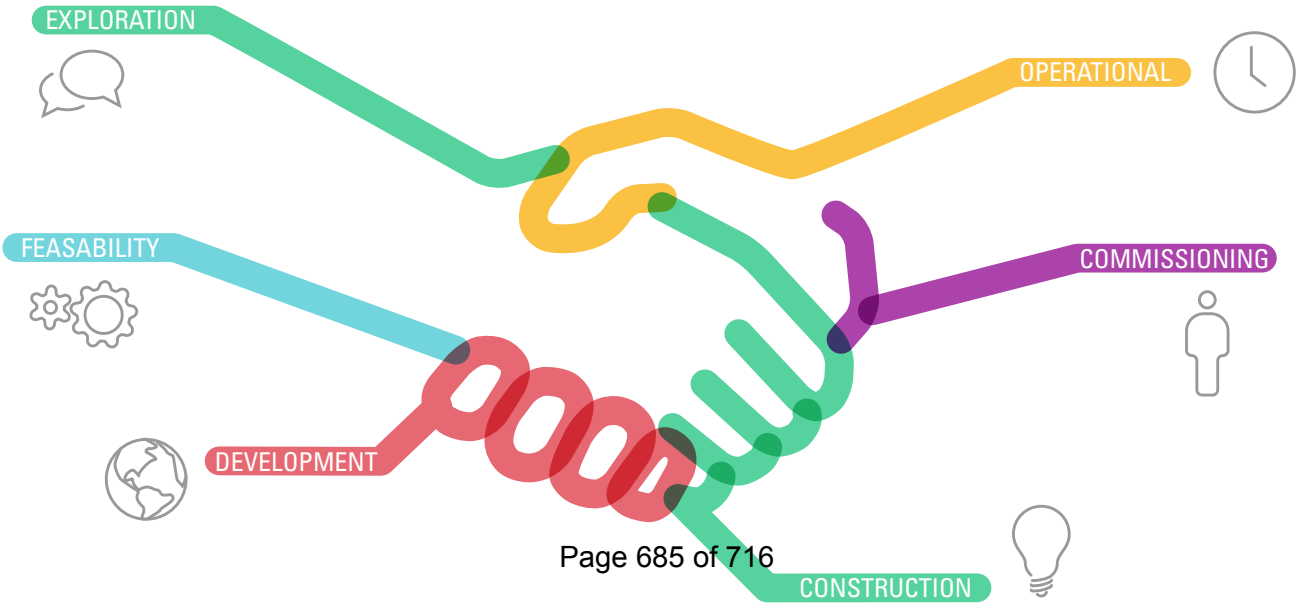
CONTEMPORARY AND CALIBRATED PLANNING SCHEME

- Support high quality development, enabled by Council's planning scheme and a pragmatic approach to development assessment.
- Development applications are assessed on average within 13 business days.
- Many development uses, where consistent with a zone, are code assessible reducing risk for submissions and other complications.
- Pre-lodgement Meetings are encouraged to provide technical feedback on your proposal to avoid unexpected delays.
- Early guidance on impact assessments and mitigation plans.
- Attend referral meetings together with you, to support your proposed development.

ENABLING COMMUNITY CONNECTIONS

- Introduce you to key stakeholders, to help you engage with our community across all stages of development.

Engagement with Council



Strong Economic Growth

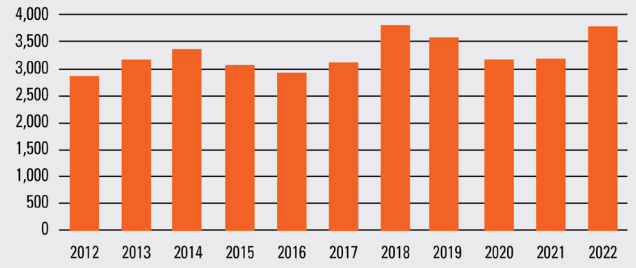
The Western Downs is a local government area of 37,937 square kilometres 2.5 hours west of Brisbane. Despite a small population of just under 35,000 people our region produces a significant share of critical goods and services for domestic and international markets.

The region has experienced significant economic growth over the past decade, demonstrated by a strong increase in Gross Regional Product. Strong economic growth has resulted in an increased number and diversity of local jobs.

The Western Downs population is forecast to grow to 38,251 in 2046 (QGSO high series).

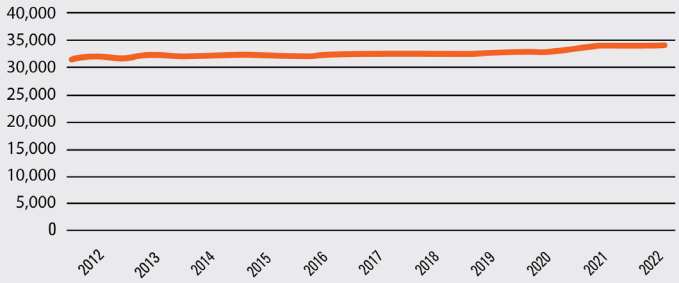
$3.68 Billion
(+$796 million since 2012)

GRP $mln Western Downs



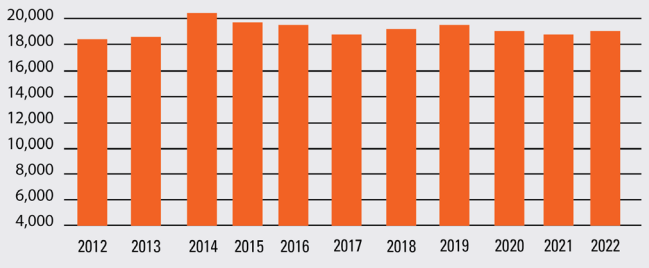
34,542
(+1,643 persons since 2012)

Total Estimated Resident Population (ERP)



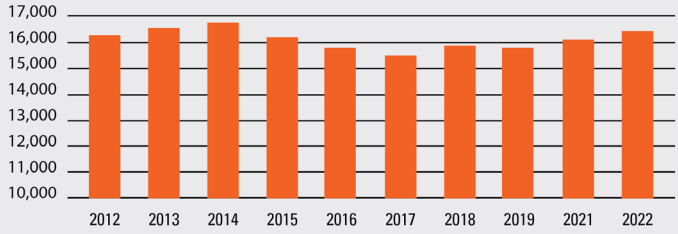
18,488
(+254 local jobs since 2012)

Local Jobs Western Downs



16,350
(+204 employed residents since 2012)

Employed Residents Western Downs





BUSINESSES
4,890

TOP 5 LARGEST EMPLOYING INDUSTRIES

Industry	Number Employees	%
Agriculture	2,805	15.2
Retail Trade	1,981	10.7
Construction	1,775	9.6
Health Care and Social Assistance	1,420	7.7
Education and Training	1,327	7.2

Coal, Gas Solar, Bio-Ethanol Hydrogen, Wind

Diverse, resilient Sustainable ag sector

42% national feedlot occupancy in a 200 km radius of Dalby

High value Manufacturing output



Western Downs Regional Council

Postal Address
PO Box 551 Dalby, QLD 4405
E info@wdrc.qld.gov.au

P 1300 COUNCIL
Interstate +617 4679 4000
W www.wdrc.qld.gov.au



Appendix

Workforce Accommodation Strategy Criteria for Developments Over $100M

PURPOSE

To ensure that large-scale developments ($100M+) in the Western Downs region contribute positively to local communities, all proponents must develop a Workforce Accommodation Strategy when their project is located in or near a town with a rental vacancy rate below 2%. This strategy must balance economic growth with sustainable housing outcomes, avoiding unintended consequences (eg. rental stress), market distortion, and social infrastructure strain.

CRITERIA FOR WORKFORCE ACCOMMODATION STRATEGY

✓ What the Strategy Must Consider:

- **Supply and demand balance**
- **Collaboration with local stakeholders**
- **Diversified housing models**
- **Investment in local amenities**
- **Sustainability and long-term use**
- **Local employment and training**
- **Transport and connectivity**
- **Support for key workers**
- **Alignment with regional growth plans**
- **Exit strategy and post-project legacy**

✗ What the Strategy Must Avoid:

- ✗ **Adverse market disruptions**
- ✗ **Excessive reliance on ad-hoc solutions**
- ✗ **Community displacement**
- ✗ **Poor integration with the community**
- ✗ **Temporary 'Housing Booms' leading to long-term decline**
- ✗ **Strain on local infrastructure & services**

Title	**Community & Liveability Report Nomination Special Holiday 2026**
Date	12 June 2025
Responsible Manager	**Acting Communities Manager, Lavinia Tyrrell**

Summary

The purpose of this Report is to seek Council's endorsement of the proposed nominated Show Holidays in 2026 in line with the *Holidays Act 1983*.

Link to Corporate Plan

Strategic Priority: Active Vibrant Community
- We are a happy, inclusive community, proud of where we live.
- Our people of diverse backgrounds and ages are united by social, cultural, and sporting activities.
- Our parks, open spaces, and community facilities are alive with activities and connect our communities.
- We are a strong sustainable community supported by volunteers.
- We empower communities to develop local initiatives and events.

Material Personal Interest/Conflict of Interest

Nil

Officer's Recommendation

That this Report be received and that:

1. In accordance with the Holidays Act 1983, Council submits the following dates to be appointed as 2026 gazetted Show Holidays:

    - Chinchilla: 22 May 2026
    - Dalby: 10 April 2026
    - Miles: 13 March 2026
    - Tara: 10 August 2026
    - Wandoan: 17 April 2026

2. Council authorises the Chief Executive Officer to determine and endorse proposed dates for future special holiday requests, and to submit these dates in accordance with applicable legislative and procedural requirements.

Background Information

In accordance with the *Holidays Act 1983 (the Act)*, the Chief Executive Officer of the local government for the district concerned, may request a special holiday within a district whether it be a day, or the forenoon or afternoon of a day. Holidays of this nature are usually appointed in conjunction with an annual agricultural, horticultural, or industrial show or other event which would be of significance to a particular district. In previous years the five (5) major Shows within the Western Downs Regional Council area (Chinchilla, Dalby, Miles, Tara, and Wandoan) have each had a Public Holiday declared on the day nominated by the relevant Show Society.

Report

Correspondence has been received from the Acting Executive Director, Industrial Relations, within the Office of Industrial Relations, advising that requests for the appointment of special holidays for 2026, under the *Holidays Act 1983*, must be submitted no later than Friday, 25 July 2026.

Given the cultural and economic significance of annual agricultural shows across the Western Downs Regional Council area, the five major Show Societies were invited to nominate their preferred dates for local public holiday consideration. The nominated dates are as follows:

- **Chinchilla**: 22 May 2026
- **Dalby**: 10 April 2026
- **Miles**: 13 March 2026
- **Tara**: 10 August 2026
- **Wandoan**: 17 April 2026

It is also noteworthy that the Miles and District Show Society has elected to shift its show from the traditional Tuesday to a two-day event held on Friday and Saturday, with the intention of increasing attendance, particularly from visitors outside the region.

Consultation (Internal/External)

Chinchilla Agricultural & Pastoral Show Society Inc.
Dalby & District Show Society Inc.
Miles & District Show Society Inc.
Tara Pastoral Agricultural & Horticultural Show Society Inc.
Wandoan Show Society Inc.

Legal/Policy Implications (Justification if applicable)

Under Section 4 of the *Holidays Act 1983*, a special holiday cannot be appointed for a district unless the Minister has received a formal request, signed by the Chief Executive Officer of the relevant local government, by a specified date. This request must explicitly seek the appointment of the proposed holiday.

Where a special holiday is approved for an annual agricultural, horticultural, or industrial show, that day is deemed a public holiday. As such, standard industrial relations provisions apply. This means employees are entitled to either a paid day off or, where work is performed, payment of applicable public holiday penalty rates under relevant industrial instruments.

Budget/Financial Implications

On a public holiday industrial laws require that employees are given a paid day off or payment of penalty rates if work is performed on the day.

Human Rights Considerations

Section 4(b) of the Human Rights Act 2019 (Qld) (the Human Rights Act) requires public entities 'to act and make decisions in a way compatible with human rights'.

There are no human rights implications associated with this report.

Conclusion

It is recommended that Council submit a request for the appointment of special holidays for 2026 as detailed in the Report.

Attachments

1. Correspondence received from the A/Executive Director, Industrial Relations, Office of Industrial Relations, dated 10 June 2025.

Authored by: Breanna Tanks, Acting Community Partnerships Coordinator

Queensland Government

Office of
Industrial Relations

Department of State Development and Infrastructure

10 June 2025

Dear Chief Executive Officer,

As you may be aware, each year in accordance with the *Holidays Act 1983,* local governments are invited to request special holidays to be observed during the following year for districts in their area.

