

[Redacted]

From: [Redacted]@somerset.qld.gov.au >
Sent: Tuesday, 23 June 2020 12:25 PM
To: [Redacted]
Cc: [Redacted]
Subject: RE: Proposed Major Amendment - Somerset Region Planning Scheme - Request to Minister to adopt

Woohoo, thank you! If anything goes pear shaped I'm going to need a holiday 😊

[Redacted]

Senior planner
Somerset Regional Council
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p | 07 5424 4000
e | mail@somerset.qld.gov.au
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From: [Redacted]@dsdmip.qld.gov.au >
Sent: Tuesday, 23 June 2020 12:17 PM
To: [Redacted]@somerset.qld.gov.au >
Cc: [Redacted]@dsdmip.qld.gov.au >
Subject: RE: Proposed Major Amendment - Somerset Region Planning Scheme - Request to Minister to adopt

Hello, fantastic, confirming your email received. I will now zip in and zap down the docs. I'll let you know if anything goes pear-shaped.

Regards

 [Redacted]
Principal Planner
Planning and Development Services – SEQ West Region
Planning Group
Queensland Treasury

P [Redacted]
Level 4, 117 Brisbane Street, Ipswich QLD 4305
PO Box 2390, North Ipswich QLD 4305
www.dsdmip.qld.gov.au

LET'S CONNECT



From: [redacted]@somerset.qld.gov.au>
Sent: Tuesday, 23 June 2020 11:26 AM
To: IpswichSARA <IpswichSARA@dsdmip.qld.gov.au>
Cc: [redacted] dsdmip.qld.gov.au>
Subject: Proposed Major Amendment - Somerset Region Planning Scheme - Request to Minister to adopt

Hi [redacted],

Please find at the link below Council's request to adopt the proposed Major Amendment to the Somerset Region Planning Scheme.

https://somersetrc2-my.sharepoint.com/:f:/g/personal/bdaniells_somerset_qld_gov_au/EnLjRNk_TKROqgEPznu4VhYBtWtcOKOwWQ7d3yhuPuDyIQ?e=pdInTi

I have only included planning scheme maps that have altered since State Interest Review, if you require the maps previously provided please let me know.

Please contact myself if you have any questions or require any additional information.

Regards,

[redacted]

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[Redacted]

From: [Redacted] somerset.qld.gov.au >
Sent: Monday, 20 July 2020 11:45 AM
To: [Redacted]
Subject: RE: Somerset Major Amendment - Flood Risk Assessment

Hi [Redacted]

It's currently sitting with [Redacted] for review, so I am hoping very soon.

Regards,

[Redacted]

Senior planner
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From: [Redacted]@dsdmip.qld.gov.au >
Sent: Monday, 20 July 2020 11:44 AM
To: [Redacted]@somerset.qld.gov.au >
Subject: Somerset Major Amendment - Flood Risk Assessment

Hi [Redacted]

Just checking in as to when you think the flood risk assessment might be complete? If it will be later than this afternoon we may have to pause the process.

Please let me know when you can.

Kind regards,

 [Redacted]
Planning Officer
Planning and Development Services
Queensland Treasury
P [Redacted]
Level 4, 117 Brisbane Street
Ipswich QLD 4305

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[Redacted]

From: [Redacted]@somerset.qld.gov.au>
Sent: Tuesday, 11 August 2020 9:16 PM
To: [Redacted]
Cc: [Redacted]
Subject: RE: MA-00028 Major Amendment No.1 of 2019 approved

Hi [Redacted]

Great news!

Many thanks to you and the team for all of your assistance and support. It is greatly appreciated.

Cheers,

[Redacted]

[Redacted]

**Director of Planning and Development
Somerset Regional Council**

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From: [Redacted]@dsdmip.qld.gov.au]
Sent: Tuesday, 11 August 2020 5:02 PM
To: [Redacted] somerset.qld.gov.au>; [Redacted] somerset.qld.gov.au>
Cc: [Redacted]@dsdmip.qld.gov.au>; [Redacted]@dsdmip.qld.gov.au>
Subject: MA-00028 Major Amendment No.1 of 2019 approved

CAUTION: External sender - Think before you click!

Hi [Redacted] and [Redacted] just a quick note to let you know the major amendment has been approved. An email should be coming your way shortly from our correspondence people, if it has not arrived already.

Kind regards

[Redacted]

Principal Planner

**Planning and Development Services - SEQ West Region
Planning Group**

Queensland Treasury

p. [redacted] | e. [redacted]@dsdmip.qld.gov.au

Unite & Recover 

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From: [redacted]
To: [redacted]
Subject: FW: Amendments to the proposed Somerset Regional Planning Scheme Version 4 - departmental advice about changes to aspects of the flood hazard provisions in the amendments
Date: Wednesday, 20 May 2020 8:39:00 PM
Attachments: [image001.png](#)
[image010.png](#)

FYI

[redacted]

From: [redacted]@somerset.qld.gov.au>
Sent: Wednesday, 20 May 2020 8:32 PM
To: [redacted] dsdmip.qld.gov.au>
Cc: [redacted] somerset.qld.gov.au>
Subject: RE: Amendments to the proposed Somerset Regional Planning Scheme Version 4 - departmental advice about changes to aspects of the flood hazard provisions in the amendments

Hi [redacted]

Many thanks for your below considered response. We'll review and be in touch.

Kind Regards,

[redacted]

[redacted]

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From: [redacted]@dsdmip.qld.gov.au]
Sent: Wednesday, 20 May 2020 5:27 PM
To: [redacted]@somerset.qld.gov.au>
Subject: Amendments to the proposed Somerset Regional Planning Scheme Version 4 - departmental advice about changes to aspects of the flood hazard provisions in the amendments

Hello [redacted]

I am responding on behalf of [] to your email to [] of 15 May 2020.

Thank you for your request for preliminary review of the proposed amendments to the *Draft Somerset Region Planning Scheme-Version 4*, specifically the incorporation of the term *vulnerable uses* within the scheme. The department has reviewed the proposed amendments and can provide the following advice:

- We have noted the inclusion of ‘*Vulnerable uses*’ in the administrative definitions, and the scope of uses included in the definition.
- The operation and structure of this definition as an administrative definition is comparable to operation and structure of the definition of ‘*Sensitive land use*’ as an administrative definition, although both are applied in different contexts.
- The first step in the application of the term ‘*Vulnerable uses*’ occurs with its use in the definition of the Defined Flood Level (DFL) which is:

defined flood level means:

- (a) Where for habitable rooms of buildings:
 - (i) level of the 1% AEP flood event plus 500mm where a 1% AEP flood event inundation line has been approved; or
 - (ii) the highest recorded flood level where no 1% AEP flood event inundation line has been approved.
 - (b) Where for ~~essential services, nursing homes and the like~~ vulnerable uses:
 - (i) level of the 0.2% AEP flood event plus 500mm.
 - (c) Where for non-habitable buildings (except for buildings classified under the Building Code of Australia as Class 7a and Class 10):
 - (i) level of the 1% AEP flood event where a 1% AEP flood event inundation line has been approved; or
 - the highest recorded flood level where no 1% AEP flood event inundation line has been approved.
- The proposed change in element (b) of the definition of the Defined Flood Level (DFL) from ‘*Essential services, nursing homes and the like*’ to ‘*vulnerable uses*’ can be interpreted to encompass generally similar components. This view is reinforced by the identification of uses that are not to be located in flood hazard areas or only located with special consideration in flood hazard areas according to the acceptable outcomes of the flood overlay code.
 - This interpretation also accords with the requirements imposed by the ministerial condition attached to the major amendment.
 - The proposed changes do not appear to significantly change the levels of assessment.
 - The proposed changes do appear to affect the application of the flood hazard overlay but mainly through the acceptable outcomes rather than the performance outcomes. However this is also considered to generally accord with the requirements imposed by the ministerial condition.
 - Overall, the implementation of *vulnerable uses* and *DFL* administrative definitions and related flood overlay code changes more effectively align the scheme to the policy intent of the SPP and the requirements imposed by the ministerial condition, which related to the provision of a flood risk assessment when seeking adoption.
 - The changes do not appear to be classed as significantly different in this context and appear to arise as a combination of administrative terminology corrections and consequential adjustments, including alignment with ministerial condition requirements and the SPP.
 - This view will be influenced by other matters as appropriate, including the submissions received.

As part of the formal amendment process outlined in the MGR, Council will need to:

- comply with the conditions from the Minister in accordance with section 17.6 of

the MGR (Please note: the further advice from [redacted] of DSDMIP via teleconference on 21 October 2019 is material to compliance with the conditions);

- Provide the material required under section 21.3 of the MGR including justification as to why Council considers the proposed change not to be significantly different from the version for which public consultation was undertaken.

The department looks forward to receiving the formal submission of the amendment from Council.

Kind regards

[redacted]

[redacted]

Manager, SEQ West

Planning and Development Services

Queensland Treasury

P [redacted] M [redacted]

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From: [redacted]
To: [redacted]
Cc: [redacted]
Subject: FW: Amendments to the proposed Somerset Regional Planning Scheme Version 4
Date: Friday, 8 May 2020 11:52:00 AM
Attachments: [image001.png](#)
[image010.png](#)
[Proposed amendment - Somerset Regional Planning Scheme Version 4 - Consideration of changes to amendment - Email to \[redacted\] and file notes 8 May 20.pdf](#)

[redacted]

Could you file the attached file notes and email in the Source.
MA-00028

Thanks

[redacted]

From: [redacted]
Sent: Friday, 8 May 2020 11:32 AM
To: [redacted] dsdmip.qld.gov.au>; [redacted]
[redacted]@dsdmip.qld.gov.au>
Subject: RE: Amendments to the proposed Somerset Regional Planning Scheme Version 4

[redacted] and [redacted]

I spoke to [redacted] about the content of the email and reiterated the position that the assessment of the changes was likely to be “not significantly different”, subject to seeing the precise detail of the changes. A more definitive DSDMIP answer would depend on the details.

[redacted] advised that he could not get the details of the changes to us before next week as they were still finalising some elements.

However, he would be briefing the council on the likely DSDMIP response (in the context of the email) at its meeting on 13 May 2020.

We did briefly discuss possible alternatives if the changes did not meet the “not significantly different” tests, including possible ministerial conditions, TLPI or readvertising.

[redacted] did confirm that the changes in the overlay would not be geographical changes.

We now need to await further information from [redacted] since “the devil is in the detail”.

A copy of this email will be filed in the Source.

[redacted]

From: [redacted] somerset.qld.gov.au>
Sent: Friday, 8 May 2020 11:14 AM
To: [redacted] dsdmip.qld.gov.au>

Cc: [redacted]@dsdmip.qld.gov.au>; [redacted]

[redacted]@dsdmip.qld.gov.au>

Subject: RE: Amendments to the proposed Somerset Regional Planning Scheme Version 4

Hi [redacted] (and Team),

Many thanks for your considered response. We will digest at our end and provide the draft changes to you for preliminary review as soon as practicable.

Have a great weekend!

Kind regards,

[redacted]

[redacted]

**Director of Planning and Development
Somerset Regional Council**

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From: [redacted] dsdmip.qld.gov.au]

Sent: Friday, 8 May 2020 8:57 AM

To: [redacted] somerset.qld.gov.au>

Cc: [redacted]@dsdmip.qld.gov.au>; [redacted]

[redacted] dsdmip.qld.gov.au>

Subject: RE: Amendments to the proposed Somerset Regional Planning Scheme Version 4

Hi [redacted]

Thank you for your request seeking advice on how to incorporate changes to the current Major Amendment to the Somerset Region Planning Scheme that you are now finalising prior to council requesting permission to adopt from the Minister.

Specifically, you wish to amend the definition of the Defined Flood Level (DFL) to specifically include “vulnerable uses” to ensure consistency with the SPP and alter the Flood hazard overlay to further incorporate vulnerable uses. You seek advice on whether changes of this nature would be consistent with Section 19.2 of the Minister’s Guidelines and Rules.

In looking at section 19 in its entirety, it reads:

19. Changing the proposed amendment

19.1. The local government may make changes to the proposed amendment to

—

a) address issues raised in submissions;

b) amend a drafting error; or

c) address new or changed planning circumstances or information.

19.2. The local government must ensure any changes continue to appropriately integrate and address relevant state interests, including those identified in the state interest review.

Section 19.2 acts as a caveat on any changes made should a local government choose to exercise the powers given to it by section 19.1 to make changes.

Two of the three circumstances listed in section 19.1(a), (b) or (c) appear to be valid in council's consideration of the possible exercise of its powers.

- 19.1(b) could be invoked on the basis that it was a drafting error not to have included "vulnerable uses" in the definition of the DFL as a matter of state interest. It follows that the Flood hazard overlay would then need to be amended to ensure the provisions of 19.2 were properly addressed.
- 19.1(c) could be invoked on the basis of new information where that information arises because of a current appeal in the P&E Court.

The department considers both 19.1(b) and (c) could be applicable as the appeal revealed new information which then highlighted a drafting error in the DFL definition and the need to amend the overlay.

Council needs to be satisfied that the amendment won't be significantly different (to the material that was publicly notified). If council determines the change does result in the amendment becoming significantly different, council would need to reconsult but that consultation could be limited to only be about the change.

As you have pointed out, the flood hazard overlay code already generally includes the uses that are typically defined as vulnerable uses. In that perspective, the changes are unlikely to be considered significant. Council will be required to present these considerations and associated evidence in your report about the changes which has to accompany the scheme amendment submitted in the adoption request. If changes to the flood hazard overlay code change any of the geographical areas being covered by the overlay, you may need to consult again on the aspects of the amendment that have changed.

The Minister's consideration of the scheme amendment will also look at this same test (i.e. significantly different).

I suggest that you forward to the department, as soon as possible, the specific changes that are proposed so we could give a more accurate evaluation of the significance of the changes before

the formal request for adoption is sent to the Minister.

If you wish to discuss the advice and other matters contained in this email, please don't hesitate to contact myself or

Regards

N

Regional Director (Southern Region)

Planning and Development Services

Department of State Development,
Manufacturing, Infrastructure and Planning

P M

Level 4, 117 Brisbane Street, Ipswich QLD 4305

www.dsdmip.qld.gov.au

LET'S CONNECT



From: somerset.qld.gov.au>

Sent: Tuesday, 28 April 2020 12:38 PM

To: dsdmip.qld.gov.au>

Subject: Amendments to the proposed Somerset Regional Planning Scheme Version 4

Importance: High

Hi

As discussed, Council is currently finalising a Major Amendment to the Somerset Region Planning Scheme and we are seeking the Planning Department's advice on late changes we are contemplating prior to requesting permission from the Minister to adopt the scheme.

The proposed Somerset Region Planning Scheme Version 4 (as drafted) re-incorporates a definition for "Defined Flood Level" (DFL) which was inadvertently removed in a previous version of the planning scheme. A recent review of the proposed planning scheme, resulting from deliberations regarding a current appeal we are dealing with in the P & E Court, has revealed that the DFL definition doesn't fully incorporate the outcomes of the State Planning Policy (SPP) as it does not specifically mention vulnerable uses/persons. The flood hazard overlay code generally includes the uses that are typically defined as vulnerable uses, without specifically defining them as such. This appears to be an oversight of earlier Council drafting and State interest considerations.

In summary, we would like to now amend the definition of the DFL to specifically include “vulnerable uses” to ensure consistency with the SPP and alter the Flood hazard overlay to further incorporate vulnerable uses.

Your advice is sought on whether changes of this nature would be consistent with section 19.2 of the *Ministers Guidelines and Rules* and could be made prior to Council requesting permission to adopt from the Minister.

Our Council was briefed on these relevant issues last week and next meet on 13 May 2020 where we’d like to provide a progress update on the options available to Council.

Please do not hesitate calling me to discuss further.

Many thanks in advance –

Kind Regards,





**Director of Planning and Development
Somerset Regional Council**

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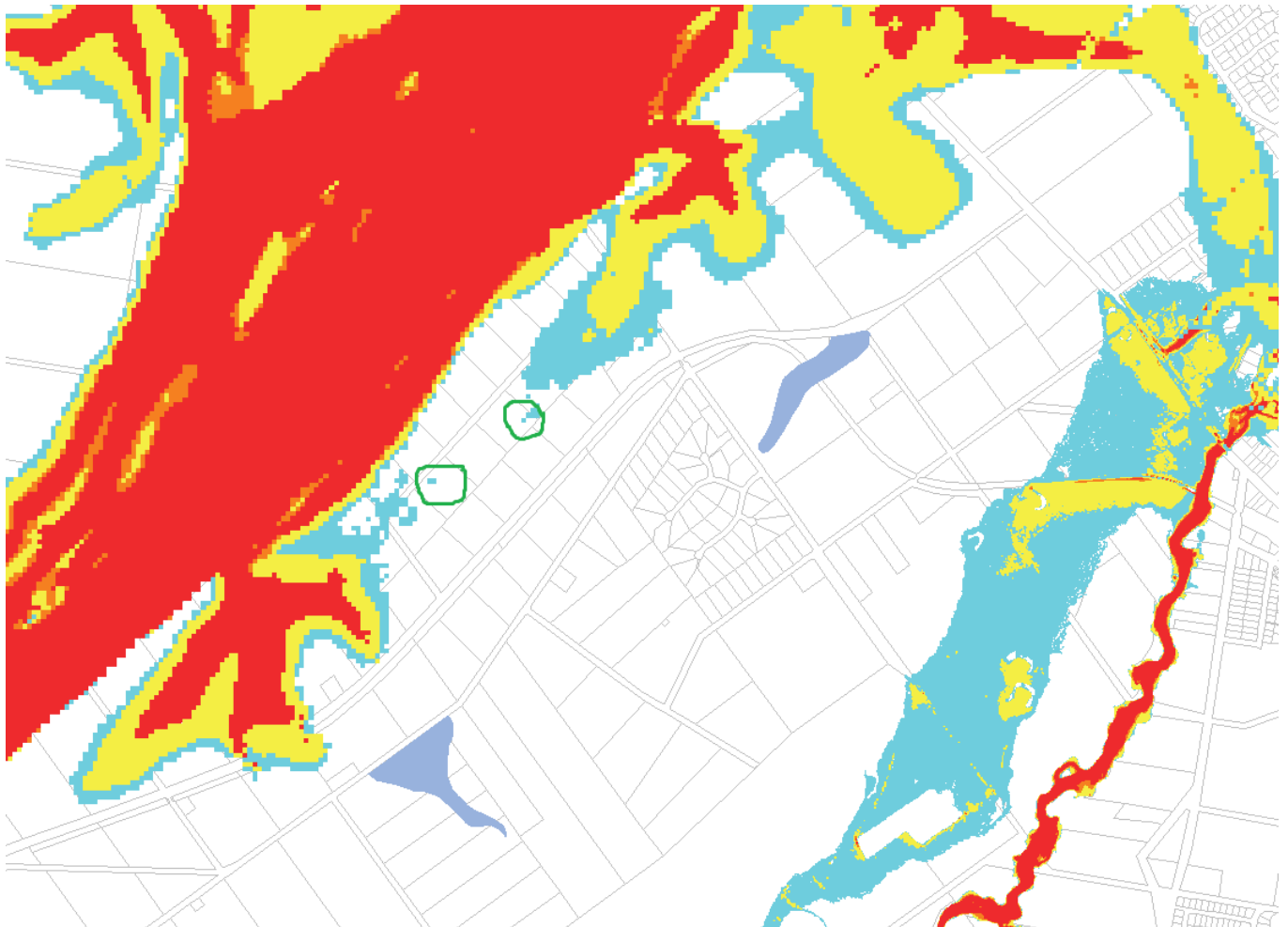
From: [redacted]@omerset.qld.gov.au>
Sent: Thursday, 16 July 2020 4:07 PM
To: [redacted]
Subject: Flood hazard overlay example

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Council SRC

Hi [redacted]

As discussed, please see an example below (areas circled in green) of the properties with minimal amount of land impacted by the Flood hazard overlay and are being counted in the comparison between the current and proposed flood hazard mapping.



Regards,

[redacted]
Senior planner

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From: [redacted]@somerset.qld.gov.au>
Sent: Thursday, 11 June 2020 1:50 PM
To: [redacted]
Cc:
Subject: HPE CM: Somerset Region Planning Scheme - Major Amendment - Draft Risk Assessments Planning Scheme - Version 4 - Risk assessment - Bushfire - May 2020.docx; Planning Scheme - Version 4 - Risk assessment - Flooding - June 2020.docx

Attachments:

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Council SRC
Record Number: E2020/000145926

Hi [redacted]

As discussed, please see attached the Somerset Region Planning Scheme – Major Amendment - Draft Risk Assessments which have been prepared as per the Ministerial conditions provided to Council on 22 May 2019.

The risk assessments have been prepared following advice from the Department that an assessment by a suitably qualified person was not required in this instance as the scheme amendment has simply incorporated the Brisbane River Catchment Flood Study data and the SPP Bushfire hazard mapping.

We are looking to lodge the request to adopt the planning scheme in the coming days and any initial feedback on the draft risk assessment documents would be greatly appreciated.

Regards,

[redacted]
Senior planner

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Proposed Somerset Region Planning Scheme Major Amendment

Risk and Resilience Evaluation – Bushfire hazard overlay

The Somerset Region Planning Scheme (the planning scheme) was adopted in early 2016 and was originally prepared having regard to the applicable State Planning Policy (SPP) at that time. Since that time, the SPP and its mapping have been amended and to ensure consistency, the planning scheme Major Amendment updates the Bushfire hazard overlay mapping to reflect the current SPP. The overlay mapping has not been locally refined and has simply been incorporated into the planning scheme.

The Bushfire Hazard Overlay Code within the planning scheme has been updated as part of the amendments to improve readability and functionality. The amendment has also sought to rectify an issue whereby development located within the potential impact buffer area was previously excluded from assessment requirements.

Although the proposed Bushfire hazard overlay mapping has not been locally refined, it does incorporate the SPP mapping and appropriately identifies development that should not be established within particular risk areas. In conclusion, it is considered that the natural hazard has been appropriately dealt with by the planning scheme.



Proposed Somerset Region Planning Scheme Major Amendment

Risk and Resilience Evaluation – Flood hazard overlay

The Somerset Region Planning Scheme (the planning scheme) was adopted in 2016 and at that time, Council did not possess flood studies for the Lowood and Fernvale areas. In May 2017, the Queensland Government released the Brisbane River Catchment Flood Study (BRCFS). The BRCFS area includes parts of the Brisbane River catchment, with a focus on flooding events downstream of Wivenhoe Dam including the respective Brisbane River, Lockyer Creek and Bremer River systems.

The BRCFS was prepared in partnership between the Queensland Government, Seqwater and the four applicable local government areas of Brisbane City Council, Ipswich City Council, Somerset Regional Council and Lockyer Valley Regional Council. The BRCFS considered a range of factors, including: location of rainfall; ground conditions; sea levels; and dam water levels. The technical flood study was undertaken by BMT Global utilising several appropriately qualified persons and was independently peer reviewed. It is understood that the BRCFS is the most detailed and comprehensive flood study undertaken in Australia and a Monte Carlo approach was used to account for the variability in flood producing factors in the catchment.

The proposed planning scheme Major Amendment incorporates, where relevant, the Brisbane River Catchment Flood Study and updates areas where detailed flooding information wasn't previously available. The hydraulic and hydrological components of BRCFS have not been locally refined as part of the amendment process. The BRCFS has been incorporated into the planning scheme and integrated within the Flood hazard overlay. The planning scheme has also been amended to ensure vulnerable uses are clearly identified and reduce the risk of these activities being established within a floodplain.

Given the BRCFS was developed by relevant RPEQ experts and peer reviewed and that the data has not been locally refined, it is considered that the potential risks have already been considered in detail and are appropriate to support the adoption of the proposed planning scheme Major Amendment.

From: [redacted] somerset.qld.gov.au>
Sent: Tuesday, 23 June 2020 11:26 AM
To: IpswichSARA
Cc: [redacted]
Subject: Proposed Major Amendment - Somerset Region Planning Scheme - Request to Minister to adopt

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Council SRC

Hi [redacted]

Please find at the link below Council's request to adopt the proposed Major Amendment to the Somerset Region Planning Scheme.

https://somersetrc2-my.sharepoint.com/:f/g/personal/bdaniells_somerset_qld_gov_au/EnLjRNk_TKROqgEPznu4VhYBtWtcOKOwWQ7d3yhuPuDyIQ?e=pdlnTi

I have only included planning scheme maps that have altered since State Interest Review, if you require the maps previously provided please let me know.

Please contact myself if you have any questions or require any additional information.

Regards,

[redacted]

Senior planner
Somerset Regional Council
Affordable rates – effective services

ABN 50 138 958 249
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p | 07 5424 4000
e | mail@somerset.qld.gov.au
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From: [redacted]@somerset.qld.gov.au
Sent: Monday, 22 June 2020 2:26 PM
To: [redacted]
Subject: RE: Portal Schmortal

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Council SRC

Status part on the left hand side still the same but I can now see the correspondence from the Minister. I'm updating the public consultation tab to see if that makes it possible for me to move on.

The screenshot shows a web browser window displaying the DSDMIP portal. The URL is https://planning.dsdmip.qld.gov.au/scheme/ccc138a-d81e-e911-a99f-000a3a0c290/workflow/1cc25c71-dc1e-e911-a99f-000a3a0c290. The page title is 'MA-00028' and it features a navigation menu with options like 'Our planning system', 'Better planning', and 'Regional Planning Interests Act'. The main content area is titled 'Review of the proposed instrument to ensure that it complies with the matters of interest to the state.' and includes a 'DSDMIP contact' form with fields for First name (Darrian), Last name (Borick), Phone number ((07) 3432 2411), and Email address (Darrian.Borick@dlgp.qld.gov.au). There are also buttons for 'Withdraw', 'Save', and 'Submit'. A sidebar on the left shows a navigation menu with 'State Interest Review' selected. Below the contact form, there is a section for 'Attached documents' with a link to 'Correspondence from the Honourable Cameron State Development, Manufacturing, Infrastructure and Planning - Our ref MC19410.MSG' dated 22/6/20, 2:10 pm. The document content includes a notice to request to adopt an instrument and details about the proposed amendment.

[redacted]
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From: [redacted] dsdmip.qld.gov.au>
Sent: Monday, 22 June 2020 2:14 PM
To: [redacted] somerset.qld.gov.au>
Subject: Portal Schmortal

Hello, what does the status look like now? FYI you'll receive an email with the original approval to proceed to PN by default.

Regards



[redacted]
Principal Planner
Planning and Development Services – SEQ West Region
Planning Group
Queensland Treasury

P [redacted]
Level 4, 117 Brisbane Street, Ipswich QLD 4305
PO Box 2390, North Ipswich QLD 4305
www.dsdmip.qld.gov.au

LET'S CONNECT



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From: [redacted] somerset.qld.gov.au>
Sent: Wednesday, 22 July 2020 1:47 PM
To: [redacted]
Subject: SRC - Resolution - Public Consultation
Attachments: 06 2019_06_12 Ordinary Decision.docx

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Council SRC

Hi [redacted]

As discussed, please see attached the Council report and resolution in relation to the major amendment to the Somerset Region Planning Scheme.

Regards,

[redacted]
Senior planner
Somerset Regional Council
Affordable rates – effective services

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**Decision of the
Ordinary Meeting
Wednesday 12 June 2019**

Subject:	Somerset Region Planning Scheme Major Amendment – Public consultation
File Ref:	Somerset Region Planning Scheme Amendments
Action Officer:	SP

Background/Summary

As Councillors would be aware a major amendment to the Somerset Region Planning Scheme has recently been drafted. As required by the Ministers Guidelines and Rules the amended planning scheme has been provided to the Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP) for the State interest review. Council has recently received confirmation from the Minister that, subject to a small number of conditions, the planning scheme integrates the State interests and can proceed to public consultation.

The following provides a brief outline of the major changes, including mapping modification included as part of the major amendment.

Major and notable changes to the scheme and maps

1. Bushfire hazard overlay – The State Planning Policy (SPP) released in July 2017 identifies that development should avoid natural hazard areas (which includes bushfire), or where location is unavoidable the hazard should be mitigated to an acceptable and tolerable risk. The current Somerset Region Planning Scheme does not control development within the “Potential Impact Buffer”. In an attempt to satisfy the SPP both the Bushfire hazard overlay table of assessment and the code have been amended to give effect to the “Potential Impact Buffer”.

In addition to these changes, the practical implementation of the current Bushfire hazard overlay code has proved difficult and its application has not been clear to applicants. As such, amendments have been made to the code to improve the functionality, in a further attempt to improve the functionality of the code a Planning Scheme Policy has been drafted to provide guidance to applicants when assessing development against the code.

2. Reduction in Material Change of Use (MCU) dwelling house triggers – Through the operation of the planning scheme it has become apparent that dwelling houses, particularly in the rural zone, are triggering MCU development applications in many situations. Typically the applications are being triggered by overlays, while this is appropriate in some instances (Bushfire hazard is an obvious example where additional accommodation opportunities should not be encouraged) in other overlays it seems excessive. As such, amendments have been made to both the category of development and assessment tables and also the overlay codes to reduce triggers of MCU while still ensuring the relevant outcomes of the codes are satisfied. The following overlays have been amended:
 - Air transport
 - Biodiversity – Koala habitat
 - Infrastructure
 - Scenic Amenity
3. Small scale accommodation opportunities increased – it has been brought to Council’s attention that there is a demand across the region for accommodation to be provided

**Decision of the
Ordinary Meeting
Wednesday 12 June 2019**

by way of small scale operations. Consideration has been given to this and where possible the scheme has been amended to reduce restrictions on home based business (bed and breakfast), short term accommodation (where for two (2) units) and tourist park (where for two (2) units/sites) where the level of assessment is being altered by an overlay. The planning scheme still intends on the focus of these land uses being provided within the Tourism focus areas which includes areas surrounding Wivenhoe and Somerset and also the Brisbane Valley Rail Trail.

4. The Biodiversity overlay maps OM003a and OM003b have been amended to reflect the biodiversity corridor identified in ShapingSEQ. Several Strategic Framework maps have been updated as a result of the altered biodiversity corridor.

ShapingSEQ also identifies that the extent and connectivity of biodiversity corridors should be increased. The planning scheme currently does not trigger development within the corridor, the corridor is only being considered in minimal applications where the code is already being triggered by other matters. The category of development and assessment of the Biodiversity overlay have been amended to trigger development within the corridor where assessment benchmarks of the code are not satisfied.

5. Shaping SEQ altered the Urban Footprint for Toogoolawah, as such the zoning of Lot 3 RP92514 and located at 2 Toogoolawah Biarra Road has been changed from rural to general residential. This change has resulted in a number of maps requiring amendments.

The zoning of other land within the region has been amended as a result of development approvals which have been issued and also where errors with the original mapping has been identified.

6. As part of the SPP the “Lowood Management Area” has been removed from the State interest for Emissions and hazards. As such the relevant Strategic framework and overlay maps have been amended to remove the “Lowood Management Area”. The strategic intent for the region has also been amended to remove reference of the area.
7. At council’s ordinary meeting of 10 May 2017 Council resolved to “adopt the 2017 Brisbane River Catchment Flood Study and that it supersedes all previous flood studies for the purpose of development control with-in the study limits” as such, the Flood hazard overlay map has been amended to illustrate the flood study.
8. Amendments to Administrative definitions – several Administrative definitions contained with the planning scheme have been amended. A number of new definitions have also been included to improve interpretation. The definitions that have been amended or included are as follows:

- “Billboard”;
- “Defined Flood Level”;
- “Equivalent Demand Unit”;
- “Forest Practice”;
- “Free Range Standards”;
- “Gross Floor Area” (GFA);
- “Minor filling and excavation”;
- “Native Vegetation”;

**Decision of the
Ordinary Meeting
Wednesday 12 June 2019**

- “Net development area”; and
- “Rail Trail Activity”.

The application of the current definitions has been difficult as it does not allow for structures without walls which has caused issues when assessing applications. The definition has been amended to improve its ability to be used in all circumstances.

Through this amendment process it was also revealed that the definition of “defined flood level” had been inadvertently removed from the scheme as part of a previous amendment, this definition has been reinstated.

9. To ensure the planning scheme maps are as current as possible, where practical the underlying DCDB has been updated to ensure the most recent lot layouts are depicted in the scheme.

The Ministerial conditions imposed by the DSDMIP include the following conditions which need to be satisfied prior to the Council requesting the Ministers approval to adopt the major amendment include the following:

Condition 1: Provide to the Department of State Development, Manufacturing, Infrastructure and Planning a copy of the fit-for-purpose risk assessment undertaken for the proposed amendment.

Condition 1 relates to Council satisfying the requirements of the State Planning Policy: Natural hazards, risk and resilience and requires Council to complete a risk assessment which reviews the proposed changes to the planning scheme. Consultants will need to be engaged to complete the risk assessment and it is proposed that these risk assessments will occur over the next couple of months.

Condition 2: Retain the exiting reference to the Environmental Protection (Noise) Policy 2008 in the Somerset Region Planning Scheme 2016 and delete the proposed changes to Table 6.2.9.3 PO5, AO5.1 and PO6 and AO6.

The retention of the Environmental Protection (Noise) Policy 2008 will be adhered to and no major issues are anticipated.

A Communication Strategy was prepared by Council officers and was provided to the DSDMIP as part of the State interest review documentation. This Communications Strategy has been prepared to inform Council, the community and the Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP) of the proposed communication activities to be undertaken during the public consultation of the major amendment to the Somerset Region Planning Scheme.

Given the generally minor nature of the planning scheme amendment no public meetings have been proposed. The techniques proposed do however include media releases, content on Council's website, one on one meetings with a planner, fact sheets etc. An article was also included within the Somerset Autumn Newsletter which highlighted that the amendment was currently being prepared.

It is intended to commence public notification around 22 June 2019 and run for thirty (30) business days.



**Decision of the
Ordinary Meeting
Wednesday 12 June 2019**

Attachments

Nil

Recommendation

THAT Council receive the Somerset Region Planning Scheme Major Amendment – Public consultation report and that the contents be noted.

Resolution

Moved – Cr Ogg

Seconded – Cr Choat

“THAT Council receive the Somerset Region Planning Scheme Major Amendment – Public consultation report and that the contents be noted.”

Carried

Vote - Unanimous

From: [redacted]@somerset.qld.gov.au>
Sent: Monday, 20 July 2020 1:35 PM
To: [redacted]
Cc: [redacted]
Subject: Updated Somerset Region Planning Scheme - Flood hazard risk and resilience assessment
Attachments: Planning Scheme - Version 4 - Risk assessment - Flooding - July 2020.pdf
Follow Up Flag: Follow up
Flag Status: Completed
Categories: Council SRC

Hi [redacted]

Please see attached the updated Risk and Resilience Evaluation to support the amended Flood hazard overlay which forms part of the Major amendment to the Somerset Region Planning Scheme.

Regards,

[redacted]

Senior planner
Somerset Regional Council
Affordable rates – effective services

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Proposed Somerset Region Planning Scheme Major Amendment

Risk and Resilience Evaluation – Flood hazard overlay

20 July 2020

The Somerset Region Planning Scheme (the planning scheme) was adopted in 2016 and at that time, Council did not possess flood studies for the Lowwood and Fernvale areas. In May 2017, the Queensland Government released the Brisbane River Catchment Flood Study (BRCFS). The BRCFS area includes parts of the Brisbane River catchment, with a focus on flooding events downstream of Wivenhoe Dam including the respective Brisbane River, Lockyer Creek and Bremer River systems.

The BRCFS was prepared in partnership between the Queensland Government, Seqwater and the four applicable local government areas of Brisbane City Council, Ipswich City Council, Somerset Regional Council and Lockyer Valley Regional Council. The BRCFS considered a range of factors, including: location of rainfall; ground conditions; sea levels; and dam water levels. The technical flood study was undertaken by BMT Global utilising several appropriately qualified persons and was independently peer reviewed. It is understood that the BRCFS is the most detailed and comprehensive flood study undertaken in Australia and a Monte Carlo approach was used to account for the variability in flood producing factors in the catchment.

The proposed planning scheme Major Amendment incorporates, where relevant, the Brisbane River Catchment Flood Study and updates areas where detailed flooding information wasn't previously available. The hydraulic and hydrological components of BRCFS have not been locally refined as part of the amendment process. The BRCFS has mostly been incorporated into the planning scheme and integrated within the Flood hazard overlay.

A comparison has been undertaken between the number of properties impacted by the current Flood hazard overlay and the proposed overlay mapping. The current overlay mapping impacts 1849 properties and the proposed mapping impacting 4440 properties. The comparison has only included impacted properties located to the south of the Wivenhoe Dam wall and includes all properties impacted by the mapping regardless of the percentage of the property impacted and regardless of the level of hazard.

The planning scheme has also been amended to ensure vulnerable uses are clearly identified and reduce the risk of these activities being established within a floodplain. The Flood hazard overlay code is considered to satisfy the outcomes of the State Planning Policy (SPP). The amended overlay maps have not resulted in the alterations of zoning of impacted properties.