If you wish to request special holidays to be observed during 2026 for districts in your local government area, please complete the attached request form and submit via email to info@oir.qld.gov.au by no later than **Friday, 25 July 2025**.

A local council requested special holiday is a public holiday only if it is in respect of an agricultural, horticultural or industrial show. Under federal industrial relations legislation, employees are entitled to be absent from work or may refuse to work in reasonable circumstances on a public holiday, without loss of ordinary pay. Employees who work on a public holiday are entitled to penalty rates in accordance with their award or agreement.

A special holiday for any other reason is not a public holiday but a bank holiday. The *Trading (Allowable Hours) Act 1990*, provides that a bank holiday is only a holiday for banks and insurance offices. Under a directive of the *Public Sector Act 2022*, a special holiday is a holiday for public service employees unless otherwise determined by a chief executive.

Upon receiving Ministerial approval, the holidays will be published in the Queensland Government Gazette. Confirmation of the approved special holidays together with a link to the Queensland Government Gazette will be emailed to your office.

Should you require further information regarding this process, please contact Patricia Faulkner, Office of Industrial Relations on (07) 3406 9845 or email patricia.faulkner@oir.qld.gov.au.

I also wish to advise a review of the administrative processes for the appointment of special holidays is currently underway. The review will investigate options for a more streamlined process for future special holiday appointments.

Yours sincerely

Shane Donovan
A/Executive Director, Industrial Relations
Office of Industrial Relations

1 William Street Brisbane
Queensland 4000 Australia
GPO Box 69 Brisbane
Queensland 4001 Australia
Telephone 13 QGOV (13 74 68)
WorkSafe 1300 362 128
Website www.worksafe.qld.gov.au
www.business.qld.gov.au
ABN 94 496 188 983

Title	**Business paper of Cr Moore and Cr Bougoure - Endorsement of Proposed Submission - Changes to the Electoral act 1992**
Date	4 July 2025
Responsible Manager	Daniel Fletcher, General Manager (Community & Liveability)

Summary

This report seeks Council's endorsement of a formal submission to the Queensland Government, Queensland Redistribution Commission and LGAQ conference advocating for legislative amendments to the *Electoral Act 1992*. The proposal aims to enhance equity in rural and regional representation ahead of the 2025 Queensland state electoral redistribution. The initiative has been brought in response to the Electoral redistribution process and reflects broader concerns around the fairness and function of Queensland's current redistribution framework.

Link to Corporate Plan

Advocacy: A Regional Voice
- To actively seek and foster strategic partnerships

Material Personal Interest/Conflict of Interest

Nil

Officer's Recommendation

That the report be received and that Council:

1. Endorses the proposed submission to the Queensland Redistribution Commission as detailed in the report, acknowledging its intent to improve rural and regional representation within the bounds of lawful redistribution.

2. Authorise the Chief Executive Officer to lodge the endorsed submission during the Queensland Redistribution Commission's public consultation process, specifically within Stage 1.

3. Request the Chief Executive Officer to formally correspond with the Honourable Deb Frecklington MP, Attorney-General, Minister for Justice and Minister for Integrity, requesting that the following amendments to the Electoral Act 1992 (Qld) be considered in future legislative reform processes:

    a. Section 45(1)(c) – to introduce a statutory minimum electorate area of approximately 75 km², to preserve geographical integrity and regional representation;

    b. Section 45(2) – to increase the "additional large district number" from the current threshold to 5% for electorates exceeding 50,000 km², thereby ensuring a more equitable weighting for vast rural divisions.

Background Information

Queensland's electoral boundaries are scheduled for redistribution commencing July 2025[1]. Under the *Electoral Act 1992*, redistributions are determined primarily by a population-based quota, permitting a variance of plus or minus 10%. An adjustment factor (the "additional large district number") allows for a 2% margin for electorates exceeding 100,000 km².

[1] Consultation process | Queensland Redistribution Commission

It is proposed that these provisions inadequately reflect the representational burden and logistical complexity of serving vast rural electorates, particularly when compared to electorates within metropolitan centres, where geographic scale is negligible. This imbalance, the proposal contends, contributes to a democratic deficit for regional Queensland.

To address this, it is proposed Council endorse a submission to the Queensland Redistribution Commission that seeks legislative reform via the following two amendments:

1. **Introduce a minimum electorate size of (circa) 75 km²**: to avoid the clustering of electorates in high-density urban centres and promote equitable geographic representation.

2. **Increase the "additional large district number" from 2% to 5%**: for electorates exceeding 50,000 km², reflecting the true administrative, logistical, and service delivery burden borne by Members representing remote constituencies.

Report

Electorates such as Gregory (approx. 459,000 km²) and Warrego significantly exceed urban districts like McConnel (approx. 12 km²) in scale yet are bound by the same representational quotas. This geographic disparity imposes disproportionate demands on rural MPs and diminishes the political voice of regional Queenslanders.

This proposal does not seek to disrupt population-based fairness, but rather to embed proportionality in service complexity, recognising that fair representation is not merely about voter numbers, but also about access, reach, and the ability to respond to constituents in vastly different contexts.

The proposed reforms are modest in scope but significant in impact, offering a pragmatic recalibration without requiring radical redistribution or expansion of parliamentary representation.

Timeline and Consultation

The Queensland Redistribution Commission has published its public consultation schedule, with Stage 1 – *Invitation for Suggestions* – opening in **July 2025**. A full timeline is included below for reference:

Stage	Description	Indicative Timing
1	Invite suggestions	July 2025 (30 days)
2	Invite comments on suggestions	September 2025 (21 days)
3	Invite objections to draft boundaries	Early 2026 (30 days)
4	Invite comments on objections	April 2026 (10 days)

Timely endorsement by Council at the July Ordinary Council Meeting will ensure the submission is lodged within Stage 1 of the consultation process.

Submission Summary

Title: *Electoral Redistribution Reform for Rural and Regional Representation*
Proponent: Western Downs Regional Council

Overview:

That the Queensland Government give consideration to amendments to the *Electoral Act 1992* to enhance equity in rural and regional representation prior to the upcoming redistribution. Specifically:

- Amend **Section 45(1)(c)** to introduce a **minimum electorate size of 75 km²**.
- Amend **Section 45(2)** to increase the **additional large district number from 2% to 5%** for electorates exceeding 50,000 km².

Supporting Rationale:

Queensland's regional and remote electorates are among the largest in the world, both in size and complexity.

Electorates such as Gregory (approx. 459,000 km²) span vast distances that pose significant logistical, cultural, and service delivery challenges, yet they are bound by the same quota-based redistribution mechanisms as inner-city electorates, such as McConnel (approx. 12 km²), where community access, transport, and infrastructure needs differ fundamentally.

The current 2% allowance for electorates over 100,000 km² does little to offset this disparity. A more graduated and proportionate approach, beginning with a 5% allowance for electorates over 50,000 km², would more fairly represent the burden placed on elected representatives and better support democratic engagement in rural and remote communities.

Additionally, the absence of a minimum electorate size threshold permits the excessive clustering of electorates within high-density metropolitan areas. Establishing a minimum size of 75 km² would preserve geographic diversity within the Parliament and ensure all Queenslanders are represented not just in number, but in place.

These reforms do not seek to undermine the principle of one vote, one value. Rather, they aim to strengthen the broader democratic objective: ensuring that every Queenslander, regardless of postcode, is meaningfully represented by a Member of Parliament capable of reasonably reaching and serving their constituents.

This submission represents a pragmatic recalibration, not a radical redistribution, and aligns with the State's ongoing commitment to robust, inclusive democracy across a geographically diverse landscape.

Considerations

- This reports request council contemplate the submissions intent as presented in good faith for Council's consideration to form a position.

- Endorsing the submission does not equate to policy adoption or legislative support but acknowledges the right to participate in formal State processes.

Consultation (Internal/External)

Internal review has been undertaken. External consultation will occur as part of the public submission process managed by the Queensland Redistribution Commission.

Legal/Policy Implications (Justification if applicable)

The submission proposes amendments to the following provisions of the *Electoral Act 1992*:

- **Section 45(1)(c):** to include a minimum electorate size of 75 km².

- **Section 45(2):** to increase the "additional large district number" to 5% for electorates exceeding 50,000 km².

These changes would require State legislative action and fall within the remit of the Queensland Government and Electoral Commission of Queensland.

Budget/Financial Implications

Nil

Human Rights Considerations

Section 4(b) of the *Human Rights Act 2019* (Qld) (the Human Rights Act) requires public entities 'to act and make decisions in a way compatible with human rights'.

There are no human rights implications associated with this report.

Conclusion

This report presents a timely and considered submission to the Queensland Redistribution Commission advocating for legislative reforms that would deliver fairer, more balanced representation for Queensland's rural and regional communities. While the Executive Leadership Team does not hold a position on the merit of the submission, it acknowledges the genuine intent behind the proposal and its alignment with longstanding equity concerns. Council endorsement will enable the region to participate meaningfully in the redistribution process and to contribute constructively to the future of representative democracy in Queensland.

Attachments

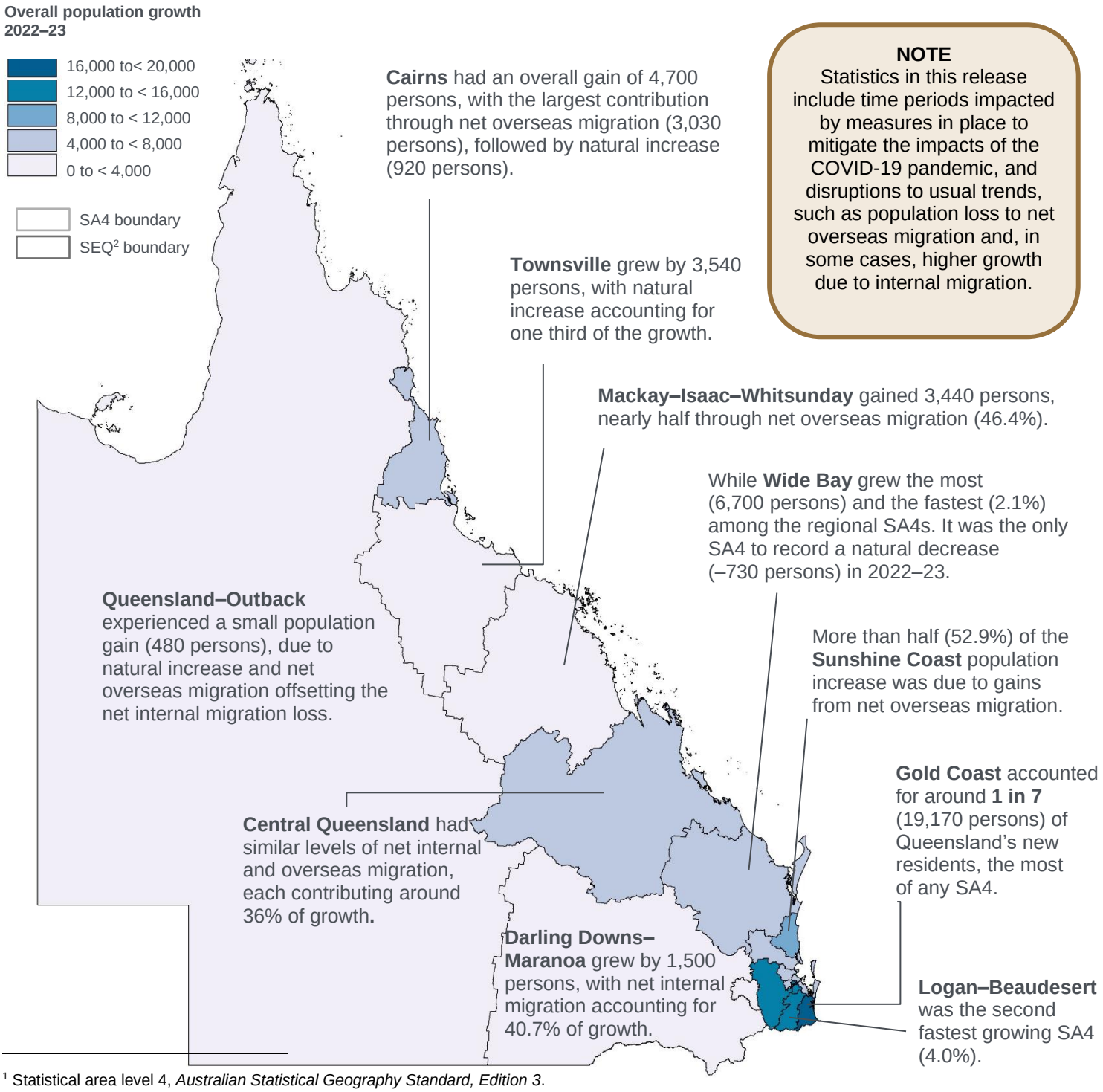
1. **Redistribution Consultation Process** – ECQ Link
2. **Current Enrolment Figures** – ECQ Link
3. **Electoral Map of Queensland** – *Attached*
4. **Population Growth Trends** – *Attached*

Authored by: DANIEL FLETCHER, General Manager (Community & Liveability)

Population growth highlights and trends, Queensland regions, 2024 edition

Source: ABS *Regional population*, released 26 March 2024

Highlights—population change in Queensland SA4s[1], year to 30 June 2023



NOTE
Statistics in this release include time periods impacted by measures in place to mitigate the impacts of the COVID-19 pandemic, and disruptions to usual trends, such as population loss to net overseas migration and, in some cases, higher growth due to internal migration.

[1] Statistical area level 4, *Australian Statistical Geography Standard, Edition 3*.

[2] In this section of the report, the South East Queensland (SEQ) region is composed of the following SA4s: Brisbane–East, Brisbane–North, Brisbane–South, Brisbane–West, Brisbane Inner City, Gold Coast, Ipswich, Logan–Beaudesert, Moreton Bay–North, Moreton Bay–South, Sunshine Coast and Toowoomba.

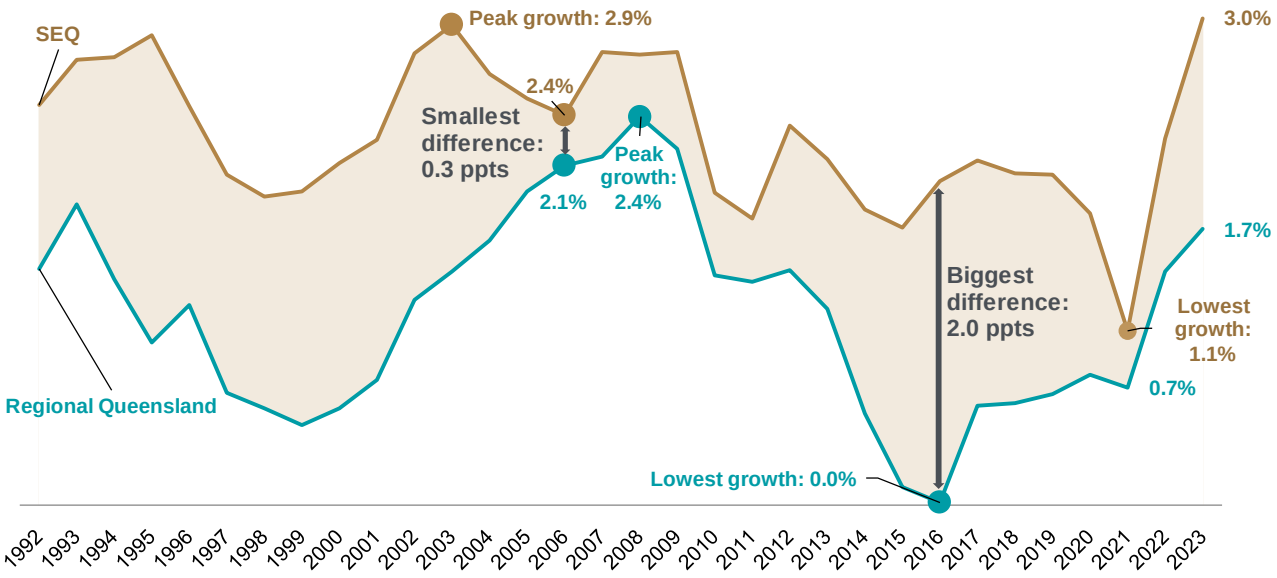
https://creativecommons.org/licenses/by/4.0
© The State of Queensland (Queensland Treasury) 2024

Overview of Queensland's regions

Population growth in SEQ was higher than in regional Queensland in each year of the reporting period 1992 to 2023.

Following the beginning of the COVID-19 pandemic and an associated drop in growth rates during 2020–21, population growth rates in both SEQ and regional Queensland recovered in both 2021–22 and 2022–23 to levels higher than in any year recorded in the decade to 2022–23.

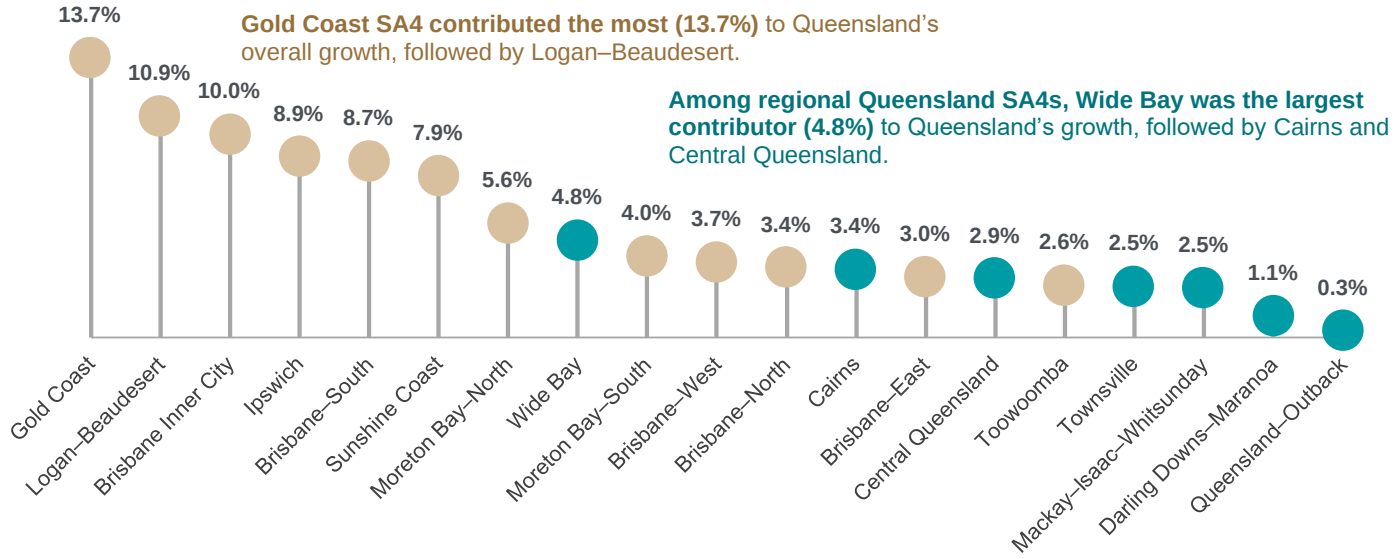
Annual population growth rate, SEQ and regional Queensland, year to 30 June



In 2022–23, SEQ grew at the fastest rate recorded in the timeseries from 1991–92 onwards. The 2022–23 growth rate in SEQ (3.0%) was nearly three times higher than in 2020–21 (1.1%), when SEQ recorded the slowest growth during the reporting period (since 1991–92). The growth in SEQ in 2022–23 followed the 2.2% growth recorded the previous year.

During the same timeseries, growth rates in regional Queensland varied between zero (2015–16) and 2.4% (2007–08). In 2022–23, regional Queensland grew by 1.7%, up from the previous year (1.4%), but notably slower than SEQ.

Contribution to Queensland's population growth by SA4, 2022–23



South East Queensland SA4s

More than **7 in 10** Queenslanders (73.0% or 3.98 million persons) lived in SEQ at 30 June 2023.

SEQ's share of growth over this period was higher at 87.3% of Queensland's total. Over the 10 years to 30 June 2023, SEQ grew at almost triple the average annual rate (2.0%) of the rest of Queensland (0.7%).

While overall annual SEQ population growth in the five years to 30 June 2023 was also 2.0% per year on average, growth in the most recent year, 2022–23, was 3.0%. This reflects a recovery from the disrupted trends and lower growth experienced since the beginning of the COVID-19 pandemic.

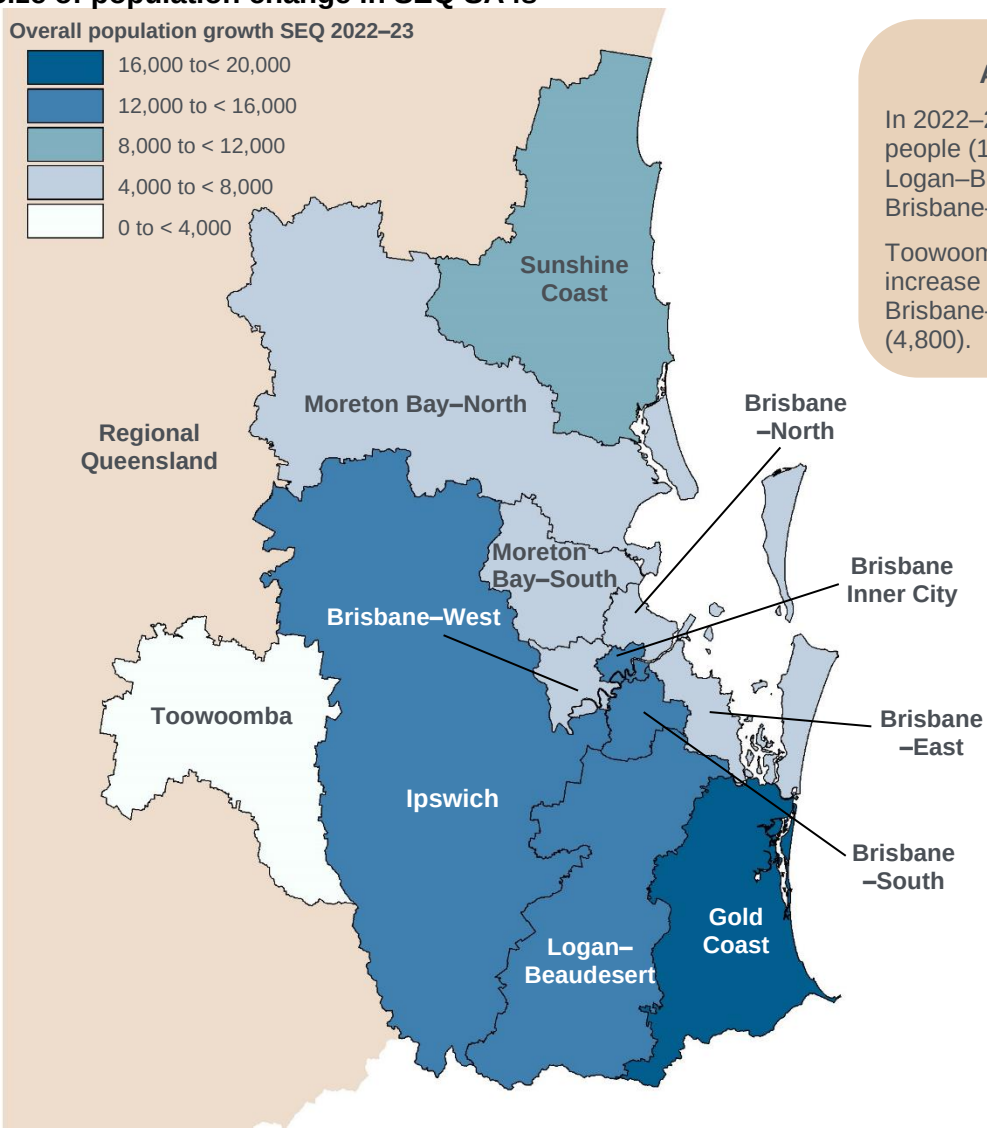
Rate of population change in SEQ SA4s

Growth rates increased in all Queensland SA4s in 2022–23, when compared with the previous 5-year period, with the lowest growth rates for SEQ SA4s occurring in Brisbane–East (1.7%), Brisbane–North (2.1%) and Toowoomba (2.1%).

In the year to 30 June 2023 the fastest growing SEQ SA4s were Brisbane–Inner City (4.6%), Logan–Beaudesert (4.0%), followed by Ipswich and Brisbane–South (both 3.2%).

Over the longer period, the 10-years to June 2023, the fastest average annual growth rates were recorded in Brisbane–Inner City (2.6%), followed by Ipswich (2.5%) and Sunshine Coast (2.4%).

Size of population change in SEQ SA4s



Annual population growth

In 2022–23, Gold Coast SA4 gained the most people (19,170 persons), followed by Logan–Beaudesert (15,150) and Brisbane–Inner City (13,950).

Toowoomba (3,590) had the smallest increase in 2022–23, followed by Brisbane–East (4,200) and Brisbane–North (4,800).

10 year population growth

In the 10 years to June 2023, Gold Coast SA4 grew the most, increasing by an average of 12,790 persons per year, followed by Sunshine Coast (9,000) and Ipswich (8,800).