Council is currently in the process of preparing a Local Flood Management Plan (LFMP) for each of the five major towns, Fernvale, Lowood, Esk, Toogoolawah and Kilcoy, along with the area around Minden. The flood study data collected to inform each LFMP is intended to be incorporated into the Somerset Region Planning Scheme as part of a future major amendment. It should also be noted, the proposed Flood hazard overlay mapping identifies some Potential Flood Hazard Areas to the west of Lowood and Coominya. These areas will be updated to reflect the BRCFS and the LFMP as part of the next amendment to the Flood hazard overlay mapping.

Given the BRCFS was developed by relevant RPEQ experts and peer reviewed and that the data has not been locally refined, it is considered that the potential risks have already been considered in detail and are appropriate to support the adoption of the proposed planning scheme Major Amendment. Council consider the risk assessment complies with the ISO31000:2009(2018) and the amendments do not introduce unacceptable or intolerable risk to people or property.

23 June 2020

The Honourable Cameron Dick MP
Treasurer, Minister for Infrastructure and Planning
PO Box 15009
CITY EAST QLD 4002

Dear Minister Dick,

Subject: Request for Adoption – proposed Major Amendment to the Somerset Region Planning Scheme

Our Ref: Somerset Region Planning Scheme Amendments
Your Ref: MC19/410

Council writes to you requesting permission to adopt the proposed Major Amendment to the Somerset Region Planning Scheme.

In accordance with the Minister's Guidelines and Rules (MGR), the Major Amendment has completed the statutory public consultation and issues raised in the submissions have been considered and where relevant, changes to the scheme have been undertaken. A consultation report which has been prepared in accordance with section 18.4 of the MGR is provided as an attachment for your consideration.

In accordance with section 19.1 of the MGR, a number of small changes to the scheme have also been completed since public consultation was undertaken. Council is satisfied that the changes have not resulted in a substantially different version to that which was publicly advertised, and as such consultation has not been repeated. A report highlighting the changes, including those made as a result of submissions is provided as an attachment.

The Ministerial conditions set by yourself and provided to Council on 22 May 2019 have been satisfied, including the preparation of a fit-for-purpose risk assessment which addresses the changes made to the Flood hazard overlay and the Bushfire hazard overlay. The risk assessments are attached for your consideration.

In accordance with section 21.1 of the MGR, Council now formally requests permission to adopt the major amendment to the Somerset Region Planning Scheme.

If you have any questions in relation to this matter, please contact Council's Senior Planner, [REDACTED] on (07) 5424 4000.

Yours sincerely,



Andrew Johnson
Chief Executive Officer

BRIEFING NOTE

FOR	Treasurer Minister for Infrastructure and Planning		FROM	TREASURY
			REF NO.	MC20/3238
SUBJECT	Request from the Somerset Regional Council (the council) for approval to adopt the proposed Major Amendment No. 1 of 2019 (the proposed amendment) to the Somerset Region Planning Scheme 2016 (the planning scheme)			
Author Details: Dashiel D'Brant Position: Planning Officer Contact: 07 3432 2423 Date completed: 20 July 2020	Endorsed by: Nathan Rule Position: Regional Director Contact: 07 3432 2409 Date approved: 24 July 2020	Endorsed by: Anna McGrath Position: Executive Director Contact: 07 3452 7115 Date approved: 27 July 2020	Endorsed by: Kerry Doss Position: State Planner Contact: 07 3452 7909 Date approved: 4 August 2020	
Date submitted to Under Treasurer	4 August 2020	Approval Required by	17 August 2020	Reason To accord with MGR statutory timeframes

PURPOSE

1. To seek approval for the council to adopt the proposed amendment.

KEY ISSUES


2. On 23 June 2020, the council wrote to you (**Attachment 1**) requesting approval to adopt the proposed amendment (**Attachment 2**) under the *Planning Act 2016* (the Planning Act) and the Minister's Guidelines and Rules (MGR).
3. The proposed amendment seeks to:
 - reduce the regulatory burden on small scale tourism, such as short-term accommodation
 - better reflect the natural hazard requirements of State Planning Policy 2017 (SPP) for both flood and bushfire hazards, including affording greater protection to properties located in potential bushfire hazard areas
 - update existing flood overlay mapping with the latest mapping available from the Brisbane River Catchment Flood Studies, a joint state and local government initiative
 - make administrative and general amendments to improve operational efficiency.
4. On 22 May 2019, you approved, subject to conditions, for the council to publicly consult on the proposed amendment, which occurred from 17 July 2019 to 3 September 2019.
5. During public consultation, three submissions were received with:
 - two seeking zone changes to reflect existing uses, being Queensland Urban Utilities' sewerage treatment plant at Toogoolawah, and a residential house at Kilcoy, both of which the council agreed to
 - one requesting flood mapping be removed in its entirety from a property at Fernvale. While the new flood mapping reduces the extent of the area impacted by the flood hazard overlay on this site, the council did not agree to make the change because the property is still flood-affected.
6. The council made further changes to the proposed amendment after consultation to ensure the term 'vulnerable uses' was properly defined, to fix drafting errors identified by them and address an anomaly with toilet requirements for relocatable home parks which was identified by a submitter.
7. Planning Group in Queensland Treasury has assessed the proposed amendment against the relevant statutory requirements (**Attachment 3**) and found:
 - the Ministerial conditions imposed by you have been complied with. Those conditions required the council to provide a natural hazards risk assessment for flood and bushfire, and ensure consistency with the Environment Protection (Noise) Policy 2008
 - the changes made by the council to the proposed amendment since public consultation do not result in a document that is significantly different to the one publicly consulted on last year, and therefore the proposed amendment does not require further consultation
 - the proposed amendment is consistent with the Planning Act and other relevant subordinate instruments.

8. The proposed amendment has been assessed to determine if your decision will limit any human rights of an individual as identified by the *Human Rights Act 2019* (the Human Rights Act). Your decision may limit the property rights of an individual. The limitation is considered reasonable and demonstrably justifiable as set out in the Human Rights Assessment at **Attachment 4**.

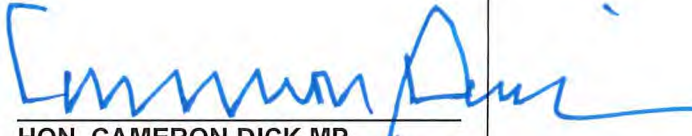
RECOMMENDATION

9. It is recommended that you:

- **approve** the request from the council (**Attachment 1**) to adopt the proposed amendment (**Attachment 2**), without conditions
- **sign** the letter to Councillor Graeme Lehmann, Mayor of the council (**Attachment 5**), advising of your decision.



 Rachel Hunter
 Under Treasurer
 4 / 8 / 2020



 HON. CAMERON DICK MP
 Treasurer
 Minister for Infrastructure and
 Planning
 10 / 09 / 2020

<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Not approved	<input checked="" type="checkbox"/> Noted
Comments		

23 June 2020

The Honourable Cameron Dick MP
Treasurer, Minister for Infrastructure and Planning
PO Box 15009
CITY EAST QLD 4002

Dear Minister Dick,

Subject: Request for Adoption – proposed Major Amendment to the Somerset Region Planning Scheme

Our Ref: Somerset Region Planning Scheme Amendments
Your Ref: MC19/410

Council writes to you requesting permission to adopt the proposed Major Amendment to the Somerset Region Planning Scheme.

In accordance with the Minister's Guidelines and Rules (MGR), the Major Amendment has completed the statutory public consultation and issues raised in the submissions have been considered and where relevant, changes to the scheme have been undertaken. A consultation report which has been prepared in accordance with section 18.4 of the MGR is provided as an attachment for your consideration.

In accordance with section 19.1 of the MGR, a number of small changes to the scheme have also been completed since public consultation was undertaken. Council is satisfied that the changes have not resulted in a substantially different version to that which was publicly advertised, and as such consultation has not been repeated. A report highlighting the changes, including those made as a result of submissions is provided as an attachment.

The Ministerial conditions set by yourself and provided to Council on 22 May 2019 have been satisfied, including the preparation of a fit-for-purpose risk assessment which addresses the changes made to the Flood hazard overlay and the Bushfire hazard overlay. The risk assessments are attached for your consideration.

In accordance with section 21.1 of the MGR, Council now formally requests permission to adopt the major amendment to the Somerset Region Planning Scheme.

If you have any questions in relation to this matter, please contact Council's Senior Planner, [REDACTED] on (07) 5424 4000.

Yours sincerely,



Andrew Johnson
Chief Executive Officer

**Decision of the
Ordinary Council Meeting
Wednesday 27 May 2020**

Subject: Major Amendment - Somerset Region Planning Scheme – Version 4 - Notice of a request to adopt the proposed amendment to the Minister
File Ref: Somerset Region Planning Scheme Amendments
Action Officer: SP

Background/Summary

The Somerset Region Planning Scheme commenced on 1 March 2016, since this time it has been used to assess and guide development across the region. The planning scheme has been amended twice since its adoption, firstly to align with the *Planning Act 2016* and then to incorporate the Local Government Infrastructure Plan and related Planning Scheme Policy 4 – Design Standards. To ensure the planning scheme remains consistent with current legislation and to improve the functionality of the scheme, Council resolved at its Ordinary Meeting of 22 August 2018 to prepare a major amendment to the Somerset Region Planning Scheme.

The major amendment to the planning scheme has undergone a State Interest Review and Council received notification from the Minister for State Development, Manufacturing, Infrastructure and Planning on 22 May 2019 that the amendment could commence public notification. Public notification was undertaken from 17 July 2019 until 2 September 2019 and during that time, three submissions were received.

Since public consultation concluded the submissions have been reviewed, and where deemed appropriate, the planning scheme has been amended to address the matters raised. In addition, several changes have been made to the planning scheme to address: drafting errors; changed planning circumstances; and alignment with the State Planning Policy 2017. Notwithstanding, the changes have been determined to not be significantly different to the version released for public consultation, which removes the need for further public consultation.

Council is now required to give a notice of request to adopt the planning scheme to the Minister. The required notice along with the relevant information is stipulated by the Minister's Guidelines and Rules. Following endorsement by the Minister, Council will then be required to formally adopt the major amendment to the planning scheme.

Attachments

Nil

Recommendation

THAT Council resolve to give a notice to the Minister requesting to adopt the major amendment to the Somerset Region Planning Scheme – Version 4.

Resolution

Moved – Cr Whalley

Seconded – Cr Brieschke

“THAT Council resolve to give a notice to the Minister requesting to adopt the major amendment to the Somerset Region Planning Scheme – Version 4”.

Carried

Vote - Unanimous



Proposed Somerset Region Planning Scheme Major Amendment

Report of Changes Made – June 2020

Since the proposed Somerset Region Planning Scheme Major Amendment Version 4 was publicly advertised, a number of changes have been made. These additional amendments include changes made in direct response to submissions during public consultation; and additional changes to correct errors and other oversights. Notwithstanding, all of the amendments are considered to be minor in nature and do not require additional public consultation.

Table of changes to Major Amendment – Somerset Region Planning Scheme Version 4

	Change	Page/reference	Reason for change	Timing of Change
1.	Strategic Framework 3.3.11.1(e) has been amended to read: “ <i>Vulnerable uses</i> and transport access are located and designed to remain functional during the defined flood event; and”	3.3.11.1(e) – Part 3 Page 16	Change provides compliance/alignment with the State Planning Policy	May 2020
2.	Flood hazard overlay code section 7.2.7.2 (2) (f) (iii) has been amended to read: “where involving a vulnerable use, location and design achieves the required level of functionality during and immediately after a natural hazard event”	Part 7, page 31, section 7.2.7.2 (2) (f) (iii)	Change provides compliance/alignment with the State Planning Policy	May 2020

3.	<p>Flood hazard overlay code</p> <p>Overall outcome (f) “community infrastructure” replaced with “vulnerable uses”</p>	Part 7 – page 31	Change provides compliance/alignment with the State Planning Policy	May 2020
4.	<p>Scenic Amenity Overlay Code</p> <p>AO1.4 has been amended to identify that Dwelling house, home based business where for a <i>home based child care, home occupation or bed and breakfast or Short term accommodation</i> were excluded from the assessment requirements.</p> <p>AO1.4 <i>Buildings or structures, where not for a Dwelling house, home based business where for a home based child care, home occupation or bed and breakfast or Short term accommodation, within a scenic route section buffer identified on the Scenic amenity overlay maps OM012a-b are setback a minimum of 100 metres from the scenic route.</i></p>	Part 7 – page 54	A change had previously been made to the Table of assessment for the Scenic Amenity Overlay to reduce assessment requirements for particular land uses. At that time, changes were not made to the Scenic Amenity Overlay Code. It has now become apparent that changes were required to ensure that the land uses were not being triggered for additional assessment requirements.	May 2020
5.	<p>Service, Works and Infrastructure Code</p> <p>Inserted an “OR” between AO1.3 and AO1.4</p>	Part 8 – Page 99	Drafting Error	June 2020
6.	<p>Tourist park and relocatable home park code.</p> <p>Amended to read:</p>	Part 8 – page 79	A submission was received during public consultation which highlighted that the amended provisions are not applicable to	May 2020

	<p>“For a <i>tourist park</i>, where up to 40 sites are proposed, one (1) female toilet for every seven (7) sites, or part thereof and one (1) male toilet for every ten (10) sites or part thereof, are to be provided.</p> <p>For a tourist park, where in excess of 40 sites are proposed, six (6) female toilets and four (4) male toilets plus an additional one (1) toilet for each sex for every 15 sites or part thereof in excess of 40 sites are to be provided.</p> <p>Note - A site is taken to contain a maximum of three (3) people. Where more than three (3) people per site are proposed facilities in excess of the above may be required”.</p>		Relocatable home park developments. An amendment has been made to ensure the amended provisions are only applicable to Tourist park.	
7.	Administrative Definitions “Vulnerable uses” added to Table SC1.2.1	Table SC1.2.1 – Index of administrative terms and definitions	Change provides compliance/alignment with the State Planning Policy	May 2020
8.	Defined flood level (DFL) definition has been amended to replace “essential services, nursing homes and the like” with “vulnerable uses”.	Table SC1.2.2 – Administrative terms and definitions	Change provides compliance/alignment with the State Planning Policy	May 2020
9.	<p>Definition of “vulnerable uses” added as follows:</p> <p>“Vulnerable uses: Vulnerable uses means any one or more of the following:</p> <p>(a) childcare centre;</p>	Table SC1.2.2 – Administrative terms and definitions	Change provides compliance/alignment with the State Planning Policy	May 2020

	<p>(b) community care centre;</p> <p>(c) community residence;</p> <p>(d) community use;</p> <p>(e) detention facility;</p> <p>(f) educational establishment;</p> <p>(g) emergency services;</p> <p>(h) hospital;</p> <p>(i) non-resident workforce accommodation;</p> <p>(j) relocatable home park;</p> <p>(k) residential care facility;</p> <p>(l) retirement facility;</p> <p>(m) rooming accommodation;</p> <p>(n) rural workers' accommodation; and;</p> <p>(o) tourist park.</p>			
10.	<p>Use definitions Table SC1.1.1.2 – Defined activity groups</p> <p>“Detention facility” and “Rural workers accommodation” have been added to the list of Accommodation Activities</p>	<p>Table SC1.1.1.2 – Defined activity groups – Accommodation Activity</p>	<p>Change provides compliance/alignment with the State Planning Policy</p>	<p>May 2020</p>

Table of mapping changes to Major Amendment – Somerset Region Planning Scheme Version 4

	Change	Page/reference	Reason for change	Timing of change
1.	<p>Kilcoy zoning map</p> <p>Zoning of Lot 6 SP265849 amended from Centre zone to General residential zone.</p>	<p>Kilcoy Zone Map - ZM004</p>	<p>A submission was received during the public consultation period requesting the zoning of Lot 6 SP265849 from Centre zone to</p>	<p>April 2020</p>

			General residential zone. The amendment was requested as a Material change of use development approval for a dwelling house has previously been issued for the property.	
2.	Toogoolawah zoning map Zoning of Lot 6 RP159098 amended from Rural zone to Community facilities zone.	Toogoolawah Zone Map – ZM006	A submission was received regarding the zoning of Lot 6 RP159098, the subject land is currently zoned as Rural. The subject land is currently utilised as part of Toogoolawah sewerage treatment plant. The adjoining land (Lot 1 RP135864) also forms part of the Toogoolawah sewerage treatment plant is zoned as Community facility. The submission requests that the zoning of Lot 6 be amended from Rural to Community facility to be consistent with the land use occurring on the site.	April 2020
3.	Kilcoy Zone Map	Kilcoy Zone Map - ZM004	The subject land has been designated as	May 2020

	Zoning of Lot 916 SP313141 amended from Emerging Community zone to Community Facilities zone.		appropriate for extension to the Kilcoy Race Course and zoning has been amended.	
4.	Fernvale Zone Map Zoning of Lot 7 SP251984 and Lot 1 RP28833 from Industry Zone to Recreation and Open Space Zone.	Fernvale Zone Map	The subject land has been designated as appropriate for extension to the Fernvale Recreation Space and zoning has been amended.	May 2020



Proposed Somerset Region Planning Scheme Major Amendment

Consultation Report

May 2020

OVERVIEW OF SUBMISSION

Number of submissions received: Three

Key issues raised in submissions:

- The three submissions made during the consultation period were specific to particular properties and the zoning or overlays that impact a property.

INTRODUCTION

The proposed Somerset Region Planning Scheme Major Amendment was subject to formal consultation from 17 July 2019 until 3 September 2019.

During the consultation period a total of three submissions were received by Council. This consultation report provides a summary of the proposed amendment, considers the key issues raised in the submissions and outlines Council's intentions in relation to the proposed amendment following consideration of the submissions.

OVERVIEW OF PROPOSED PLANNING SCHEME AMENDMENT

The Somerset Region Planning Scheme has been amended twice since its original adoption in 2016. The first amendment was an alignment amendment to ensure compliance with the *Planning Act 2016* and the second amendment involved the inclusion of the Local Government Infrastructure Plan and the related Planning Scheme Policy 4 – Design Standards. This is the first major amendment.

The amendment has been determined as “major” as it changes a category of development or category of assessment, changes zoning of land and alters policy positions. This amendment represents a combination of changes which have resulted from policy adjustments by Council and the State, general readability improvements to the scheme, as well as correcting errors identified following implementation of the scheme.



CONSIDERATION OF KEY ISSUES

Submission 1

A submission was received regarding the zoning of Lot 6 RP159098, the subject land is currently zoned as Rural. The subject land is currently utilised as part of Toogoolawah sewerage treatment plant. The adjoining land (Lot 1 RP135864) also forms part of the Toogoolawah sewerage treatment plant is zoned as Community facility. The submission requests that the zoning of Lot 6 be amended from Rural to Community facility to be consistent with the land use occurring on the site.

Given the lawful use of the subject land the zoning of the land has been amended from Rural zone to Community facility zone.

Submission 2

A submission was received from the landowner of Lot 6 SP265849 regarding the current zoning of the subject land, being Centre zone. While the subject land is contained within the Centre zone a Material change of use development approval was issued for a Dwelling house. The submission has requested the zoning be amended to General residential zone to be consistent with the land use approval. A building approval has recently been issued by a private certifier for the dwelling house.

The grounds raised in the submission have been accepted and the zoning of Lot 6 SP265849 has been amended from Centre zone to General residential zone.

Submission 3

A submission was received from the landowner of Lot 11 SP180657 requesting to have the lot removed from the flood hazard overlay mapping. The request is based on the land being the subject of an operational works approval, of which, stage one works have been completed. As the operational works have not yet been completed, it is considered that the subject land should remain mapped within the flood hazard overlay.

The flood hazard overlay map has not been altered as a result of the submission.



The submission also highlighted that a proposed amendment to AO4.1 of the Tourist park and relocatable home park code provisions are not applicable to Relocatable home park developments. An amendment has been made to ensure the amended provisions are only applicable to Tourist park.

AO4.1 has been further amended to state as follows:

For a *tourist park*, where up to 40 sites are proposed, one (1) female toilet for every seven (7) sites, or part thereof and one (1) male toilet for every ten (10) sites or part thereof, are to be provided.

For a *tourist park*, where in excess of 40 sites are proposed, six (6) female toilets and four (4) male toilets plus an additional one (1) toilet for each sex for every 15 sites or part thereof in excess of 40 sites are to be provided.


Note - A site is taken to contain a maximum of three (3) people. Where more than three (3) people per site are proposed facilities in excess of the above may be required.

RECOMMENDATION




That Council proceed with the proposed major amendment to the Somerset Region Planning Scheme, subject to the changes discussed above.

LEGEND

Zones

-  Centre
-  Community Facilities
-  Emerging Community
-  General Residential
-  High Impact Industry
-  Industry
-  Recreation and Open Space
-  Rural
-  Rural Residential
-  Township
-  PR Park Residential Precinct

Other

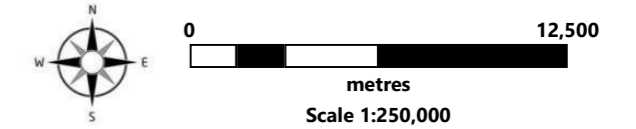
-  Somerset Regional Council Boundary
-  Major Waterbody
-  Property Boundaries

Disclaimer

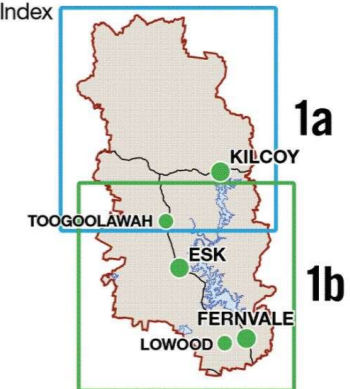
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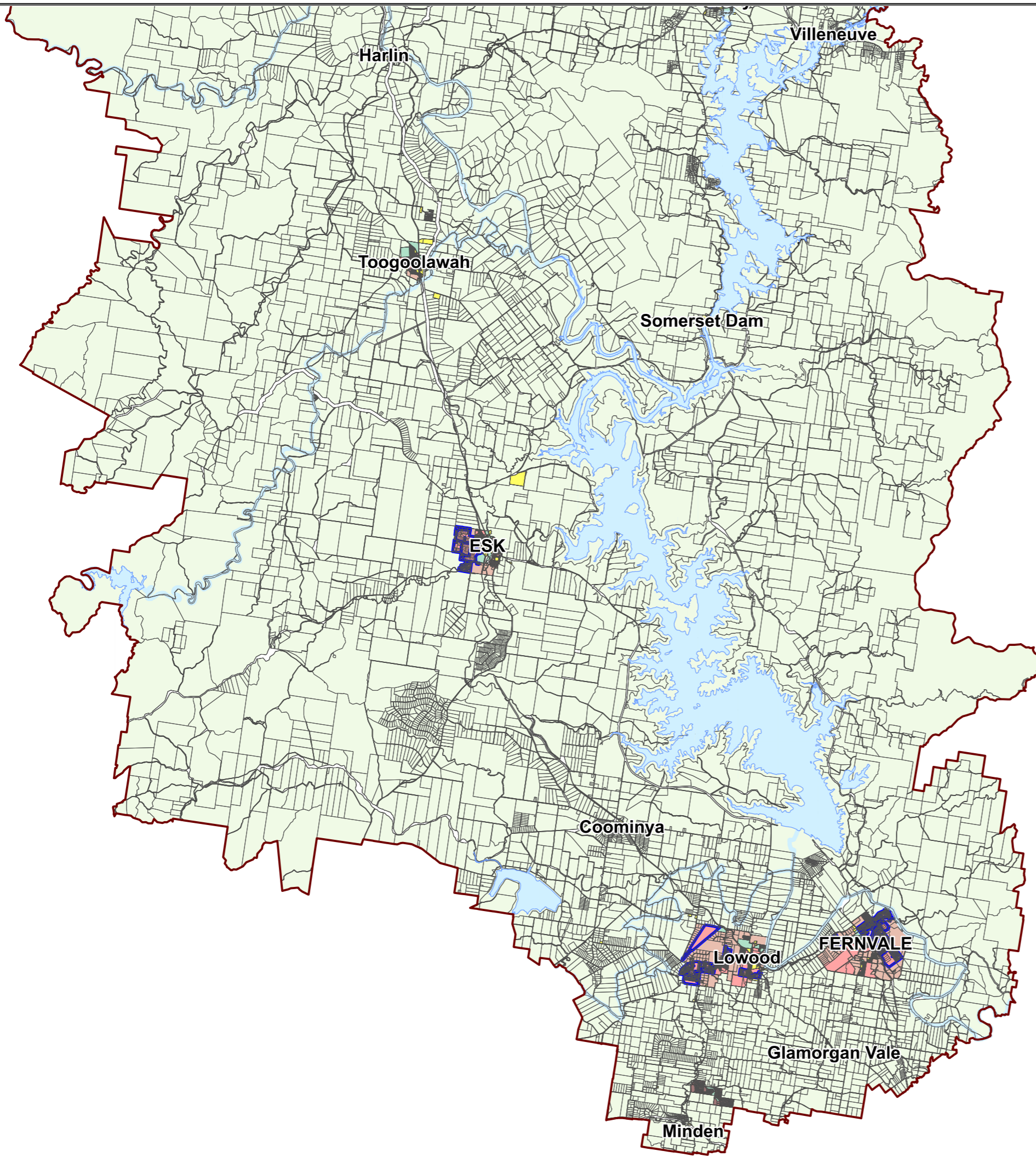


Map Index



Regional Zone Map
ZONE MAP - ZM001a





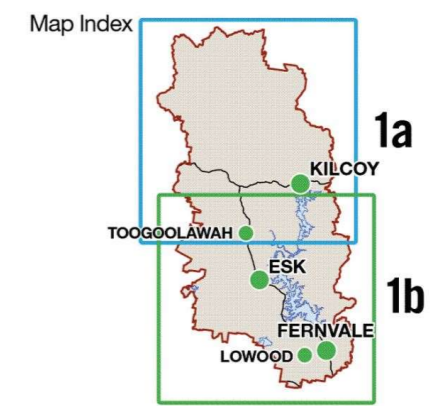
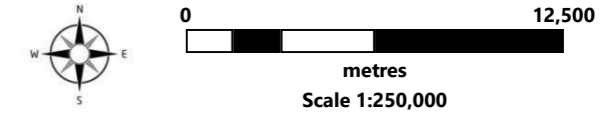
LEGEND

- Zones**
- Centre
 - Community Facilities
 - Emerging Community
 - General Residential
 - High Impact Industry
 - Industry
 - Recreation and Open Space
 - Rural
 - Rural Residential
 - Township
 - PR Park Residential Precinct
- Other**
- Somerset Regional Council Boundary
 - Major Waterbody
 - Property Boundaries

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Regional Zone Map

ZONE MAP - ZM001b

LEGEND

Zones

- Centre
- Community Facilities
- Emerging Community
- General Residential
- High Impact Industry
- Industry
- Recreation and Open Space
- Rural
- Rural Residential
- Township
- PR Park Residential Precinct

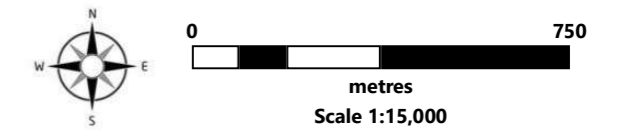
Other

- Somerset Regional Council Boundary
- Major Waterbody
- Property Boundaries

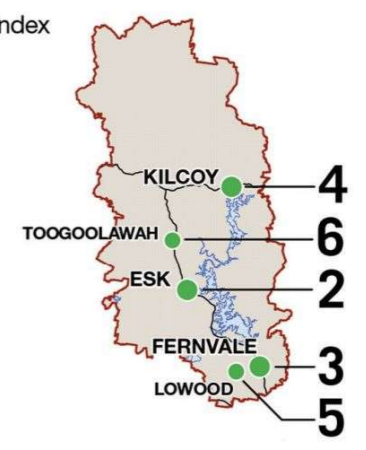
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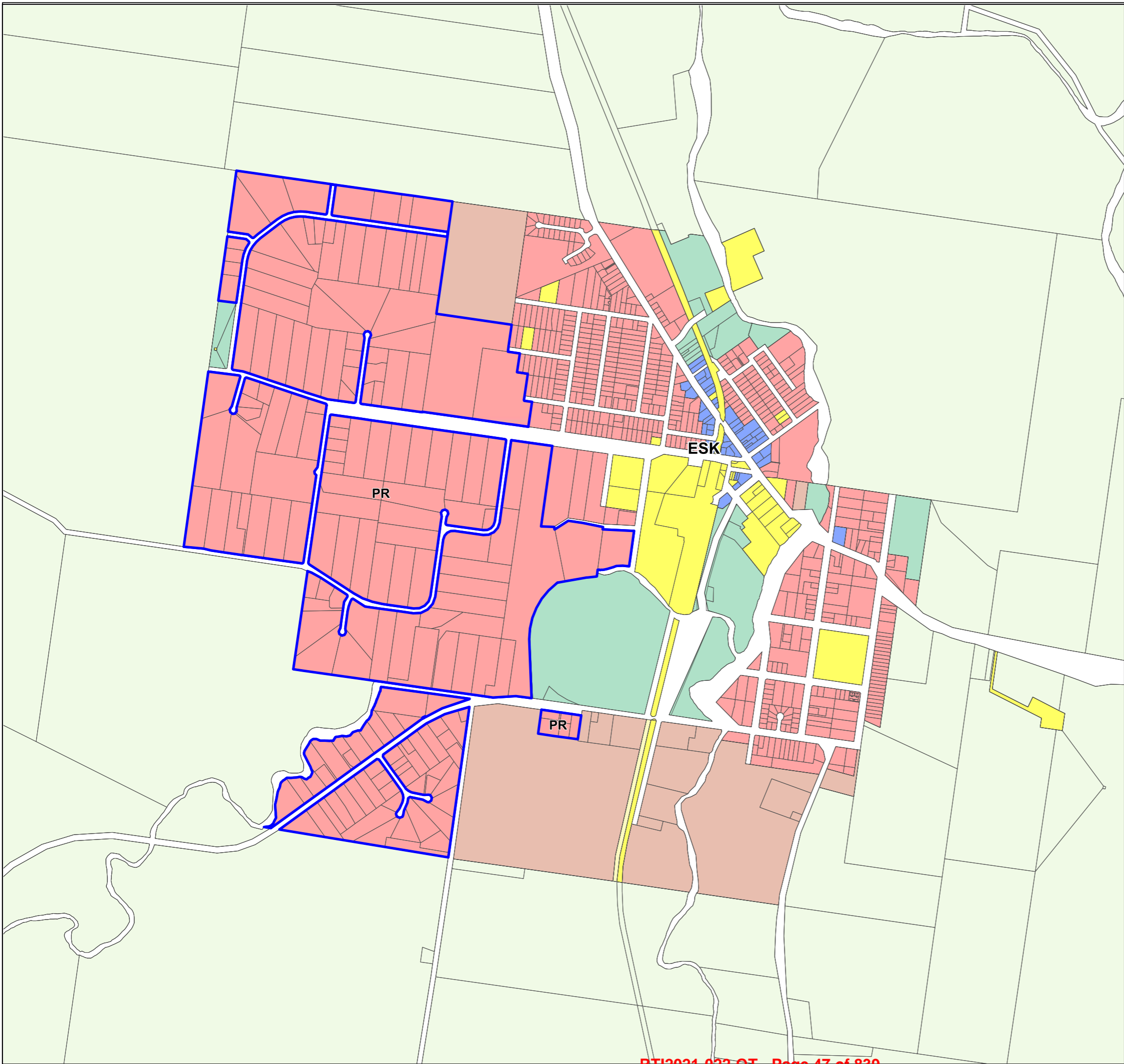
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Map Index



Esk
ZONE MAP - ZM002



LEGEND

Zones

- Centre
- Community Facilities
- Emerging Community
- General Residential
- High Impact Industry
- Industry
- Recreation and Open Space
- Rural
- Rural Residential
- Township
- PR Park Residential Precinct

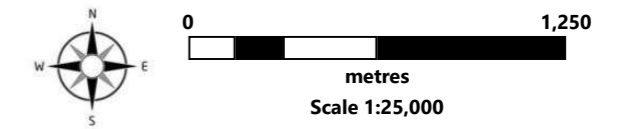
Other

- Somerset Regional Council Boundary
- Major Waterbody
- Property Boundaries

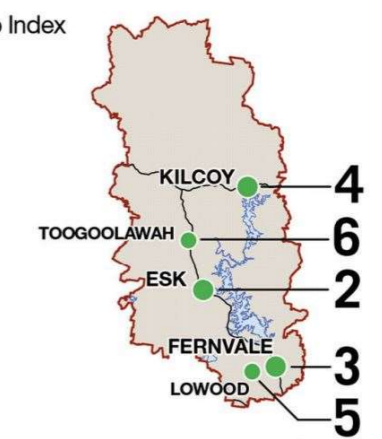
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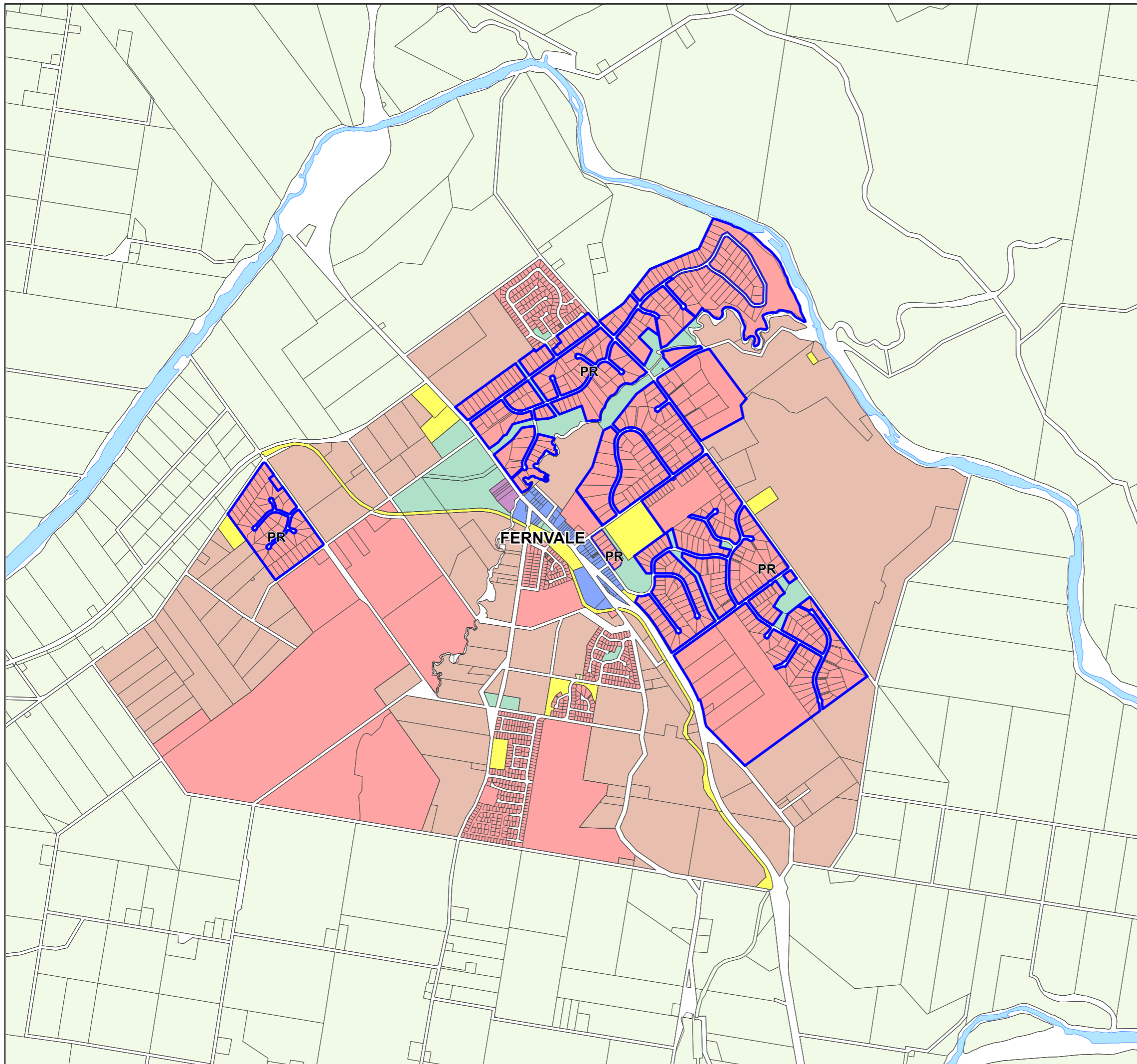
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Map Index



Fernvale
ZONE MAP - ZM003



LEGEND

Zones

- Centre
- Community Facilities
- Emerging Community
- General Residential
- High Impact Industry
- Industry
- Recreation and Open Space
- Rural
- Rural Residential
- Township
- PR** Park Residential Precinct

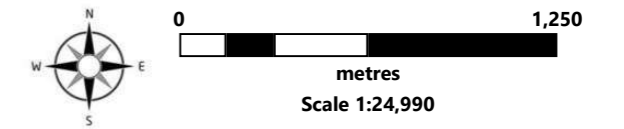
Other

- Somerset Regional Council Boundary
- Major Waterbody
- Property Boundaries

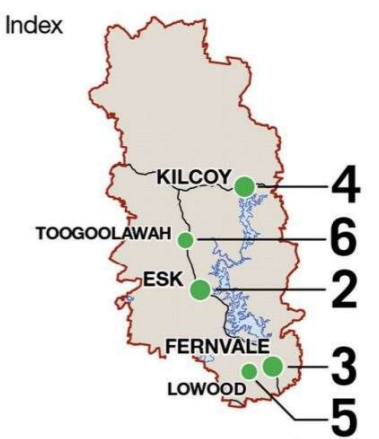
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Map Index



Kilcoy
ZONE MAP - ZM004

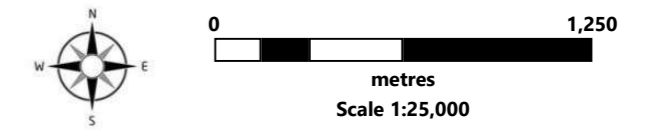
LEGEND

- Zones**
- Centre
 - Community Facilities
 - Emerging Community
 - General Residential
 - High Impact Industry
 - Industry
 - Recreation and Open Space
 - Rural
 - Rural Residential
 - Township
- PR** Park Residential Precinct
- Other**
- Somerset Regional Council Boundary
 - Major Waterbody
 - Property Boundaries

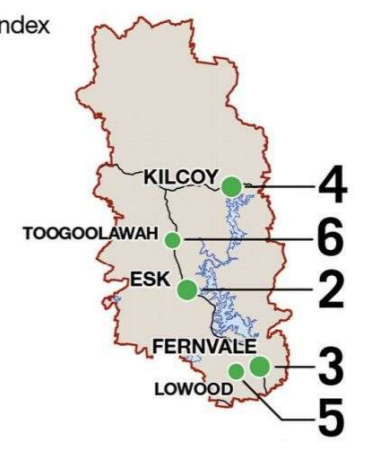
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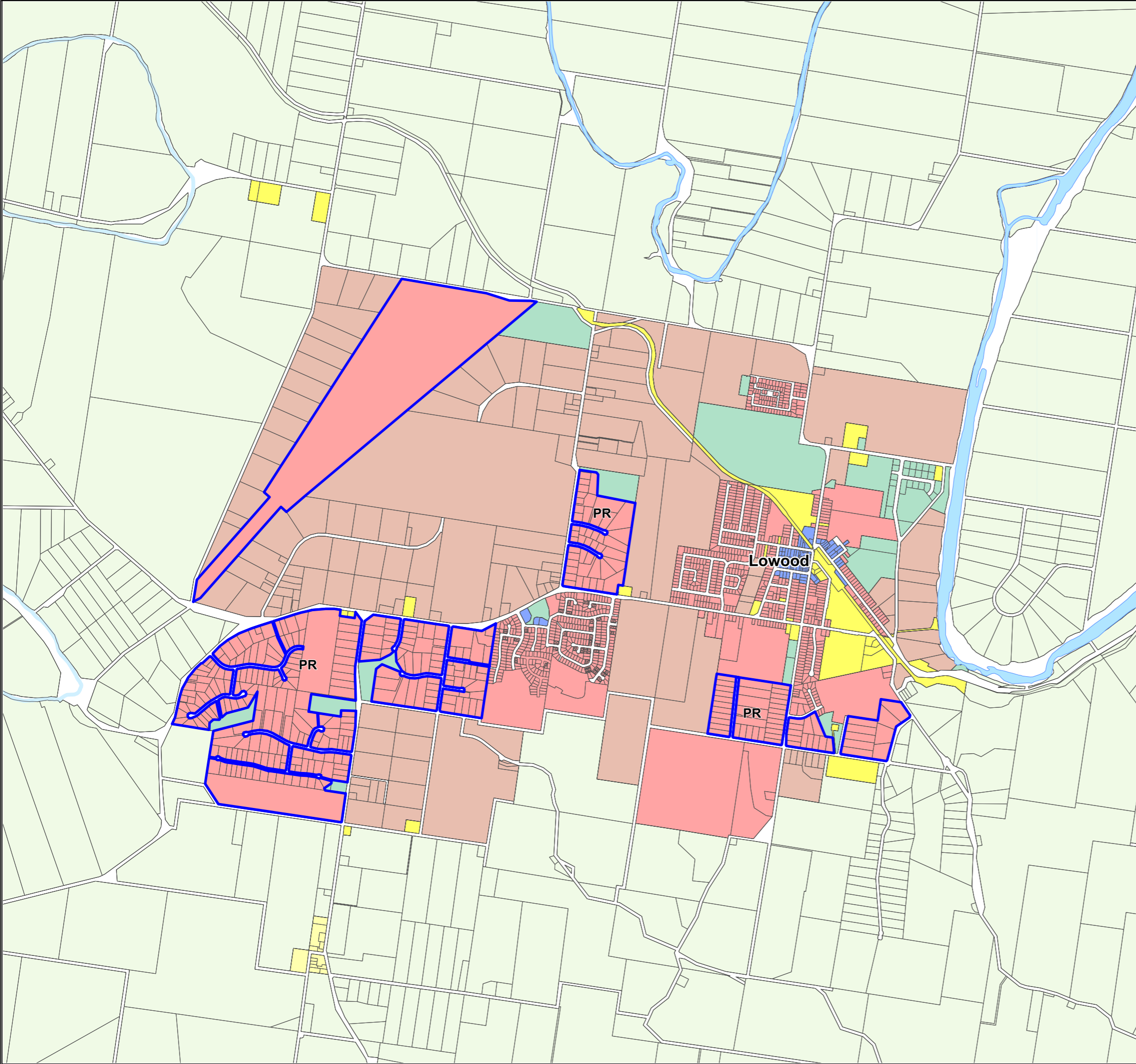
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Map Index



Lowood
ZONE MAP - ZM005



LEGEND

Zones

- Centre
- Community Facilities
- Emerging Community
- General Residential
- High Impact Industry
- Industry
- Recreation and Open Space
- Rural
- Rural Residential
- Township

PR Park Residential Precinct

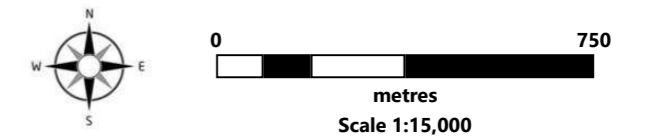
Other

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- Major Waterbody
- Property Boundaries

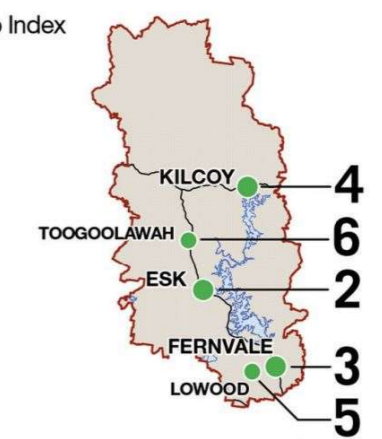
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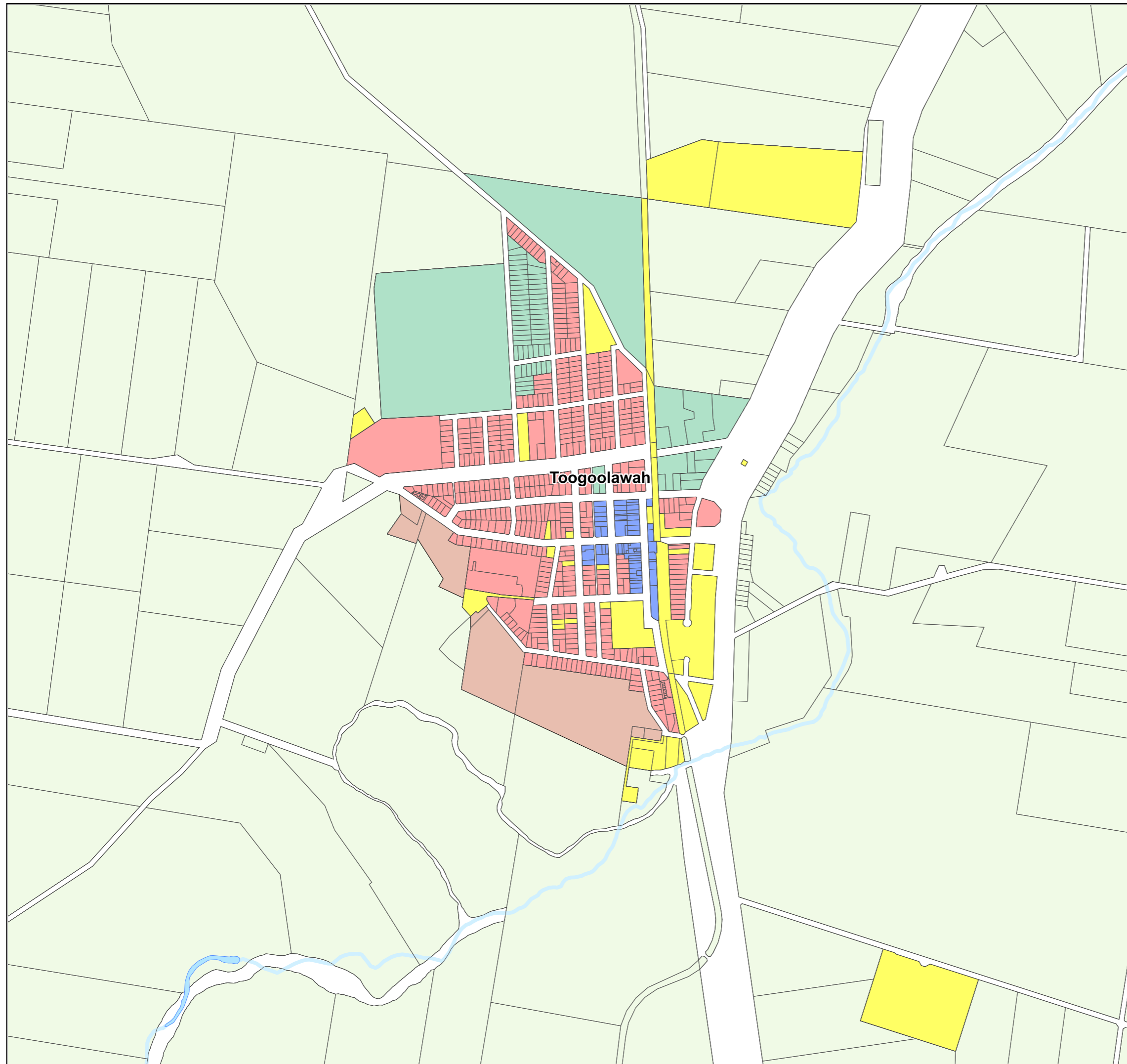
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Map Index



Toogoolawah
ZONE MAP - ZM006



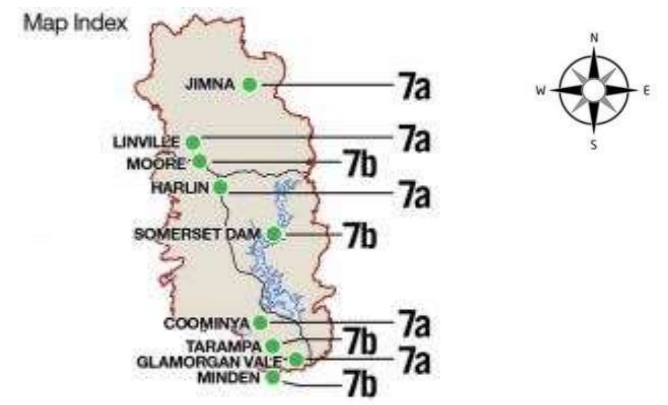
LEGEND

- Zones**
- Centre
 - Community Facilities
 - Emerging Community
 - General Residential
 - High Impact Industry
 - Industry
 - Recreation and Open Space
 - Rural
 - Rural Residential
 - Township
 - PR Park Residential Precinct
- Other**
- Somerset Regional Council Boundary
 - Major Waterbody
 - Property Boundaries

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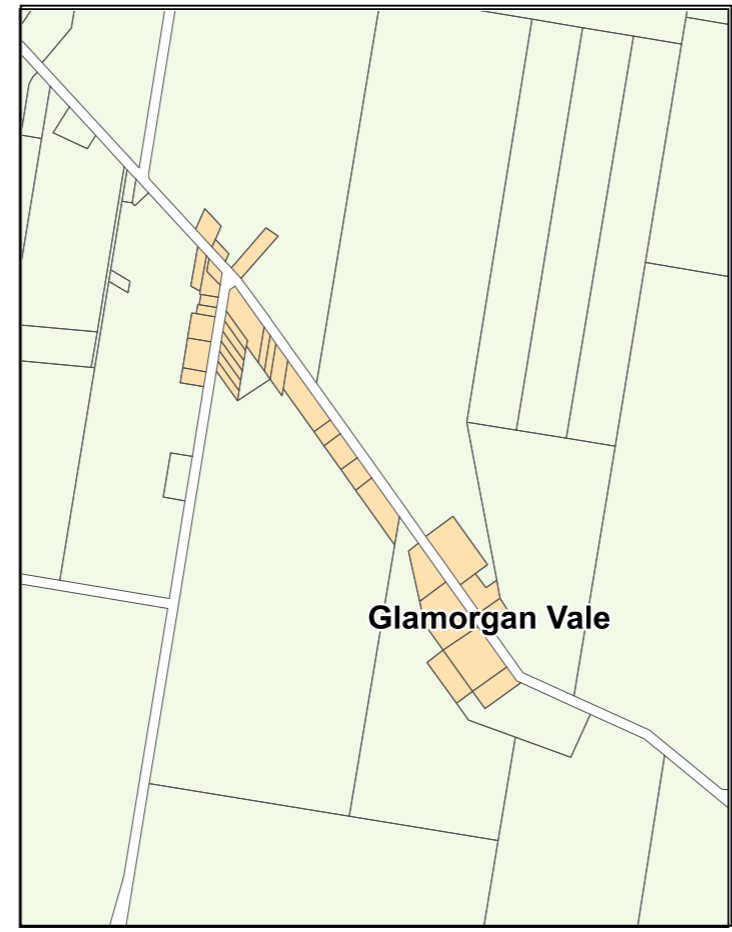


Coominya, Glamorgan Vale, Harlin, Jimna and Linville

ZONE MAP - ZM007a



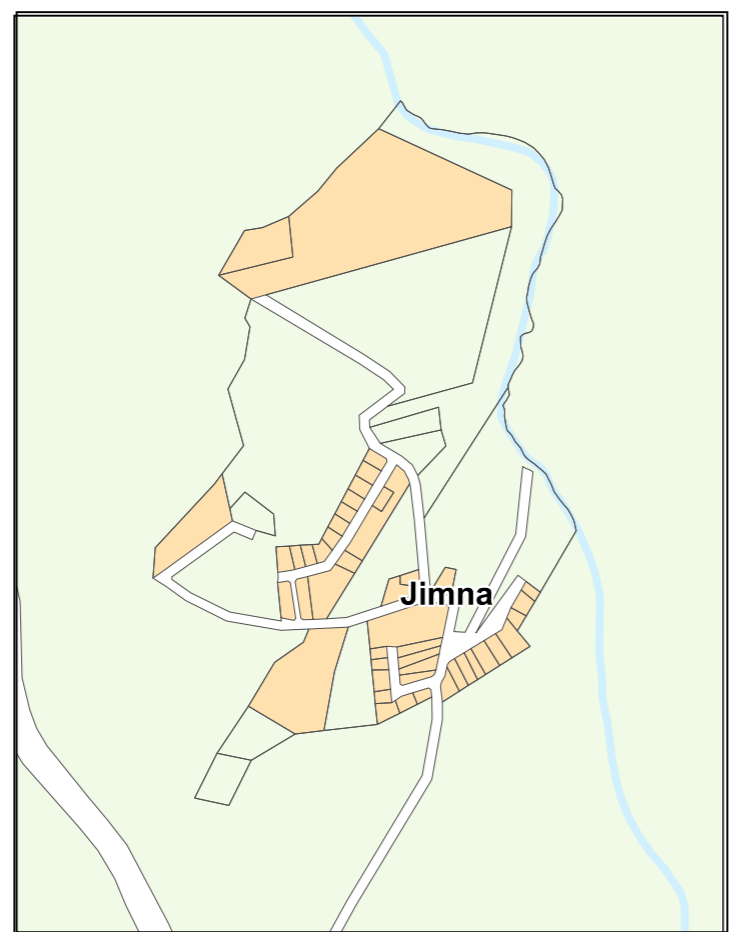
Coominya
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Scale 1:20,000



Glamorgan Vale
0 600 metres
Scale 1:15,000



Harlin
0 600 metres
Scale 1:15,000



Jimna
0 600 metres
Scale 1:15,000

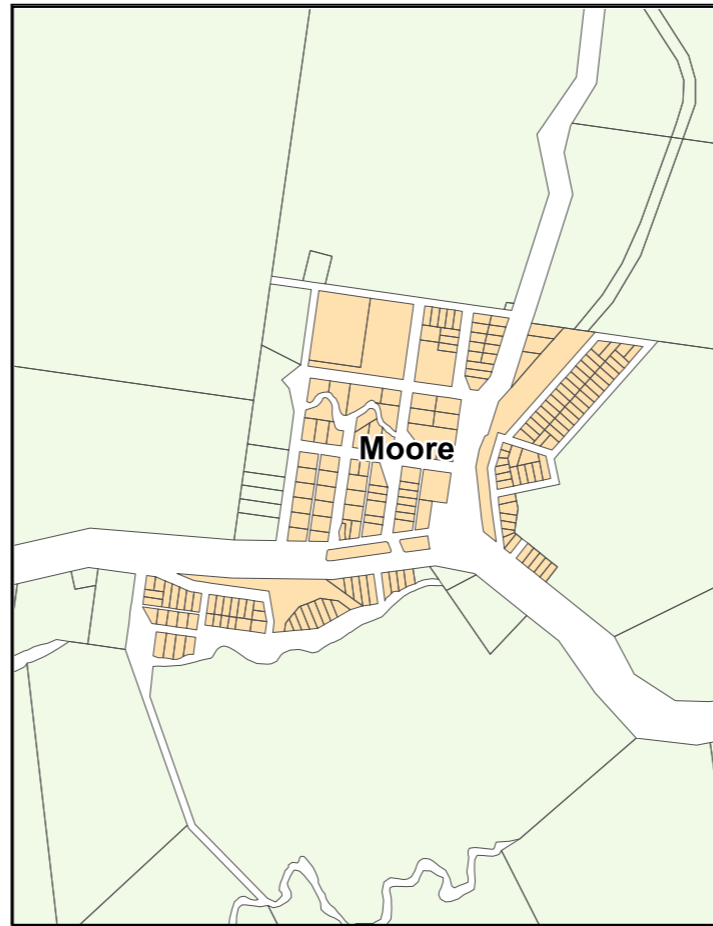


Linville
0 600 metres
Scale 1:15,000



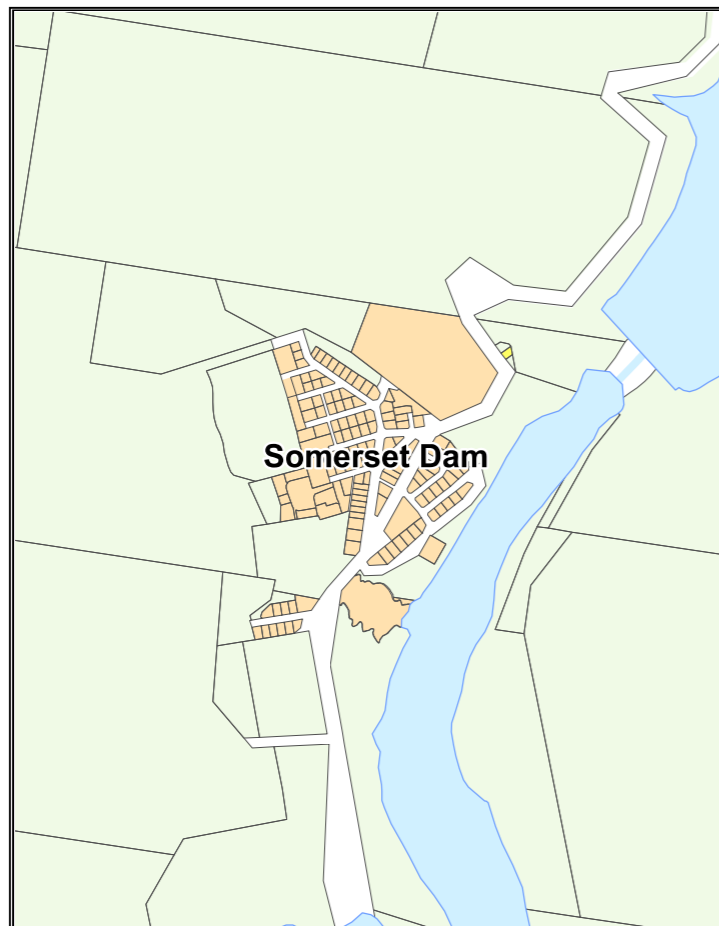
Minden

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metres
Scale 1:15,000



Moore

0 800
metres
Scale 1:20,000



Somerset Dam

0 600
metres
Scale 1:15,000



Tarampa

0 400
metres
Scale 1:10,000

LEGEND

Zones

- Centre
- Community Facilities
- Emerging Community
- General Residential
- High Impact Industry
- Industry
- Recreation and Open Space
- Rural
- Rural Residential
- Township
- PR** Park Residential Precinct

Other

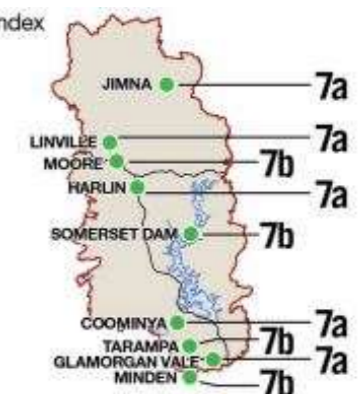
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Map Index



Minden, Moore,
Somerset Dam and
Tarampa

ZONE MAP - ZM007b



Proposed Somerset Region Planning Scheme Major Amendment

Risk and Resilience Evaluation – Bushfire hazard overlay

9 July 2020

The Somerset Region Planning Scheme (the planning scheme) was adopted in early 2016 and was originally prepared having regard to the applicable State Planning Policy (SPP) at that time. Since that time, the SPP and its mapping have been amended and to ensure consistency, the planning scheme Major Amendment updates the Bushfire hazard overlay mapping to reflect the current SPP. The overlay mapping has not been locally refined and has simply been incorporated into the planning scheme.

The Bushfire Hazard Overlay Code within the planning scheme has been updated as part of the amendments to improve readability and functionality. The Bushfire hazard overlay code includes the requirement for particular development to be accompanied by a site-specific bushfire management plan. The bushfire management plan is to be prepared by a suitably qualified person and is to demonstrate that appropriate measures will be put in place to mitigate risks to life and property and/or lessen the bushfire (potential intensity) hazard level to the site.

The amendment has also sought to rectify an issue whereby development located within the Potential impact buffer area was previously excluded from the Bushfire hazard overlay code assessment requirements. The conservative provisions contained within the Bushfire hazard overlay code are now proposed to be applicable to development (including dwelling houses) within the Potential impact buffer area. The proposed amendments to the Bushfire hazard overlay have not resulted in any changes to zoning across the region.

Although the proposed Bushfire hazard overlay mapping has not been locally refined, it does incorporate the SPP mapping and appropriately identifies development that should not be established within particular risk areas. In conclusion, it is considered that the natural hazard has been appropriately dealt with by the planning scheme. Overall, the risk assessment satisfies the requirements of ISO31000:2009(2018) and the amendment does not introduce unacceptable or intolerable risk to people or property across the Somerset Regional Council area.



Somerset
REGIONAL COUNCIL





Proposed Somerset Region Planning Scheme Major Amendment

Risk and Resilience Evaluation – Flood hazard overlay

20 July 2020

The Somerset Region Planning Scheme (the planning scheme) was adopted in 2016 and at that time, Council did not possess flood studies for the Lowwood and Fernvale areas. In May 2017, the Queensland Government released the Brisbane River Catchment Flood Study (BRCFS). The BRCFS area includes parts of the Brisbane River catchment, with a focus on flooding events downstream of Wivenhoe Dam including the respective Brisbane River, Lockyer Creek and Bremer River systems.

The BRCFS was prepared in partnership between the Queensland Government, Seqwater and the four applicable local government areas of Brisbane City Council, Ipswich City Council, Somerset Regional Council and Lockyer Valley Regional Council. The BRCFS considered a range of factors, including: location of rainfall; ground conditions; sea levels; and dam water levels. The technical flood study was undertaken by BMT Global utilising several appropriately qualified persons and was independently peer reviewed. It is understood that the BRCFS is the most detailed and comprehensive flood study undertaken in Australia and a Monte Carlo approach was used to account for the variability in flood producing factors in the catchment.

The proposed planning scheme Major Amendment incorporates, where relevant, the Brisbane River Catchment Flood Study and updates areas where detailed flooding information wasn't previously available. The hydraulic and hydrological components of BRCFS have not been locally refined as part of the amendment process. The BRCFS has mostly been incorporated into the planning scheme and integrated within the Flood hazard overlay.

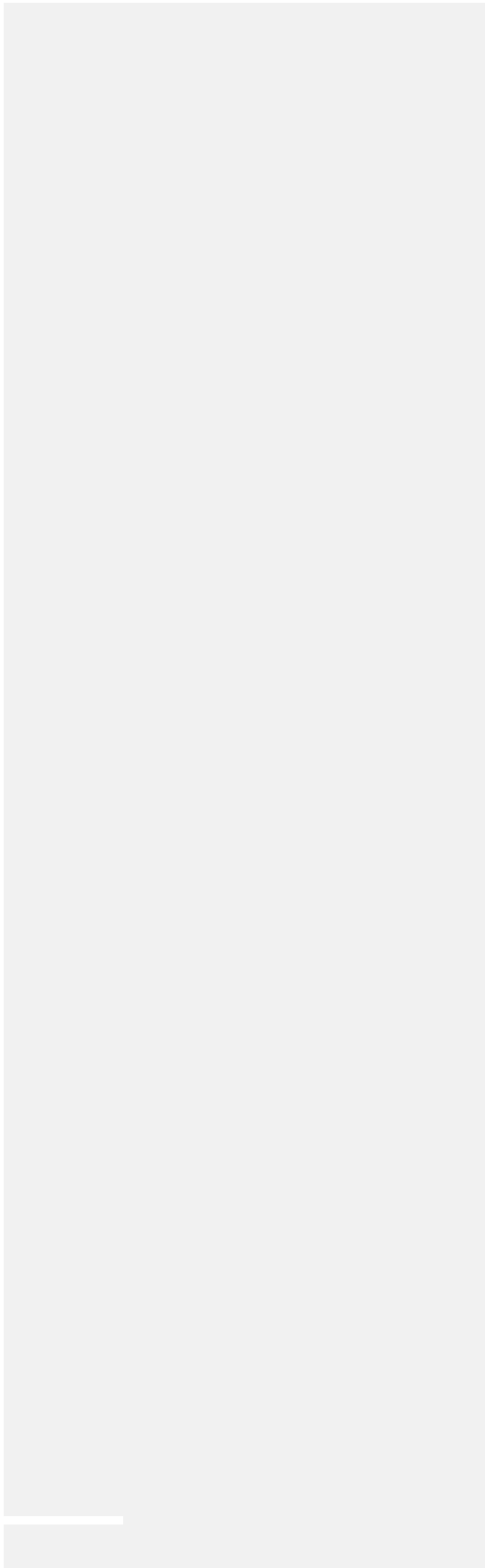
A comparison has been undertaken between the number of properties impacted by the current Flood hazard overlay and the proposed overlay mapping. The current overlay mapping impacts 1849 properties and the proposed mapping impacting 4440 properties. The comparison has only included impacted properties located to the south of the Wivenhoe Dam wall and includes all properties impacted by the mapping regardless of the percentage of the property impacted and regardless of the level of hazard.

The planning scheme has also been amended to ensure vulnerable uses are clearly identified and reduce the risk of these activities being established within a floodplain. The Flood hazard overlay code is considered to satisfy the outcomes of the State Planning Policy (SPP). The amended overlay maps have not resulted in the alterations of zoning of impacted properties.



Council is currently in the process of preparing a Local Flood Management Plan (LFMP) for each of the five major towns, Fernvale, Lowood, Esk, Toogoolawah and Kilcoy, along with the area around Minden. The flood study data collected to inform each LFMP is intended to be incorporated into the Somerset Region Planning Scheme as part of a future major amendment. It should also be noted, the proposed Flood hazard overlay mapping identifies some Potential Flood Hazard Areas to the west of Lowood and Coominya. These areas will be updated to reflect the BRCFS and the LFMP as part of the next amendment to the Flood hazard overlay mapping.

Given the BRCFS was developed by relevant RPEQ experts and peer reviewed and that the data has not been locally refined, it is considered that the potential risks have already been considered in detail and are appropriate to support the adoption of the proposed planning scheme Major Amendment. Council consider the risk assessment complies with the ISO31000:2009(2018) and the amendments do not introduce unacceptable or intolerable risk to people or property.



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Citation and commencement

This planning scheme may be cited as the Somerset Region Planning Scheme.

A notice was published in the Government Gazette No. 20 on 5 February, 2016 for the planning scheme for the Somerset Region of the Somerset Regional Council.

The commencement date for the planning scheme was 1 March 2016.

Amendments to the planning scheme are included at Appendix 2.

Community statement

The region is unique and Council is committed to ensuring future growth and development protects and maintains:

- Our strong community values
- Our rural production and lifestyle
- Our towns and their distinct and unique regional identities
- Our rich natural environmental assets
- Our accessibility to other areas and regions, and
- Our community led initiatives to build a resilient region.

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

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Somerset Region Planning Scheme- Version 432 dated XXXX 3 July 2018

Contents

1	Part 1 About the planning scheme	1
1.1	Introduction.....	1
1.2	Planning scheme components	3
1.3	Interpretation.....	4
1.3.1	Definitions.....	4
1.3.2	Standard drawings, maps, notes, editor's notes and footnotes	4
1.3.3	Punctuation.....	5
1.3.4	Zones for roads, closed roads, waterways and reclaimed land	5
1.4	Categories of development.....	5
1.5	Hierarchy of assessment benchmarks.....	6
1.6	Building work regulated under the planning scheme	6
1.7	Local government administrative matters	6
2	Part 2 State planning provisions.....	1
2.1	State planning policy.....	1
2.2	Regional plan	1
2.3	Referral agency delegations	2
2.4	Regulated requirements	2
3	Part 3 Strategic framework	1
3.1	Preliminary	1
3.2	Strategic intent.....	2
3.2.1	Background and context.....	2
3.2.2	Somerset's history	3
3.2.3	Somerset in 2013	4
3.2.4	Plans for the future	5
3.2.5	Strategic intent for 2031	7
3.3	Settlement pattern	9
3.3.1	Strategic outcomes.....	9
3.3.2	Element— Urban growth management.....	10
3.3.3	Element— Compact urban form	11
3.3.4	Element— Affordable living	11
3.3.5	Element— Town centres network	12
3.3.6	Element— Industry development	12
3.3.7	Element— Small townships.....	13
3.3.8	Element— Rural residential areas.....	14
3.3.9	Element— Long-term urban growth	14
3.3.10	Element— High impact activities	15
3.3.11	Element— Flooding.....	16
3.3.12	Element— Bushfire.....	16
3.3.13	Element— Landslide	17
3.3.14	Element— Climate change.....	17
3.4	Natural environment.....	19
3.4.1	Strategic outcomes.....	19
3.4.2	Element— Biodiversity network.....	19
3.4.3	Element— Watercourses and wetlands	20
3.4.4	Element— Air and noise environment	20
3.4.5	Element— Contaminated land.....	21
3.5	Natural resources	22
3.5.1	Strategic outcomes.....	22
3.5.2	Element— Agricultural land.....	22
3.5.3	Element— Extractive resources	22
3.5.4	Element— Mining tenements.....	23
3.5.5	Element— Forestry.....	23

Formatted: Highlight

3.5.6	Element— Potable water resources	24
3.6	Community identity and regional landscape character	26
3.6.1	Strategic outcomes	26
3.6.2	Element— Town identity	27
3.6.3	Element— Town identity—Esk	27
3.6.4	Element— Town identity—Fernvale	28
3.6.5	Element— Town identity—Kilcoy	29
3.6.6	Element— Town identity—Lowood	30
3.6.7	Element— Town identity—Toogoolawah	32
3.6.8	Element— Cultural heritage	33
3.6.9	Element— Community activities and infrastructure	33
3.6.10	Element— Open space, sport and recreation facilities network	34
3.6.11	Element— Scenic amenity	35
3.7	Economic development	36
3.7.1	Strategic outcomes	36
3.7.2	Element— Town centres network	36
3.7.3	Element— Industrial development	37
3.7.4	Element— Rural Production	38
3.7.5	Element— Low Carbon economy	39
3.7.6	Element— Tourism and recreation	39
3.7.7	Element— Home based business	41
3.8	Infrastructure and services	42
3.8.1	Strategic outcomes	42
3.8.2	Element— Urban infrastructure	42
3.8.3	Element— Water supply network	43
3.8.4	Element— Sewerage network	44
3.8.5	Element— Stormwater management network	44
3.8.6	Element— Major infrastructure corridors and sites	44
3.8.7	Element— Energy infrastructure	45
3.8.8	Element— Telecommunications infrastructure	45
3.9	Transport	47
3.9.1	Strategic outcomes	47
3.9.2	Element— Road network	47
3.9.3	Element— Public transport network	47
3.9.4	Element— Active transport network	48
3.9.5	Element— Aviation facilities	48
4	Part 4 Local Government Infrastructure Plan	1
4.1	Preliminary	1
4.2	Planning assumptions	2
4.2.1	Population and employment growth	4
4.2.2	Development	4
4.2.3	Infrastructure demand	5
4.3	Priority infrastructure area	7
4.4	Desired standards of service	7
4.4.1	Transport network	7
4.4.2	Stormwater network	8
4.4.3	Public parks and community land network	10
4.5	Plans for trunk infrastructure	11
4.5.1	Plans for trunk infrastructure maps	11
4.5.2	Schedule of works	11
4.6	Extrinsic material	12
5	Part 5 Tables of assessment	1
5.1	Preliminary	1
5.2	Reading the tables	1
5.3	Categories of development and assessment	1

Field Code Changed

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5.3.1	Process for determining the category of development and category of assessment for assessable development	1
5.3.2	Determining the category of development and categories of assessment	2
5.3.3	Determining the requirements for accepted development and assessment benchmarks and other matters for assessable development	3
5.4	Regulated categories of development and categories of assessment prescribed by the Regulation	4
5.5	Categories of development and assessment—Material change of use	5
5.6	Categories of development and assessment—Reconfiguring a lot.....	62
5.7	Categories of development and assessment—Building work.....	63
5.8	Categories of development and assessment—Operational work	64
5.9	Category of development and assessment—Overlays	66
6	Part 6 Zones	1
6.1	Preliminary	1
6.2	Zone codes.....	2
6.2.1	Centre zone code	2
6.2.2	Community facilities zone code	7
6.2.3	Emerging community zone code	10
6.2.4	General residential zone code	15
6.2.5	High impact industry zone code	21
6.2.6	Industry zone code	24
6.2.7	Recreation and open space zone code	27
6.2.8	Rural residential zone code	30
6.2.9	Rural zone code	33
6.2.10	Township zone code.....	38
7	Part 7 Overlays.....	1
7.1	Preliminary	1
7.2	Overlay codes	2
7.2.1	Agricultural land overlay code	2
7.2.2	Air transport overlay code	4
7.2.3	Biodiversity overlay code.....	6
7.2.4	Bushfire hazard overlay code.....	16
7.2.5	Catchment management overlay code.....	23
7.2.6	Extractive resources overlay code	26
7.2.7	Flood hazard overlay code	30
7.2.8	High impact activities management area overlay code.....	41
7.2.9	Infrastructure overlay code	43
7.2.10	Landslide hazard overlay code.....	47
7.2.11	Local heritage overlay code	49
7.2.12	Scenic amenity overlay code.....	53
7.2.13	Stock route management overlay code.....	56
8	Development codes.....	1
8.1	Preliminary	1
8.2	Use codes.....	2
8.2.1	Animal keeping code	2
8.2.2	Aquaculture code.....	6
8.2.3	Business activities code	9
8.2.4	Caretaker's accommodation code.....	15
8.2.5	Community activities code.....	17
8.2.6	Dwelling house code	20
8.2.7	Extractive industry code	24
8.2.8	Home based business code	28
8.2.9	Industrial activities code	37
8.2.10	Intensive animal industry code	41