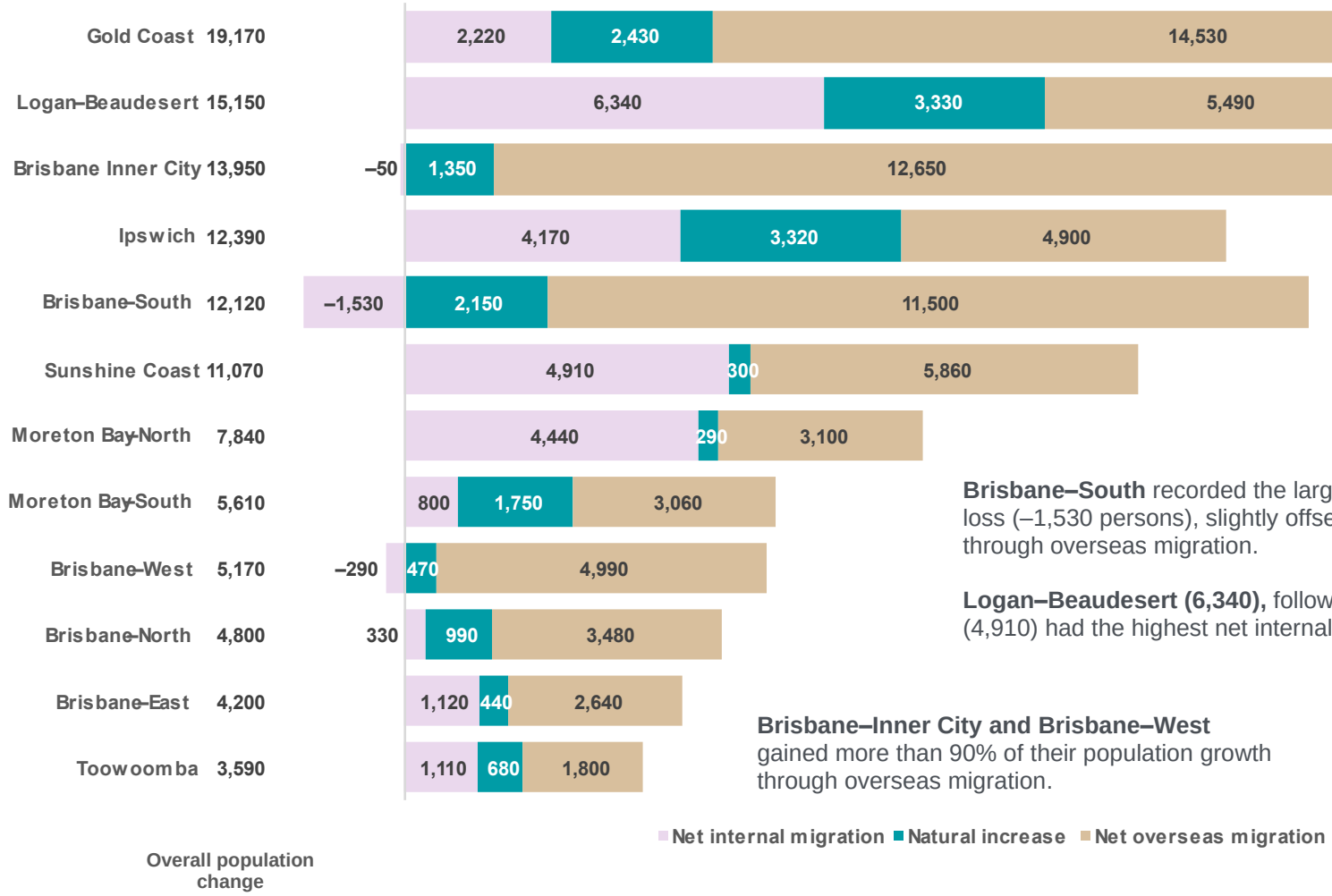
Brisbane–West (increase of 1,590 persons per year) had the smallest average annual growth, followed by Toowoomba (2,230) and Brisbane–East (2,540).

Average annual population change, 10 years, 5 years and 1 year to 30 June 2023, SEQ SA4s

SA4	Estimated resident population as at 30 June				Average annual growth			Average annual growth rate		
	2013	2018	2022	2023	2013–2023	2018–2023	2022–23	2013–2023	2018–2023	2022–23
	— persons —				— persons —			— % —		
South East Queensland	**3,279,380**	**3,606,680**	**3,869,500**	**3,984,560**	**70,520**	**75,570**	**115,050**	**2.0**	**2.0**	**3.0**
Brisbane–East	224,830	237,150	246,010	250,210	2,540	2,610	4,200	1.1	1.1	1.7
Brisbane–North	205,820	221,310	230,820	235,620	2,980	2,860	4,800	1.4	1.3	2.1
Brisbane–South	341,250	367,460	383,580	395,700	5,440	5,650	12,120	1.5	1.5	3.2
Brisbane–West	182,710	190,900	193,390	198,570	1,590	1,530	5,170	0.8	0.8	2.7
Brisbane Inner City	247,940	282,490	305,720	319,660	7,170	7,440	13,950	2.6	2.5	4.6
Gold Coast	554,570	617,660	663,320	682,490	12,790	12,970	19,170	2.1	2.0	2.9
Ipswich	309,330	349,180	384,930	397,320	8,800	9,630	12,390	2.5	2.6	3.2
Logan–Beaudesert	313,830	342,380	378,290	393,450	7,960	10,210	15,150	2.3	2.8	4.0
Moreton Bay–North	232,230	252,710	276,550	284,390	5,220	6,340	7,840	2.0	2.4	2.8
Moreton Bay–South	184,000	211,330	226,450	232,050	4,810	4,140	5,610	2.3	1.9	2.5
Sunshine Coast	334,330	376,120	413,240	424,310	9,000	9,640	11,070	2.4	2.4	2.7
Toowoomba	148,540	158,000	167,200	170,790	2,230	2,560	3,590	1.4	1.6	2.1
Queensland	**4,652,820**	**5,006,620**	**5,320,940**	**5,460,420**	**80,760**	**90,760**	**139,480**	**1.6**	**1.8**	**2.6**

Components of population change, SEQ SA4s, year to 30 June 2023

Ranked largest to smallest net growth 2022–23



Gold Coast received the largest gain due to net overseas migration across Queensland SA4s (14,530 persons), followed by **Brisbane Inner City** (12,650 persons).

Logan–Beaudesert and **Ipswich** experienced the largest natural increases of all SA4s in Queensland (3,330 and 3,320 persons respectively), more than 11 times larger than the level of **Moreton Bay–North** (290 persons).

Brisbane–South recorded the largest net internal migration loss (–1,530 persons), slightly offsetting the 11,500 gained through overseas migration.

Logan–Beaudesert (6,340), followed by **Sunshine Coast** (4,910) had the highest net internal migration gains.

Brisbane–Inner City and Brisbane–West gained more than 90% of their population growth through overseas migration.

Regional Queensland SA4s

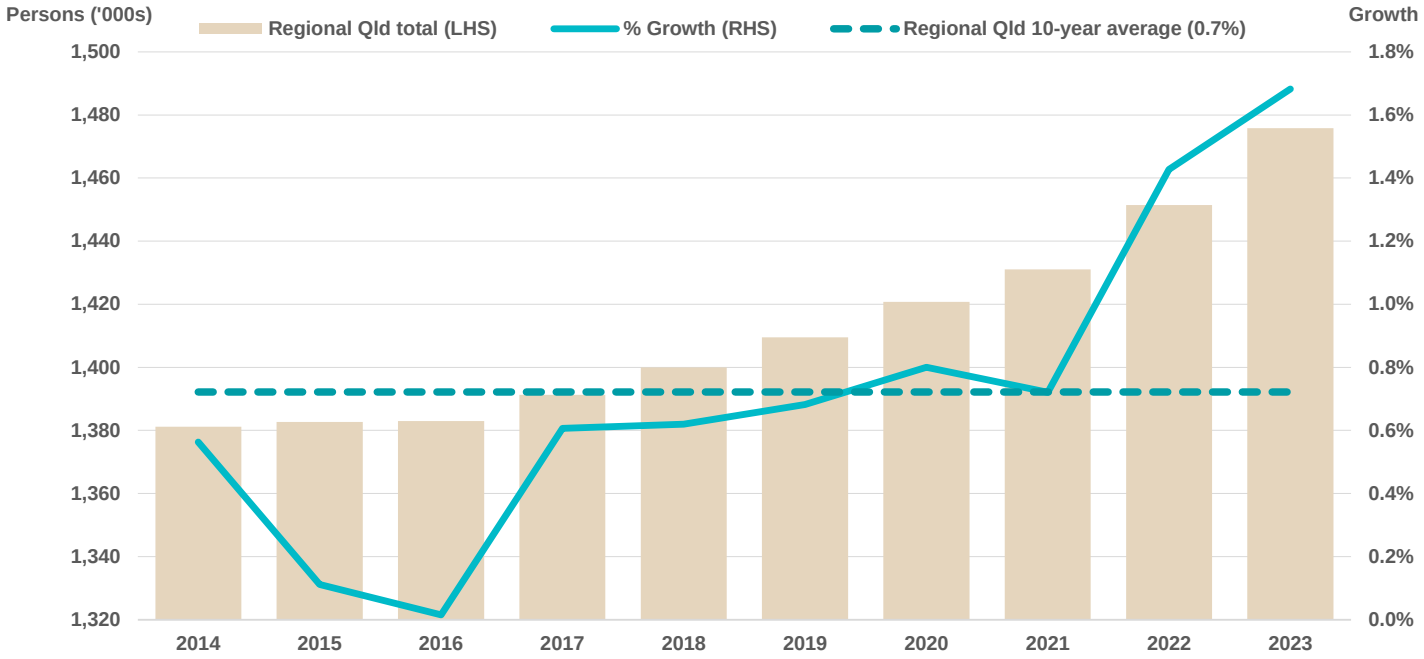
Fewer than **3 in 10** Queenslanders (27.0% or 1.48 million persons) lived in regional Queensland at 30 June 2023.

In 2022–23, Wide Bay SA4 (2.1% growth rate) was the fastest growing SA4 in regional Queensland, followed by Cairns and Mackay–Isaac–Whitsunday (1.8% each).

Over the 10 years to 30 June 2023, regional Queensland's population increased by an average of 0.7% per year, less than half of the SEQ average annual growth rate (2.0%). However, in 2022–23, regional Queensland's growth rate was more than twice as fast (1.7%) as the average annual rate recorded during the 10 years to June 2023, and was the fastest annual growth rate of the past decade. This reflects a continuation of the higher than average growth experienced in 2021–22 (1.4%) as Queensland entered the post-pandemic period with fewer restrictions on population movement both internal and international.

In 2022–23, Queensland–Outback experienced growth (0.6%) for the second consecutive year, with population loss recorded each year from 2021–22 to 2020–21.

Population change in regional Queensland, 10 years to 30 June 2023



In addition to being the fastest growing in 2022–23, Wide Bay (1.2%), Cairns (1.0%) and Mackay–Isaac–Whitsunday (0.7%) had the fastest average annual growth rate in regional Queensland for the 10 years to June 2023.

The fastest growing regional SA4s over 2018 to 2023 were Wide Bay and Mackay–Isaac–Whitsunday, both growing at 1.6% per year, on average. This was followed by Cairns and Central Queensland (both 1.0%). Mackay–Isaac–Whitsunday experienced the most notable change in annual average growth when compared with growth over 2013 to 2018 (1.7 percentage points higher).

Size of population change in regional Queensland SA4s

In the year to 30 June 2023:

- Wide Bay SA4 again experienced the largest increase of the regional Queensland SA4s (up by 6,700 persons), followed by Cairns (4,700 persons) and Central Queensland (4,070 persons).
- This is similar to a year earlier when Wide Bay (6,780 person increase) was followed by Cairns (3,600 persons), and Central Queensland (3,140 persons).
- The smallest SA4 population gain in 2022–23 was in Queensland–Outback (480 persons).

Over the 10 years to 30 June 2023:

- The largest average annual population increases were in:
  - Wide Bay (3,710 persons per year)
  - Cairns (2,520)
  - Mackay–Isaac–Whitsunday (1,340).
- Queensland–Outback SA4 experienced the only average annual population decrease (–400 persons per year).