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8.2.11 Multiple dwelling and dual occupancy code	45
8.2.12 Recreation activities code	52
8.2.13 Renewable energy facility code	54
8.2.14 Retirement facility and residential care facility code	57
8.2.15 Roadside stall code	61
8.2.16 Rural industry code	62
8.2.17 Rural workers accommodation code	66
8.2.18 Sales office code	68
8.2.19 Short-term accommodation code	69
8.2.20 Telecommunications facilities code	76
8.2.21 Tourist park and relocatable home park code	78
8.2.22 Utility installation and substation code	81
8.3 Other development codes	83
8.3.1 Advertising devices code	83
8.3.2 Filling and excavation code	85
8.3.3 Landscaping code	88
8.3.4 Reconfiguring a lot code	92
8.3.5 Services, works and infrastructure code	98
8.3.6 Transport, access and parking code	105
Schedule 1 Definitions	1
SC1.1 Use definitions	1
SC1.1.1 Defined activity groups	33
SC1.1.2 Industry thresholds	36
SC1.2 Administrative terms and definitions	38
Schedule 2 Mapping	1
SC2.1 Map index	1
SC2.2 Strategic framework maps	3
SC2.3 Zone maps	3
SC2.4 Local plan maps	3
SC2.5 Overlay maps	3
SC2.6 Other plans maps	3
Schedule 3 Local government infrastructure plan mapping and tables	1
SC3.1 Planning assumption tables	1
SC3.2 Schedules of works	10
SC3.3 Local government infrastructure plan maps	16
Schedule 4 Notations required under the Planning Act 2016	1
SC4.1 Notation of decisions affecting the planning scheme under section 89 of the Act	1
SC4.2 Notation of resolution(s) under Chapter 4, Part 2, Division 2 of the Act	1
SC4.3 Notation of registration for urban encroachment provisions under section 267 of the Act	2

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Schedule 5	Designation of premises for development	1
Schedule 6	Planning scheme policies	1
SC6.1	Planning scheme policy index	1
SC6.2	Planning Scheme Policy 1 – Ecological Assessment Guidelines	2
SC6.2.1	Introduction	2
SC6.2.2	Application	2
SC6.2.3	Ecological Assessment	2
SC6.3	Planning Scheme Policy 2 – Heritage Places	6
SC6.4 – Planning Scheme Policy 3 – Catchment Management Analysis Guidelines		8
SC6.4.1	Introduction	8
SC6.4.2	Application	8
SC6.4.3	Site Analysis and Site Management Plan	8
SC6.4.4	Elements and Impacts of Development	9
SC6.5 – Planning Scheme Policy 4 – Design Standards		18
SC6.5.1	Introduction	18
SC6.5.2	Application	18
SC6.5.3	Environmental Design Standards	18
SC6.5.4	Environmental Management Plan Standards	19
SC6.5.5	Tree Preservation	20
SC6.5.6	Landscaping Environmental Design Standds	20
SC6.5.10	Sewer Design Standards	56
SC6.5.11	Water Design Standards	57
SC6.5.12	Landscaping Design Standards	58
SC6.5.15	Construction and Supervision Standards	15
SC6.5.23	Concrete Testing Standard	23
SC6.5.26	Contributions	26
SC6.5.27	Earthworks Construction and Testing Standards	26
SC6.5.29	Stormwater Drainage Construction and Testing standards	32
SC6.5.34	As Constructed Standards	34
A.	Standard Drawings Drawing List	36
B.	Checklists and Forms	38
Form - Consulting Engineer's Certificate		38
Checklist – Operational Works Lodgement Requirements		39
Checklist - Requirements for the Lodgement of Pavement Design Report		40
Checklist - "Pre-On Maintenance" Inspection Checklist of Works		41
Checklist - Formal "On Maintenance" Requirements		45
Checklist - Off Maintenance Requirements		47
Compliance Requirements for Public Works Table		48
SC6.6	Planning Scheme Policy 5 - Bushfire hazard and risk assessment and bushfire management plan guidelines	51
1.	Part 1 About the planning scheme	11
1.1.	Introduction	11
1.2.	Planning scheme components	33

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1.3 Interpretation	44	Formatted
1.3.1 Definitions	4	Formatted
1.3.2 Standard drawings, maps, notes, editor's notes and footnotes	4	Formatted
1.3.3 Punctuation	5	Formatted
1.3.4 Zones for roads, closed roads, waterways and reclaimed land	5	Formatted
1.4 Categories of development	55	Formatted
1.5 Hierarchy of assessment benchmarks	66	Formatted
1.6 Building work regulated under the planning scheme	66	Formatted
1.7 Local government administrative matters	66	Formatted
2 Part 2 State planning provisions	11	Formatted
2.1 State planning policy	11	Formatted: Space Before: 12 pt
2.2 Regional plan	11	Formatted
2.3 Referral agency delegations	22	Formatted
2.4 Regulated requirements	22	Formatted
3 Part 3 Strategic framework	11	Formatted
3.1 Preliminary	11	Formatted: Space Before: 12 pt
3.2 Strategic intent	22	Formatted
3.2.1 Background and context	2	Formatted
3.2.2 Somerset's history	3	Formatted
3.2.3 Somerset in 2013	43	Formatted
3.2.4 Plans for the future	5	Formatted
3.2.5 Strategic intent for 2031	7	Formatted
3.3 Settlement pattern	99	Formatted
3.3.1 Strategic outcomes	9	Formatted
3.3.2 Element — Urban growth management	10	Formatted
3.3.3 Element Compact urban form	11	Formatted
3.3.4 Element — Affordable living	11	Formatted
3.3.5 Element — Town centres network	12	Formatted

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<u>3.3.6 Element – Industry development</u>	<u>12</u>	Formatted
<u>3.3.7 Element – Small townships</u>	<u>13</u>	Formatted
<u>3.3.8 Element – Rural residential areas</u>	<u>14</u>	Formatted
<u>3.3.9 Element – Long term urban growth</u>	<u>14</u>	Formatted
<u>3.3.10 Element – High impact activities</u>	<u>15</u>	Formatted
<u>3.3.11 Element – Flooding</u>	<u>16</u>	Formatted
<u>3.3.12 Element – Bushfire</u>	<u>16</u>	Formatted
<u>3.3.13 Element – Landslide</u>	<u>17</u>	Formatted
<u>3.3.14 Element – Climate change</u>	<u>17</u>	Formatted
<u>3.4 Natural environment</u>	<u>1919</u>	Formatted
<u>3.4.1 Strategic outcomes</u>	<u>19</u>	Formatted
<u>3.4.2 Element – Biodiversity network</u>	<u>19</u>	Formatted
<u>3.4.3 Element – Watercourses and wetlands</u>	<u>20</u>	Formatted
<u>3.4.4 Element – Air and noise environment</u>	<u>20</u>	Formatted
<u>3.4.5 Element – Contaminated land</u>	<u>2120</u>	Formatted
<u>3.5 Natural resources</u>	<u>2222</u>	Formatted
<u>3.5.1 Strategic outcomes</u>	<u>22</u>	Formatted
<u>3.5.2 Element – Agricultural land</u>	<u>22</u>	Formatted
<u>3.5.3 Element – Extractive resources</u>	<u>22</u>	Formatted
<u>3.5.4 Element – Mining tenements</u>	<u>23</u>	Formatted
<u>3.5.5 Element – Forestry</u>	<u>23</u>	Formatted
<u>3.5.6 Element – Potable water resources</u>	<u>24</u>	Formatted
<u>3.6 Community identity and regional landscape character</u>	<u>2626</u>	Formatted
<u>3.6.1 Strategic outcomes</u>	<u>26</u>	Formatted
<u>3.6.2 Element – Town identity</u>	<u>27</u>	Formatted
<u>3.6.3 Element – Town identity – Esk</u>	<u>27</u>	Formatted
<u>3.6.4 Element – Town identity – Fernvale</u>	<u>28</u>	Formatted
<u>3.6.5 Element – Town identity – Kilcoy</u>	<u>29</u>	Formatted

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<u>3.6.6 Element – Town identity – Lowood</u>	<u>30</u>	Formatted
<u>3.6.7 Element – Town identity – Toogoolawah</u>	<u>32</u>	Formatted
<u>3.6.8 Element – Cultural heritage</u>	<u>33</u>	Formatted
<u>3.6.9 Element – Community activities and infrastructure</u>	<u>33</u>	Formatted
<u>3.6.10 Element – Open space, sport and recreation facilities network</u>	<u>34</u>	Formatted
<u>3.6.11 Element – Scenic amenity</u>	<u>35</u>	Formatted
<u>3.7 Economic development</u>	<u>36</u>	Formatted
<u>3.7.1 Strategic outcomes</u>	<u>36</u>	Formatted
<u>3.7.2 Element – Town centres network</u>	<u>36</u>	Formatted
<u>3.7.3 Element – Industrial development</u>	<u>37</u>	Formatted
<u>3.7.4 Element – Rural Production</u>	<u>38</u>	Formatted
<u>3.7.5 Element – Low Carbon economy</u>	<u>39</u>	Formatted
<u>3.7.6 Element – Tourism and recreation</u>	<u>39</u>	Formatted
<u>3.7.7 Element – Home based business</u>	<u>41</u>	Formatted
<u>3.8 Infrastructure and services</u>	<u>42</u>	Formatted
<u>3.8.1 Strategic outcomes</u>	<u>42</u>	Formatted
<u>3.8.2 Element – Urban infrastructure</u>	<u>42</u>	Formatted
<u>3.8.3 Element – Water supply network</u>	<u>43</u>	Formatted
<u>3.8.4 Element – Sewerage network</u>	<u>44</u>	Formatted
<u>3.8.5 Element – Stormwater management network</u>	<u>44</u>	Formatted
<u>3.8.6 Element – Major infrastructure corridors and sites</u>	<u>44</u>	Formatted
<u>3.8.7 Element – Energy infrastructure</u>	<u>45</u>	Formatted
<u>3.8.8 Element – Telecommunications infrastructure</u>	<u>45</u>	Formatted
<u>3.9 Transport</u>	<u>47</u>	Formatted
<u>3.9.1 Strategic outcomes</u>	<u>47</u>	Formatted
<u>3.9.2 Element – Road network</u>	<u>47</u>	Formatted
<u>3.9.3 Element – Public transport network</u>	<u>47</u>	Formatted
<u>3.9.4 Element – Active transport network</u>	<u>48</u>	Formatted

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5.2	Reading the tables.....	11	Formatted	
5.3	Categories of development and assessment.....	11	Formatted	
5.3.1	Process for determining the category of development and category of assessment for assessable development.....	1	Formatted	
5.3.2	Determining the category of development and categories of assessment.....	2	Formatted	
5.3.3	Determining the requirements for accepted development and assessment benchmarks and other matters for assessable development.....	32	Formatted	
5.4	Regulated categories of development and categories of assessment prescribed by the Regulation.....	44	Formatted	
5.5	Categories of development and assessment—Material change of use.....	55	Formatted	
5.6	Categories of development and assessment—Reconfiguring a lot.....	59	54	Formatted
5.7	Categories of development and assessment—Building work.....	60	55	Formatted
5.8	Categories of development and assessment—Operational work.....	61	56	Formatted
5.9	Category of development and assessment—Overlays.....	63	58	Formatted
6	Part 6 Zones.....	11	Formatted	
6.1	Preliminary.....	11	Formatted: Space Before: 12 pt	
6.2	Zone codes.....	22	Formatted	
6.2.1	Centre zone code.....	2	Formatted	
6.2.2	Community facilities zone code.....	7	Formatted	
6.2.3	Emerging community zone code.....	10	Formatted	
6.2.4	General residential zone code.....	15	Formatted	
6.2.5	High impact industry zone code.....	21	Formatted	
6.2.6	Industry zone code.....	24	Formatted	
6.2.7	Recreation and open space zone code.....	27	Formatted	
6.2.8	Rural residential zone code.....	30	Formatted	
6.2.9	Rural zone code.....	33	Formatted	
6.2.10	Township zone code.....	38	Formatted	
7	Part 7 Overlays.....	11	Formatted	
7.1	Preliminary.....	11	Formatted: Space Before: 12 pt	
7.2	Overlay codes.....	22	Formatted	
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<u>7.2.1 Agricultural land overlay code.....</u>	<u>2</u>	Formatted
<u>7.2.2 Air transport overlay code.....</u>	<u>4</u>	Formatted
<u>7.2.3 Biodiversity overlay code.....</u>	<u>6</u>	Formatted
<u>7.2.4 Bushfire hazard overlay code.....</u>	<u>1615</u>	Formatted
<u>7.2.5 Catchment management overlay code.....</u>	<u>2318</u>	Formatted
<u>7.2.6 Extractive resources overlay code.....</u>	<u>2621</u>	Formatted
<u>7.2.7 Flood hazard overlay code.....</u>	<u>3025</u>	Formatted
<u>7.2.8 High impact activities management area overlay code.....</u>	<u>4136</u>	Formatted
<u>7.2.9 Infrastructure overlay code.....</u>	<u>4338</u>	Formatted
<u>7.2.10 Landslide hazard overlay code.....</u>	<u>4742</u>	Formatted
<u>7.2.11 Local heritage overlay code.....</u>	<u>4944</u>	Formatted
<u>7.2.12 Scenic amenity overlay code.....</u>	<u>5348</u>	Formatted
<u>7.2.13 Stock route management overlay code.....</u>	<u>5651</u>	Formatted
<u>8 Development codes.....</u>	<u>11</u>	Formatted
<u>8.1 Preliminary.....</u>	<u>11</u>	Formatted: Space Before: 12 pt
<u>8.2 Use codes.....</u>	<u>22</u>	Formatted
<u>8.2.1 Animal keeping code.....</u>	<u>2</u>	Formatted
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<u>8.2.5 Community activities code.....</u>	<u>16</u>	Formatted
<u>8.2.6 Dwelling house code.....</u>	<u>19</u>	Formatted
<u>8.2.7 Extractive industry code.....</u>	<u>23</u>	Formatted
<u>8.2.8 Home based business code.....</u>	<u>27</u>	Formatted
<u>8.2.9 Industrial activities code.....</u>	<u>3634</u>	Formatted
<u>8.2.10 Intensive animal industry code.....</u>	<u>4038</u>	Formatted
<u>8.2.11 Multiple dwelling and dual occupancy code.....</u>	<u>4442</u>	Formatted
<u>8.2.12 Recreation activities code.....</u>	<u>5149</u>	Formatted

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8.2.13 Renewable energy facility code.....	5351	Formatted
8.2.14 Retirement facility and residential care facility code.....	5654	Formatted
8.2.15 Roadside stall code.....	6058	Formatted
8.2.16 Rural industry code.....	6159	Formatted
8.2.17 Rural workers accommodation code.....	6563	Formatted
8.2.18 Sales office code.....	6765	Formatted
8.2.19 Short term accommodation code.....	6866	Formatted
8.2.20 Telecommunications facilities code.....	7472	Formatted
8.2.21 Tourist park and relocatable home park code.....	7674	Formatted
8.2.22 Utility installation and substation code.....	7977	Formatted
8.3 Other development codes.....	8179	Formatted
8.3.1 Advertising devices code.....	8179	Formatted
8.3.2 Filling and excavation code.....	8381	Formatted
8.3.3 Landscaping code.....	8684	Formatted
8.3.4 Reconfiguring a lot code.....	9088	Formatted
8.3.5 Services, works and infrastructure code.....	9694	Formatted
8.3.6 Transport, access and parking code.....	103101	Formatted
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Schedule 1 Definitions.....	11	Formatted
SC1.1 Use definitions.....	11	Formatted
SC1.1.1 Defined activity groups.....	3332	Formatted: Font: 11 pt, Bold
SC1.1.2 Industry thresholds.....	3635	Formatted: Space Before: 12 pt
SC1.2 Administrative terms and definitions.....	3837	Formatted
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Schedule 2 Mapping.....	431	Formatted: Normal, Space Before: 12 pt
SC2.1 Map index.....	431	Formatted
SC2.2 Strategic framework maps.....	433	Formatted
SC2.3 Zone maps.....	433	Formatted
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SC2.4 Local plan maps	433	Formatted: Font: 11 pt, Bold
SC2.5 Overlay maps	433	Formatted
SC2.6 Other plans maps	433	Formatted: Space After: 0 pt
Schedule 3 Priority infrastructure plan mapping and support material	Error!	Formatted
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Schedule 4 Notations required under the Planning Act 2016	431	Formatted
SC4.1 Notation of decisions affecting the planning scheme under section 89 of the Act	431	Formatted
SC4.2 Notation of resolution(s) under Chapter 4, Part 2, Division 2 of the Act	431	Formatted
SC4.3 Notation of registration for urban encroachment provisions under section 267 of the Act	431	Formatted
Schedule 5 Designation of premises for development	431	Formatted
Schedule 6 Planning scheme policies	431	Formatted
SC6.1 Planning scheme policy index	431	Formatted
SC6.2 Planning Scheme Policy 1 – Ecological Assessment Guidelines	432	Formatted
SC6.2.1 Introduction	432	Formatted: Font: 11 pt, Bold
SC6.2.2 Application	432	Formatted: Space Before: 12 pt
SC6.2.3 Ecological Assessment	432	Formatted
SC6.3 Planning Scheme Policy 2 – Heritage Places	436	Formatted
SC6.4 – Planning Scheme Policy 3 – Catchment Management Analysis Guidelines	438	Formatted
SC6.4.1 Introduction	438	Formatted: Font: 11 pt, Bold
SC6.4.2 Application	438	Formatted: Space Before: 12 pt
SC6.4.3 Site Analysis and Site Management Plan	438	Formatted
SC6.4.4 Elements and Impacts of Development	4310	Formatted
SC6.5 – Planning Scheme Policy 4 – Catchment Management Analysis Guidelines		Formatted: Normal, Space Before: 12 pt, Tab stops: Not at 1.69 cm
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1.1 Introduction	1	Formatted: Default Paragraph Font, Font: Bold
1.2 Planning scheme components	3	Formatted: Space Before: 12 pt
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1.3 Interpretation	4	Formatted
1.3.1 Definitions	4	Formatted
1.3.2 Standard drawings, maps, notes, editor's notes and footnotes	4	Formatted
1.3.3 Punctuation	5	Formatted
1.3.4 Zones for roads, closed roads, waterways and reclaimed land	5	Formatted
1.4 Categories of development	5	Formatted
1.5 Hierarchy of assessment benchmarks	6	Formatted
1.6 Building work regulated under the planning scheme	6	Formatted
1.7 Local government administrative matters	6	Formatted
2 Part 2 State planning provisions	1	Formatted
2.1 State planning policy	1	Formatted: Default Paragraph Font, Font: Bold Formatted: Space Before: 12 pt
2.2 Regional plan	1	Formatted
2.3 Referral agency delegations	2	Formatted
2.4 Regulated requirements	2	Formatted
3 Part 3 Strategic framework	1	Formatted
3.1 Preliminary	1	Formatted: Default Paragraph Font, Font: Bold Formatted: Space Before: 12 pt
3.2 Strategic intent	2	Formatted
3.2.1 Background and context	2	Formatted
3.2.2 Somerset's history	3	Formatted
3.2.3 Somerset in 2013	3	Formatted
3.2.4 Plans for the future	5	Formatted
3.2.5 Strategic intent for 2031	7	Formatted
3.3 Settlement pattern	9	Formatted
3.3.1 Strategic outcomes	9	Formatted
3.3.2 Element — Urban growth management	10	Formatted
3.3.3 Element Compact urban form	11	Formatted
3.3.4 Element — Affordable living	11	Formatted
3.3.5 Element — Town centres network	12	Formatted
		Formatted: Highlight

3.3.6 Element – Industry development	12	Formatted
3.3.7 Element – Small townships	13	Formatted
3.3.8 Element – Rural residential areas	14	Formatted
3.3.9 Element – Long term urban growth	14	Formatted
3.3.10 Element – High impact activities	15	Formatted
3.3.11 Element – Flooding	16	Formatted
3.3.12 Element – Bushfire	16	Formatted
3.3.13 Element – Landslide	17	Formatted
3.3.14 Element – Climate change	17	Formatted
3.4 Natural environment	19	Formatted
3.4.1 Strategic outcomes	19	Formatted
3.4.2 Element – Biodiversity network	19	Formatted
3.4.3 Element – Watercourses and wetlands	20	Formatted
3.4.4 Element – Air and noise environment	20	Formatted
3.4.5 Element – Contaminated land	20	Formatted
3.5 Natural resources	22	Formatted
3.5.1 Strategic outcomes	22	Formatted
3.5.2 Element – Agricultural land	22	Formatted
3.5.3 Element – Extractive resources	22	Formatted
3.5.4 Element – Mining tenements	23	Formatted
3.5.5 Element – Forestry	23	Formatted
3.5.6 Element – Potable water resources	24	Formatted
3.6 Community identity and regional landscape character	26	Formatted
3.6.1 Strategic outcomes	26	Formatted
3.6.2 Element – Town identity	27	Formatted
3.6.3 Element – Town identity – Esk	27	Formatted
3.6.4 Element – Town identity – Fernvale	28	Formatted
3.6.5 Element – Town identity – Kilcoy	29	Formatted

Formatted: Highlight

<u>3.6.6</u> Element – Town identity – Lowood.....	<u>30</u>	Formatted
<u>3.6.7</u> Element – Town identity – Toogoolawah.....	<u>32</u>	Formatted
<u>3.6.8</u> Element – Cultural heritage.....	<u>33</u>	Formatted
<u>3.6.9</u> Element – Community activities and infrastructure.....	<u>33</u>	Formatted
<u>3.6.10</u> Element – Open space, sport and recreation facilities network.....	<u>34</u>	Formatted
<u>3.6.11</u> Element – Scenic amenity.....	<u>35</u>	Formatted
<u>3.7</u> Economic development.....	<u>36</u>	Formatted
<u>3.7.1</u> Strategic outcomes.....	<u>36</u>	Formatted
<u>3.7.2</u> Element – Town centres network.....	<u>36</u>	Formatted
<u>3.7.3</u> Element – Industrial development.....	<u>37</u>	Formatted
<u>3.7.4</u> Element – Rural Production.....	<u>38</u>	Formatted
<u>3.7.5</u> Element – Low Carbon economy.....	<u>39</u>	Formatted
<u>3.7.6</u> Element – Tourism and recreation.....	<u>39</u>	Formatted
<u>3.7.7</u> Element – Home based business.....	<u>41</u>	Formatted
<u>3.8</u> Infrastructure and services.....	<u>42</u>	Formatted
<u>3.8.1</u> Strategic outcomes.....	<u>42</u>	Formatted
<u>3.8.2</u> Element – Urban infrastructure.....	<u>42</u>	Formatted
<u>3.8.3</u> Element – Water supply network.....	<u>43</u>	Formatted
<u>3.8.4</u> Element – Sewerage network.....	<u>44</u>	Formatted
<u>3.8.5</u> Element – Stormwater management network.....	<u>44</u>	Formatted
<u>3.8.6</u> Element – Major infrastructure corridors and sites.....	<u>44</u>	Formatted
<u>3.8.7</u> Element – Energy infrastructure.....	<u>45</u>	Formatted
<u>3.8.8</u> Element – Telecommunications infrastructure.....	<u>45</u>	Formatted
<u>3.9</u> Transport.....	<u>46</u>	Formatted
<u>3.9.1</u> Strategic outcomes.....	<u>46</u>	Formatted
<u>3.9.2</u> Element – Road network.....	<u>46</u>	Formatted
<u>3.9.3</u> Element – Public transport network.....	<u>46</u>	Formatted
<u>3.9.4</u> Element – Active transport network.....	<u>47</u>	Formatted

Formatted: Highlight

<u>3.9.5</u> <u>Element – Aviation facilities</u>	<u>47</u>	Formatted
<u>4</u> <u>Part 4 Priority infrastructure plan</u>	<u>1</u>	Formatted
<u>4.1</u> <u>Preliminary</u>	<u>1</u>	Formatted: Default Paragraph Font, Font: Bold
<u>4.2</u> <u>Planning assumptions</u>	<u>1</u>	Formatted: Space Before: 12 pt
<u>4.2.1</u> <u>Dwellings, non-residential floor space and land area</u>	<u>1</u>	Formatted
<u>4.2.2</u> <u>Geographical areas</u>	<u>1</u>	Formatted
<u>4.2.3</u> <u>Time periods</u>	<u>2</u>	Formatted
<u>4.2.4</u> <u>Existing level of development</u>	<u>2</u>	Formatted
<u>4.2.5</u> <u>Development potential of land</u>	<u>2</u>	Formatted
<u>4.2.6</u> <u>Assumed scale of development</u>	<u>2</u>	Formatted
<u>4.2.7</u> <u>Household Sizes</u>	<u>4</u>	Formatted
<u>4.2.8</u> <u>Floor area and jobs</u>	<u>4</u>	Formatted
<u>4.2.9</u> <u>PIP Projection Categories</u>	<u>4</u>	Formatted
<u>4.2.10</u> <u>Population and Employment</u>	<u>5</u>	Formatted
<u>4.2.11</u> <u>Demand generation</u>	<u>15</u>	Formatted
<u>4.3</u> <u>Priority infrastructure area</u>	<u>24</u>	Formatted
<u>4.4</u> <u>Desired standards of service</u>	<u>25</u>	Formatted
<u>4.4.1</u> <u>Transport network desired standards of service</u>	<u>25</u>	Formatted
<u>4.4.2</u> <u>Stormwater network desired standards of service</u>	<u>26</u>	Formatted
<u>4.4.3</u> <u>Public parks and community land network desired standards of service</u>	<u>28</u>	Formatted
<u>4.5</u> <u>Plans for trunk infrastructure</u>	<u>29</u>	Formatted
<u>4.5.1</u> <u>Trunk infrastructure networks, systems and items</u>	<u>29</u>	Formatted
<u>4.5.2</u> <u>Plans for trunk infrastructure</u>	<u>30</u>	Formatted
<u>4.5.3</u> <u>Schedule of Works</u>	<u>30</u>	Formatted
<u>4.6</u> <u>Extrinsic material</u>	<u>52</u>	Formatted
<u>5</u> <u>Tables of assessment</u>	<u>1</u>	Formatted
<u>5.1</u> <u>Preliminary</u>	<u>1</u>	Formatted: Default Paragraph Font, Font: Bold
<u>5.2</u> <u>Reading the tables</u>	<u>1</u>	Formatted: Space Before: 12 pt
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5.3	Categories of development and assessment	1	Formatted
5.3.1	Process for determining the category of development and category of assessment for assessable development	1	Formatted
5.3.2	Determining the category of development and categories of assessment	2	Formatted
5.3.3	Determining the requirements for accepted development and assessment benchmarks and other matters for assessable development	2	Formatted
5.4	Regulated categories of development and categories of assessment prescribed by the Regulation	4	Formatted
5.5	Categories of development and assessment—Material change of use	5	Formatted
5.6	Categories of development and assessment—Reconfiguring a lot	50	Formatted
5.7	Categories of development and assessment—Building work	51	Formatted
5.8	Categories of development and assessment—Operational work	52	Formatted
5.9	Category of development and assessment—Overlays	54	Formatted
6	Part 6 Zones	1	Formatted
6.1	Preliminary	1	Formatted: Default Paragraph Font, Font: Bold
6.2	Zone codes	2	Formatted: Space Before: 12 pt
6.2.1	Centre zone code	2	Formatted
6.2.2	Community facilities zone code	6	Formatted
6.2.3	Emerging community zone code	9	Formatted
6.2.4	General residential zone code	14	Formatted
6.2.5	High impact industry zone code	20	Formatted
6.2.6	Industry zone code	23	Formatted
6.2.7	Recreation and open space zone code	26	Formatted
6.2.8	Rural residential zone code	29	Formatted
6.2.9	Rural zone code	32	Formatted
6.2.10	Township zone code	37	Formatted
7	Part 7 Overlays	1	Formatted
7.1	Preliminary	1	Formatted: Default Paragraph Font, Font: Bold
7.2	Overlay codes	2	Formatted: Space Before: 12 pt
7.2.1	Agricultural land overlay code	2	Formatted
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<u>7.2.2</u> <u>Air transport overlay code</u>	<u>4</u>	Formatted
<u>7.2.3</u> <u>Biodiversity overlay code</u>	<u>6</u>	Formatted
<u>7.2.4</u> <u>Bushfire hazard overlay code</u>	<u>15</u>	Formatted
<u>7.2.5</u> <u>Catchment management overlay code</u>	<u>18</u>	Formatted
<u>7.2.6</u> <u>Extractive resources overlay code</u>	<u>21</u>	Formatted
<u>7.2.7</u> <u>Flood hazard overlay code</u>	<u>25</u>	Formatted
<u>7.2.8</u> <u>High impact activities management area overlay code</u>	<u>36</u>	Formatted
<u>7.2.9</u> <u>Infrastructure overlay code</u>	<u>38</u>	Formatted
<u>7.2.10</u> <u>Landslide hazard overlay code</u>	<u>42</u>	Formatted
<u>7.2.11</u> <u>Local heritage overlay code</u>	<u>44</u>	Formatted
<u>7.2.12</u> <u>Scenic amenity overlay code</u>	<u>48</u>	Formatted
<u>7.2.13</u> <u>Stock route management overlay code</u>	<u>51</u>	Formatted
<u>8</u> <u>Development codes</u>	<u>1</u>	Formatted
<u>8.1</u> <u>Preliminary</u>	<u>1</u>	Formatted: Default Paragraph Font, Font: Bold
<u>8.2</u> <u>Use codes</u>	<u>2</u>	Formatted: Space Before: 12 pt
<u>8.2.1</u> <u>Animal keeping code</u>	<u>2</u>	Formatted
<u>8.2.2</u> <u>Aquaculture code</u>	<u>6</u>	Formatted
<u>8.2.3</u> <u>Business activities code</u>	<u>8</u>	Formatted
<u>8.2.4</u> <u>Caretaker's accommodation code</u>	<u>14</u>	Formatted
<u>8.2.5</u> <u>Community activities code</u>	<u>16</u>	Formatted
<u>8.2.6</u> <u>Dwelling house code</u>	<u>19</u>	Formatted
<u>8.2.7</u> <u>Extractive industry code</u>	<u>22</u>	Formatted
<u>8.2.8</u> <u>Home based business code</u>	<u>26</u>	Formatted
<u>8.2.9</u> <u>Industrial activities code</u>	<u>33</u>	Formatted
<u>8.2.10</u> <u>Intensive animal industry code</u>	<u>37</u>	Formatted
<u>8.2.11</u> <u>Multiple dwelling and dual occupancy code</u>	<u>41</u>	Formatted
<u>8.2.12</u> <u>Recreation activities code</u>	<u>47</u>	Formatted
<u>8.2.13</u> <u>Renewable energy facility code</u>	<u>49</u>	Formatted

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8.2.14 Retirement facility and residential care facility code	52	Formatted
8.2.15 Roadside stall code	56	Formatted
8.2.16 Rural industry code	57	Formatted
8.2.17 Rural workers accommodation code	61	Formatted
8.2.18 Sales office code	63	Formatted
8.2.19 Short term accommodation code	64	Formatted
8.2.20 Telecommunications facilities code	69	Formatted
8.2.21 Tourist park and relocatable home park code	71	Formatted
8.2.22 Utility installation and substation code	74	Formatted
8.3 Other development codes	76	Formatted
8.3.1 Advertising devices code	76	Formatted
8.3.2 Filling and excavation code	78	Formatted
8.3.3 Landscaping code	81	Formatted
8.3.4 Reconfiguring a lot code	84	Formatted
8.3.5 Services, works and infrastructure code	89	Formatted
8.3.6 Transport, access and parking code	96	Formatted
Schedule 1 Definitions	1	Formatted
SC1.1 Use definitions	1	Formatted
SC1.1.1 Defined activity groups	33	Formatted: Default Paragraph Font, Font: 11 pt, Bold, Check spelling and grammar
SC1.1.2 Industry thresholds	36	Formatted: Space Before: 12 pt
SC1.2 Administrative terms and definitions	38	Formatted
Schedule 2 Mapping	1	Formatted
SC2.1 Map index	1	Formatted
SC2.2 Strategic framework maps	3	Formatted: Default Paragraph Font, Font: 11 pt, Bold
SC2.3 Zone maps	3	Formatted: Space Before: 12 pt
SC2.4 Local plan maps	3	Formatted
SC2.5 Overlay maps	3	Formatted
SC2.6 Other plans maps	3	Formatted: Default Paragraph Font, Font: 11 pt, Bold
		Formatted: Space After: 0 pt
		Formatted
		Formatted: Highlight

Tables

Table Number	Table Name	Page
1.6.1	Building Act provision variations	1-6
1.7.1	Temporary use limitations	1-7
2.3.1	Delegated referral agency jurisdictions	2-2
4.2.1	Relationship between LGIP development categories, LGIP development types and uses	4-3
4.2.1.1	Population and employment assumptions summary	4- 43
4.2.2.1	Residential dwellings and non-residential floor space assumptions summary	4- 64
4.2.3.1	Transport (Roads) network – assumed demand summary	4- 64
4.2.3.2	Public Parks and Community Land network assumed demand summary	4- 64
5.4.1	Prescribed levels of assessment Development under <u>schedules 6 and 7 of the Regulation</u> : material change of use	5-4
5.4.2	Prescribed levels of assessment <u>Regulated categories of development and categories of assessment</u> : reconfiguring a lot	5-4
5.4.3	<u>Regulated categories of development and categories of assessment</u> Prescribed levels of assessment : operational work	5-4
5.5.1	Centre zone	5-5
5.5.2	Community facilities zone	5-13
5.5.3	Emerging community zone	5-18
5.5.4	General residential zone	5-21
5.5.5	High impact industry zone	5-24
5.5.6	Industry zone	5-27
5.5.7	Recreation and open space zone	5-31
5.5.8	Rural residential zone	5-34
5.5.9	Rural zone	5-36
5.5.10	Township zone	5-44
5.6.1	Reconfiguring a lot	5-50
5.7.1	Building work	5-51
5.8.1	Operational work	5-52
5.9.1	Assessment <u>Criteria benchmarks</u> for Agricultural land overlay	5-54
5.9.2	Assessment <u>Criteria benchmarks and requirements</u> for Air transport overlay	5-56
5.9.3	Assessment <u>benchmarks</u> <u>Criteria</u> for Biodiversity overlay	5-58
5.9.4	Assessment <u>benchmarks</u> <u>Criteria</u> for Bushfire hazard overlay	5-62
5.9.5	Assessment <u>benchmarks</u> <u>Criteria</u> for Catchment management overlay	5-64
5.9.6	Assessment <u>benchmarks</u> <u>Criteria</u> for Extractive resources overlay	5-66

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Formatted: No underline, Font color: Auto, Not Highlight

Formatted: No underline, Font color: Auto, Not Highlight

Formatted: Highlight

Table Number	Table Name	Page
5. 9.7	Assessment benchmarks Criteria for Flood hazard overlay	5–68
5. 9.8	Assessment benchmarks Criteria for High impact activities exclusion area overlay	5–69
5. 9.9	Assessment benchmarks Criteria for Infrastructure overlay	5–70
5. 9.10	Assessment benchmarks Criteria for Landslide hazard overlay	5–73
5. 9.11	Assessment benchmarks Criteria for Local heritage register overlay	5–75
5. 9.12	Assessment benchmarks Criteria for Scenic amenity overlay	5–77
5. 9.13	Assessment benchmarks Criteria for Stock route management overlay	5–78
6.2.1.3	Centre zone code Self-assessable and assessable development Requirements for accepted development and assessment benchmarks for assessable development	6–3
6.2.2.3	Community facilities zone code Requirements for accepted development and assessment benchmarks for assessable development Self-assessable and assessable development	6–8
6.2.3.3	Emerging community zone code Requirements for accepted development and assessment benchmarks for assessable development Self-assessable and assessable development	6–10
6.2.4.3.A	General residential zone code Requirements for accepted development and assessment benchmarks for assessable development Self-assessable and assessable development	6–15
6.2.4.3.B	General residential zone code—Park residential precinct Requirements for accepted development and assessment benchmarks for assessable development Self-assessable and assessable development	6–17
6.2.5.3	High impact industry zone code Requirements for accepted development and assessment benchmarks for assessable development Self-assessable and assessable development	6–21
6.2.6.3	Industry zone code Requirements for accepted development and assessment benchmarks for assessable development Self-assessable and assessable development	6–24
6.2.7.3	Recreation and open space zone code Requirements for accepted development and assessment benchmarks for assessable development Self-assessable and assessable development	6–27
6.2.8.3	Rural residential zone code Requirements for accepted development and assessment benchmarks for assessable development Self-assessable and assessable development	6–30
6.2.9.3	Rural zone code	6–33

Formatted: Highlight

Table Number	Table Name	Page
	<u>Requirements for accepted development and assessment benchmarks for assessable development</u> Self-assessable and assessable development	
6.2.10.3	Township zone code <u>Requirements for accepted development and assessment benchmarks for assessable development</u> Self-assessable and assessable development	6–38
7.2.1.3.A	Agricultural land overlay code <u>Requirements for accepted development and assessment benchmarks for assessable development</u> Self-assessable and assessable development	7–2
7.2.1.3.B	Agricultural land overlay code <u>Assessable development within Agricultural land</u> <u>Compatible development with Agricultural Land Class A and Class B</u>	7–3
7.2.2.3	Air transport overlay code <u>Requirements for accepted development and assessment benchmarks for assessable development</u> Self-assessable and assessable development	7–4
7.2.3.3.A	Biodiversity overlay code <u>Requirements for accepted development and assessment benchmarks for assessable development</u> Self-assessable and assessable development	7–7
7.2.3.3.B	Biodiversity overlay code Watercourse setbacks	7–14
7.2.4.3	Bushfire hazard overlay code <u>Requirements for accepted development and assessment benchmarks for assessable development</u> Self-assessable and assessable development	7–15
7.2.5.3	Catchment management overlay code <u>Requirements for accepted development and assessment benchmarks for assessable development</u> Self-assessable and assessable development	7–18
7.2.6.3	Extractive resources overlay code <u>Assessable Assessment development</u> <u>benchmarks for assessable development</u>	7–21
7.2.7.3.A	Flood hazard overlay code <u>Requirements for accepted development and assessment benchmarks for assessable development</u> Self-assessable and assessable development	7–26
7.2.8.3	High impact activities management area overlay code <u>Assessable Assessment benchmarks for assessable development</u>	7–36
7.2.9.3	Infrastructure overlay code <u>Requirements for accepted development and assessment benchmarks for assessable development</u> Self-assessable and assessable development	7–38
7.2.10.3	Landslide hazard overlay code <u>Requirements for accepted development and assessment benchmarks for assessable development</u> Self-assessable and assessable development	7–42
7.2.11.3	Local heritage register overlay code	7–45

Formatted: Highlight

Table Number	Table Name	Page
	Assessable Assessment benchmarks for assessable development	
7.2.12.3	Scenic amenity overlay code Requirements for accepted development and assessment benchmarks for assessable development Self-assessable and assessable development	7-48
7.2.13.3	Stock route management overlay code Requirements for accepted development and assessment benchmarks for assessable development Self-assessable and assessable development	7-51
8.2.1.3	Animal keeping code Requirements for accepted development and assessment benchmarks for assessable development Self-assessable and assessable development	8-2
8.2.2.3	Aquaculture code Assessable Assessment benchmarks for assessable development	8-6
8.2.3.3	Business activities code Assessment benchmarks for assessable able development	8-8
8.2.4.3	Caretaker's accommodation code Assessable Assessment benchmarks for assessable development	8-14
8.2.5.3	Community activities code Assessable Assessment benchmarks for assessable development	8-16
8.2.6.3	Dwelling house code Requirements for accepted development and assessment benchmarks for assessable development Self-assessable and assessable development	8-19
8.2.7.3	Extractive industry code Assessable Assessment benchmarks for assessable development	8-22
8.2.8.3	Home based business code Requirements for accepted development and assessment benchmarks for assessable development Self-assessable and assessable development	8-26
8.2.9.3	Industrial activities code Assessable Assessment benchmarks for assessable development	8-33
8.2.10.3.A	Intensive animal industry code Assessment benchmarks for assessable development Assessable development	8-37
8.2.10.3.B	Intensive animal industry code Boundary setbacks and minimum site area	8-39
8.2.10.3.C	Intensive animal industry code Separation distances to sensitive receptors	8-39
8.2.10.3.D	Intensive animal industry code Poultry farming (over 1000 birds) setbacks distances	8-40
8.2.11.3	Multiple dwelling and dual occupancy code	8-41

Formatted: Highlight

Table Number	Table Name	Page
	<u>Assessment benchmarks for assessable development</u> Assessable development	
8.2.12.3	Recreation activities code <u>Assessment benchmarks for assessable development</u> Assessable development	8-47
8.2.13.3	Renewable energy facility code <u>Assessment benchmarks for assessable development</u> Assessable development	8-49
8.2.14.3	Retirement facility and residential care facility code <u>Assessment benchmarks for assessable development</u> Assessable development	8-52
8.2.15.3	Roadside stall code <u>Requirements for accepted development and assessment benchmarks for assessable development</u> Self-assessable and assessable development	8-56
8.2.16.3	Rural industry code <u>Assessment benchmarks for assessable development</u> Assessable development	8-57
8.2.17.3	Rural workers accommodation code <u>Assessment benchmarks for assessable development</u> Assessable development	8-61
8.2.18.3	Sales office code <u>Requirements for accepted development and assessment benchmarks for assessable development</u> Self-assessable and assessable development	8-63
8.2.19.3	Short-term accommodation code <u>Requirements for accepted development and assessment benchmarks for assessable development</u> Self-assessable and assessable development	8-64
8.2.20.3	Telecommunications facilities code <u>Assessment benchmarks for assessable development</u> Assessable development	8-69
8.2.21.3.A	Tourist park and relocatable home park code <u>Requirements for accepted development and assessment benchmarks for assessable development</u> Self-assessable and assessable development	8-71
8.2.21.3.B	Tourist park and relocatable home park code Site design and layout requirements	8-73
8.2.22.3	Utility installation and substation code <u>Assessment benchmarks for assessable development</u> Assessable development	8-74
8.3.1.3	Advertising devices code <u>Assessment benchmarks for assessable development</u> Assessable development	8-76
8.3.2.3	Filling and excavation code <u>Assessment benchmarks for assessable development</u> Assessable development	8-78
8.3.3.3	Landscaping code <u>Assessment benchmarks for assessable development</u> Assessable development	8-81

Formatted: Highlight

Table Number	Table Name	Page
8.3.4.3.A	Reconfiguring a lot code <u>Assessment benchmarks for assessable development</u> Assessable development	8–85
8.3.4.3.B	Reconfiguring a lot code Minimum lot sizes and dimensions	8–88
8.3.5.3.A	Services, works and infrastructure code <u>Requirements for accepted development and assessment benchmarks for assessable development</u> Self-assessable and assessable development	8–89
8.3.5.3.B	SQMP Construction Phase	8–94
8.3.5.3.C	SQMP Post Construction Phase	8–95
8.3.6.3.A	Transport, access and parking code <u>Requirements for accepted development and assessment benchmarks for assessable development</u> Self-assessable and assessable development	8–96
8.3.6.3.B	Transport, access and parking code Minimum car parking and service vehicle requirements	8–100
SC1.1.1	Index of use definitions	S1–2
SC1.1.2	Use definitions <u>as per the regulated requirements</u>	S1–3
SC1.1.1.1	Index of defined activity groups	S1–33
SC1.1.1.2	Defined activity groups	S1–33
SC1.1.2.1	Industry thresholds	S1–36
SC1.2.1	Index of administrative <u>terms and</u> definitions	S1–38
SC1.2.2	Administrative <u>terms and</u> definitions	S1–39
SC2.1.1	Map index	S2–1
<u>SC3.1.1</u>	<u>Existing and projected population</u>	<u>S3-1</u>
<u>SC3.1.2</u>	<u>Existing and projected employees</u>	<u>S3-3</u>
<u>SC3.1.3</u>	<u>Planned density and demand generation rate for a trunk infrastructure network</u>	<u>S3-5</u>
<u>SC3.1.4</u>	<u>Existing and projected residential dwellings</u>	<u>S3-6</u>
<u>SC3.1.5</u>	<u>Existing and projected non-residential floor space</u>	<u>S3-8</u>
<u>SC3.2.1A</u>	<u>Transport (Roads) schedule of works</u>	<u>S3-10</u>
<u>SC3.2.1B</u>	<u>Transport (Intersections) schedule of works</u>	<u>S3-11</u>
<u>SC3.2.1C</u>	<u>Transport (Bridges/Structures) schedule of works</u>	<u>S3-12</u>
<u>SC3.2.2</u>	<u>Public parks and community land schedule of works</u>	<u>S3-13</u>
SC4.1.1	Notation of decisions under section 89 of the Act	S4–1
SC4.2.1	Notation of resolutions under Chapter 4, Part 2, Division 2 of the Act	S4–1
SC4.3.1	Notation for urban encroachment <u>of registrations made provisions</u> under section 267 of the Act	SC4–1
SC5.1	Land designated for community infrastructure <u>Designation of premises for development infrastructure under Section 42 of the Act</u>	S5–1

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Table Number	Table Name	Page
SC6.1.1	Planning scheme policy index	S6-1
SC6.3.1	Heritage places	S6-6
AP1.1	Abbreviations and acronyms	A1-1
AP2.1	Table of amendments	A2-1

Figures

Figure Number	Figure Name	Page
Map 1	Local government planning scheme area and context	1-2
8.2.8.3	Tourism Areas	8-2
8.2.19.3	Tourism Areas	8-68

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1 Part 1 About the planning scheme

1.1 Introduction

- (1) The Somerset Region Planning Scheme (planning scheme) has been prepared in accordance with the *Sustainable Planning Act 2009* (the SP Act) as a framework for managing development in a way that advances the purpose of the SP Act.
- (2) The planning scheme was amended for alignment with the *Planning Act 2016* (the Act) by the Minister's rules under section 293 of the Act on 28 June 2017 (with commencement on 3 July 2017).
- (3) In seeking to achieve this purpose, the planning scheme sets out Somerset Regional Council's intention for the future development in the planning scheme area, over the next 15 years.
- (4) The planning scheme seeks to advance state and regional policies through more detailed local responses, taking into account the local context.
- (5) 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.
- (6) The planning scheme applies to the planning scheme area of Somerset Region including all premises, roads, internal waterways and interrelates with the surrounding local government areas illustrated in **Map 1**.

Editor's note—The planning scheme has been amended to align with Use of zones from schedule 2 column 1 from the Regulation and Use of RGB colour for zones stated in Schedule 2 Column 3 of the Regulation and Use and Administrative terms in schedules 3 and 4. In accordance with section 16(3) of the Act, the regulated requirements (to the extent chosen) apply to the planning scheme to the extent of any inconsistency.

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Map 1—Local government planning scheme area and context

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1.2 Planning scheme components

- (1) The planning scheme comprises the following components:
- (a) about the planning scheme;
 - (b) state planning provisions;
 - (c) the strategic framework;
 - (d) the local government infrastructure plan;
 - (e) tables of assessment;
 - (f) the following zones:
 - (i) Centre zone;
 - (ii) Community facilities zone;
 - (iii) Emerging community zone;
 - (iv) General residential zone;
 - (A) Park residential precinct;
 - (v) High impact industry zone;
 - (vi) Industry zone;
 - (vii) Recreation and open space zone;
 - (viii) Rural residential zone;
 - (ix) Rural zone;
 - (x) Township zone.
 - (g) there are no local plans
 - (h) the following overlays:
 - (i) Agricultural land overlay
 - (ii) Air transport overlay;
 - (iii) Biodiversity overlay;
 - (iv) Bushfire hazard overlay;
 - (v) Catchment management overlay;
 - (vi) Extractive resources overlay;
 - (vii) Flood hazard overlay;
 - (viii) High impact activities management overlay;
 - (ix) Infrastructure overlay;
 - (x) Landslide hazard overlay;
 - (xi) Local heritage overlay;
 - (xii) Scenic amenity overlay;
 - (xiii) Stock route management overlay.
 - (i) the following development codes:
 - (i) the following use codes:
 - (A) Animal keeping code;
 - (B) Aquaculture code;
 - (C) Business activities code;
 - (D) Caretaker's accommodation code;
 - (E) Community activities code;
 - (F) Dwelling house code;
 - (G) Extractive industry code;
 - (H) Home based business code;
 - (I) Industrial activities code;
 - (J) Intensive animal industry code;
 - (K) Multiple dwelling and dual occupancy code;
 - ~~(L)~~ ~~Permanent plantation code;~~
 - ~~(M)~~(L) Recreation activities code;
 - ~~(N)~~(M) Renewable energy facility code;
 - ~~(O)~~(N) Retirement facility and residential care facility code;
 - ~~(P)~~(O) Roadside stall code;
 - ~~(Q)~~(P) Rural industry code;
 - ~~(R)~~(Q) Rural workers accommodation code;
 - ~~(S)~~(R) Sales office code;
 - ~~(T)~~(S) Short-term accommodation code;
 - ~~(U)~~(T) Telecommunications facilities code;
 - ~~(V)~~(U) Tourist park and relocatable home park code;
 - ~~(W)~~(V) Utility installation and substation code.

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- (ii) the following other development codes:
 - (A) Advertising devices code;
 - (B) Filling and excavation code;
 - (C) Landscaping code;
 - (D) Reconfiguring a lot code;
 - (E) Service, works and infrastructure code;
 - (F) Transport, access and parking code.
- (j) schedules and appendices.

(2) The following planning scheme policies support the planning scheme:

- (a) PSP No. 1 — Ecological Assessment Guidelines;
- (b) PSP No. 2 — Heritage Places;
- (c) PSP No. 3 — Catchment Management Analysis Guidelines.
- (d) PSP No. 4 – Design Standards
- (e) PSP No. 5 – Bushfire hazard and risk assessment and bushfire management plan guidelines

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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) ~~to the extent they have been identified in Part 6 and Schedule 1 of the planning scheme;~~
 - (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 ~~(a)–(d)~~.
- (2) In the event a term has been assigned a meaning in more than one of the instruments listed in sub-section 1.3.1(1), the meaning contained in the instrument highest on the list will prevail.
- (3) A reference in the planning scheme to any act includes any regulation or instrument made under it, and where amended or replaced, if the context permits, means the amended or replaced act.
- (4) A reference in the planning scheme to a specific resource document or standard, means the latest version of the resource document or standard.
- (5) A reference to a part, section, table or schedule is a reference to a part, section, table or schedule of the planning scheme.

Editor's note—The planning scheme has been amended to align with Zones and Purpose statements from Schedule 2 column 1 and 2 from the Regulation (with exception of the Recreation and Open space zone) and Use of RGB colour for zones stated in Schedule 2 Column 3 of the Regulation and Use and Administrative terms in schedules 3 and 4. In accordance with section 16(3) of the Act, the regulated requirements (to the extent chosen) apply to the planning scheme to the extent of any inconsistency. (Refer to Section 2.4 for further details).

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.

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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, closed 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) 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.

Editor’s note—the boundaries of the local government area are described by the maps referred to within 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 development that is accepted development. Under section 44(6)(a) of the Act, if a categorising instrument does not apply a category of development to a particular development, the development is accepted development. Schedule 7 of the Regulation also prescribes accepted development.

- (b) assessable development
 - 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 Section 5.4 to 5.10.

Editor’s note—Section 43 of the Act identifies that a categorising instrument categorises development and specifies categories of assessment and may be a regulation or local categorising instrument. A local categorising instrument includes a planning scheme, a TLP1 or a variation approval.

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1.5 Hierarchy of assessment benchmarks

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

1.6 Building work regulated under the planning scheme

- (1) Section 17(b) of the Regulation identifies the assessment benchmarks for building work that a local planning instrument must not change the effect 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 requirements (see also section 31 of the *Building Act 1975*).

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

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

- regulate, for the Building Code of Australia (BCA) or the Queensland Development Code (QDC), matters prescribed under a regulation under the *Building Act 1975* (section 32). These include variations to provisions contained in parts MP1.1, MP1.2 and MP1.3 of the QDC such as heights of buildings related to obstruction and overshadowing, siting and design of buildings to provide visual privacy and adequate sight lines, on-site parking and outdoor living spaces. It may also regulate other matters, such as 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
Maximum building heights for <i>Dwelling house</i>	Part 6 – Zones, Part 8 – Development Codes
Alternative site cover clearances for <i>Dual occupancy</i>	Part 6 – Zones, Part 8 – Development Codes
Floor level heights on land liable to flooding	Part 7.2.5 – Flood hazard overlay code
Building work on and adjoining a local heritage place	Part 7.2.11 – Local heritage 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 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

Table 1.7.1 describes the limitations on a *temporary use* in accordance with **SC1.1—Use Definitions** and **SC1.2—Administrative definitions**.

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Table 1.7.1—Temporary use limitations

Column 1 Defined use	Column 2 Limitations on the scope of the temporary use	Column 3 Maximum timeframe for the temporary use
<i>Food and drink outlet</i>	If: (a) limited to a <i>light refreshment booth</i> ; and (b) located on premises in the Centre zone, Community facilities zone, Recreation and open space zone or Township zone; and (c) ancillary to <i>indoor sport and recreation</i> or <i>outdoor sport and recreation</i> .	2 days per week
<i>Major sport, recreation and entertainment facility</i>	If located on premises in the Rural zone or Recreation and open space zone.	7 days per calendar year
<i>Market</i>	If: (a) located on premises in the Centre zone, Community facilities zone, Recreation and open space zone or Township zone; and (b) located on land owned by Council or land for which Council is the trustee and Council consent has been provided.	1 day per week
<i>Motor sport facility</i>	If located on premises in the Rural zone or Recreation and open space zone.	7 days per calendar year
<i>Tourist attraction</i>	If located on premises in the Rural zone or Recreation and open space zone.	7 days per calendar year

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2 Part 2 State planning provisions

2.1 State planning policy

The Minister has identified that the State planning policy (July 2014 version) is integrated in the planning scheme in the following ways:

State interests in the state planning policy appropriately integrated

~~(1) Liveable communities~~

~~(2) Liveable communities~~

~~(1)~~

~~(3)(2) Housing supply and diversity~~

~~(4)(3) Agriculture~~

~~(5)(4) Development and construction~~

~~(6)(5) Mining and extractive resources~~

~~(7)(6) Tourism~~

~~(8)(7) Biodiversity~~

~~(9)(8) Cultural heritage~~

~~(10)(9) Water quality~~

~~(11)(10) Emissions and hazardous activities~~

~~(12)(11) Natural hazards, risk and resilience~~

~~(13)(12) Energy and water supply~~

~~(14)(13) State transport infrastructure~~

~~(15)(14) Strategic airports and aviation facilities~~

State interests in the state planning policy (July 2014 version) not integrated

Nil

State interests in the state planning policy not relevant to Somerset Regional Council

(1) Coastal environment

(2) Strategic ports

2.2 Regional plan

The Minister has identified that the planning scheme, specifically the strategic framework, appropriately advances the *South East Queensland Regional Plan 2009–2031*, as it applies in the planning scheme area.

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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 Somerset Regional Council:

Table 2.3.1—Delegated referral agency jurisdictions

Column 1 Application involving	Column 2 Referral agency and type	Column 3 Referral jurisdiction
Under Schedule 14 of the Regulation – Particular Reconfiguring a lot requiring code assessment if- (a) the land is in the area of a local government that, under the SEQ Water Act, is a participating local government for a distributor-retailer; (b) the participating local government is the assessment manager; and (c) the development application is made before 1 July 2014.	Queensland Urban Utilities – as a concurrence agency	The effects of the development on a water service or wastewater service of a distributor-retailer
Development in the area of a local government that, under the SEQ Water Act, is a participating local government for a distributor-retailer, if the development application is made before 1 July 2014	Queensland Urban Utilities – as a concurrence agency	The effects of the development on a water service or wastewater service of a distributor – retailer

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

2.4 Regulated requirements

The following regulated requirements prescribed in the Planning Regulation 2017 [dated 3 July 2017](#) are appropriately reflected in the planning scheme.

- (1) Use of Zones and Purpose statements from Schedule 2 column 1 and 2 from the Regulation.
- (2) Use of RGB colour for zones stated in Schedule 2 Column 3 of the Regulation
- (3) Use and administrative terms and definitions in schedules 3 and 4 of the Regulation.

Editor's note: Under Section 5 (2)(a) of the Act, additional administrative terms and definitions are included in this planning scheme and are appropriately identified.

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3 Part 3 Strategic framework

3.1 Preliminary

- (1) The strategic framework sets the policy direction for the planning scheme and forms the basis for ensuring appropriate development occurs within the planning scheme area for the life of the planning scheme.
- (2) Mapping for the strategic framework is referenced throughout Part3 and is included in Schedule 2.
- (3) For the purpose of describing the policy direction for the planning scheme, the strategic framework is structured in the following way:
 - (a) the strategic intent;
 - (b) the following seven (7) themes that collectively represent the policy intent of the scheme:
 - (i) settlement pattern;
 - (ii) natural environment;
 - (iii) natural resources;
 - (iv) community identity and regional landscape character;
 - (v) economic development;
 - (vi) infrastructure and services; and
 - (vii) transport;
 - (c) the strategic outcome(s) proposed for development in the planning scheme area for each theme;
 - (d) the element(s) that refine and further describe the strategic outcome(s);
 - (e) the specific outcomes sought for each or a number of elements;
 - (f) the land use strategies for achieving these outcomes.
- (4) Although each theme has its own section, the strategic framework is read in its entirety as the policy direction for the planning scheme.

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3.2 Strategic intent

3.2.1 Background and context

The Somerset Region local government area ('Somerset Region' or 'the Region') is the largest local government area in South East Queensland ("SEQ").

Covering an area of 5,379 square kilometres generally encompassing the upper catchments of the Brisbane and Stanley Rivers between the D'Aguiar and Blackbutt Ranges, including the regionally significant drinking water supplies of Lake Somerset, Lake Wivenhoe and the Mid-Brisbane River, Somerset Region is bounded by eight local government areas:

- (a) Gympie Region to the north;
- (b) the Sunshine Coast and Moreton Bay Regions and Brisbane City to the east;
- (c) Ipswich City and Lockyer Valley Region to the south; and
- (d) Toowoomba Region and South Burnett Region to the west.

The five towns of Esk (the administrative centre of Somerset Region), Fernvale, Kilcoy, Lowood and Toogoolawah are the major settlements in the Region. The nine small townships of Coominya, Glamorgan Vale, Harlin, Jimna, Linville, Minden, Moore, Somerset Dam and Tarampa are established across the rural areas across the Region.

These communities rely heavily on the road network for access and economic development, particularly freight transport. The Brisbane Valley Highway and D'Aguiar Highway provide important connections both within the Region and to the adjoining local government areas of Ipswich City and the Moreton Bay and South Burnett Regions. Other roads provide secondary connections to Brisbane City and the Gympie, Lockyer Valley and Toowoomba Regions.



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3.2.2 Somerset's history

Prior to the first European settlement in 1841, the area was occupied by the Jagera, Yuggera, Jinibara and Ugarapul Aboriginal people. These people lived for millennia in balance with the natural resources of the region that sustained them.

In the 1840s, pastoral leases were taken up throughout the Brisbane Valley, including Durundur, Kilcoy, Mount Esk and Cressbrook pastoral runs. In the following decades, some of these were more closely settled for various agricultural activities, including cotton-growing, dairying and mixed cropping. Apart from these, timber-getting was also important early and complementary to establishing the land for grazing and dairying. There were also a number of mines.

European settlement led to the displacement of the previous Aboriginal inhabitants.

The railway was progressively extended up the Brisbane Valley from Ipswich from the 1880s, reaching Esk by 1886, Toogoolawah by 1904 and Linville in 1910. Sawmills and dairy factories were established in several of the towns and the railway also assisted farmers to ship a range of other agricultural produce to markets in Brisbane. The railway towns also became the centres for rural and community services. The railway service finished in 1989 and the rails have been pulled up. Kilcoy meatworks was opened in 1953.



Somerset Region has now

accommodated two major water supply reservoirs, Lake Somerset and Lake Wivenhoe. Somerset Dam was completed in 1948 and Wivenhoe Dam in 1985. These impoundments took up large areas that previously had been used for rural production but resulted in lakes which, as well as providing water supplies also were suitable for water-based recreation for a growing SEQ population. Lake Atkinson is also located in the south-west of the region and is used for agricultural and recreational purposes. The Mid-Brisbane River below Wivenhoe Dam and Lake Cressbrook are also located in the region and are used for storage of water supply.

Reflecting broad Australian trends, the population of Somerset Region's towns and rural areas gradually declined from about 10,000 in the 1920s to 7,700 by 1971. This overall trend was reversed by changes in land subdivision policy from the 1970s to 2004 which permitted rural residential settlement in a number of locations generally near the towns. While further rural residential subdivision has generally now been curtailed, more recently urban expansion has occurred at Fernvale, Lowood and Kilcoy, related essentially to population growth in South East Queensland and the feasibility of commuting from these towns in particular to jobs beyond Somerset Region. By 2006, the population of Somerset Region had grown again, to 18,400.

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3.2.3 Somerset in 2013

The Somerset Region encompasses a wealth of natural resources and productive rural activities set in areas of natural environmental significance and scenic amenity. Foremost among these natural resources are the water supply reservoirs of Lake Wivenhoe and Lake Somerset (the latter from which the region takes its name), their adjoining catchment reserves and over 40 other reserves: national parks, conservation parks, state forests, forest reserves and nature reserves.

The Somerset Region is the smallest local government area in South East Queensland by population although the largest in area. The majority of residents live in rural areas; in 2010, the region's five towns of Esk, Fernvale, Kilcoy, Lowood and Toogoolawah accounted for just one-third of the region's population of 22,500. However, there are new residential estates in Fernvale, Kilcoy and Lowood, which are serviced by new supermarket-based shopping centres in each town centre. The five towns remain the centres for delivery of services including shopping, education and community services, for the population of the region.

The present distribution of population across Somerset Region is to a significant degree a result of the past development policies that allowed rural subdivision, evident in the extensive rural residential settlement in parts of the south of the region and around Kilcoy in the north-east. These development patterns have raised concerns about the fragmentation of the regional landscape and productive rural lands and the sustainable provision of infrastructure and services to these residents. There are also issues about the reasonable expectations of amenity in these areas. However, these settlements also provide lifestyle opportunities for their residents not available to residents of the towns.

Especially since the construction of Wivenhoe Dam, there have been restrictions on further land subdivision and there remain extensive pastoral and other rural holdings throughout much of the region. Intensive rural land use presents risks to the quality of drinking water supplies in the Lake Somerset, Lake Wivenhoe and Brisbane River catchments. The Kilcoy Pastoral Company continues to be a major employer. As the population grows, more local jobs have been created providing services to the population, especially in the five main towns.

The former Brisbane Valley Railway is in the process of being converted to a recreation trail, that is, the Brisbane Valley Rail Trail, and the two lakes also provide important venues for sustainable levels of regional recreation, cognisant of their primary purpose as drinking water storages.

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3.2.4 Plans for the future

The planning schemes for the former local government areas of Kilcoy and Esk, which were amalgamated to form Somerset Region, provide the background for contemporary local planning. These planning schemes identified consolidated urban settlement primarily in the five towns, areas of rural residential settlement, extensive rural areas within which a wide range of productive rural activities were permitted and areas of scenic amenity and conservation significance whose natural values should be protected. Essentially, this planning scheme continues the broad thrust of those strategies.

The *South East Queensland Regional Plan 2009-2031* (“**the SEQ Regional Plan**”) is based on the medium series population projection for the SEQ region to 2031 and forecasts that Somerset Region will experience continued strong growth, increasing to a resident population of 32,800 by 2031. However, the strong population growth experienced in Somerset Region in recent years suggests that a medium-high series growth path is more likely, which would result in a resident population of 34,400 by 2031. The SEQ Regional Plan identifies:

- (a) that Somerset Region is to accommodate an additional 6,500 dwellings within an urban footprint which directs urban growth primarily towards Lowood and Fernvale in the southern part of the region and Kilcoy in the northern part of the region;
- (b) the towns of Fernvale, Esk and Kilcoy as major rural activity centres; and
- (c) most of Somerset Region as part of the Regional Landscape and Rural Production Area regional land use category.

In line with broader national trends, the Somerset Region population is also forecast to age and household sizes to decline by 2031.

During 2010/11, Somerset Regional Council, in consultation with the community, developed *Somerset Futures*, the long-term community plan for Somerset Region, intended to provide foundations for future growth in the region. Elements of the community’s vision for Somerset Region, developed in the course of the community planning process, provide guidance for the regulation of land use in the planning scheme, namely: **natural, vibrant, prosperous and well-planned Somerset**.

Aside from and in response to the challenges of managing future population growth and demographic change introduced above, the following foundations for growth broadly describe the development challenges facing Somerset Region identified during the community planning process:

- (a) maintaining the distinct identity of each of our towns;
- (b) protecting and enhancing our rich natural environment assets;
- (c) protecting rural character as a setting for lifestyle;
- (d) protecting opportunities for rural production;
- (e) creating economic vibrancy through growth and diversity;
- (f) providing adequate community services and infrastructure; and
- (g) maintaining our accessibility to other areas and regions.

In addition to the desired regional outcomes, principles and policies of the SEQ Regional Plan, the State planning policy adds to the context for developing the planning scheme, including in relation to:

- (a) planning for liveable communities and housing;
- (b) planning for economic growth, particularly agriculture, development and construction, mining and extractive resources, and tourism;
- (c) planning for the environment and heritage, particularly biodiversity, cultural heritage and water quality;
- (d) planning for hazards and safety, particularly emissions and hazardous activities and natural hazards such as flood, bushfire and landslide; and
- (e) planning for infrastructure, particularly energy and water supply, state transport infrastructure, and strategic airports and aviation facilities.

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From the studies undertaken in preparing the planning scheme and further engagement with stakeholders, the following issues have formed as appropriate to address in addition to those already dealt with in the existing planning framework:

- (a) balancing growth with maintaining the present valued character, especially in the towns and along major routes;
- (b) promoting and maintaining the green and rural image of the region by enhancing protection of its natural and scenic assets and encouraging consistent activities;
- (c) accommodating new recreational and tourism activities the demand for which springs from population growth in South East Queensland;
- (d) taking advantage of the potential to develop a tourism industry focused on synergies between the natural and rural character of the Region, the western side of Lake Wivenhoe, the Brisbane Valley Rail Trail, the Brisbane Valley Highway and the towns of Toogoolawah and Esk (as illustrated in **Strategic Framework Map 7—Tourism Strategy**);
- (e) the need to protect the amenity of towns, small townships, rural residential and rural lifestyles areas, and tourism areas;
- (f) the capacity to accommodate high impact activities (rural and recreational) that will seek a location in Somerset Region;
- (g) balancing the protection of the primary role of Lake Somerset, Lake Wivenhoe and the Upper and Mid-Brisbane River as the major drinking water supply catchment for South East Queensland with the promotion of sustainable economic development opportunities, including tourism and recreational development that leverages off these natural assets but is respectful of their primary role as a drinking water supply;
- (h) the desirability of optimising the growth of local employment; and
- (i) the potential in the long term to create a more sustainable urban settlement pattern, including feasible public transport and more local employment opportunities, through the urbanisation of Glamorgan Vale and the desire to plan for that in the short to medium term.

The achievement of a more sustainable urban settlement pattern focussed around the five towns of Esk, Fernvale, Kilcoy, Lowood and Toogoolawah and, in the longer-term, Glamorgan Vale, also provides a prudent response to the risks posed to Somerset Region by climate change by:

- (a) consolidating future population growth in locations with good access to the range of local employment and services provided in the towns, thus assisting in the achievement of an element of self-containment, particularly as Glamorgan Vale comes online, and reducing the community's carbon footprint in a 'carbon constrained economy';
- (b) reducing exposure to natural hazards (i.e. bushfire, flood and landslide) prevalent in the regional landscape which are predicted to increase in number and severity; and
- (c) maximising opportunities for primary production and food security in the context of more hostile climatic conditions which threaten rural productivity.

The planning scheme provides a framework for sustainable growth management.

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3.2.5 Strategic intent for 2031

In 2031, the population of Somerset Region has grown by about 50% to nearly 35,000, with most of the additional population concentrated into compact urban expansions of the towns of Fernvale, Lowood and Kilcoy. The other towns of Esk and Toogoolawah have also grown, but to a lesser extent.

Together, these five towns are the centres for the delivery of services to residents and visitors.

Each of the five towns contains a range of facilities commensurate with the role it plays for a surrounding population, including shopping, education, health and other community services. The historical character of each of these towns remains evident, based first upon its traditional main street and adjoining town centre environment. Notable features of the natural and rural settings and the original layout of the town centre are obvious to those using the centre and the urban environmental quality of each is distinctive, vital and of a high standard; because of this, visiting these town centres is an enjoyable and satisfying experience for people who live in Somerset Region.

While many residents find work locally, mostly in the towns but also in rural enterprises, a large proportion commute to work outside the region, especially residents of the southern towns who are closest to the employment centres of Ipswich and Brisbane. Some are able to rely on improved public transport to travel to work. Planning is underway for a major new urban area at Glamorgan Vale, which will support a more sustainable urban development pattern in the future, joining up the southern urban areas of Somerset with those of Ipswich in an urban corridor that will enable the viable provision of better public transport to work, higher education opportunities and other social infrastructure. Already new employment areas are being developed in the Glamorgan Vale area relying upon superior accessibility to the Warrego Highway and Brisbane Valley Highway.

Otherwise, additional employment has been developed in well-separated industrial areas in each of the towns and in a number of new rural processing industries that have been suitably located in rural parts of the Region.

In 2031, a range of affordable housing has been provided in the towns to respond to the diverse requirements of the Somerset community, including those of an ageing population.

Somerset Region also provides rural residential lifestyle opportunities in various settlements in the southern part of the Region and around Kilcoy. The settlement pattern in these localities has consolidated and matured with further investment in the housing stock and properties. People living in these areas generally obtain services in the nearest of the towns, but in some cases in one of the region's small townships, namely Coominya, Harlin, Jimna, Linville, Minden, Moore, Somerset Dam and Tarampa, which also contribute to housing and lifestyle choice.

Fernvale is the largest town in the southern Somerset Region and Lower Brisbane Valley and its town centre offers the broadest mix of facilities and services, including the highest order of shopping in the region. Nearby, Lowood also provides a range of local services for its growing population. Esk is the district centre of the middle Brisbane Valley and administrative centre for Somerset Region. Toogoolawah provides a mix of local services for the population of the surrounding area. Kilcoy is the district centre of the Upper Brisbane Valley and D'Aguilar Highway corridor.

Within the towns, residents enjoy improved amenity and safety, with facilities having been developed that provide greater opportunities for local recreation, walking and cycling.

Overall, the community and settlement pattern is resilient in the face of flooding, bushfire and landslide and associated increased risks and severity forecast from climate change.

Outside the towns, over 99%¹ of the region is excluded from urban development and is reserved for open space, rural production, natural resources and/or environmental conservation; this has strengthened the Region's natural and rural character. In a period when the population of SEQ has increased to about 4.5 million, these qualities are increasingly valued and Somerset Region is recognised as offering a welcome respite from the more intensive urban qualities of areas closer to the centre of the metropolitan area. Lakes Wivenhoe and Somerset, their catchment protection areas, the natural areas of the D'Aguilar Ranges and other scenic attractions, have promoted the role of Somerset as a venue for recreation and tourism.

The area generally west of Lake Wivenhoe, centred on the Brisbane Valley Highway towns of Esk and Toogoolawah, has emerged as a focus for tourism with accommodation and activities strung along the Brisbane Valley Rail Trail. Toogoolawah is a centre for grey nomads tourism based on the facilities

¹Excluding the Glamorgan Vale Urban Investigation Area.

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and local attractions provided. Resort accommodation of various kinds and water-based recreation activities have been developed and expanded in the western interface area of Lake Wivenhoe, subject to the highest standards of environmental performance. Likewise the areas on the western edge of Lake Somerset are also centres for water-based recreation and tourism.

The open space and scenic values comprised in various types of reserve, notably those of Lakes Wivenhoe and Somerset and forested mountainsides, have been protected and provide a backdrop and setting for recreation, tourism and a distinctive rural lifestyle; in particular, the visual and ecological qualities of natural and rural areas visible from major transport routes and tourism focus areas have been protected. The contribution that the waterways, wetlands and forests of Somerset Region make towards the biodiversity of SEQ and the clean water quality of streams that feed important SEQ water supply resources has been protected and consolidated. The sustainable use of the natural resources is acknowledged as providing one of the foundations for the economic prosperity of Somerset Region. The attractive green environmental values of Somerset Region have been enhanced in parts by new agricultural enterprises including carbon forestry and this adds to its appeal to visitors and new residents.

The extensive area of Somerset Region also provides many opportunities for higher impact rural and recreational activities to be accommodated, without adversely affecting established populations in towns, small townships and protected settlement areas and the regionally significant drinking water storages.

While the importance of protecting the amenity of human settlement areas and tourism areas is well understood, the further evolution of sustainable economic activity in rural areas, the historical economic foundation of Somerset Region and the essence of its character, is encouraged to occur without undue interference or over-regulation.