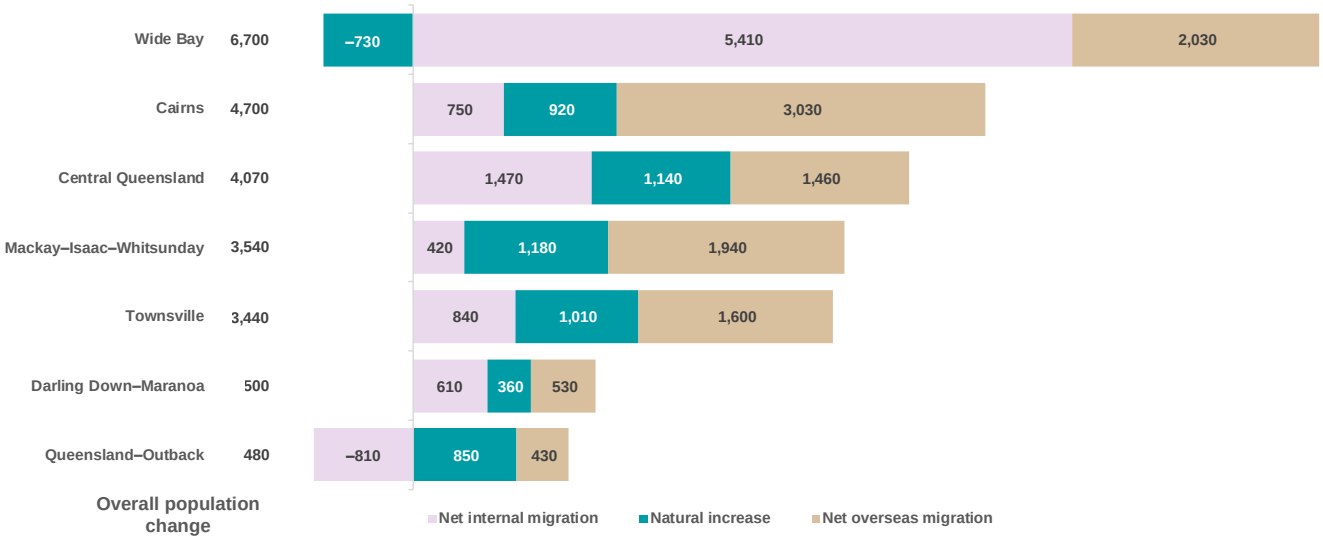
Average annual population change, 10 years, 5 years and 1 year to 30 June 2023, regional Queensland SA4s

SA4	Estimated resident population at 30 June				Average annual growth			Average annual growth		
	2013	2018	2022	2023	2013–2023	2018–2023	2022–23	2013–2023	2018–2023	2022–23
	— persons —				— persons —			— % —		
Regional Queensland	**1,373,440**	**1,399,940**	**1,451,440**	**1,475,870**	**10,240**	**15,190**	**24,430**	**0.7**	**1.1**	**1.7**
Cairns	240,210	252,210	260,660	265,370	2,520	2,630	4,700	1.0	1.0	1.8
Central Queensland	224,900	226,530	234,170	238,230	1,330	2,340	4,070	0.6	1.0	1.7
Darling Downs–Maranoa	127,990	129,370	130,990	132,490	450	620	1,500	0.3	0.5	1.1
Mackay–Isaac–Whitsunday	176,280	175,530	186,200	189,640	1,340	2,820	3,440	0.7	1.6	1.8
Queensland–Outback	86,210	81,840	81,680	82,160	-400	60	480	-0.5	0.1	0.6
Townsville	230,810	235,460	240,260	243,800	1,300	1,670	3,540	0.5	0.7	1.5
Wide Bay	287,060	299,000	317,470	324,180	3,710	5,030	6,700	1.2	1.6	2.1
Queensland	**4,652,820**	**5,006,620**	**5,320,940**	**5,460,420**	**80,760**	**90,760**	**139,480**	**1.6**	**1.8**	**2.6**

Components of population change, regional Queensland SA4s, year to 30 June 2023

- Wide Bay SA4 had both the largest and fastest growth (6,700 persons and 2.1%) of the regional Queensland SA4s, driven primarily by a large gain through net internal migration (5,410 persons). The gain through net internal migration recorded for Wide Bay was more than three times larger than next biggest NIM gain for a regional SA4, (Central Queensland with 1,470 persons).
- Queensland–Outback was the only regional Queensland SA4 to record a net loss due to internal migration (–810 persons), although this was offset by natural increase (850) and overseas migration (430) combined.
- Cairns experienced the greatest net overseas migration of all regional SA4s (3,030 persons), and 27.5% of the total gain through net overseas migration to regional Queensland.
- Except for Wide Bay (–730 persons), all regional SA4s recorded a net gain from natural increase (births exceeded deaths) in 2022–23. Townsville recorded the largest gain from natural increase (1,180 persons), with net gains in other regional SA4s ranging from 360 to 1,140 persons.
- Natural increase was the largest component of growth for only Queensland Outback (850 persons), while net overseas migration was the largest component for Cairns, Townsville and Mackay–Isaac–Whitsunday.

Components of population change, regional Queensland SA4s, year to June 2023



South East Queensland LGAs[3]

- At 30 June 2023, around **1 in 4** Queenslanders (1.32 million persons) lived in Brisbane, the most populous local government area (LGA) both in SEQ and Queensland.
- Gold Coast had the second-largest population (666,090 persons) followed by:
    - Moreton Bay (510,100 persons)
    - Logan (377,700 persons)
    - Sunshine Coast (365,940 persons).

  These LGAs also had the largest populations in all of Queensland.
- When compared with 2012–13, Ipswich had the largest increase in Queensland population share, up by 0.7 percentage points to 4.6%. This was followed by Sunshine Coast and Gold Coast (both up 0.6 percentage points), and Moreton Bay and Logan (up by 0.5 percentage points each).
- Brisbane, Toowoomba, Redlands and Noosa all experienced declines in their respective share of Queensland's population over the ten-year period, each decreasing by 0.1 percentage points.

Estimated resident population, SEQ local government areas, at 30 June 2023

LGA	State ranking (a)	Estimated resident population as at 30 June				Estimated resident population as at 30 June			
		2013	2018	2022	2023	2013	2018	2022	2023
		— persons —				— % of Qld —			
Brisbane	1	1,132,000	1,226,940	1,283,430	1,323,160	24.3	24.5	24.1	24.2
Gold Coast	2	540,690	602,440	647,180	666,090	11.6	12.0	12.2	12.2
Moreton Bay	3	410,690	458,010	496,770	510,100	8.8	9.1	9.3	9.3
Logan	4	300,550	327,770	363,060	377,770	6.5	6.5	6.8	6.9
Sunshine Coast	5	281,970	320,610	355,900	365,940	6.1	6.4	6.7	6.7
Ipswich	6	183,690	211,950	242,640	251,150	3.9	4.2	4.6	4.6
Toowoomba	8	159,920	169,320	178,390	181,820	3.4	3.4	3.4	3.3
Redland	10	147,330	156,890	163,730	166,810	3.2	3.1	3.1	3.1
Noosa	16	52,360	55,510	57,340	58,370	1.1	1.1	1.1	1.1
Scenic Rim	18	38,730	42,370	44,330	45,250	0.8	0.8	0.8	0.8
Lockyer Valley	19	37,680	40,540	42,630	43,850	0.8	0.8	0.8	0.8
Somerset	28	23,620	25,330	25,710	26,250	0.5	0.5	0.5	0.5
South East Queensland	**..**	**3,309,210**	**3,637,670**	**3,901,110**	**4,016,560**	**71.1**	**72.7**	**73.3**	**73.6**

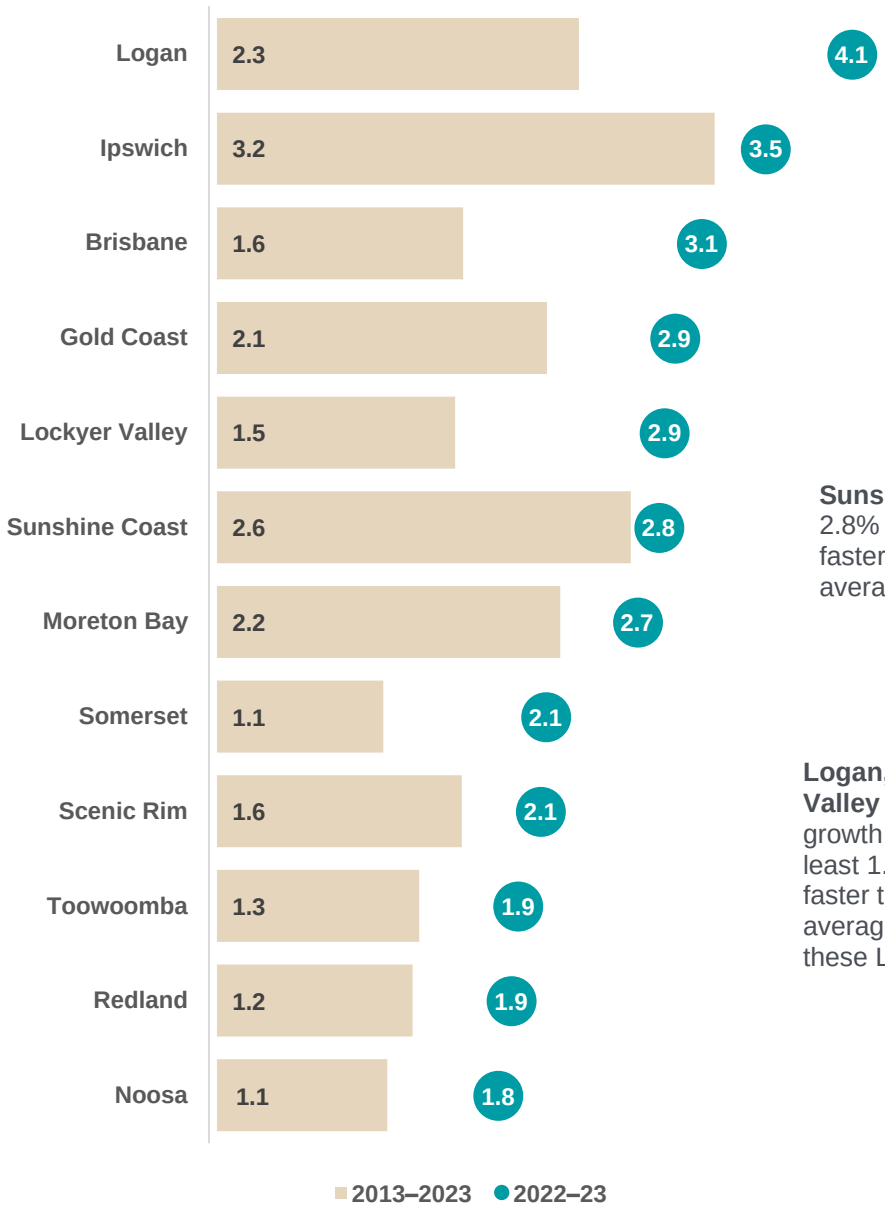
(a) Ranked based on population size at 30 June 2023

[3] For the purposes of this publication, Toowoomba LGA has been included in South East Queensland.

Fastest population growth

Average annual growth rate, SEQ local government areas, 10 years to 30 June 2023, and 2022–23

*Ranked fastest to slowest **% growth** in 2022–23*



Logan was the fastest growing LGA in 2022–23 and grew 1.7 percentage points faster in 2022–23 than during the decade to 30 June 2023.