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3.3 Settlement pattern

3.3.1 Strategic outcomes

- (1) Somerset Region is widely recognised and appreciated as an alternative natural/rural based destination to the burgeoning South East Queensland metropolitan area;
- (2) Urban growth and development is directed towards the compact urban expansion of the five towns of Esk, Fernvale, Kilcoy, Lowood and Toogoolawah, in order to:
 - (a) promote the efficient provision of infrastructure and services;
 - (b) realise the intended role and function of town centres in the Somerset Region town centres network;
 - (c) protect environmental, landscape and scenic amenity values and the productive rural activities and use of natural resources prevalent in rural areas; and
 - (d) minimise the risks to life and property from natural hazards;
- (3) The majority of urban growth is accommodated by the urban expansion of the towns of Fernvale and Lowood located in the south of Somerset Region, with comparatively lesser urban growth opportunities provided in Kilcoy and limited growth opportunities provided in Esk and Toogoolawah;
- (4) The towns of Somerset Region provide adequate supplies of urban land for development to the year 2031;
- (5) Urban growth within the greenfield areas of the towns and infill development within established town areas contributes to the achievement of a compact urban form that can be efficiently serviced by a range of urban infrastructure, including road and active transport networks;
- (6) Affordable living opportunities are facilitated through the provision of housing, lifestyle and transport choice in compact towns focussed on the employment opportunities, infrastructure and services provided in the Somerset Region town centres and industrial development areas;
- (7) The Somerset Region town centres network is the focus for the location of appropriate business, centre, community, tourism, accommodation and recreation activities around the historic main streets of Esk, Fernvale, Kilcoy, Lowood and Toogoolawah;
- (8) Industry activities provide employment opportunities in industrial development areas located in each town and operate without land use conflict with sensitive land uses;
- (9) A network of nine small townships spread throughout Somerset Region have experienced little change through development and continue to provide limited infrastructure, facilities and services to their immediate rural surrounds;
- (10) The Minden North rural residential area provides an alternative housing and lifestyle choice with very limited access to local infrastructure, facilities and services;
- (11) Land use conflicts are minimised through the appropriate separation of incompatible activities, including industrial and rural-based high impact activities that conflict with sensitive land uses and strategic tourism development areas that leverage off the natural and rural qualities of Somerset Region;
- (12) The Glamorgan Vale Urban Investigation Area may provide a longer-term urban development opportunity post-2031 and is protected from development that compromises this opportunity; and
- (13) The settlement pattern responds to the adverse impacts of natural hazards, including flooding, bushfire and landslide, and their forecast increase in frequency and severity as a result of climate change and achieves increased community resilience in the face of these impacts.

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3.3.2 Element— Urban growth management

The orderly urban expansion of the five towns of Esk, Fernvale, Kilcoy, Lowood and Toogoolawah provide the focus for future urban growth in the region.

The proportion of total regional urban growth to be accommodated by each town is a function of the size of its *urban area*.

Fernvale and Lowood offer the greatest urban growth opportunities, given their generous urban areas relative to the existing development footprint of these two towns. Kilcoy offers significant urban growth opportunities in the north of Somerset Region. Esk and Toogoolawah have comparatively restrictive urban areas relative to the existing development footprint of these two towns and will therefore provide for fewer urban growth opportunities.

3.3.2.1 Specific outcomes

- (a) Urban growth is concentrated mostly in the orderly urban expansion of the towns of Fernvale, Lowood and Kilcoy and to a lesser extent, Esk and Toogoolawah identified on **Strategic Framework Map 1—Settlement Pattern**;
- (b) The small townships of Coominya, Glamorgan Vale, Harlin, Jimna, Linville, Minden, Moore, Somerset Dam and Tarampa identified on **Strategic Framework Map 1—Settlement Pattern** provide very limited urban growth opportunities;
- (c) The physical extent of urban development in the towns is limited so as to:
 - (i) promote the efficient provision of urban infrastructure and services provided in these towns;
 - (ii) realise the role and function of Esk, Fernvale, Kilcoy, Lowood and Toogoolawah town centres in the Somerset Region town centres network;
 - (iii) protect the environmental, landscape and scenic amenity values of the regional landscape;
 - (iv) protect productive natural resources such as agricultural land and protect the operation of rural activities from land use conflict; and
 - (v) minimise the risks to life and property from natural hazards, including flood, bushfire and landslide, and the forecast increase in frequency and severity of natural hazards arising from climate change.
- (d) The Emerging Community Areas, identified on **Strategic Framework Maps 1d, 1e, 1f, 1g and 1h – Desired Settlement Pattern: Emerging Community Areas** that indicate the preferred future urban settlement pattern, are protected from premature development that may negatively impact on the ability to utilise the area for preferred development in the future.

3.3.2.2 Land Use Outcomes

- (a) Development for urban purposes within the Emerging Community Areas identified on the **Strategic Framework Maps 1d, 1e, 1f, 1g and 1h – Desired Settlement Pattern: Emerging Community Areas** must not occur until such time as the development is supported by detailed land use investigations that demonstrate:
 - (i) need for additional urban land for the purpose specified on the **Strategic Framework Maps 1d, 1e, 1f, 1g and 1h – Desired Settlement Pattern: Emerging Community Areas**, being Future Residential, Future Park Residential, Future Industry or Future Community;
 - (ii) compatibility of the proposed use with the intent for the land specified on the **Strategic Framework Maps 1d, 1e, 1f, 1g and 1h – Desired Settlement Pattern: Emerging Community Areas**;
 - (iii) satisfactorily addresses all potential constraints where in a Constrained Area identified on the **Strategic Framework Maps 1d, 1e, 1f, 1g and 1h – Desired Settlement Pattern: Emerging Community Areas**;
 - (iv) mitigation or avoidance of all applicable natural hazards;

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- (v) suitable mitigation or offset arrangements in respect to impacts on matters of state environmental significance;
- (vi) infrastructure servicing arrangement and sequencing.

3.3.3 Element-Compact urban form

Development within the towns of Somerset Region achieves a compact urban form. The compact urban promotes the efficient use of urban infrastructure and services, promotes the use of residential areas for housing choice and diversity, and promotes employment opportunities in town centres and industrial areas.

3.3.3.1 Specific outcomes

- (a) The towns of Somerset Region are developed in an appropriate fashion that:
 - (i) maximises the efficient and timely use of designated urban land and infrastructure;
 - (ii) assists in the achievement of dwelling targets set for Somerset Region by the SEQ Regional Plan;
 - (iii) assists in the achievement of housing choice and affordability through the provision of a mix of accommodation activities that are responsive to the diverse needs of the community;
 - (iv) delivers a transport network that effectively and efficiently connects residential areas with town centres and industrial development areas; and
 - (v) promotes active transport as a viable alternative travel mode to the private motor vehicle;
- (b) The towns of Fernvale and Lowood are sufficiently consolidated to support the possible future provision of a viable public transport service to Ipswich City and the greater Brisbane metropolitan area, including via a possible future *urban area* at Glamorgan Vale;
- (c) Higher density residential development provides housing choice within and adjacent to the town centres of Esk, Fernvale, Kilcoy, Lowood and Toogoolawah;
- (d) Further park residential development in the towns of Esk, Fernvale, Lowood and Kilcoy is limited to land located away from town centres which is relatively more constrained and less suitable for intensive urban development;
- (e) Non-resident and other temporary worker accommodation, including those developments that service the resources sector, is focussed in the towns of Esk, Fernvale, Kilcoy, Lowood and Toogoolawah which provide the necessary urban infrastructure and service networks to support such development; and
- (f) Urban development is sequenced so as to achieve a logical and orderly expansion of the towns in a manner that provides for the efficient extension of infrastructure networks in accordance with **Part 4—Priority Infrastructure Plan**.

3.3.4 Element— Affordable living

The concept of affordable living takes a broader view of cost-of-living beyond the cost of housing itself to also consider operational and transport costs.

Affordable living opportunities are best achieved in a compact urban form that is supported by a multi-modal transport network. The delivery of housing and lifestyle choices that are responsive to individual needs and located close to the employment, facilities and services provided in town centres and industrial development areas enables transport choice and assists in the management of living costs.

3.3.4.1 Specific Outcomes

- (a) Housing and lifestyle choice is delivered in the towns through greenfield development and infill development in established town areas that provide:
 - (i) a mix of accommodation activities, including, but not limited to, dwelling houses, dual occupancies and multiple dwellings;

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- (ii) dual occupancies and multiple dwellings close to the infrastructure and services provided in town centres;
- (iii) dwelling houses on a variety of lot sizes from smaller lot housing to park residential development on larger lots in a semi-rural setting;
- (b) The design of residential neighbourhoods in greenfield town areas:
 - (i) promotes accessibility to the local town centre and industrial development areas via active transport; and
 - (ii) incorporates Crime Prevention through Environmental Design ('CPTED') principles that promote healthy and safe communities.

3.3.5 Element— Town centres network

The Esk, Fernvale, Kilcoy, Lowood and Toogoolawah town centres collectively form the Somerset Region town centres network that provide the focus for business transactions and community life in the region.

3.3.5.1 Specific outcomes

- (a) The Somerset Region town centres network identified on **Strategic Framework Map 1—Settlement Pattern** provides the focus for the location of business, centre, community and recreation activities across the region;
- (b) Town centres are focussed on the following historic main streets and offer a diverse mix of business, centre, community and recreation activities in a pedestrian-oriented environment:
 - (i) Esk district centre—Brisbane Valley Highway;
 - (ii) Fernvale district centre—Brisbane Valley Highway;
 - (iii) Kilcoy district centre—William Street, Mary Street and Hope Street;
 - (iv) Lowood local centre—Main Street and Railway Street;
 - (v) Toogoolawah local centre—Cressbrook Street;
- (c) The role and function of the Somerset Region town centres network is maintained through the direction of appropriate development in-centre and the achievement of the specific outcomes detailed further in **section 3.7.2—Element— Town centres network**.

3.3.6 Element— Industry development

Opportunities for industrial development are provided for in each town of Somerset Region and operate with minimal land use conflict with sensitive land uses.

The development of industry activities in the Glamorgan Vale Urban Investigation Area provides a possible medium-long term industrial land supply in the southern part of Somerset Region.

3.3.6.1 Specific outcomes

- (a) Industry activities, including business activities that are ancillary to an industry activity, are located in the Industrial Development Areas of Esk, Fernvale, Kilcoy, Lowood and Toogoolawah identified on **Strategic Framework Map 4—Economic Development and Natural Resources**;
- (b) The location of industry activities is appropriately separated from sensitive land uses to protect the health, wellbeing, amenity and safety of the community and individuals from the impacts of air, noise and odour emissions, and hazardous materials;
- (c) High impact industry located to the east of the Kilcoy *urban area* is restricted to the High impact industry zone so as to prevent expansion in a westerly direction that has the potential to generate land use conflict with sensitive land uses in the town;
- (d) ~~The Lowood Management Area identified on **Strategic Framework Map 4c—Economic Development and Natural Resources** is protected from encroachment by or intensification of sensitive land uses, to protect the health, safety, wellbeing and amenity of the community and individuals, and to ensure the ongoing viable operation of industrial activities.~~

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- ~~(e)(d)~~ The operation of medium impact industry and high impact industry are protected from encroachment by sensitive land uses, where not ancillary to the industrial use of a site;
- ~~(f)(e)~~ Industry development minimises off-site impacts on nearby sensitive land uses through best practice environmental performance and design;
- ~~(g)(f)~~ Industry development is appropriately located and operated to avoid adverse impacts on the water quality of the major drinking water storages of Lake Somerset and Lake Wivenhoe and the Upper and Mid-Brisbane River and their tributaries;
- ~~(h)(g)~~ Industry development areas are not provided for in the small townships of Coominya, Glamorgan Vale, Harlin, Jimna, Linville, Minden, Moore, Somerset Dam and Tarampa identified on **Strategic Framework Map 1—Settlement Pattern**, however these small townships may accommodate low impact industry and service industry that:
 - (i) solely meets the needs of the small township and its surrounding rural district; and
 - (ii) is of a limited scale that is consistent with expectations for residential amenity and character in the small township;
- ~~(i)(h)~~ In the medium to long-term, additional industry activities are developed in an orderly manner:
 - (i) south of Fernvale in the possible future industrial development areas identified on **Strategic Framework Map 4—Economic Development and Natural Resources**, which are likely to take the form of a new industrial area developed adjacent to the Brisbane Valley Highway in conjunction with planning for the Glamorgan Vale Urban Investigation Area; and
 - (ii) east of Kilcoy in the possible future industrial development area identified on **Strategic Framework Map 4—Economic Development and Natural Resources**.

3.3.7 Element— Small townships

The small townships of Coominya, Glamorgan Vale, Harlin, Jimna, Linville, Minden, Moore, Somerset Dam and Tarampa identified on **Strategic Framework Map 1—Settlement Pattern** are located on major roads in rural areas of Somerset Region.

Given the direction of future urban growth to the five towns, the region's small townships will experience little development pressure and/or change and planning strategies for these places will seek to generally maintain the existing development setting.

3.3.7.1 Specific outcomes

- (a) Small townships generally provide dwelling houses as the dominant accommodation activity;
- (b) Small townships provide limited access to local employment opportunities, infrastructure and services, which generally cater to their immediate local population and the surrounding rural district;
- (c) Towns continue to provide for most employment opportunities and goods and service needs for residents of small townships;
- (d) The expansion of a small township beyond its established footprint is limited to circumstances where a new service is provided in the small township that was not previously offered. The expansion of a small township is logical, orderly and consistent with the specific outcomes expressed in **section 3.3.2—Element— Urban growth management**.

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3.3.8 Element— Rural residential areas

The Minden North rural residential area identified on **Strategic Framework Map 1—Settlement Pattern** provides the only rural residential living opportunity in Somerset Region.

3.3.8.1 Specific outcomes

- (a) Rural residential areas offer a distinct housing and lifestyle choice, that is, very low density residential development via dwelling houses on small rural lots in a natural and/or rural setting; and
- (b) Rural residential areas provide very limited access to local employment opportunities, infrastructure and services, which necessitates travel by residents to nearby towns and/or small townships to meet employment and goods and service needs.

3.3.9 Element— Long-term urban growth

The Glamorgan Vale Urban Investigation Area provides a possible longer-term urban land supply that is protected from inappropriate interim development that compromises its ultimate urban development opportunity.

3.3.9.1 Specific outcomes

- (a) The urban areas identified on **Strategic Framework Map 1—Settlement Pattern** for the towns of Esk, Fernvale, Kilcoy, Lowood and Toogoolawah provide an adequate supply of urban land to meet forecast demand to 2031;
- (b) The Glamorgan Vale Urban Investigation Area identified on **Strategic Framework Map 1—Settlement Pattern** provides a possible urban land supply to be developed post-2031 that is protected from inappropriate interim development that:
 - (i) creates the potential for future land use conflict between rural activities and future urban development, or
 - (ii) compromises long-term consolidated urban growth;
- (c) The realisation of the Glamorgan Vale Urban Investigation Area Notional Development Scenario identified on **Strategic Framework Map 1i—Glamorgan Vale Urban Investigation Area Notional Development Scenario** and other alternative and feasible development options are not compromised by inappropriate interim development;
- (d) Transport infrastructure planning, including the following projects relevant to the Glamorgan Vale Urban Investigation Area in the short-medium term, has regard to the potential realisation of the Notional Development Scenario and other alternative and feasible development options:

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- (i) proposed Warrego Highway/Western Ipswich Bypass interchange; and
 - (ii) possible future Brisbane Valley Highway interchanges; and
 - (iii) public transport planning; and
- (e) The Possible Future Industrial Development Areas identified on **Strategic Framework Map 1i—Glamorgan Vale Urban Investigation Area Notional Development Scenario** may be favourably considered ahead of comprehensive planning for the area;

3.3.9.2 Land use strategies

- (a) Urban development does not occur in the Glamorgan Vale Urban Investigation Area identified on **Strategic Framework Map 1—Settlement Pattern** until:
- (i) the subject land is included in the urban footprint regional land use category of the SEQ Regional Plan in force at the time urban development is proposed to occur; and
 - (ii) detailed analyses have identified that the land is suitable for and able to accommodate development having regard to physical constraints and efficient servicing with urban infrastructure.

3.3.10 Element— High impact activities

Towns, small townships, rural residential areas and other substantial settlements of established small rural lifestyle lots, together with major drinking water storages, strategic tourism and recreation focus areas and long-term urban growth opportunities in Somerset Region are protected from the impacts of *high impact activities*.

3.3.10.1 Specific outcomes

- (a) The location of *high impact activities* in Somerset Region:
- (i) provides a reasonable level of amenity protection for towns, small townships, rural residential areas and other substantial settlements of established small rural lifestyle lots;
 - (ii) protects the amenity of the Principal Future Strategic Tourism Focus Area and the Lake Somerset Water-based Recreation Focus Area in order to promote tourism and recreation development opportunities in these two focus areas;
 - (iii) protects the long-term urban growth opportunities provided by the Glamorgan Vale Urban Investigation Area;
 - (iv) has no adverse impact on water quality in the catchments of the major drinking water storages of Lake Somerset, Lake Wivenhoe and the Mid-Brisbane River below Wivenhoe Dam;
 - (v) does not worsen the opportunity for rural activities to be undertaken on adjoining premises by way of impacts arising from the operation of the *high impact activity*.
- (b) *High impact activities* are appropriately located and managed to protect the health, well being, amenity, safety and environmental health of communities and individuals from the impacts of air, noise and odour emissions and from the impacts of hazardous materials;

3.3.10.2 Land use strategies

- (a) The effects of *high impact activities* are designed to minimise the impact on adjacent and surrounding sensitive land uses. This may have the effect of restricting larger-scale *high impact activities* to very large sites. Smaller-scale *high impact activities* may form part of rural diversification where appropriately located and managed, and where detailed analysis confirms that the site is suitable for the use in terms of access, ecological impacts, landscape character, and effective buffering from sensitive uses;
- (b) The development of new dwellings in rural areas is controlled to ensure that separation distances and buffers around *high impact activities* are not compromised.

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3.3.11 Element— Flooding

The towns of Esk, Fernvale, Kilcoy, Lowood and Toogoolawah are subject to varying degrees of flood hazard and risk.

The risk to life and property from flooding is minimised through the avoidance of development on land subject to the defined flood event or the incorporation of appropriate mitigation measures where development demonstrates exceptional circumstances.

3.3.11.1 Specific outcomes

- (a) Areas prone to flooding in the defined flood event are identified in **Part 8—Overlays**;
- (b) 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;
- (c) The flood storage and conveyance capacity of floodplains are protected from earthworks that:
 - (i) significantly alter natural drainage patterns; and
 - (ii) worsen existing flooding conditions;
- (d) Land subject to inundation during the defined flood event is protected from increased residential development and other sensitive land uses that require a high level of flood protection except in the following circumstances and only where the impacts of flooding on the development can be mitigated such that there is no foreseeable risk to life or property:
 - (i) the development is for a dwelling house and/or associated structure on a lot registered prior to the commencement of the planning scheme; or
 - (ii) the development is on land that is already committed to urban or rural residential development by an development approval granted prior to the commencement of the planning scheme; or
 - (iii) the development is redevelopment of land that is already used for an urban purpose and the redevelopment is consistent with the intent of the applicable zone in terms of nature, scale and intensity of development; or
 - (iv) an overriding community need in the public interest has been demonstrated that warrants approval of the development despite its occurrence within an area subject to flooding; or
 - (v) the development is for infrastructure identified on **Strategic Framework Map 5— Access, Mobility and Infrastructure**;
- (e) **Vulnerable uses, Essential building services** and transport access are designed to remain functional during the defined flood event; and
- (f) The flood mitigation capacity of Wivenhoe Dam is protected by the appropriate location and / or setbacks of major sediment generating activities within the catchment, which may otherwise reduce its capacity to do so.

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3.3.11.2 Land use strategies

- (a) Further studies to identify the nature and extent of the flood hazard affecting the Somerset Region will be undertaken, particularly in response to the key recommendations of the *Queensland Floods Commission of Inquiry Final Report* released in March 2012. Further planning evaluations to identify the level of flood risk and the possible land use responses to these hazards will be undertaken.

3.3.12 Element— Bushfire

Areas located in a Bushfire Hazard Area in Somerset Region are identified in **Part 8—Overlays** and are generally located in forested areas of the region away from the central alluvial plains.

The risk to life and property from bushfire is minimised through the avoidance of development in higher-risk locations and/or appropriate mitigation measures.

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3.3.12.1 Specific outcomes

- (a) The risk of loss of life and property due to bushfires is minimised through:
 - (i) the appropriate use of land having regard to its level of bushfire hazard; and
 - (ii) the incorporation of appropriate siting and design measures that mitigate bushfire risks;
- (b) Sensitive land uses which require a high level of immunity from natural hazards avoid locating in areas of high bushfire hazard;
- (c) Community infrastructure is located and designed to maintain the necessary level of functionality to support affected persons during and immediately after a bushfire event.
- (d) The location and design of development and land use:
 - (i) supports, and does not unduly burden, disaster management response or recovery capacity and capabilities;
 - (ii) directly, indirectly and cumulatively avoids an increase in the severity of bushfire hazard and the potential for damage on the site or to other properties;
 - (iii) maintains or enhances natural processes and the protective function of landforms and vegetation that can mitigate risks associated with bushfire hazard;

3.3.13 Element— Landslide

Areas of landslide risk in Somerset Region are identified in **Part 8—Overlays**.

The risk to life and property from landslide is minimised through the avoidance of development in higher-risk locations and/or appropriate mitigation measures.

3.3.13.1 Specific outcomes

- (a) The risk of loss of life and property due to landslide is minimised through:-
 - (i) the appropriate use of land having regard to its level of landslide hazard; and
 - (ii) the incorporation of appropriate siting and design measures that mitigate landslide risks.

3.3.14 Element— Climate change

The settlement pattern and the economy of Somerset Region are robust in the face of future climate change.

3.3.14.1 Specific outcomes

- (a) Urban development is restricted to within the *Urban Area* and the Glamorgan Vale Urban Investigation Area identified on **Strategic Framework Map 1—Settlement Pattern**;
- (b) The design and location of development in urban areas protect against the anticipated impacts of climate change on quality of life and property;
- (c) Agricultural land is protected from fragmentation, encroachment and diminished productivity by incompatible development;
- (d) Renewable energy generation appropriate for its location in the rural landscape provides local economic benefit and minimises dependence on fossil fuels.

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3.4 Natural environment

3.4.1 Strategic outcomes

- (1) In 2031, the natural environment of Somerset Region has increased its significant contribution to the natural environmental values of the greater South East Queensland region in terms of both extent and quality;
- (2) The various terrestrial and aquatic features of the natural environment of Somerset Region are recognised and protected, including, but not limited to the following features distinctive to the region:
 - (a) The D'Aguilar, Brisbane and Blackbutt mountain ranges;
 - (b) The D'Aguilar and Conondale National Parks;
 - (c) The Stanley River, its tributaries and Lake Somerset;
 - (d) The Upper Brisbane River, its tributaries and Lake Wivenhoe;
 - (e) Lake Cressbrook;
 - (f) Lake Atkinson; and
 - (g) The Mid Brisbane River below Lake Wivenhoe and its tributaries, including Lockyer Creek;
- (3) The diverse ecological communities of Somerset Region are retained for future generations (ecological communities range from Eucalypt forest and woodlands to vine thicket, gallery rainforests, brigalow and swamps that support a diversity of native flora and fauna of Commonwealth, State and regional significance);
- (4) Waterways and wetlands are protected as natural features in the landscape, and their contribution to local and regional biodiversity and water quality values is enhanced;
- (5) The biodiversity, waterway and *wetland* elements of the natural environment of Somerset Region are linked via a network of biodiversity corridors to provide for species fitness and resilience in allowing for the movement of flora and fauna across the landscape and longer-term shifts in response to climate change;
- (6) The air and noise environment of Somerset Region is maintained at a high quality consistent with the natural/rural lifestyle offering of the region;
- (7) The biosecurity of Somerset Region is improved through management actions that prevent the establishment or spread of known or potential weed and pest species.

3.4.2 Element— Biodiversity network

The biodiversity network of Somerset Region is protected and enhanced. The biodiversity network is fundamental to the natural image of Somerset Region.

3.4.2.1 Specific outcomes

- (a) The areas of ecological significance identified on **Strategic Framework Map 2—Natural Environment** are protected (including significant vegetation (remnant, regrowth and other vegetation of local significance), waterways and wetlands);
- (b) Areas of ecological significance are protected from the adverse impacts of development unless the proposal:
 - (i) is a significant community project and/or for an infrastructure item identified on **Strategic Framework Map 5—Access, Mobility and Infrastructure**; or
 - (ii) is for a small-scale, low-impact, nature-oriented tourism activity; or
 - (iii) avoids, mitigates or offsets the impacts of the development on the area of ecological significance;
- b) Areas of ecological significance located adjacent to a development proposal are protected, mitigated or offset through appropriate measures that minimise impacts on the area of ecological

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significance, including setbacks to the area, fencing and supplementary planting, as deemed reasonable and relevant to the proposal; and

- c) The integrity of the biodiversity corridors identified on **Strategic Framework Map 2—Natural Environment** are maintained or enhanced through the minimisation of development footprint and strategic rehabilitation works.

3.4.3 Element— Watercourses and wetlands

The watercourses and wetlands of Somerset Region are integral to its natural image and the maintenance of healthy waters, biodiversity, scenic amenity and recreational outcomes are protected.

3.4.3.1 Specific outcomes

- a) The waterways and wetlands of Somerset Region identified on Strategic Framework Map 2 – Natural Environment are protected and enhanced;
- b) Waterways and wetlands are protected from the adverse impacts of development unless the proposal:
 - (i) Is a significant community project and/or for an infrastructure item identified on Strategic Framework Map 5 – Access, Mobility and Infrastructure; or
 - (ii) Is for small scale, low-impact, nature-oriented tourism activities; or
 - (iii) Avoids, mitigates or offsets the impacts of the development on the waterway and/or wetland;
- c) Waterways and wetlands located adjacent to a development proposal are protected, mitigated or offset through appropriate measures that minimise impacts on the waterway and/or wetland, including setbacks to the waterway and/or wetland, fencing and supplementary planting, as deemed reasonable and relevant to the proposal; and
- d) Industry standard best practice water quality management principles are incorporated in development proposals in the region's towns and small townships.



3.4.3.1

3.4.4 Element – Air and noise environment

The air and noise environment of Somerset Region is maintained at a high quality consistent with the natural/rural values of the region, the protection of the amenity enjoyed by *sensitive land uses*, and the natural environment more generally.

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3.4.4.1 Specific outcomes

- (a) Air, noise and odour emissions from development and their impacts on community health and wellbeing and the natural environment are minimised through appropriate design, siting, construction and operation;
- (b) High impact activities that are likely to generate noise or air emissions avoid unacceptable environmental and amenity impacts through appropriate separation from towns or urban areas, small townships, rural residential areas and other settlements of established small rural lifestyle lots, Regional Water Storages, the Principal Future Strategic Tourism Focus Areas, the Lake Somerset Water-based Recreation Focus Areas and the Glamorgan Vale Urban Investigation Areas; and
- (c) High impact industry is located, designed, constructed and operated to avoid or minimise air, odour and noise emissions and any potential impacts on *sensitive land uses*.

3.4.5 Element-Contaminated land

The health and wellbeing of the Somerset Region community is protected from the impacts of contaminated land arising from historic and future land use.

3.4.5.1 Specific outcomes

- (a) The potential impacts of hazardous and harmful materials used in industrial, rural or other activities are avoided or appropriately mitigated;
- (b) Development that has the potential to release contaminants into the landscape incorporates appropriate mitigation strategies; and
- (c) *Sensitive land uses* are not located on contaminated land, unless the land is remediated to a degree that is acceptable for community health and wellbeing.

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3.5 Natural resources

3.5.1 Strategic outcomes

- (1) In 2031, Somerset Region has retained its diverse natural resource base, including:
 - (a) agricultural land located across the alluvial plains of the Brisbane Valley and Lockyer Creek catchments and adjacent to other waterways of the region;
 - (b) extractive resources providing a variety of construction materials for development locally and across South East Queensland;
 - (c) identified mining tenements;
 - (d) native and plantation forestry resources; and
 - (e) potable water resources in Lake Somerset, Lake Wivenhoe, Lake Cressbrook and the Mid-Brisbane River that supply the residents of South East Queensland;
- (2) The receiving waters of Lake Somerset, Lake Wivenhoe and the Mid-Brisbane River below Wivenhoe Dam, which together provide the major drinking water supply catchment for South East Queensland, are protected and enhanced;
- (3) The sustainable development of natural resources provides ongoing economic benefits for the region;
- (4) Natural resources are protected from inappropriate development that creates land use conflict and diminishes the productive potential or quality of the resource; and
- (5) Natural resource extraction is managed to minimise external impacts on amenity and environmental values.

3.5.2 Element— Agricultural land

Agricultural land is located across the alluvial plains of the Brisbane Valley and Lockyer Creek catchments and adjacent to other waterways of Somerset Region. Agricultural land is protected from inappropriate development that compromises the ongoing and sustainable use of the resource.

3.5.2.1 Specific outcomes

- (a) Agricultural land identified on **Strategic Framework Map 4—Economic Development and Natural Resources** is protected for sustainable agricultural uses, through avoidance from fragmentation, alienation and/or use for non-agricultural development unless there is an overriding need for the proposal and it cannot be located on an alternative site; and
- (b) Sensitive land uses that have the potential to generate land use conflict with the current or future use of agricultural land identified on **Strategic Framework Map 4—Economic Development and Natural Resources** for agricultural purposes are appropriately separated from that land.

3.5.2.2 Land use strategies

- (a) Appropriate separation distances and buffering measures are provided to strategic agricultural land identified on **Strategic Framework Map 4—Economic Development and Natural Resources** to minimise land use conflict.

3.5.3 Element-Extractive resources

Key resource areas are extractive resources of State or regional significance while local resource areas are extractive resources of local significance.

The Banff Terrace, Dingyarra, Glen Arden, Harris Terrace, Schmidt's Terrace, Hills Terrace, Wiralee and Summerville key resource areas provide a long-term supply of sand and gravel resources for the construction industries in Somerset Region and adjoining local government areas.

The Horse Mountain key resource area provides a significant hard rock resource in the region.

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Key/local resource areas, their separation areas and transport routes are protected from land use conflict that compromises current and future extraction of the resource.

3.5.3.1 Specific outcomes

- (a) Key/local resource areas identified on **Strategic Framework Map 4—Economic Development and Natural Resources** are protected from development that might prevent or severely constrain current or future extraction when the need for the resource and its processing and transportation arises;
- (b) Extractive industry is located in the resource/processing area, or, alternatively, may be located in the separation area where the function of the separation area in effectively managing environmental impacts on sensitive land uses located external to the key resource area is not compromised;
- (c) Separation areas for the resource/processing areas are protected from the location of additional sensitive land uses that have the potential to generate land use conflict;
- (d) The safe and efficient operation of transport routes are protected from the location of additional sensitive land uses that have the potential to generate land use conflict; and
- (e) Extractive industry is appropriately managed to avoid adverse impacts on the water quality of the major drinking water storages of Lake Somerset, Lake Wivenhoe and the Upper and Mid-Brisbane River and their tributaries.

3.5.4 Element-Mining tenements

Mining tenements in Somerset Region identified on **Strategic Framework Map 4—Economic Development and Natural Resources** include mining leases and are protected from land use conflict.

3.5.4.1 Specific outcomes

- (a) Mining tenements are protected from land use conflict by the consolidation of development predominantly within the towns, and, to a lesser extent, small townships, rural residential areas and other settlements of established small rural lifestyle lots and remain available for sustainable use;²
- (b) Sensitive land uses that have the potential to generate land use conflict with a mining tenement are appropriately separated from the mineral, coal, petroleum and gas resource.

3.5.5 Element-Forestry

Forestry forms a major part of the rural landscape of Somerset Region, particularly in northern parts of the region. Forestry activities are protected from land use conflict, observe sustainable practices and operate in a manner that is compatible with other rural activities.

3.5.5.1 Specific outcomes

- (a) The ongoing productive use of the State Forests identified on **Strategic Framework Map 4—Economic Development and Natural Resources** and other native and plantation forests is protected and supported by ancillary uses as necessary;
- (b) Off-site impacts from forestry enterprises are minimised, having regard to:
 - (i) adjoining land uses;
 - (ii) areas of environmental significance;
 - (iii) local infrastructure networks; and
 - (iv) bushfire risk.

² The *Sustainable Planning Act 2009* does not apply to development authorised under the *Mineral Resources Act 1989*.

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3.5.6 Element— Potable water resources

Lake Somerset, Lake Wivenhoe, Lake Cressbrook and the Mid-Brisbane River below Wivenhoe Dam identified on **Strategic Framework Map 4—Economic Development and Natural Resources** are the major contributors to the drinking water supply of South East Queensland.

The catchments of these regionally significant water bodies and watercourses are protected for safe, secure and efficient water supply through responsible development that maintains environmental and water quality values.

Water Supply Buffer Areas to the major drinking water storages are identified on **Strategic Framework Map 6—Water Supply**.



3.5.6.1 Specific outcomes

- (a) The Lake Somerset, Lake Wivenhoe and Lake Cressbrook catchments and the Mid-Brisbane River below Wivenhoe Dam are protected from development that adversely affects water quality;
- (b) Development within the Water Supply Buffer Areas identified on **Strategic Framework Map 6—Water Quality** is undertaken in a manner that contributes to the maintenance and improvement, where possible, of water quality.
- (c) Development in the following sub-catchments present a higher risk of adverse impacts on water quality in drinking water catchments and will be required to incorporate increased setbacks and vegetation buffering:
 - (i) Brisbane River (Upper and Middle);
 - (ii) Buaraba Creek;
 - (iii) Cooyar Creek;
 - (iv) Cressbrook Creek;
 - (v) Emu Creek;
 - (vi) Kilcoy Creek;
 - (vii) Lake Somerset;
 - (viii) Lake Wivenhoe;
 - (ix) Lockyer Creek;

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- (x) Monsildale Creek;
 - (xi) Sandy Creek; and
 - (xii) Sheep Station Creek;
- (d) Potential adverse impacts on the water quality are managed within property boundaries, having regard to the appropriate siting of development, retention of riparian vegetation and on-site wastewater treatment and stormwater management;
- (e) Water sensitive urban design principles are applied to the treatment of stormwater runoff in urban areas.

3.5.6.2 Land Use Outcomes

- (a) Low-impact development, including rural activities and nature-based tourism activities, may be appropriate within the rural parts of the Water Supply Buffer Areas to Lake Somerset and Lake Wivenhoe where it can be demonstrated that water quality values will be protected; and
- (b) Urban development is appropriate in the urban parts of the Water Supply Buffers Areas to Lake Somerset and Lake Wivenhoe where it can be demonstrated that water quality values will be maintained.

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3.6 Community identity and regional landscape character

3.6.1 Strategic outcomes

- (1) The identity of the towns of Fernvale, Lowood, Esk, Kilcoy and Toogoolawah is strengthened through appropriate development outcomes that protect and enhance the unique elements that contribute to the understanding and identity of the town centres;
- (2) Somerset Region celebrates its indigenous and non-indigenous cultural heritage through the protection and sensitive treatment of heritage places and structures;
- (3) The provision of diverse social and community infrastructure and an open space, sport and recreation facilities network across the region contributes to the celebration of culture and history and a strengthened community identity and well-being;
- (4) The provision of community activities and infrastructure responds to community need and is maintained so that places for people to gather, meet and socially interact are accessible, comfortable and safe and promote active and healthy communities;
- (5) Somerset Region retains its distinctive and attractive natural landscape qualities, including, but not limited to:
 - (a) lakes and rivers set amongst rolling hills and forested mountains contributing to the region's iconic 'valley of the lakes' imagery, particularly in the middle and upper reaches of the Brisbane and Stanley Rivers;
 - (b) ranges and steep hills which form a scenic backdrop to lake and rural views in the southern part of the region; and
 - (c) scenic viewing experiences within forested hill and valley settings.



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3.6.2 Element— Town identity

The historical character and identity of Fernvale, Lowood, Esk, Kilcoy and Toogoolawah remain evident in their town centres. Expansion of the range of facilities and services in each town centre does not diminish the historical character and identity of each town.

3.6.2.1 Specific outcomes

- (a) The dominance of natural landforms and open space in the Rural Area identified on **Strategic Framework Map 3A—Community Identity and Regional Landscape Character** and associated landscape and scenic amenity values identified on **Strategic Framework Map 3B – Community Identity and Regional Landscape Character**, which provide the setting for the towns and rural areas, are maintained; and
- (b) Elements of town character that provide the basis for the distinct identity of each town of Somerset Region such as the historical town layout and the presence of older buildings and other features that reflects town histories and character are complemented and strengthened by development.

3.6.3 Element— Town identity—Esk

Analysis of Important Factors

The image and identity of Esk is strongly associated with the experience that people have of the town in the commercial / institutional strip of the Brisbane Valley Highway, north from Sandy Creek as far as, say, Richard Street.

The town setting is dominated by the presence of Mount Glen Rock to the east. The presence of the Sandy Creek corridor through the town is also an important influence on the town's identity, especially in the area where the highway crosses it.

The Sandy Creek corridor, the spacious sites adjoining it at the entry to the town centre on both sides of the Brisbane Valley Highway, and the spaces associated with major open space uses including the former rail corridor (now the Brisbane Valley Rail Trail), are all important to the quality of the town image.

The role of Esk as a centre of administration and of the social and cultural life of the Region is also evident in this locality, contributing to a strong sense of place.

Guidelines for Future Development of Town Identity

Further development of commercial town facilities in the centre of Esk should retain the town centre's compact form, between Richard Street and Sandy Creek on the Brisbane Valley Highway.

Any redevelopment of sites on the Brisbane Valley Highway immediately to the north of Sandy Creek must maintain the spacious leafy character of this locality.