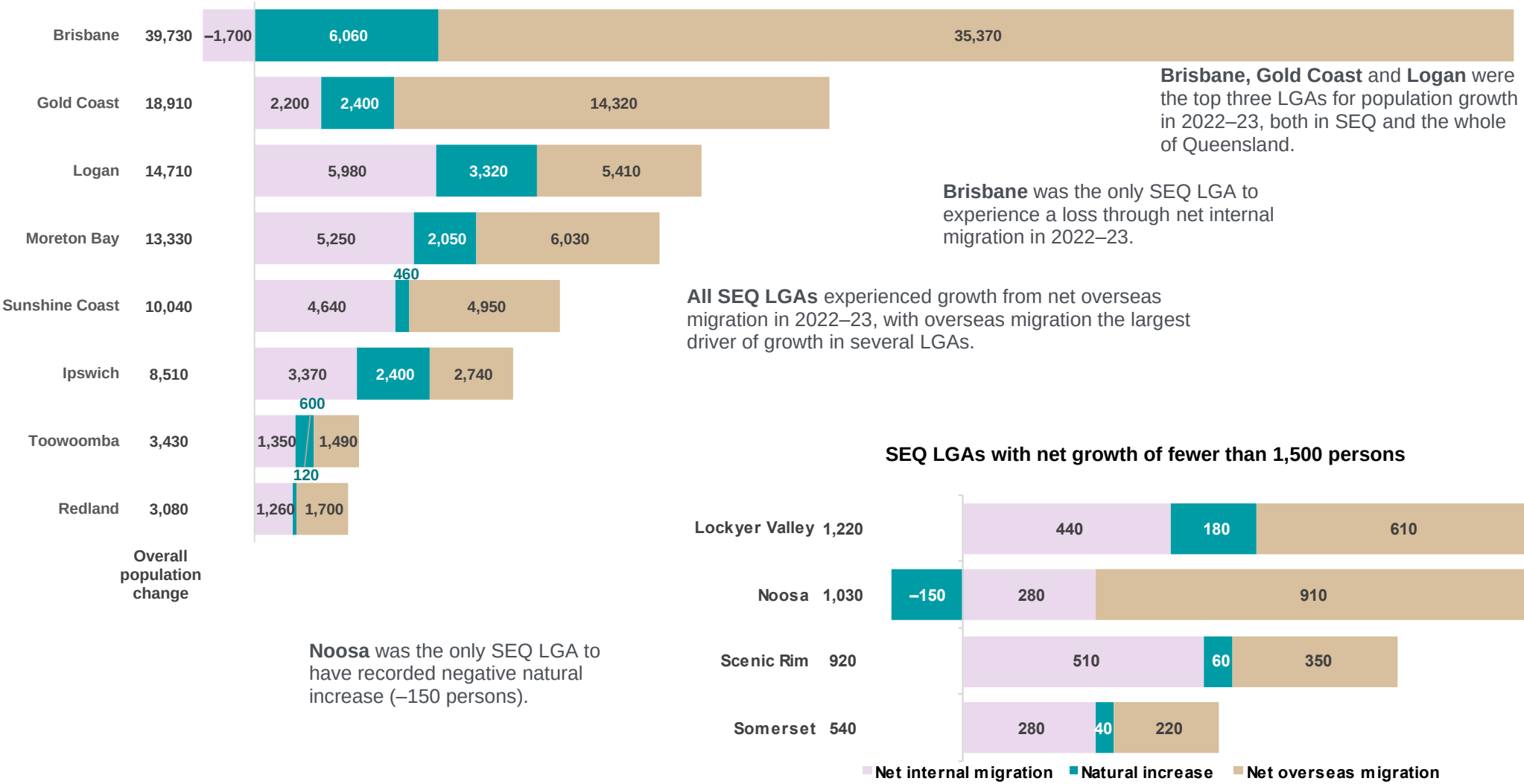
Ipswich was the second–fastest growing LGA in 2022–23 and had the fastest average annual growth over the ten-year period (3.2%).

Sunshine Coast grew by 2.8% in 2022–23, only slightly faster than the 10-year average (2.6%).

Logan, Somerset, Lockyer Valley and Brisbane had growth rates in 2022–23 at least 1.0 percentage point faster than the 10–year average annual growth for these LGAs.

Components of population growth, SEQ local government areas, year to June 2023

Ranked largest to smallest net growth 2022–23



Brisbane, Gold Coast and **Logan** were the top three LGAs for population growth in 2022–23, both in SEQ and the whole of Queensland.

Brisbane was the only SEQ LGA to experience a loss through net internal migration in 2022–23.

All SEQ LGAs experienced growth from net overseas migration in 2022–23, with overseas migration the largest driver of growth in several LGAs.

Noosa was the only SEQ LGA to have recorded negative natural increase (–150 persons).

SEQ LGAs with net growth of fewer than 1,500 persons

Regional Queensland LGAs

The analysis in this section is limited to regional LGAs with a population of greater than 10,000 persons at 30 June 2023.

- At 30 June 2023, Townsville had the largest population of all LGAs in regional Queensland with 201,430 persons, representing 3.7% of Queensland's population.
- Cairns had the second-largest population (175,400 persons), followed by Mackay (126,910 persons).
- Excluding Fraser Coast, the seven largest LGAs in regional Queensland saw their relative share of the total Queensland population at 30 June 2023 decline compared with their respective share at 30 June 2013.

Estimated resident population, regional Queensland local government areas[(a)], at 30 June 2023

LGA	State ranking	Estimated resident population at 30 June				Estimated resident population at 30 June			
		2013	2018	2022	2023	2013	2018	2022	2023
		— persons —				— % of Qld —			
Townsville	7	186,520	193,110	198,130	201,430	4.0	3.9	3.7	3.7
Cairns	9	156,760	165,720	171,990	175,400	3.4	3.3	3.2	3.2
Mackay	11	118,880	118,350	124,950	126,910	2.6	2.4	2.3	2.3
Fraser Coast	12	100,290	106,380	115,070	117,940	2.2	2.1	2.2	2.2
Bundaberg	13	93,850	96,600	102,070	104,170	2.0	1.9	1.9	1.9
Rockhampton	14	81,750	81,410	83,600	84,520	1.8	1.6	1.6	1.5
Gladstone	15	62,160	63,080	65,300	66,840	1.3	1.3	1.2	1.2
Gympie	17	48,490	51,670	55,110	56,170	1.0	1.0	1.0	1.0
Livingstone	20	35,280	37,950	40,900	41,910	0.8	0.8	0.8	0.8
Whitsunday	21	34,110	35,650	38,510	39,710	0.7	0.7	0.7	0.7
Regional Queensland	**..**	**1,343,620**	**1,368,960**	**1,419,830**	**1,443,860**	**28.9**	**27.3**	**26.7**	**26.4**

(a) Top 10 regional Queensland LGAs based on population size at 30 June 2023.

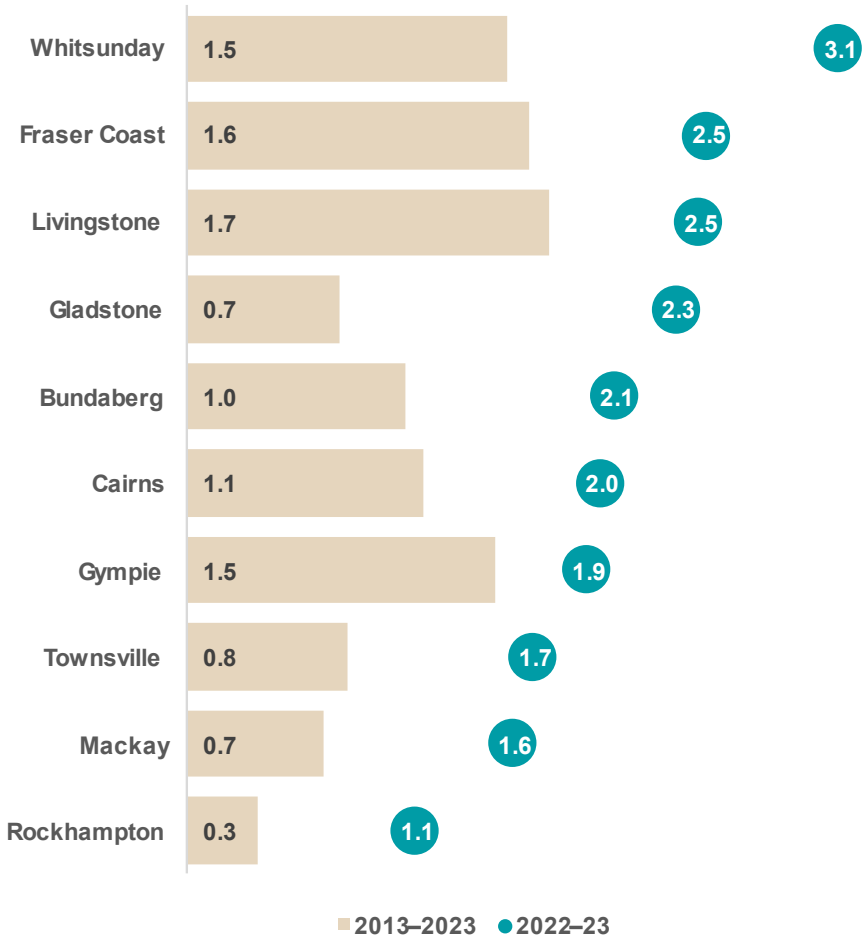
Fastest population growth

The analyses in this section are limited to regional LGAs with a population of greater than 10,000 persons at 30 June 2023.

- The LGAs of Whitsunday (3.1%), Fraser Coast (2.5%) and Livingstone (2.5%) had the fastest population growth rates in regional Queensland in 2022–23.
- All LGAs in regional Queensland grew faster in 2022–23 than the 10 years to 2023.
- Among the top 10 LGAs, Whitsunday and Gladstone recorded the greatest disparity between growth rates in 2022–23 (3.1% and 2.3% respectively) and their 10-year annual average growth rates (1.5% and 0.7% respectively per year over the decade to 2023).

Population growth rates, top 10 regional Queensland local government areas, 10 years to 30 June 2023, and 2022–23

*Ranked fastest to slowest **% growth** 2022–23*



Largest population growth

The analyses in this section are limited to the top 10 regional LGAs with largest growth in 2022–23.

- Cairns had the largest population growth of all LGAs in regional Queensland (up 3,410 persons) in 2022–23.
- The largest average annual population change in the 10 years to 30 June 2023 occurred in:
  - Cairns (1,860 persons per year)
  - Fraser Coast (1,770 persons per year)
  - Townsville (1,490 persons per year).
- Of the 10 regional LGAs with the largest growth in 2022–23, all had growth in 2022–23 that was higher than the average annual 10-year growth.

Average annual growth, top 10 regional Queensland local government areas to 30 June 2023

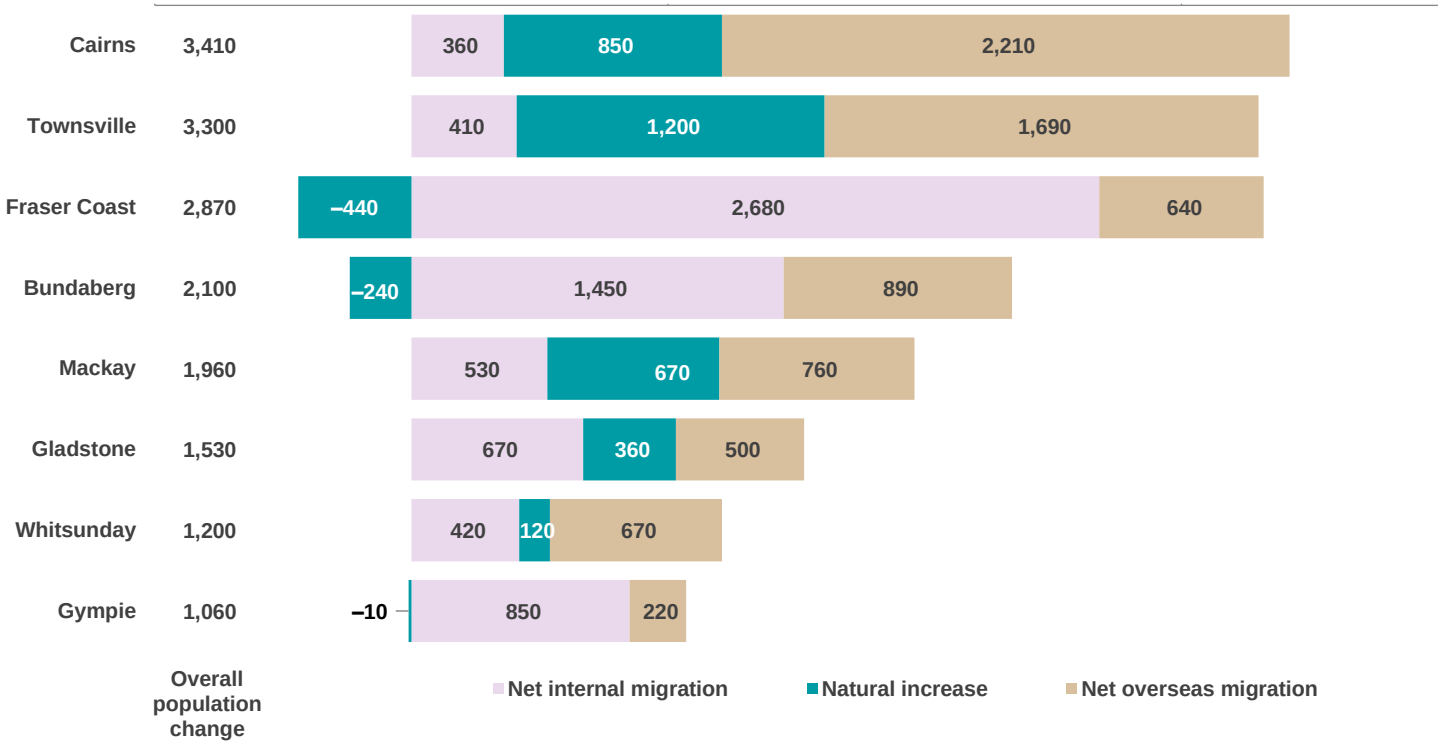
Ranked largest to smallest growth 2022–23

LGA	State ranking[(a)]	Estimated resident population at 30 June				Average annual growth		
		2013	2018	2022	2023	2013–2023	2018–2023	2022–23
		— persons —				— persons —		
Cairns	9	156,760	165,720	171,990	175,400	1,860	1,940	3,410
Townsville	7	186,520	193,110	198,130	201,430	1,490	1,670	3,300
Fraser Coast	12	100,290	106,380	115,070	117,940	1,770	2,310	2,870
Bundaberg	13	93,850	96,600	102,070	104,170	1,030	1,510	2,100
Mackay	11	118,880	118,350	124,950	126,910	800	1,710	1,960
Gladstone	15	62,160	63,080	65,300	66,840	470	750	1,530
Whitsunday	21	34,110	35,650	38,510	39,710	560	810	1,200
Gympie	17	48,490	51,670	55,110	56,170	770	900	1,060
Livingstone	20	35,280	37,950	40,900	41,910	660	790	1,010
Rockhampton	14	81,750	81,410	83,600	84,520	280	620	920
Regional Queensland	**..**	**1,343,620**	**1,368,960**	**1,419,830**	**1,443,860**	**10,020**	**14,980**	**24,030**

(a) Ranked by largest growth 2022–23

Components of population growth, regional Queensland LGAs with growth greater than 1,000 in 2022–23

Ranked largest to smallest growth 2022–23



- In the year to June 2023, Fraser Coast recorded the largest net internal migration (2,680 persons) among all regional LGAs — similar to 2021–22. Net internal migration accounted for 93% of its total population change. Notably, Fraser Coast also recorded the largest natural decrease (–440 persons).
- Similar to Fraser Coast, Bundaberg's growth was largely due to net internal migration and it also experienced natural decrease. Bundaberg received the second largest net internal migration of all regional LGAs (1,450 persons).
- Cairns received the most growth from net overseas migration (2,210 persons) of all regional LGAs, followed by Townsville (1,690 persons).
- Townsville also recorded the greatest natural increase (1,200 persons) of all regional LGAs.

Population change in regional Queensland LGAs

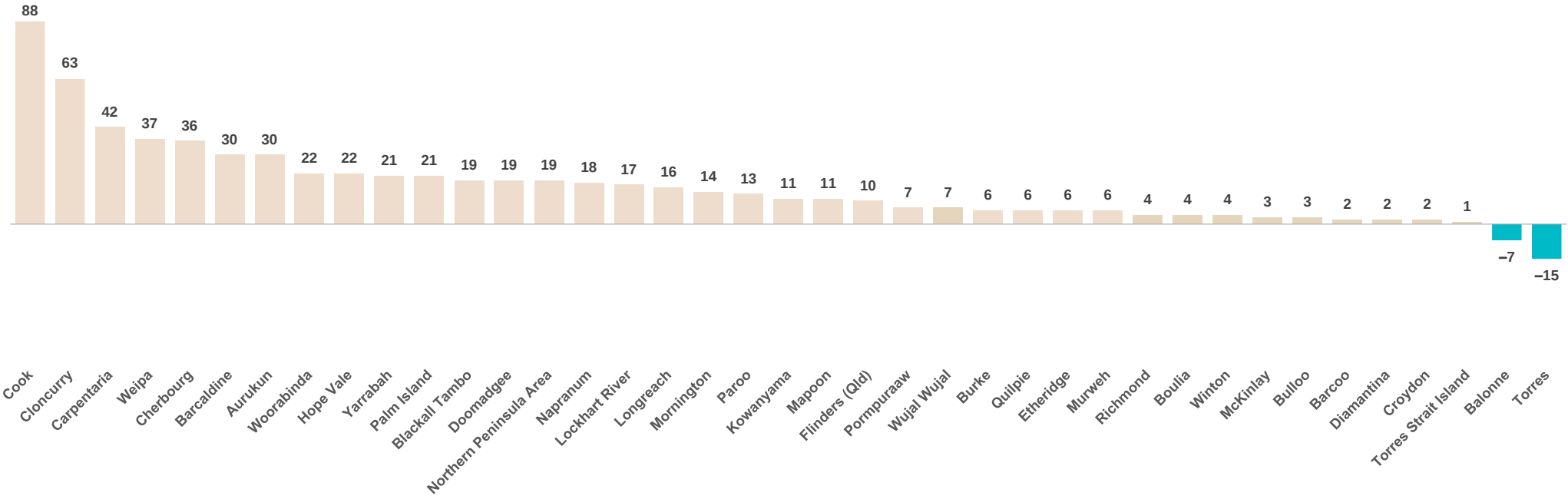
For regional Queensland LGAs with a population of fewer than 10,000 persons at 30 June 2023

- At 30 June 2023, 39 LGAs in Queensland had an estimated resident population of fewer than 10,000 persons, ranging from 270 persons in Diamantina and Croydon to 4,670 persons in Cook.

- In the year to 30 June 2023, 37 LGAs had a small population increase of 90 persons or fewer.

Population change in regional Queensland LGAs in the year to 30 June 2023

LGAs with population less than 10,000 at 30 June 2023



Technical notes

Population data used in this publication were the most recent available at the time of preparation and have been sourced from the ABS publication *Regional population* (2022–23), with the latest updates to this publication released on 26 March 2024.

The status of estimated resident population (ERP) data changes over time from preliminary to revised to final as new component data become available, and subsequently to preliminary rebased and final rebased following a Census. Users should exercise caution when analysing and interpreting the most recent annual and quarterly estimates for all components of ERP, particularly when making time series comparisons. Complete accuracy of ERP figures is not claimed by the ABS and should not be assumed.

Status of quarterly ERP data

- All ERP data up to and including June 2021 are final rebased. ERPs for June 2022 are revised, and for June 2023 are preliminary.
- ERP data for years 2017 through 2021 were updated to final rebased status based on the 2021 Census, however not all component estimates for periods 2016–17 through 2020–21 have been similarly revised. As a result, the published components for this period do not sum to annual change in final rebased ERP. Caution should be applied when using both components and population estimates prior to June 2021.
- This publication features substate component data only for the period 2022–23. These data sum to annual change in ERP between June 2022 and June 2023.
    - Natural increase data for June 2023 are preliminary and based on date of registration.
    - Net overseas migration data for June 2023 are preliminary and based on modelled traveller behaviour.
    - Net interstate migration data for June 2023 are preliminary and based on expansion factors from the 2021 Census.
- See *Regional population methodology, 2022–23* for additional details relating to the status of each of the component indicators.

Regional–level (SA4, LGA) population estimates in this report were produced by the ABS using census data and administrative by-product data and are subject to some error. A degree of caution should be exercised when using the estimates, especially for areas with very small populations.

A new method was introduced to estimate total sub-state populations out from the 2016 Census base, with population change estimated using births, deaths, and internal and overseas migration. For further information see ABS feature article: 'New methodology used to prepare sub-state population estimates' (ABS, 3218.0, released 24 April 2018). Figures included in the text throughout this report are rounded to the nearest 10, although all calculations and percentages are based on unrounded data.

A range of supporting data tables is available on the QGSO website (www.qgso.qld.gov.au).

Glossary

Average annual rate of population change

Also known as the average annual population growth rate. It is calculated as a percentage using the formula below, where P_0 is the population at the start of the period, Pn is the population at the end of the period and n is the length of the period between P_n and P_0 in years.

$$\left[\left(\frac{P_n}{P_0}\right)^{\frac{1}{n}} - 1\right] \times 100$$

For example, to calculate the average annual rate of population change from 2012 to 2022, n is 10, P_0 is the population in 2012 and P_n is the population in 2022.

Estimated resident population (ERP)

The official measure of the population of Australia is based on the concept of residence. It refers to all people, regardless of nationality, citizenship or legal status, who usually live in Australia, except for foreign diplomatic personnel and their families. It includes usual residents who are overseas for less than 12 out of the preceding 16 months. It excludes overseas visitors who are in Australia for less than 12 out of the preceding 16 months.

Natural increase

The excess of births over deaths in each area. Although usually positive, a natural decrease may occur where deaths are greater than births. This is most likely to occur if the population has an older age structure.

Net internal migration

The movement of people across a specified boundary within Australia due to changing their place of usual residence. This figure is calculated using ABS' official estimate of internal migration for sub-state areas—regional internal migration estimates (RIME)—including intra and interstate migration, prepared on an annual (year ending 30 June) basis.

Net overseas migration

The difference between the number of people settling in an area from overseas and the number of people departing that area to live overseas. This figure is calculated using ABS' official estimate of overseas migration for sub-state areas—regional overseas migration estimates (ROME)—prepared on an annual (year ending 30 June) basis.

CAIRNS
DOUGLAS SHIRE
BARRON RIVER
CAIRNS REGIONA
Kuranda
CAIRNS
MAREEBA SHIRE
YARRABAH ABORIGINAL SHIRE
COOK
MULGRAVE

TOWNSVILLE
TOWNSVILLE
TOWNSVILLE CITY
HINCHINBROOK
TOWNSVILLE
THURINGOWA
MUNDINGBURRA
CHARTERS TOWERS REGIONAL
BURDEKIN

MACKAY
WHITSUNDAY
Bucasia
MACKAY REGIONAL
Slade Point
MACKAY
MACKAY
CORAL SEA
MIRANI

ROCKHAMPTON
KEPPEL
MIRANI
ROCKHAMPTON
ROCKHAMPTON
LIVINGSTONE SHIRE
ROCKHAMPTON REGIONAL

LOCKYER
NANANGO
SOMERSET REGIONAL
MORETON BAY REGIONAL
MOGGILL
BRISBANE CITY
TOOWOOMBA NORTH
TOOWOOMBA
Gatton
TOOWOOMBA SOUTH
Laidley
IPSWICH WEST
LOCKYER
IPSWICH CITY
TOOWOOMBA REGIONAL
LOCKYER VALLEY REGIONAL
JORDAN
LOGAN CITY
CONDAMINE
SCENIC RIM
SOUTHERN DOWNS REGIONAL
SCENIC RIM REGIONAL
SOUTHERN DOWNS
Boonah

TORRES SHIRE
NORTHERN PENINSULA AREA REGIONAL
Thursday Island
MAPOON ABORIGINAL SHIRE
NAPRANUM ABORIGINAL SHIRE
LOCKHART RIVER ABORIGINAL SHIRE
WEIPA TOWN
WEIPA
CORAL SEA
AURUKUN SHIRE
Coen
PORMPURAAW ABORIGINAL SHIRE
COOK SHIRE
COOK
HOPE VALE ABORIGINAL SHIRE
Hope Vale
COOKTOWN
KOWANYAMA ABORIGINAL SHIRE
WUJAL WUJAL ABORIGINAL SHIRE
DOUGLAS SHIRE
Port Douglas
Mount Molloy
SEE CAIRNS INSET
Kuranda
CAIRNS REGIONAL
MULGRAVE
MAREEBA
MAREEBA SHIRE
Atherton
HILL
INNISFAIL
CASSOWARY COAST REGIONAL
TABLELANDS REGIONAL
HINCHINBROOK
Halifax
HINCHINBROOK SHIRE
INGHAM
TOWNSVILLE
TOWNSVILLE CITY
SEE TOWNSVILLE INSET
TOWNSVILLE
AYR
BURDEKIN SHIRE
CHARTERS TOWERS
BOWEN
Whitsunday
WHITSUNDAY REGIONAL
WHITSUNDAY
Collinsville
MACKAY REGIONAL
SEE MACKAY INSET
Calen
MACKAY
Sarina
MIRANI
LIVINGSTONE SHIRE
KEPPEL
Yeppoon
SEE ROCKHAMPTON INSET
ROCKHAMPTON REGIONAL
GLADSTONE
BLACKWATER
GLADSTONE
GLADSTONE REGIONAL
WOORABINDA ABORIGINAL SHIRE
BURNETT
Biloela
Moura
CENTRAL HIGHLANDS REGIONAL
Theodore
Monto
SEE SUNSHINE COAST INSET
BANANA SHIRE
CALLIDE
NORTH BURNETT REGIONAL
Taroom
Mundubbera
Gayndah
Injune
Wandoan
NANANGO
Miles
Chinchilla
DALBY
WESTERN DOWNS REGIONAL
Surat
Oakey
SEE BRISBANE INSET
SEE GOLD COAST INSET
CONDAMINE
SEE LOCKYER INSET
Millmerran
SOUTHERN DOWNS
WARWICK
MURWILLUMBAH
Mullumbimby
BALLINA
STANTHORPE
Tenterfield
Dysart
Clermont
Moranbah
ISAAC REGIONAL COUNCIL
BURDEKIN
Aramac
BARCALDINE REGIONAL
BARCALDINE
Alpha
EMERALD
LONGREACH REGIONAL
LONGREACH
GREGORY
WINTON
WINTON SHIRE
Boulia
BOULIA SHIRE
DIAMANTINA SHIRE
BLACKALL
BLACKALL TAMBO REGIONAL
Tambo
BARCOO SHIRE
Windorah
Birdsville
QUILPIE SHIRE
Quilpie
CHARLEVILLE
MURWEH SHIRE
Augathella
Mitchell
ROMA
MARANOA REGIONAL
WARREGO
Thargomindah
BULLOO SHIRE
CUNNAMULLA
PAROO SHIRE
BALONNE SHIRE
ST GEORGE
GOONDIWINDI REGIONAL
Dirranbandi
Mungindi
MORNINGTON SHIRE
GULF OF CARPENTARIA
Karumba
Normanton
BURKETOWN
DOOMADGEE ABORIGINAL SHIRE
BURKE SHIRE
CARPENTARIA SHIRE
Croydon
CROYDON SHIRE
Georgetown
ETHERIDGE SHIRE
MOUNT ISA CITY
Gunpowder
Camooweal
MOUNT ISA
CLONCURRY
CLONCURRY SHIRE
Julia Creek
MCKINLAY SHIRE
RICHMOND
RICHMOND SHIRE
HUGHENDEN
FLINDERS SHIRE
CHARTERS TOWERS REGIONAL
TRAEGER