New development must be accompanied by improvements to the streetscape of the town centre, including footpaths and other pedestrian facilities.

Built form and land use within the town centre generates an active and pedestrian-oriented frontage to the Brisbane Valley Highway within the central area of the town. Car-oriented uses such as service stations are discouraged in this central area as they do not reinforce a coherent and active streetscape.

Map Reference: Strategic Framework Map 3C—Town Identity—Esk

3.6.3.1 Specific outcomes

- (a) Commercial town facilities, especially shops, offices and, to a lesser extent, community services are consolidated within the Centre zone of the *Esk Identity Focus* on **Strategic Framework Map 3C—Town Identity—Esk** to maintain the town centre's compact form;

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- (b) Commercial and community activities which maintain a spacious character are encouraged in the *Esk Identity Focus* on **Strategic Framework Map 3C—Town Identity—Esk**, beyond the Centre zone, using the fabric of existing buildings where possible;
- (c) The spacious leafy character provided at the entry to the town centre located to the immediate north of the Sandy Creek corridor inside the *Esk Identity Focus* on **Strategic Framework Map 3C—Town Identity—Esk** is maintained;
- (d) Built form and land use generates an active and pedestrian-oriented frontage to the Brisbane Valley Highway particularly within the Centre zone identified on **Strategic Framework Map 3C—Town identity—Esk**. Car-oriented uses that do not reinforce a coherent and active streetscape, such as service stations, are discouraged in the Centre zone; and
- (e) Development of commercial or industrial facilities in the *Esk Image Management Area* on **Strategic Framework Map 3C—Town Identity—Esk** is not permitted; instead these areas maintain an open or residential character.

3.6.4 Element— Town identity—Fernvale

Analysis of Important Factors

The development along the Brisbane Valley Highway as it passes through Fernvale comprises the most significant element of the character of the town.

What seems now to be a very elongated pattern of development of town facilities finds its roots in the earliest development of the town, with the Fernvale State School site (1874) located on the highway about one kilometre north of the Fernvale railway station, which otherwise was the focus of the first settlement.

Whilst buildings from earlier times remain along this section of the highway, and add to its character, it is the linear pattern of development of town's central facilities which is distinctive and provides the most defining aspect of the town's character.

The primary school site at the junction with Forest Hill—Fernvale Road provides a suitable, strong northern endpoint to the centre. The southern edge of the central area is less well defined but in the future could be made more definite, in the general area to the south of the junction with Fairneyview Fernvale Road.

Guidelines for Future Development of Town Identity

The focus of attention to conserve and improve the town identity of Fernvale should be the section of the Brisbane Valley Highway frontage between commercial development near the junction of the Fairneyview Fernvale Road at the southern end, and Forest Hill—Fernvale Road at the northern end. This section of the Brisbane Valley Highway frontage contains the great majority of the town's facilities.

New facilities that serve the town should be located so as to consolidate this existing central area, thereby enhancing the strength of what is an elongated and potentially dissipated town centre image.

The appearance and amenity of spacious localities next to the highway, such as the Fernvale Futures complex and its surrounds, and the Fernvale State School and its proposed southward extension of recreation facilities, will be important to the town's identity in the future.

The quality of the streetscape through the town, including future tree planting, can likewise benefit the town's image.

The Brisbane Valley Highway will need to be made progressively more friendly towards pedestrian cross-movement, to achieve a suitable town image.

Conservation of historical buildings is another worthwhile objective, including elements of the shopping strip along the eastern frontage.

Urban development north of Forest Hill—Fernvale Road should be prevented, to maintain the distinct identity of the northern entry to the town, and attention could be paid to achieving a

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more attractive entry by way of landscaping and embellishment of this side of the school property.

Future extensions of retail development should be located in the existing town centre, so that it remains the focus of activity for the residents of Fernvale and visitors to the town, and thus serves to reinforce this elongated area as the heart of the town's identity.

Built form and land use within the town centre generates an active and pedestrian-oriented frontage to the Brisbane Valley Highway within the central area of the town. Car-oriented uses such as service stations are discouraged in this central area as they do not reinforce a coherent and active streetscape.

The frontage of the Brisbane Valley Highway south of the Fernvale Centre Strip should be managed to maintain a primarily undeveloped, green, non-commercial character. Some minor commercial development may be permitted (for example, a service station) but it should be isolated, well-landscaped and not, in total, detract from providing an attractive, non-commercial entry into the town centre from the south.

Map Reference: Strategic Framework Map 3D—Town identity—Fernvale

3.6.4.1 Specific outcomes

- (a) New facilities that serve the town are consolidated within the *Fernvale Identity Focus* on **Strategic Framework Map 3D—Town identity—Fernvale** to enhance the identity of the town centre;
- (b) Retail development is located in the Centre zone on **Strategic Framework Map 3D—Town identity—Fernvale**, which remains the focus of activity in the *Fernvale Identity Focus*;
- (c) The appearance and amenity of spacious localities next to the Brisbane Valley Highway, such as the Brisbane Valley Rail Trail, Fernvale Futures complex and its surrounds, the Fernvale State School and its proposed southward extension of recreation facilities located within the *Fernvale Identity Focus* on **Strategic Framework Map 3D—Town identity—Fernvale** are maintained;
- (d) Urban development north of Forest Hill—Fernvale Road, where located in the *Fernvale Image Management Area* on **Strategic Framework Map 3D—Town identity—Fernvale**, is prevented to maintain the distinct identity of the northern entry to the town; and
- (e) Built form and land use generates an active and pedestrian-oriented frontage to the Brisbane Valley Highway particularly within the Centre zone identified on **Strategic Framework Map 3D—Town identity—Fernvale**. Car-oriented uses that do not reinforce a coherent and active streetscape, such as service stations, are discouraged in the Centre zone.
- (f) The frontage of the Brisbane Valley Highway to the south of the *Brisbane Valley Highway Fernvale Centre Strip* on **Strategic Framework Map 3D—Town identity—Fernvale**, part of the *Fernvale Image Management Area*, maintains a primarily undeveloped, green, non-commercial character. Minor commercial development (for example, a service station) that is isolated, well-landscaped and does not detract from providing an attractive, non-commercial entry into the town centre from the south may be permitted.

3.6.5 Element— Town identity—Kilcoy

Analysis of Important Factors

The heart of the Kilcoy town centre, focused on William Street and Mary Street provides the foundation of a particularly successful and strong identity for the town; notably, the generous, tree-lined road reserve of William Street, from Kilcoy Creek corridor to the Butler Monument at the top of the hill, is the strongest element of this image.

The central facilities of the town, including the primary and secondary schools and the hospital, are located in a reasonably compact pattern around this centre, contributing to the strength and cohesion.

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*The proposed D'Aguilar Highway bypass alignment provides an obvious direction for future growth of the town centre to the south-east, as far as Hope Street, but this needs to be managed in an orderly way so that the cohesion of the town centre is not undermined. This opportunity provides ample area for expansion in a fashion that can build rather than diminish the identity of the town and commercial development should not be permitted beyond the Kilcoy Identity Focus shown on **Strategic Framework Map 3E—Town Identity—Kilcoy**.*

Guidelines for Future Development of Town Identity

All new commercial development in Kilcoy should be located in the existing Centre zone and the area to its east and south, as far as Hope Street.

The existing character of William Street must be conserved and enhanced by new development.

Built form and land use within the town centre generates an active and pedestrian-oriented frontage to William Street and Mary Street (D'Aguilar Highway) within the central area of the town. Car-oriented uses such as service stations are discouraged in this central area as they do not reinforce a coherent and active streetscape.

Map Reference: Strategic Framework Map 3E—Town Identity—Kilcoy

3.6.5.1 Specific outcomes

- (a) New commercial development in Kilcoy is located in the Centre zone on **Strategic Framework Map 3E—Town Identity—Kilcoy** and the area located in the *Kilcoy Identity Focus* to its east and south, as far as Hope Street;
- (b) The existing character of William Street is conserved and enhanced by new development which is complementary in scale and character;
- (c) Development that abuts *Important Street Frontages* on **Strategic Framework Map 3E—Town Identity—Kilcoy** addresses, activates and enhances the street environment;
- (d) Built form and land use generates an active and pedestrian-oriented frontage to the land within the Centre zone identified on **Strategic Framework Map 3E—Town Identity—Kilcoy**. New car-oriented uses that do not reinforce a coherent and active streetscape, such as service stations, are discouraged in the Centre zone; and
- (e) In general, any new development in the *Kilcoy Image Management Area* on **Strategic Framework Map 3E—Town Identity—Kilcoy** is either residential or open space in character, except for well-landscaped industrial development on the eastern town approaches where located in an Industry zone. However, a service station developed in a spacious setting may also be acceptable.

3.6.6 Element—Town identity—Lowood

Analysis of Important Factors

The development along the frontages of Railway Street and Main Street, particularly nearest to their junction, forms the most important elements of the identity of Lowood and its town centre.

*The important street frontages and civic spaces that are central to the town centre's identity are shown on **Strategic Framework Map 3F—Town Identity—Lowood**.*

The town centre street frontages currently display a 'country town' human scale character of active frontages with minimal setback, awning-covered footpaths and complementary building materials and form.

The alignment of Railway Street and the areas that now are taken up with the central town park and town centre car parking areas reflect the historical importance of the location of the railway through the town, and its former station near the centre (1884).

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The town centre has spread west of Main Street in recent years but the heart of its identity remains focused on the Main Street / Railway Street locality which is the most significant area to manage.

There are opportunities around the existing town centre to expand to accommodate additional functions as Lowood grows and it is desirable that such development serves to consolidate the role and range of functions of the town centre, to enhance its convenience and walkability, but also to strengthen its identity, based on its historical development.

Management of the approaches to the town centre, from Fernvale along Railway Street and from the west, via Forest Hill–Fernvale Road, will be important in maintaining the distinct image of the Lowood centre (refer to **Strategic Framework Map 3F—Town Identity–Lowood**).

Guidelines for Future Development of Town Identity

It is important that further development of town facilities, especially shops, offices and community services, is concentrated in the town centre, generally within the Centre zone. It is unlikely that any extension of retail or commercial development beyond the extent of the Centre zone will be justifiable within the life of the planning scheme, and permitting development of such activities only in this locality will be beneficial to strengthening the identity, convenience and vitality of the town centre.

The frontage of Railway Street leading into the town centre should be maintained in residential use or otherwise, in the case of former railway-related buildings, in modest-scale non-residential use.

The openness of the former railway reserve adjacent to Railway Street, combined with the appearance of the school grounds beyond, provides a desirable low key character to this entry, which contrasts with the more intense built environment of the town centre, towards Main Street.

Development should be managed to maintain this arrival experience.

The arrival at the town centre from the west is more circuitous, but it is likewise important to the town centre's identity that a definite western edge is developed; accordingly, no commercial development should be approved south and west of the Centre zone on Park Street.

The identity of the town will be enhanced by further development of the environmental quality of the streetscape of the Important Streets shown on **Strategic Framework Map 3F—Town Identity–Lowood**, in particular.

Built form and land use within the town centre generates an active and pedestrian-oriented frontage particularly to Main Street, Walters Street, Michel Street and Forest Hill–Fernvale Road (Railway Street) where within the central area of the town. Car-oriented uses such as service stations are discouraged in this central area as they do not reinforce a coherent and active streetscape.

As it is desirable to conserve as many as possible of the older buildings of the town centre, concessions should be made with respect to the usual requirements for car parking and vehicle manoeuvring areas where doing so facilitates the retention of heritage buildings in development proposals.

Map Reference: Strategic Framework Map 3F—Town Identity–Lowood

Specific outcomes

- (a) The concentration of commercial town facilities, especially shops, offices and community services within the Centre zone of the Lowood Town Centre Identity Focus on **Strategic Framework Map 3F—Town Identity–Lowood** strengthens the identity, convenience and vitality of the town centre;
- (b) The low key character and arrival experience provided by Railway Street, where located in the Lowood Image Management Area on **Strategic Framework Map 3F—Town Identity–Lowood**, is maintained through low density residential use or otherwise, in the case of former railway-related buildings, in modest-scale non-residential use;

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- (c) The arrival experience provided by Park Street, where located in the *Lowood Image Management Area* on **Strategic Framework Map 3F—Town Identity—Lowood**, is maintained through the consolidation of commercial development in the Centre zone and maintaining the *Lowood Image Management Area* in this location in low density residential use;
- (d) The scale and character of the *Important Street Frontages* identified on **Strategic Framework Map 3F—Town Identity—Lowood** are maintained and reinforced by the complementary scale and character of new development;
- (e) Built form and land use generates an active and pedestrian-oriented frontage to the land within the Centre zone identified on **Strategic Framework Map 3F—Town Identity—Lowood**. Car-oriented uses that do not reinforce a coherent and active streetscape, such as service stations, are discouraged in the Centre zone; and
- (f) Where appropriate, concessions about the usual requirements for car parking and vehicle manoeuvring areas are granted to facilitate the retention of character buildings in the town centre.

3.6.7 Element— Town identity—Toogoolawah

Analysis of Important Factors

The most important elements of Toogoolawah's identity are found in the traditional main street system, off the Brisbane Valley Highway bypass of the town; of these, the development along Cressbrook Street is most significant, providing a visually strong traditional main street spine through the town.

The perpendicular streets provide the structure of the town's layout, so that residents are all naturally directed to the town's main street.

To the east of the old railway route (now the Brisbane Valley Rail Trail), which in effect presently serves to divide the town, many government facilities have been located – this polarization of the town's facilities tends to diminish the strength of its image. In the future, ways to strengthen the link between the areas east and west of the former rail alignment should be sought, to benefit the town's identity and cohesion; this is especially desirable now that the route of the old railway serves as a potential recreational and tourism element through the town's central area.

The obvious solution is to push a perpendicular vehicular link across the railway route, more or less on the alignment of Fulham Street, connecting through to Gardner Street. Given the potential of the town to be developed to accommodate tourism and in particular that around grey nomads, perhaps such a link could be developed as part of providing facilities, including campsites, for caravans and mobile homes in this locality. If this was implemented effectively, it could tend to improve the economic base of the main street.

The open character of land uses on the southern approach to Cressbrook Street provides a highly attractive entry to the town that should be protected and embellished if possible.

The open area adjacent to Dingyarra Street at the northern entry to the town is also a potential contributor to the quality of the town image in the future.

Guidelines for Future Development of Town Identity

New commercial development should be concentrated in the existing Centre zone, except possibly for additional facilities developed as part of a link between Fulham Street and Gardner Street. No additional commercial development except for say, a service station or truck stop, should be permitted on the bypass route as it will diminish the strength of the image of the historical town centre, and the quality of the town image itself, as well as potentially the town centre's commercial underpinnings.

Management of the visual and functional character of the areas to the north and south of the traditional main street locality, that connect it to the Brisbane Valley Highway, is critical to the satisfactory presentation of the town's identity. These areas should be kept free of commercial development and instead accommodate recreational and institutional land uses.

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Built form and land use within the town centre generates an active and pedestrian-oriented frontage particularly to Cressbrook Street and Fulham Street within the central area of the town. Car-oriented uses such as service stations are discouraged in this central area as they do not reinforce a coherent and active streetscape.

Accommodation of sympathetically designed tourist-oriented development in the town centre area (including the area east of the former rail route through the town) has the potential to enhance the town centre's economic base and identity.

Map Reference: Strategic Framework Map 3G—Town Identity—Toogoolawah

3.6.7.1 Specific outcomes

- (a) Tourist-oriented development in the town centre area and east of the Brisbane Valley Rail Trail located in *Toogoolawah Identity Focus* is connected legibly with the town's *Important Street Frontages* by way of an attractive, straight, tree-lined boulevard over the *Possible Future Street* alignment on **Strategic Framework Map 3G—Town Identity—Toogoolawah**;
- (b) The open character of land uses at the southern entry to the town on Cressbrook Street located in the *Toogoolawah Identity Focus* identified on **Strategic Framework Map 3G—Town Identity—Toogoolawah** is protected and may accommodate recreational and institutional land uses;
- (c) The open character of land uses adjacent to Dingyarra Street at the northern entry to the town located in the *Toogoolawah Identity Focus* identified on **Strategic Framework Map 3G—Town Identity—Toogoolawah** is protected and may accommodate recreational and institutional land uses;
- (d) Development that abuts *Important Street Frontages* on **Strategic Framework Map 3G—Town Identity—Toogoolawah** addresses, activates and enhances the street environment;
- (e) Built form and land use generates an active and pedestrian-oriented frontage to the land within the Centre zone identified on **Strategic Framework Map 3G—Town Identity—Toogoolawah**. Car-oriented uses that do not reinforce a coherent and active streetscape, such as service stations, are discouraged in the Centre zone; and
- (f) Commercial development on the Brisbane Valley Highway located in the *Toogoolawah Image Management Area* identified on **Strategic Framework Map 3G—Town Identity—Toogoolawah** is limited to service station or truck stop.

3.6.8 Element— Cultural heritage

Places and structures of indigenous and non-indigenous cultural heritage significance across Somerset Region that have aesthetic, historic and social value and contribute to identity and a sense of place are to be retained for the enjoyment of current and future generations.

3.6.8.1 Specific outcomes

- (a) The cultural heritage places and structures identified on **Strategic Framework Map 3Aa, 3Ab and 3Ac—Community Identity and Regional Landscape Character** and on the local heritage register are protected;
- (b) The cultural heritage significance of the place or structure is recognised through a sensitive design outcome, having regard to the scale, form, materials, setting, architectural theme and style of existing development; and
- (c) Compliance with the cultural heritage duty of care and the effective recognition, protection and conservation of Aboriginal cultural heritage under the *Aboriginal Cultural Heritage Act 2003* (Qld) is achieved.

3.6.9 Element— Community activities and infrastructure

Community activities and infrastructure supports community health, well-being and identity. Community activities are appropriately and equitably located in town centres as much as possible, to

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reinforce the role and function of town centres as focal points of community activity, and away from land use conflict and natural hazard areas.

3.6.9.1 Specific outcomes

- (a) Community activities and infrastructure³ are established within or adjacent to the Somerset Region town centres network, towns and small townships;
- (b) Existing or proposed community activities and infrastructure are sensitive land uses that are:
 - (i) not located on land subject to flood, bushfire and landslide hazard; and
 - (ii) 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.

3.6.9.2 Land Strategies

- (a) The social and economic impacts of the location of industrial activities within Potential Future Industrial Development Areas on and adjacent to the Brisbane Valley Rail Trail are to be considered in the future planning of the Glamorgan Vale Urban Investigation Area.

3.6.10 Element— Open space, sport and recreation facilities network

3.6.10.1 Specific outcomes

- (a) The towns and small townships of Somerset Region enjoy equality of access to open space, sport and recreation facilities network;
- (b) The public parks and land for community facilities network of the **Part 4—Priority infrastructure plan** is implemented by development through land or monetary contributions;
- (c) The open space, sport and recreation facilities network:
 - (i) is not located on land subject to flood, bushfire and landslide hazard risk; or
 - (ii) where located in an area subject to natural hazard risks, incorporates appropriate measures to mitigate the impacts on development from these risks; and
 - (iii) 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.

³Social and community infrastructure includes *community care centre, community use, educational establishment, health care services and hospital.*



3.6.11 Element— Scenic amenity

The distinctive scenic amenity values of Somerset Region, including high scenic amenity areas comprising of lakes and rivers set amongst rolling hills and forested mountain ranges, and diverse landscape character types are retained and enhanced.

3.6.11.1 Specific outcomes

- (a) The landscape values and scenic quality of high scenic amenity areas identified on **Strategic Framework Map 3B, 3Ba, 3Bb and 3Bc—Community Identity and Regional Landscape Character** are retained and enhanced;
- (b) The landscape values, contribution to character and potential scenic amenity of other scenic mountains and watercourses identified on **Strategic Framework Map 3B, 3Ba, 3Bb and 3Bc—Community Identity and Regional Landscape Character** are retained and enhanced; and
- (c) Views from scenic route sections identified on **Strategic Framework Map 3B, 3Ba, 3Bb and 3Bc—Community Identity and Regional Landscape Character** of high scenic amenity areas and other scenic mountains and watercourses are protected from inappropriate development.

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3.7 Economic development

3.7.1 Strategic outcomes

- (1) In 2031, Somerset Region supports a diversified and prosperous economy that is consistent with its image as a natural/rural based destination;
- (2) In the towns of Somerset Region, the expansion of industrial activities in industrial development areas and the provision of services in town centres provides opportunity for economic diversification in response to the population growth that is directed to these locations, particularly the towns of Fernvale, Kilcoy and Lowood;
- (3) The Somerset Region town centres network provides the focus for the location of administrative, business, centre, community, recreation activities and services in the region;
- (4) Town centres are locations of significant employment generating uses in a 'main street' setting which are protected through the appropriate location of development for specific business and centre activities and other uses that realise the intended role and function of the town centre;
- (5) Fernvale, Esk and Kilcoy are the district centres for the Lower, Middle and Upper Brisbane Valleys respectively and locations providing the highest-order and broadest mix of administrative, business, centre, community, recreation activities and services in Somerset Region;
- (6) Lowood and Toogoolawah are local centres providing complementary activities and services to the higher-order district centres of Fernvale and Esk;
- (7) Industrial development areas are locations of major employment generating land uses which are well connected to centres and low density residential areas in each town;
- (8) Traditional industries centred on natural resource development and rural production are adaptable and resilient in response to changing market demands, to capitalise on the strategic location of Somerset Region to service growing metropolitan markets and to respond to local and national food security strategies;
- (9) Equine activities are established in proximity to the Kilcoy racecourse;
- (10) The rural areas of Somerset Region are positioned to exploit appropriate economic opportunities that promote Australia's transition to a low carbon economy;
- (11) Tourism and recreation activity development capitalises on the intrinsic natural assets and established character of Somerset Region. Strategic tourism and recreation focus areas offer attractive urban and natural/rural settings that are protected to facilitate the provision of attractions, services, facilities and accommodation needs for visitors;
- (12) Tourism and recreational development related to Lake Somerset and Lake Wivenhoe protects the water quality of these regionally significant potable water storages; and
- (13) Home based economic activity provides complementary enterprise opportunities.

3.7.2 Element— Town centres network

The higher-order centres of the Somerset Region town centres network reflects the activity centres network of the SEQ Regional Plan⁴, which identifies Esk, Fernvale and Kilcoy as major rural activity centres. Further, the town centres network identifies two further lower-order centres, that are, Lowood and Toogoolawah, which complement the three centres of regional significance identified in the SEQ Regional Plan.

The designation of centres in the network reflects the desired role and function of each centre, having regard to their population base, strategic location, accessibility and the type of activities they accommodate.

3.7.2.1 Specific outcomes

- (a) The Somerset Region town centres network identified on **Strategic Framework Map 4— Economic Development and Natural Resources** promotes the development of appropriate

⁴ Refer Map 10: Activity centres network of the *SEQ Regional Plan 2009-2031*.

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services within town centres, in accordance with the role and function of each town centre as described in further detail below:

Town centre	Specific outcomes
Fernvale district centre Esk district centre Kilcoy district centre	(i) District centres provide the broadest array of employment opportunities in Somerset Region, including district level retail, commercial office, community and recreational facilities that service residents of the town and sub-regional catchments; (ii) The Esk district centre retains its role as the administrative and cultural centre of Somerset Region; (iii) The Fernvale district centre develops as the largest retail and commercial office node in Somerset Region;
Lowood local centre Toogoolawah local centre	(iv) Local centres provide local services for residents of their immediate urban and surrounding rural areas that complement, but are sub-ordinate to, the higher-order services provided in the nearby district centres of Fernvale and Esk respectively

- (b) The introduction of competing centres rivalling the established district and/or local centre in each town is not supported;
- (c) Centre activities and particular business activities are consolidated within the Fernvale, Esk and Kilcoy district centres and the Lowood and Toogoolawah local centres, to the exclusion of all other locations, except where alternative locations are otherwise provided for particular business activities such as industrial development areas;
- (d) The design of town centres embody the following elements:-
 - (i) a main street focus within a compact town centre focussed on historic main street that is efficiently integrated with adjoining residential areas; and
 - (ii) active frontages and urban design that contribute to a public domain that enhances the pedestrian experience and linkages between commerce and community uses and supports and encourages social interaction.
- (e) Should the supply of land available for development in the Fernvale district centre exhaust earlier than anticipated over the life of this planning scheme, the centre will expand adjacent to the Brisbane Valley Highway/Clive Street intersection;
- (f) Following the construction of the D'Aguilar Highway bypass, the Kilcoy town centre retains its main street focus through a managed orderly expansion towards Hope Street that maintains a cohesive centre and addresses potential flooding issues in this location. The expanded town centre is the preferred location for a full-line supermarket, additional social infrastructure and complementary business activities; and
- (g) Should the supply of land available for development in the Lowood local centre exhaust earlier than anticipated over the life of this planning scheme, the centre will expand north on the eastern side of Main Street/Railway Street intersection.

3.7.3 Element— Industrial development

Industrial land is an important economic resource that provides for the diversification of the Somerset Region economy through the accommodation of industry activities and ancillary support services.

3.7.3.1 Specific outcomes

- (a) The industrial development areas located in the towns of Esk, Fernvale, Kilcoy, Lowood and Toogoolawah identified on **Strategic Framework Map 4—Economic Development and Natural Resources** are generally developed as follows:
 - (i) the industrial development areas of Esk, Fernvale, Kilcoy, Lowood and Toogoolawah accommodate low impact industry activities;

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- (ii) the industrial development areas located on the D'Aguilar Highway east of Kilcoy accommodate a mix of low impact industry and high impact industry;
- (b) Industrial land is protected from reverse amenity impacts and/or other land use conflicts having regard to:
 - (i) the location of business activities in the Industrial Development Areas of Esk, Fernvale, Kilcoy, Lowood and Toogoolawah identified on **Strategic Framework Map 4—Economic Development and Natural Resources** that are not ancillary to an industry activity is not supported;
 - (ii) the operation of higher impact industry activities in Lowood and Kilcoy are protected from encroachment by sensitive land uses, where not ancillary to the industry use of a site;
 - (iii) the level of impact associated with an industry use is appropriate for its location;
- (c) Industrial development areas are located in towns with a high level of accessibility to town centres and residential areas via multi-modal road and active transport networks; and
- (d) A diverse supply of serviced industrial development areas provide for a range of lot sizes and adaptable building formats that respond to industry needs.

3.7.3.2 Land use strategies

- (a) Should the supply of low-medium impact industry land in the southern Somerset Region allocated in this planning scheme exhaust earlier than anticipated, the Possible Future Industrial Development Areas located in the Glamorgan Vale Urban Investigation Area identified on **Strategic Framework Map 4—Economic Development and Natural Resources** may proceed, provided the following criteria are met:
 - (i) the subject land is included in the urban footprint regional land use category of the SEQ Regional Plan at the time urban development is proposed to occur; and
 - (ii) detailed analyses have identified that the land is suitable for and able to accommodate industry development having regard to physical constraints;
 - (iii) detailed analyses have identified that the land is suitable for and able to accommodate industry development having regard to the efficient servicing with urban infrastructure
- (b) The Possible Future Industrial Development Areas in Kilcoy identified on **Strategic Framework Map 4—Economic Development and Natural Resources** requires further investigation to determine suitability for development and identify potential flood constraints.

3.7.4 Element – Rural Production

The continued operation and expansion of productive rural activities are facilitated through the protection of agricultural land and other rural land from inappropriate development.

3.7.4.1 Specific outcomes

- (a) Agricultural land identified on **Strategic Framework Map 4—Economic Development and Natural Resources** is protected for its highest and best use for cropping and intensive horticulture, animal husbandry, intensive animal husbandry and other appropriate rural uses that maintain the ongoing productive capacity of these lands;
- (b) Sensitive land uses that have the potential to generate land use conflict with the current or future agricultural use of agricultural land are appropriately separated from that land;
- (c) Rural industry is located in rural areas where:
 - (i) the use is not more appropriately located in an industry area in a town;
 - (ii) 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; and
 - (iii) not located on agricultural land, unless there is an overriding need for the proposal in terms of public benefit and there is no alternative site;

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- (d) Intensive animal industry is appropriately located having regard to the achievement of the specific outcomes and land use strategies described in **section 3.3.10—Element—High impact activities**;
- (e) Tourism activities that are associated with and promote rural production are supported where they do not detract from the primary rural use of the rural area.

3.7.4.2 Land use strategies

- (a) The Coominya Food Production Investigation Area identified on **Strategic Framework Map 4 – Economic Development and Natural Resources** provides for a food based production hub incorporating:
 - (i) poultry protein precinct including food processing, feed mill, hatcheries, growing farms, training facility, composting establishment and green energy production;
 - (ii) industrial uses including warehousing, storage and distribution;
 - (iii) educational / training uses including a training facility.
- (b) The Coominya Food Production Investigation Area identified on **Strategic Framework Map 4 – Economic Development and Natural Resources** requires further investigation to determine that the land is suitable and able to accommodate the proposed food based production hub having regard to:
 - (i) the efficient servicing with infrastructure;
 - (ii) impacts on amenity, including the impacts of air, noise and odour emissions on nearby sensitive land uses.

3.7.5 Element – Low Carbon economy

Emerging low carbon economy development opportunities provide economic benefits to the region where able to co-exist with existing rural and sustainable natural resource development.

3.7.5.1 Specific outcomes

- (a) Emerging low carbon economy development opportunities, including, but not limited to permanent plantations, renewable energy facilities and carbon or environmental offset projects are appropriately located in rural areas having regard to:
 - (i) the minimisation of off-site impacts on the amenity of sensitive land uses;
 - (ii) the protection of agricultural land in order to maximise the highest and best use of those soils and their economic output; and
 - (iii) maintaining scenic amenity and important landscape elements.

3.7.6 Element— Tourism and recreation

Tourism and recreation activity development capitalises on the intrinsic natural assets and established character of Somerset Region.

The Principal Future Strategic Tourism Focus Area and the Lake Somerset Water-based Recreation Focus Area identified on **Strategic Framework Map 7—Tourism Strategy** are the key locations of tourism infrastructure and amenity value where appropriate tourism and recreation related activities are supported and consolidated.

The protection of the amenity and natural/rural values of these non-urban focus areas provides the foundation for the promotion of tourism and recreation development opportunities in these locations. Tourism activities provide opportunity for further value adding to the productive use of rural areas including accommodation, events, outdoor and food based activities provided they do not restrict the intended use of rural areas.

The town centres of Somerset Region also provide a location for tourism and accommodation activities, focussing upon the historic main streets of Esk, Fernvale, Kilcoy, Lowood and Toogoolawah. The historic character of the main streets of each town is maintained.

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3.7.6.1 Specific outcomes

- (a) The function of the Brisbane Valley Rail Trail as an important tourism and recreational asset to Somerset Region is promoted. The Brisbane Valley Rail Trail and surrounds is protected from land uses that have the potential to conflict on its use and context. Development of allied accommodation, transport and food and drink uses are encouraged, particularly at nodes along the Brisbane Valley Rail Trail to benefit users and promote the trail;
- (b) Tourism and recreation uses are of an appropriate scale, nature and intensity that recognises the location in a primary drinking water catchment, and development maintains downstream water quality;
- (c) The Principal Future Strategic Tourism Focus Area and the Lake Somerset Water-based Recreation Focus Area identified on **Strategic Framework Map 7—Tourism Strategy** offers significant amenity value for the recreational users of Lake Somerset. These focus areas are protected from inappropriate non-tourism related development that have the potential to compromise the rural, natural and environmental values; and
- (d) Tourism development in the Principal Future Strategic Tourism Focus Area and the Lake Somerset Water-based Recreation Focus Area prioritises activities that respond to and are compatible with the rural and water-based context, and which are serviced by an appropriate level of infrastructure. This may include accommodation activities such as low-impact resorts, farm stays, bed and breakfasts and rural retreats, together with nature-based tourism, function facilities, food and drink offerings such as wineries, outdoor recreation and sport activities, and other compatible tourism and recreational uses.
- (e) The consolidation of tourism development in the Principal Future Strategic Tourism Focus Area encourages the development of:
 - (i) Fernvale, Esk, Toogoolawah and Kilcoy as major tourism hubs for the region; and
 - (ii) Coominya, Somerset Dam, Harlin, Moore, Linville, Jimna and to a lesser extent, Lowood, as minor tourism hubs within the region;
- (f) Town centres support tourism development that responds to the traditional character of the towns and that contribute additional attractions, services, facilities, recreational opportunities, cultural venues, function facilities, food and drink establishments and accommodation options.
- (g) Tourism routes and existing tourism facilities identified on **Strategic Framework Map 7 – Tourism Strategy** are supported through the development of associated infrastructure including bed and breakfasts, rural retreats, road side stalls, food and drink offerings such as wineries, tourist parks, and other compatible tourism activities.
- (h) The sense of place and tourism experience provided in each of the Central Lakes, Northern Forests and Southern Rural tourism sub-destinations identified on **Strategic Framework Map 7—Tourism Strategy** is strengthened by development which is consistent with each of those themes and protected from inappropriate development.
 - (i) Northern Forests – the Northern Forests tourism sub-destination contains numerous state forests and national parks. Tourism and recreation development increases the range of nature-based, outdoor recreation and adventure tourism experiences. Additional attractions and services are provided in the small towns, and additional accommodation is provided throughout the sub-destination, to support increased tourism and recreation experiences.
 - (ii) Central Lakes – the Central Lakes tourism sub-destination contains Lake Somerset and Lake Wivenhoe, together with surrounding rural and natural areas. Tourism and recreation development takes advantage of these significant outdoor recreation opportunities and scenic assets. Opportunities exist to develop active, healthy, adventure tourism and recreation associated with the lakes and surrounding areas, as well as more passive tourism activities. Scenic rest stops, food and beverage offerings, and accommodation are provided throughout the sub-destination. Tourism development reinforces Esk and Toogoolawah as the main tourism and recreation service nodes within the sub-destination.
 - (iii) Southern Rural – the Southern Rural tourism sub-destination is focussed on primary production. Tourism products and experiences that are associated with agricultural and rural pursuits are supported, such as farm gate and cottage industries, farm stays, bed

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and breakfasts and roadside stalls. The towns of Fernvale and Lowood are southern gateway locations into Somerset. Tourism development in these towns, that provides experiences and facilities to support visitors to Somerset, is encouraged.

3.7.7 Element— Home based business

Home based businesses provide enterprise opportunities and contribute to local economic development in Somerset Region.

3.7.7.1 Specific outcomes

- (a) Home based businesses operate at an appropriate scale and intensity having regard to the character and amenity of the locality in which they are located.

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3.8 Infrastructure and services

3.8.1 Strategic outcomes

- (1) In 2031, the efficient and timely provision of infrastructure and services across Somerset Region is aligned with development and facilitates economic development;
- (2) The provision of infrastructure is consistent with reasonable expectations for the servicing of town, small township, low density residential, rural residential settlement and rural areas;
- (3) The towns of Esk, Fernvale, Kilcoy, Lowood and Toogoolawah located in the priority infrastructure area enjoy 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 favourable costs of infrastructure provision in a compact urban form;
- (4) Outside of towns and priority infrastructure areas, a limited range of infrastructure networks may be provided and infrastructure shortfalls are met by development on a site-by-site basis;
- (5) The design and provision of infrastructure across Somerset Region avoids adverse environmental and amenity impacts and retains fauna safety and movement through the landscape;
- (6) Infrastructure provision and decommissioning programs have regard to the risk of natural hazards in Somerset Region by matching trunk infrastructure requirements to changes in settlement pattern and land use transitions occurring in response to the risk of hazard;
- (7) Water supply services community needs and is used sustainably through use of demand management practices and alternative sources;
- (8) Sewerage treatment services community needs and protects community and environmental health and amenity;
- (9) Stormwater is managed using an integrated water management approach and minimises adverse impacts of rainfall events on life, property and the environment;
- (10) The following major infrastructure corridors and sites that provide an essential service to the residents of South East Queensland and Somerset Region are protected and designed for co-location where possible:
 - (a) Water and wastewater pipelines;
 - (b) High voltage electricity transmission lines;
 - (c) Power stations;
 - (d) Gas pipelines; and
 - (e) Utility installations of local significance to Somerset Region, including water and wastewater treatment and waste management facilities;
- (11) Decentralised renewable energy facilities consistent with a low carbon economy are prevalent across the rural landscape of Somerset Region where complementary to the primary productive use of rural land and the natural/rural values and amenity of the locality; and
- (12) Contemporary telecommunications infrastructure is provided that supports the local economy.
- (13) The provision of diverse social and community infrastructure and an open space, sport and recreation facilities network across the region responds to community need and is maintained so that places for people to gather, meet and socially interact are accessible, comfortable and safe and promote active and healthy communities.

3.8.2 Element— Urban infrastructure

The level of service provided by urban infrastructure is appropriate according to the relative location of development in the settlement pattern and its proximity to established networks and proposed extensions of those networks in the priority infrastructure area ('PIA').

The provision of infrastructure appropriately manages its environmental impacts.