SUNSHINE COAST
BUNDABERG REGIONAL
Bargara
BUNDABERG
BUNDABERG
Hervey Bay
BURNETT
HERVEY BAY
Howard
HERVEY BAY
CALLIDE
NORTH BURNETT REGIONAL
Biggenden
MARYBOROUGH
MARYBOROUGH
FRASER COAST REGIONAL
CORAL SEA
GYMPIE REGIONAL
GYMPIE
Goomeri
GYMPIE
Murgon
NOOSA
NOOSA SHIRE
Tewantin
Cooroy
NINDERRY
GAROY
NANANGO
NICKLIN
NAMBOUR
MAROOCHYDORE
Maroochydore
Nanango
BUDERIM
SUNSHINE COAST REGIONAL
KAWANA
Yarraman
CALOUNDRA
Blackbutt
Kilcoy
GLASS HOUSE
PUMICESTONE
TOOWOOMBA REGIONAL
SOMERSET REGIONAL
Caboolture
REDCLIFFE
BRISBANE CITY

Queensland State Electoral Districts with Local Government Areas

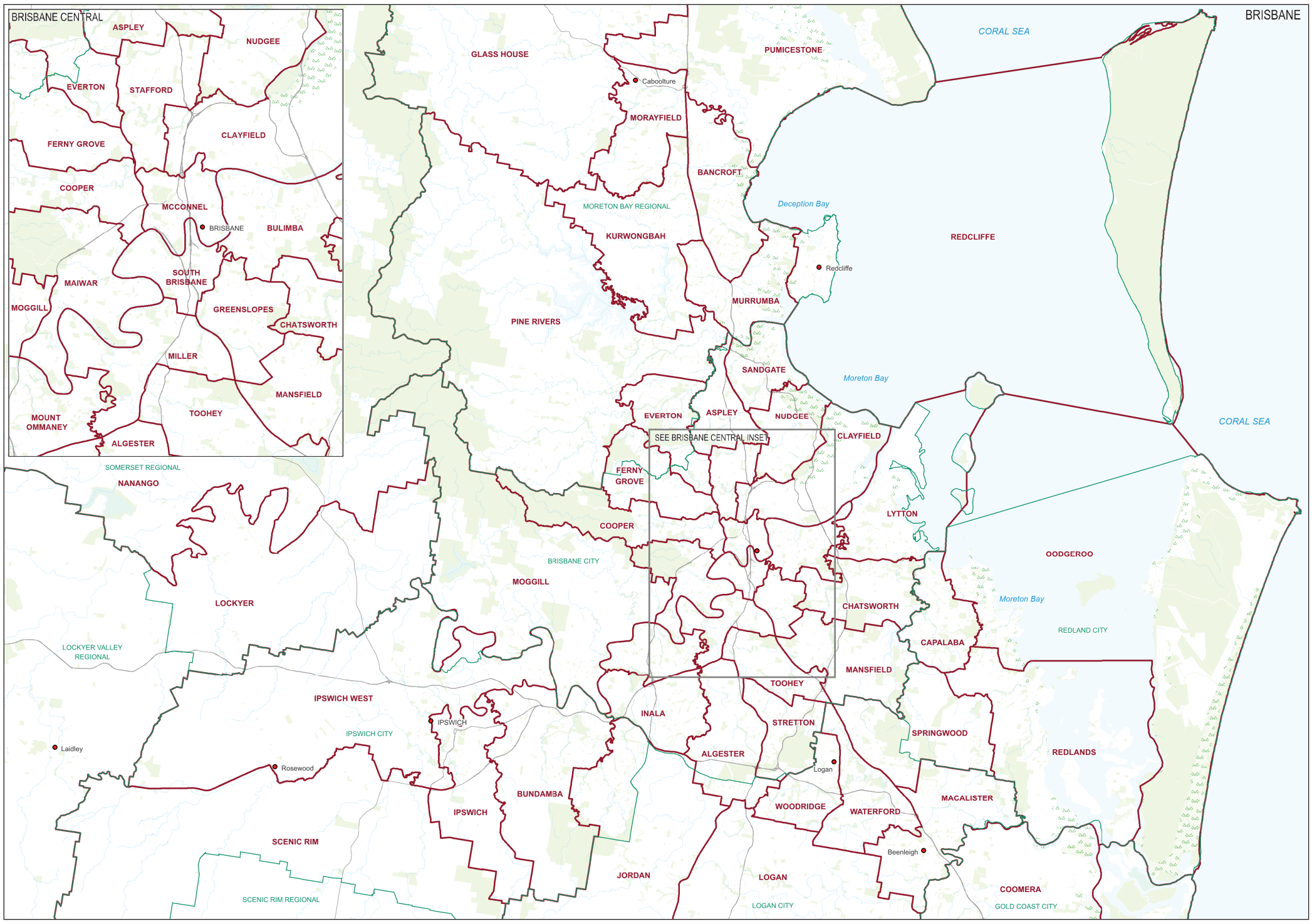
93 State Electoral Districts

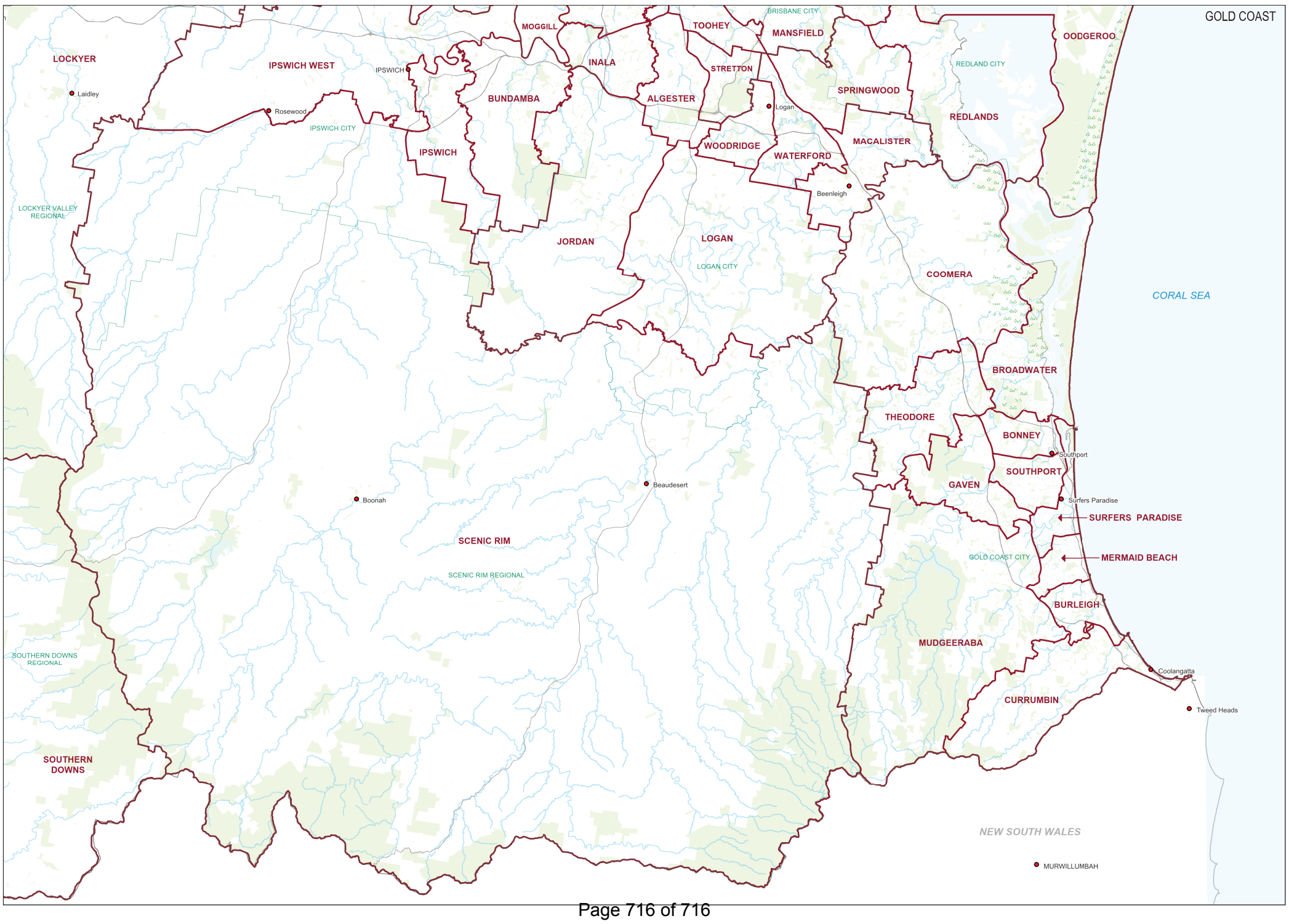
Local Government Areas

This product was created using datasets from various authoritative sources, and is intended as a guide only to display electoral boundaries.

The digital GIS data is available FREE to download from Queensland Spatial Catalogue or Qspatial at: http://qldspatial.information.qld.gov.au

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BRISBANE CENTRAL
ASPLEY
NUDGEE
EVERTON
STAFFORD
CLAYFIELD
FERNY GROVE
COOPER
MCCONNEL
BRISBANE
BULIMBA
MAIWAR
SOUTH BRISBANE
MOGGILL
GREENSLOPES
CHATSWORTH
MILLER
MANSFIELD
MOUNT OMMANEY
TOOHEY
ALGESTER
SOMERSET REGIONAL
NANANGO
LOCKYER
LOCKYER VALLEY REGIONAL
IPSWICH WEST
IPSWICH
IPSWICH CITY
Laidley
Rosewood
BUNDAMBA
SCENIC RIM
SCENIC RIM REGIONAL
JORDAN
LOGAN
LOGAN CITY
INALA
STRETTON
ALGESTER
WOODRIDGE
WATERFORD
Logan
Beenleigh
MACALISTER
SPRINGWOOD
REDLANDS
COOMERA
GOLD COAST CITY
BANCROFT
MORAYFIELD
MORETON BAY REGIONAL
KURWONGBAH
PINE RIVERS
GLASS HOUSE
Caboolture
PUMICESTONE
CORAL SEA
Deception Bay
REDCLIFFE
Redcliffe
MURRUMBA
SANDGATE
Moreton Bay
SEE BRISBANE CENTRAL INSET
BRISBANE CITY
LYTTON
OODGEROO
REDLAND CITY
CAPALABA
CHATSWORTH
BRISBANE


GOLD COAST
LOCKYER
LOCKYER VALLEY REGIONAL
Laidley
IPSWICH WEST
IPSWICH
Rosewood
IPSWICH CITY
BUNDAMBA
IPSWICH
SCENIC RIM
SCENIC RIM REGIONAL
Boonah
Beaudesert
SOUTHERN DOWNS REGIONAL
SOUTHERN DOWNS
JORDAN
LOGAN
LOGAN CITY
INALA
STRETTON
ALGESTER
WOODRIDGE
WATERFORD
Logan
Beenleigh
MACALISTER
SPRINGWOOD
REDLANDS
COOMERA
GOLD COAST CITY
MOGGILL
TOOHEY
MANSFIELD
BRISBANE CITY
OODGEROO
REDLAND CITY
BROADWATER
THEODORE
BONNEY
Southport
SOUTHPORT
GAVEN
Surfers Paradise
SURFERS PARADISE
MERMAID BEACH
BURLEIGH
MUDGEERABA
Coolangatta
CURRUMBIN
Tweed Heads
CORAL SEA
NEW SOUTH WALES
MURWILLUMBAH