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3.8.2.1 Specific outcomes

- (a) The effective and efficient delivery of urban infrastructure networks in Somerset Region:
 - (i) assists in the achievement of the specific outcomes of **section 3.3.3—Compact urban form**; and
 - (ii) progressively implements the infrastructure networks of the **Part 4—Priority Infrastructure Plan** in a logical and orderly sequence with urban development;
- (b) The towns of Somerset Region identified on **Strategic Framework Map 1—Settlement Pattern** that are located in the priority infrastructure area identified in **Part 4—Priority infrastructure plan** are serviced by the full suite of urban infrastructure networks, including water supply, sewerage, stormwater, electricity and telecommunications infrastructure networks;
- (c) The full suite of urban infrastructure services are not provided in the small townships and rural areas of Somerset Region identified on **Strategic Framework Map 1—Settlement Pattern** and these areas are partly or fully self-sufficient as far as infrastructure provision is concerned;
- (d) The five infrastructure networks identified in **Part 4—Priority infrastructure plan** are implemented by development through land and/or monetary contributions; and
- (e) Infrastructure provision across Somerset Region avoids adverse environmental and amenity impacts through appropriate design, location, operation and management.

3.8.3 Element— Water supply network

All development is serviced by a reliable water supply via the reticulated water supply network or other alternative means. The use of potable water is minimised where possible.

3.8.3.1 Specific outcomes

- (a) The water supply priority infrastructure area in the towns of Esk, Fernvale, Kilcoy, Lowood and Toogoolawah, and the small townships of Linville, Somerset Dam and Tarampa, are serviced by the reticulated water supply network;
- (b) Areas of the settlement pattern that are not serviced by the reticulated water supply network are self-sufficient as far as water supply is concerned and rely upon a sustainable supply of potable water; and
- (c) Demand management practices and the use of alternative supplies to potable water that reduce demands on the reticulated water supply network are incorporated in domestic and commercial/industry development where appropriate.



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3.8.4 Element— Sewerage network

The reticulated sewerage network services development located in the priority infrastructure area and the small township of Somerset Dam.

Where development is not serviced by the reticulated sewerage network, an alternative means of sewerage treatment and disposal is required that maintains community and environmental health and amenity.

3.8.4.1 Specific outcomes

- (a) The sewerage priority infrastructure area in the towns of Esk, Fernvale, Kilcoy, Lowood and Toogoolawah, and the small township of Somerset Dam, are serviced by the reticulated sewerage network; and
- (b) Areas of the settlement pattern that are not serviced by the reticulated sewerage network incorporate a sewerage collection, treatment and disposal system that maintains environmental and water quality values.

3.8.5 Element— Stormwater management network

Stormwater management adopts an integrated water cycle management approach and contributes to healthy waters through the mitigation of adverse impacts of rainfall events on life, property and the environment.

3.8.5.1 Specific outcomes

- (a) Urban areas located in the stormwater priority infrastructure area identified in **Part 4—Priority infrastructure plan** are serviced by the reticulated stormwater management network;
- (b) Integrated water cycle management and water sensitive urban design principles are included in development in urban areas;
- (c) Stormwater management infrastructure is provided in a manner that minimises risk to life and property from flooding and maintains environmental and water quality values;
- (d) Development is planned, designed, constructed and operated to protect and enhance the environmental values of receiving waters.

3.8.6 Element— Major infrastructure corridors and sites

Regional infrastructure corridors of significance to multiple local government areas in South East Queensland and local utility installations associated with electricity, gas and water distribution, wastewater treatment and waste management provide essential services to the Somerset Region community.

These major infrastructure corridors and sites, identified on **Strategic Framework Map 5—Access, Mobility and Infrastructure**, are protected from land use conflict that has the potential to compromise this essential service provision.

3.8.6.1 Specific outcomes

- (a) Major infrastructure corridors and sites are protected from land use conflicts arising from encroachment by incompatible uses, including, but not limited to sensitive land uses;
- (b) Uses that are incompatible with, and located adjacent to, major infrastructure corridors and sites incorporate an appropriate separation distance that addresses potential amenity and reverse amenity issues;
- (c) Major infrastructure corridors and sites are designed and managed to minimise off-site environmental and amenity impacts; and
- (d) Major infrastructure corridors and sites are co-located where possible to reduce land use conflict.

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3.8.7 Element— Energy infrastructure

Energy generation is consistent with the natural/rural values of Somerset Region, minimises off-site impacts and promotes renewable alternatives where possible consistent with a low carbon economy.

3.8.7.1 Specific outcomes

- (a) The location of electricity generation infrastructure in Somerset Region, including decentralised and renewable energy facilities, avoids off-site environmental and amenity impacts on sensitive land uses.

3.8.8 Element— Telecommunications infrastructure

The provision of telecommunications infrastructure is supportive of local economic development outcomes and assists in achieving an element of self-containment within appropriate environmental and amenity guidelines.

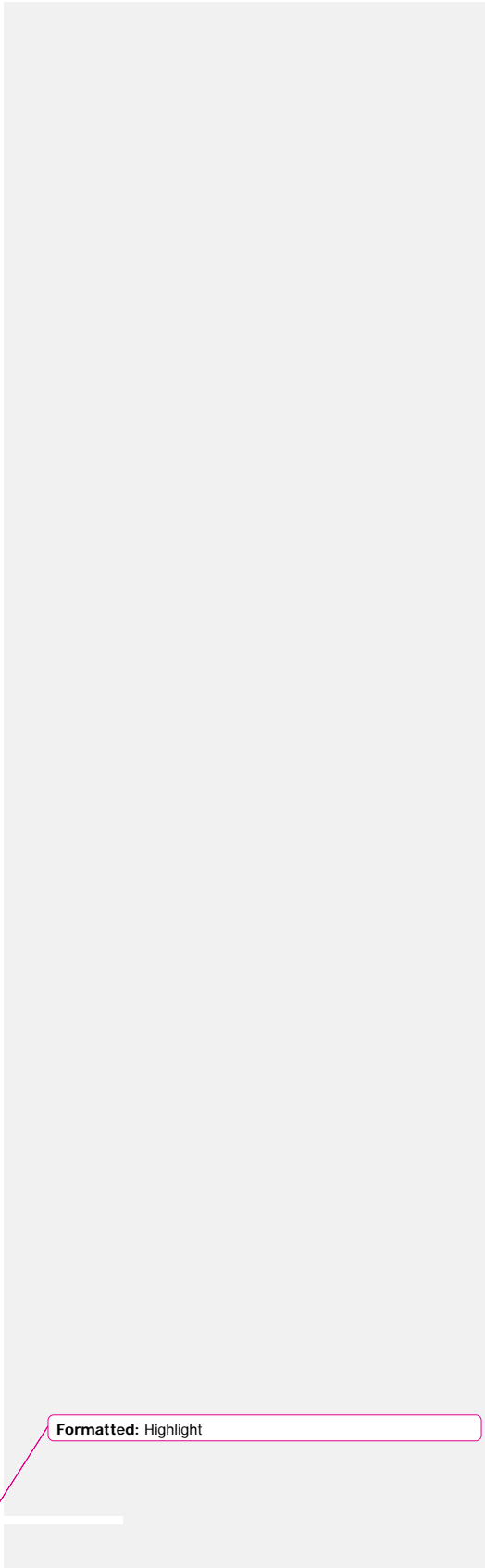
3.8.8.1 Specific outcomes

- (a) Telecommunications infrastructure and services are provided by development in response to community need and expectations whilst minimising environmental and amenity impacts.



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3.9 Transport

3.9.1 Strategic outcomes

- (1) In 2031, the communities of Somerset Region are connected by a network of safe and efficient State and local roads and within the towns, and a functional transport network;
- (2) The Brisbane Valley and D'Aguilar Highways provide the major transport connections in Somerset Region. These two highways, together with other State and local roads, promote efficient access to Somerset Region town centres network and industrial development areas for residents, visitors and freight transport;
- (3) A multi-modal road and active transport network creates high levels of accessibility between residential areas, town centres and industrial development areas within the towns of Esk, Fernvale, Kilcoy, Lowood and Toogoolawah;
- (4) A compact urban form that effectively integrates land use with transport in Fernvale and Lowood supports the possible future provision of public transport services to the southern Somerset Region via the Glamorgan Vale Urban Investigation Area; and
- (5) The RAAF Amberley Air Base aviation facility located in Ipswich City and locally significant Kilcoy Non-directional Beacon and Mt Glorious Airservices Tower operate efficiently and without impediment from development in Somerset Region.

3.9.2 Element— Road network

A functional road network of State and local roads connects the dispersed communities of the Somerset Region. The road network is protected from inappropriate development in order to maintain efficient access to the employment opportunities, services and facilities provided in town centres and industrial development areas and is augmented by active transport options in towns.

3.9.2.1 Specific outcomes

- (a) The operational safety and efficiency of the road corridors identified on **Strategic Framework Map 5—Access, Mobility and Infrastructure** are protected from potential or actual land use conflict, including, but not limited to the following:
 - (i) Brisbane Valley Highway;
 - (ii) D'Aguilar Highway;
 - (iii) Gatton-Esk Road;
- (b) Road corridor planning and design contributes to the development of a multi-modal transport network that promotes active transport and public transport, and that enhances the efficiency and productivity of heavy vehicle movements;
- (c) The future D'Aguilar Highway bypass of Kilcoy identified on **Strategic Framework Map 5—Access, Mobility and Infrastructure** and other possible future bypasses of Fernvale and Lowood are protected from inappropriate development;
- (d) Industry development is accessed from a freight route that is identified as a main road on **Strategic Framework Map 5—Access, Mobility and Infrastructure**; and
- (e) The hierarchy designation and function of the road is maintained by appropriate adjacent land use.

3.9.3 Element— Public transport network

The dispersed settlement pattern and low population base of Somerset Region makes providing a viable frequent public transport service difficult. The promotion of a more compact urban form that incorporates urban development in the Glamorgan Vale Urban Investigation Area, may provide a better basis for future viable public transport that links Lowood and Fernvale with Ipswich City via Glamorgan Vale.

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3.9.3.1 Specific outcomes

- (a) Towns are developed in a manner that is consistent with the specific outcomes expressed in **section 3.3.3—Element— Compact urban form**; and
- (b) Potential future public transport corridors are protected from inappropriate development.

3.9.4 Element— Active transport network

The active transport network provides a high quality transport option in the towns of Somerset Region that efficiently connects residential neighbourhoods to town centres, industrial development areas and other employment areas and contributes to active and healthy local communities and promotes affordable living.

3.9.4.1 Specific outcomes

- (a) The principal cycle network for Esk, Fernvale and Kilcoy identified on **Strategic Framework Map 5—Access, Mobility and Infrastructure** and the pedestrian and cycle networks identified in **Part 4—Priority infrastructure plan** is implemented;
- (b) Greenfield development in town areas:
 - (a) contributes to the establishment of multi-modal transport corridors providing for road and active transport; and
 - (b) incorporate neighbourhood design principles that promotes a high level of connectivity, particularly for pedestrians and cyclists.

3.9.5 Element— Aviation facilities

The operational airspace of the Royal Australian Air Force ('RAAF') Amberley Air Base encroaches on the southern margins of Somerset Region. In addition, the Kilcoy Non-directional Beacon and Mt Glorious Air services Tower provide critical aircraft navigation services.

The operational efficiency of both facilities is protected from land use conflict.

3.9.5.1 Specific outcomes

- (a) The operational efficiency of navigation, communication and surveillance equipment provided to assist the safe and efficient movement of aircraft associated with the RAAF Amberley Air Base, Kilcoy Non-directional Beacon and Mt Glorious Airservices Tower identified on **Strategic Framework Map 5—Access, Mobility and Infrastructure** are protected from land use conflict; and
- (b) Areas subject to significant levels of aircraft noise emanating from the RAAF Amberley Air Base as defined by the ANEF20+ contour identified on **Strategic Framework Map 5—Access, Mobility and Infrastructure** are protected from land use conflict.

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4 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 Sustainable Planning Act 2009.
- (2) The purpose of the local government infrastructure plan is to:
 - o integrate infrastructure planning with the land use planning identified in the planning scheme;
 - o provide transparency regarding a local government's intentions for the provision of trunk infrastructure;
 - o enable a local government to estimate the cost of infrastructure provision to assist its long term financial planning;
 - o ensure that trunk infrastructure is planned and provided in an efficient and orderly manner;
 - o 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 2026;
 - (c) states in Section 4.4 (desired standards of service) for each trunk infrastructure network the desired standard of performance;
 - (d) identifies in Section 4.5 (plans for trunk infrastructure) the existing and future trunk infrastructure for the following networks:
 - (i) transport
 - (ii) stormwater
 - (iii) public parks and community land.
 - (e) provides a list of supporting documents that assist in the interpretation of the local government infrastructure plan in the Editor's note – Extrinsic material at the end of Section 4.

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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 base date (2011) and the following projection years to accord with future Australian Bureau of Statistics census years:
 - (i) mid 2016;
 - (ii) mid 2021;
 - (iii) mid 2026;
 - (iv) mid 2031;
 - (b) Ultimate (mid 2056); [Table 4.2.1](#) [Table 4.2.1](#) [Table 4.2.1.1](#).
 - (c) the projection areas identified on Local Government Infrastructure Plan Priority Infrastructure Area (PIA) Maps 1 – 5 in Schedule 3—Local government infrastructure plan mapping and tables.

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

Column 1 LGIP development category	Column 2 LGIP development type	Column 3 Uses
Residential development	Single dwelling	Caretaker's accommodation, Dwelling house
	Multiple dwelling	Dual occupancy, Hostel, Multiple dwelling, Retirement facility, Short-term accommodation
	Other dwelling	Community residence, Home based business, Non-resident workforce accommodation, Relocatable home park, Residential care facility, Rural workers accommodation, Tourist park
Non-residential development	Retail	Adult store, Agricultural supplies store, Car park, Food and drink outlet, Garden centre, Hardware and trade supplies, Market, Outdoor sales, Sales office, Service station, Shop, Shopping Centre, Showroom
	Commercial	Club, Function facility, Hotel, Indoor sport and recreation, Nightclub entertainment facility, Office, Tourist attraction, Veterinary services
	Industry	Extractive Industry, High impact industry, Low impact industry, Medium impact industry, Service industry, Transport depot, Warehouse
	Community Purposes	Cemetery, Childcare centre, Community care centre, Crematorium, Community use, Educational establishment, Emergency services, Funeral parlour, Health care services, Hospital, Motor sport facility, Outdoor sport and recreation, Park, Place of Worship
	Rural and Other Uses	Air services, Animal Husbandry, Animal keeping, Aquaculture, Cropping, Intensive animal industry, Intensive horticulture, Major electrical infrastructure, Permanent plantation, Renewable energy facility, Roadside stall, Rural industry, Substation, Telecommunications facility, Utility installation, Winery

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

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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 4.2.1, Table 4.2.1, Table 4.2.1, Table 4.2.1.1—Population and employment assumptions summary, Table 4.2.1.1—Population and employment assumptions summary, Table 4.2.1.1—Population and employment assumptions summary.~~

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Table 4.2.1.1—Population and employment assumptions summary

Column 1 Description	Column 2 Assumptions					
	Base date (2011)	2016	2021	2026	2031	Ultimate development
Population	22,616	25,616	28,726	31,616	34,416	46,883
Employment	5,029	5,541	6,073	6,566	9,174	5,029

- (2) Detailed assumptions about growth for each projection area and LGIP development type category are identified in the following tables in Schedule 3 Local government infrastructure plan mapping and tables:
- (a) for population, ~~Table SC3.1.1 – Existing and projected population, Table SC3.1.1—Existing and projected population~~
- (b) for employment, ~~Table SC3.1.1 – Existing and projected population, Table SC3.1.1—Existing and projected population~~

4.2.2 Development

- (1) The developable area is identified on Local Government Infrastructure Plan Priority Infrastructure Area (PIA) Maps 1 – 5 in Schedule 3—Local government infrastructure plan mapping and tables.
- (2) The planned density for future development is stated in Table SC3.1.3—Planned density and demand generation rate for a trunk infrastructure network 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 **Error! Reference source not found.**~~Error! Reference source not found.~~Catchment Management;~~
- ~~(4) Flood hazards;~~
- ~~(5) Biodiversity and natural features including remnant vegetation;~~
- ~~• Scenic Amenity;~~
 - ~~• Odour Buffers;~~
 - ~~• Extractive Resources;~~
 - ~~• Parkland areas;~~
 - ~~• Agricultural Land Class A and Class B.~~
- ~~(6)(3) Table 4.2.2.1—Residential dwellings and non-residential floor space assumptions summary.~~ The assessment of the planning scheme capacity and the 'ultimate' development have taken into account the following constraints to development:
- Catchment Management;
 - Flood hazards;
 - Biodiversity and natural features including remnant vegetation;
 - Scenic Amenity;
 - Odour Buffers;

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- Extractive Resources;
- Parkland areas;
- Agricultural Land Class A and Class B.

Table 4.2.2.1—Residential dwellings and non-residential floor space assumptions summary

Column 1 Description	Column 2 Assumptions					Ultimate development
	Base date (2011)	2016	2021	2026	2031	
Residential dwellings	8,802	10,133	11,496	12,857	14,219	19,830
Non-residential floor space (m ² GFA)	357,462	393,182	430,212	464,623	646,409	357,462

(7)(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:

- for residential development, Table SC3.1.4—Existing and projected residential dwellings;
- for non-residential development, Table SC3.1.5—Existing and projected non-residential floor space.

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4.2.3 Infrastructure demand

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- The demand generation rate for a trunk infrastructure network is stated in Column 4 of Table SC3.1.3—Planned density and demand generation rate for a trunk infrastructure network in Schedule 3 Local government infrastructure plan mapping and tables.
- A summary of the projected infrastructure demand for each service catchment is stated in:
 - for the transport network, Table 4.2.3.1—Transport (Roads) network – assumed demand summary;
 - for the public parks and community land network, Table 4.2.3.2—Public parks and community land – assumed demand summary.

(e) **Table 4.2.3.1 – Transport (Roads) network – assumed demand summary**

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Column 1 Service Catchment ⁵	Column 2 Existing and projected demand (EDU)					
	2011 (base date)	2016	2021	2026	2031	Ultimate
	Toogoolawah (TR1)	800	871	948	1,018	1,136

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⁵ The service catchment for the transport network is identified on Local Government Infrastructure Plan Transport Catchment Map 1 in Schedule 3 (local government infrastructure mapping and tables).

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Esk (TR2)	781	850	919	983	1,082	1,813
Lowood (TR3)	1,897	2,401	2,948	3,497	3,880	5,011
Fernvale (TR4)	1,542	2,073	2,713	3,337	3,947	5,798
Kilcoy (TR5)	1,482	1,729	1,946	2,134	2,425	4,565
Remainder Of Shire (TR6)	5,098	5,335	5,561	5,764	5,955	6,638
TOTAL	11,600	13,259	15,034	16,732	18,424	25,393

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Table 4.2.3.2 – Public Parks and Community Land network – assumed demand summary

Column 1 Service Catchment ⁶	Column 2 Existing and projected demand (EDU)					
	2011 (base date)	2016	2021	2026	2031	Ultimate
Toogoolawah (PPCL1)	415	440	465	487	558	808
Esk (PPCL2)	541	598	653	704	789	1,471
Lowood (PPCL3)	1,353	1,750	2,189	2,657	2,925	3,662
Fernvale (PPCL4)	1,212	1,653	2,194	2,725	3,244	4,744
Kilcoy (PPCL5)	822	923	1,015	1,098	1,284	2,613
Remainder of LGA (PPCL6)	4,422	4,682	4,928	5,129	5,363	6,155
TOTAL	8,766	10,045	11,444	12,800	14,163	19,454

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⁶ The service catchments for the public parks and community land network are identified on Local Government Infrastructure Plan Parks Catchment Maps 1 – 6 in Schedule 3 (local government infrastructure mapping and tables).

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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 Priority Infrastructure Area (PIA) Maps 1 – 5 in Schedule 3—Local government infrastructure plan mapping and tables.

4.4 Desired standards of service

- (1) This section states the key standards of performance for a trunk infrastructure network.
- (2) Details of the standard of service for a trunk infrastructure network are identified in the extrinsic material.

4.4.1 Transport network

Planning Standard	Community Outcome
Road Network	
Define the road network as a functional road hierarchy of State Controlled Roads, Arterial Roads, Industrial Collector, Trunk Collector, Collector Street, Local Industry Street, Access Street and Access Place, which supports the LGA's urban and rural settlement patterns and commercial and economic activities.	<ul style="list-style-type: none"> • Protects the amenity of residential communities by removing non-local traffic. • Improves local safety by removing "through" traffic. • Reduces fuel consumption and emission levels by sustaining efficient operating speeds. • Maintains travel speeds in off-peak periods. • Reduces vehicle operating costs. • Improves public transport operation by improving travel speeds. • Supports economic growth by developing efficient and integrated transport networks. • Minimises through traffic and heavy vehicles in residential areas. • Limits community severance.
Pathway Network	
Provide safe and convenient walk/Cycle path network.	<ul style="list-style-type: none"> • Reduces fuel consumption and emission levels through the use of efficient transport modes. • Encouragement of cycling and walking has positive health outcomes. • Promotes health benefits. • Improves transport opportunities for local trips. • Ensures an acceptable level of amenity for users.
Design Standard	Community Outcome
Road Network	
Road network system is designed and provided in accordance with: <ul style="list-style-type: none"> • Planning Scheme Policy 4 - Design Standards; 	<ul style="list-style-type: none"> • Reduce delays during peak periods. • Improve safety by reducing vehicle speed differentials. • Supports efficient and integrated freight movement network.

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<ul style="list-style-type: none"> Queensland Streets, Austroads, DTMR and Australian Standards as referenced in the Planning Scheme Policy 4 - Design Standards; and Plans for Trunk Infrastructure – Transport (Road) Network. 	
Pathway Network	
<p>Walk/Cycle path network is designed and provided in accordance with:</p> <ul style="list-style-type: none"> Planning Scheme Policy 4 - Design Standards; Queensland Streets, Austroads, DTMR and Australian Standards as referenced in the Planning Scheme Policy 4 - Design Standards. 	<ul style="list-style-type: none"> Encourage cycling and walking as acceptable alternatives. Infrastructure provided meets recognised standards.

4.4.2 Stormwater network

Planning Standard	Community Outcome
Provide system of shared stormwater infrastructure allowing free and safe drainage of urban land while maintaining or improving the quality of run-off.	<ul style="list-style-type: none"> Minimises inundation of habitable areas. Minimises the damage and risk associated with flooding. Minimises the impact of development on the ecological health and water quality within waterway corridor.
Ensure the use of Water Sensitive Urban Design and other types of on-site infrastructure to minimise impact on trunk infrastructure	<ul style="list-style-type: none"> Provides waterways infrastructure at least life cycle cost. Reduces the scale of shared infrastructure by optimising on site solutions. Improves water quality at the point of discharge to benefit the waterway corridor's health.
<p>Ensure sufficient buffers from urban development along waterway corridors for ecological links (including rehabilitation of degraded waterway corridor banks, where required).</p> <p>Ensure natural stream processes are maintained within waterway corridors.</p>	<ul style="list-style-type: none"> Maintain or improves environment amenity such as scenic values and natural construction. Erosion and sedimentation is minimised. Negative impacts on adjoining and downstream properties are minimised. Protects environmentally sensitive areas from development. Reduces the need for costly structural treatments of waterway corridor banks. Provides for natural processes of accretion, erosion and sedimentation and reduces environmental effects from pollution. Increases regional water quality.
Design Standard	Community Outcome
Design stormwater infrastructure to comply with:	<ul style="list-style-type: none"> Detain and collect stormwater to prevent ponding for prolonged periods.

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<ul style="list-style-type: none"> • Planning Scheme Policy 4 - Design Standards; • Queensland Urban Drainage Manual (QUDM), TMR Road Drainage Manual, and SEQWater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments; • EPA requirements and guidelines; • Land Act (1994): and • Plans for Trunk Infrastructure – Stormwater. 	<ul style="list-style-type: none"> • Ensure that existing downstream systems are not adversely affected. • Ensure stormwater infrastructure is accessible, durable, cost-effective and easily maintainable. • Prevent erosion and the accumulation of silt and blockages by debris • Direct all drainage to the front of all lots and discharged into the street gutters, unless the topography deems it necessary for others or there are more points of lawful discharge. • Allow for the safe passage of vehicles at reduced operating speeds on streets affected by run-off. • Maintain the safety of people and property. • Maintain or improve water quality and ecological health. • Provide stormwater infrastructure that is fit for purpose and has a viable whole of life cycle cost to the community.
<p>Implement Water Sensitive Urban Design principles to achieve on site quantity and quality treatment and minimise offsite discharge.</p>	<ul style="list-style-type: none"> • Maximise the water quality on site. • Negative impacts on adjoining and downstream properties are minimised.
<p>Implement regional and on-site attenuation measures to minimise the impact of peak run-off for the full range of events (100% AEP to Council's Defined Flood Level (DFL)) from developments, taking into account safety and risk.</p> <p>Design attenuation measures to maintain pre-development peak flow levels from the development site for all flood events (100% AEP to Council's Defined Flood Level (DFL)).</p> <p>Design attenuation measures in the same catchment to ensure that the coincident peak discharge at downstream control points is not increased.</p>	<ul style="list-style-type: none"> • Reduces the cumulative impact from existing and future developments on peak flow levels. • Reduces the need to increase the size of waterway corridors and underground drainage. • Increases active and passive recreation opportunities. • Minimises the impact on the environmental values of downstream waterway corridors by maintaining pre-development flows and velocities. • Reduces downstream sedimentation by slowing developed flow velocities.
<p>Design bridges and culverts with appropriate flood protection and capacity to convey floodwater, taking into account the Council's road hierarchy.</p> <p>Construction of bridges and culverts must not adversely impact on the natural environment, such as through the loss of vegetation and undesirable impacts on bio-diversity.</p> <p>Design bridges and culverts to maintain fauna and recreational links.</p>	<ul style="list-style-type: none"> • Ensures road crossings operate safely in times of inundation. • Reduces the risk of flooding for upstream properties. • Provides opportunities for extended pedestrian and bicycle links. • Enhances ecological links.

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4.4.3 Public parks and community land network

Planning Standard	Community Outcome
Provide a connected and accessible network of parks, open space, and community facilities that meets the needs of the LGA's residents and visitors.	<ul style="list-style-type: none"> Provides opportunities for access and increased usage of open space, recreational and community facilities. Provides for an appropriate balance of land uses and ensures high levels of amenity in the urban form. Provides a basis for a healthy and active community.
Ensure strong linkages and where possible co-location of existing and future parks, open space and community facilities in accordance with the Local Government Infrastructure Plan and Planning Scheme Policy 4 - Design Standards.	<ul style="list-style-type: none"> Ensures utilisation of existing and future assets while maintaining maximum access.
Provide embellishments to public parks, commensurate with the range of activities envisaged.	<ul style="list-style-type: none"> Provides open space embellishments that meet the needs of the community by providing a range of facilities for social activities and/or fitness/recreational pursuits. Ensures activities are met and contained within designated areas - reducing potential off site impacts to other more sensitive areas in the LGA.
Ensure that existing and future parks, open space and community facilities with significant environmental, waterway or cultural heritage value are managed appropriately.	<ul style="list-style-type: none"> Protects and enhances items of cultural interest in the LGA for the benefit of current and future communities in the LGA. Provides a basis for tourism opportunities. Protection of the natural landscape ensures maintenance of quality of air, water and land resources reducing negative impacts requiring amelioration.
Design Standard	Community Outcome
Public parks and community land areas are provided in accordance with standard of provision (including area and indicative dimensions) defined in the Planning Scheme Policy 4 - Design Standards.	<ul style="list-style-type: none"> Provides a standard of service for the LGA's communities as identified by the Local Government Infrastructure Plan and Planning Scheme Policy 4 - Design Standards. Land and facilities are developed to optimise layout and use.
Flood protection for parks and community facilities are achieved in accordance with Planning Scheme Policy 4 - Design Standards.	<ul style="list-style-type: none"> Ensure adequate provision of safe, accessible and usable facilities.
Access to public parks and community facilities are to be in accordance with Planning Scheme Policy 4 - Design Standards.	<ul style="list-style-type: none"> Provides community access to a range of park, open space and community facilities.
Public park embellishments are provided in accordance with Planning Scheme Policy 4 - Design Standards.	<ul style="list-style-type: none"> Provides a range of park types that are suitability embellished to meeting their purpose within the park hierarchy.

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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 2056.

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 Transport Maps 1 – 13
 - (b) Local Government Infrastructure Plan Stormwater Maps 1 – 5;
 - (c) Local Government Infrastructure Plan Existing Parks and Community Land Maps 1 to 19;
 - (d) Local Government Infrastructure Plan Future Public Parks and Community Land Maps 1 to 17.
- (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 Schedule 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: www.somerset.qld.gov.au
- (2) The future trunk infrastructure is identified in the following tables in Schedule 3—Local government infrastructure plan mapping and tables:
 - (a) for the transport network, Table SC3.2.1A—Transport (Roads) schedule of works, Table SC3.2.1B—Transport (Intersections) schedule of works, and Table SC3.2.1C—Transport (Bridges / Structures) schedule of works;
 - (b) for the public parks and community land network, Table SC3.2.2—Public parks and community land schedule of works.

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4.6 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*.

List of extrinsic material

Column 1 Title of document	Column 2 Date	Column 3 Author
Community Profiles and Population and Housing Data	2011	Australian Bureau of Statistics (ABS)
Local Government Area Profile	2010	Office of Economic and Statistical Research
Population and Housing Forecasts	2012	Planning Information Forecasting Unit
Somerset Regional Planning Project – Residential Land Study	2010	Urban Economics
Queensland Urban Drainage Manual	2013	Department of Energy and Water Supply
SEQ Regional Plan 2005-2026 Regulatory Provisions – Major Development Areas (Mapping) - Esk, Lowood and Fernvale	2006	Queensland government – Office of Urban Management
Existing and Future Parks Asset Valuation Register	2008	Somerset Regional Council (former Esk Shire)
Fernvale Master Plan	2007	Somerset Regional Council (former Esk Shire)
Roads Capital Works Funding and Scheduling Details	2008	Somerset Regional Council (former Esk Shire)
Esk Shire Council Parkland Strategy Final Report	2006	Somerset Regional Council (former Esk Shire)
Somerset Regional Council Parkland and Recreation Plan Kilcoy/Jimna Final Report	2009	Somerset Regional Council
Rural Road Valuation and Hierarchy Details	2008	Somerset Regional Council (former Esk Shire)
Somerset Regional Council - Extrinsic Material to the LGIP (and associated Spreadsheets)	2016	Integran

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5 **Part 5 Tables of assessment**

5.1 Preliminary

The tables in this part identify the category of development, the category of assessment and assessment benchmarks for assessable development within 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 development with requirements;
 - (c) assessable development that requires either code or impact assessment;
- (2) the category of assessment –code or impact- for assessable development in:
 - (a) a zone and, where used, a precinct of a zone;
 - (b) an overlay.
- (3) the assessment benchmarks for assessable development:
 - (a) whether a zone code or specific provisions in the zone code apply (shown in the 'assessment benchmarks' column);
 - (b) in an overlay:
 - (i) whether an overlay code applies (shown in the Tables 5.9.1 to 5.9.13 in Section 5.9); or
 - (ii) the assessment benchmarks as shown on the overlay map (noted in the "assessment benchmarks" column) applies;
 - (c) any other applicable code(s) (shown in the "assessment benchmarks" column).
- (4) any variation to the category of assessment (shown as an "if" in the "category of development and 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 category of assessment for assessable development

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

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

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

- (4) determine if the development is assessable development under schedule 10 of the Regulation in section 5.4 Regulated categories of development and categories of assessment prescribed by the Regulation.
- (5) if the development is not listed in the tables in section 5.4 [Regulated categories of development and categories of assessment prescribed by the Regulation](#)Development prescribed under

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[schedule 6 of the Regulation](#), determine the initial category of assessment by reference to the tables in:

- section 5.5 Categories of development and assessment—Material change of use
 - section 5.6 Categories of development and assessment—Reconfiguring a lot
 - section 5.7 Categories of development and assessment—Building work
 - 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 'Categories of development and assessment' column of the tables in sections 5.5, 5.6, 5.7 and 5.8
- (7) if an overlay applies refer to section 5.10 Category of assessment—Overlays, to determine if the overlay further changes the category of 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 within the Act or the Regulation.
- (2) Reconfiguring a lot is assessable development requiring code assessment unless the tables of assessment state otherwise or unless otherwise prescribed within the Act or the Regulation.
- (3) Building work and operational work is accepted development, unless the tables of assessment state otherwise or unless otherwise prescribed within the Act or the Regulation.
- (4) Where an aspect of development is proposed on premises included in more than one zone or overlay, the category of development and assessment for that aspect is the highest category under each of the applicable zones or overlays.
- (5) Where development is proposed on premises partly affected by an overlay, the category of development or assessment for the overlay only relates to the part of the premises affected by the overlay.
- (6) For the purposes of Schedule 6, Part 2 Material change of use section (2)(2)(d) (i) or (ii) of the Regulation, an overlay does not apply to the premises if the development meets the acceptable outcomes that form the requirements for accepted development in the relevant overlay code.
- (7) If development is identified as having a different category of development and category of assessment under a zone than under an overlay, the highest category of development and assessment applies as follows—
- (a) accepted development subject to requirements prevails over accepted development;
 - (b) code assessment prevails over accepted development subject to requirements and accepted development;
 - (b) —
 - (c) impact assessment prevails over code assessment , accepted development subject to requirements and accepted development.

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Note - Where a development is comprised of a number of defined uses (not in an activity group) the highest level of assessment applies.

- (8) The category of development for development identified in Part 5, section 5.4, [Regulated categories of development and categories of assessment prescribed by the Regulation](#) ~~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.

- (9) 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 only taken to be prohibited development under the planning scheme only if it is identified in Schedule 10 of the Regulation.

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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 the development becoming code assessable pursuant to sub-section 5.3.3(2), must:
 - (i) be assessed against the assessment benchmarks for the development application, limited to the subject matter of the required acceptable outcomes that were not complied with or were not capable of being complied with under sub-section 5.3.3(1)
 - (ii) comply with all required acceptable outcomes identified in sub-section 5.3.3(1) , other than those mentioned in sub-section 5.3.3(2) ;
 - (c) that complies with:
 - (i) the purpose and overall outcomes of the code complies with the code
 - (ii) the performance or acceptable outcomes complies with the purpose and overall outcomes of the code;
 - (d) is to be assessed against any assessment benchmarks for the development identified in section_26 of the Regulation.
- (5) Impact assessable development:
 - (a) is to be assessed against the identified assessment benchmarks in the assessment benchmarks column (where relevant)
 - (b) assessment is to have regard to the whole of the planning scheme, to the extent relevant
 - (c) is to be assessed against any assessment benchmarks for the development identified in section_30 of the Regulation.

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

Editor's note—Section_31 of the Regulation identifies the matters that impact assessment must have regard to.

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

For the development specified in the “use”, “zone” or “development” columns, the categories of development and assessment are prescribed.

Table 5.4.1—Development under schedules 6 and 7 of the Regulation: material change of use

Use	Categories of development and assessment	Assessment benchmarks and Requirements for Accepted development
Community residence	Accepted development subject to requirements	
	Editor’s note – Refer to the material change of use tables for category of assessment for community residence that do not comply with the requirements for accepted development	Editor’s note – requirements for community residence development that may not be made assessable under a planning scheme are set out in schedule 6, part 2 item 6 of the Regulation.
Cropping where forestry for wood production	Accepted development subject to requirements	
	If in a Rural zone and complying with the acceptable outcomes of the applicable codes.	As prescribed in schedule 13 of the Regulation.
	Code assessment	
	If not Accepted development subject to requirements	<ul style="list-style-type: none"> As prescribed in schedule 13 of the Regulation Rural zone code Transport, access and parking code

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Table 5.4.2—Regulated categories of development and categories of assessment: reconfiguring a lot

Zone	Categories of development and assessment	Assessment benchmarks
Residential zone category or industry zone category (other than a rural residential zone)	Code assessment	
	Subdivision of one lot into two lots (and associated operational work) if code assessment is required under Schedule 10, part12 of the Regulation	<ul style="list-style-type: none"> Note – Assessment benchmarks for the reconfiguring a lot are set out in schedule 12 of the Regulation.

Table 5.4.3— Regulated categories of development and categories of assessment: operational work

Zone	Level of assessment	Assessment benchmarks
Residential zone category or industry zone category	Code assessment	
	Operational work associated with reconfiguring a lot requiring code assessment under Schedule 10 part12 division2 of the Regulation	<ul style="list-style-type: none"> Note – Assessment benchmarks for the reconfiguring a lot are set out in schedule 12 of the Regulation.

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5.5 Categories of development and assessment—Material change of use

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

Table 5.5.1—Centre zone

Centre zone		
Use	Categories of development and assessment	Assessment benchmarks
Agricultural supplies store	Accepted development	
	If: (a) involving no building work.	<ul style="list-style-type: none"> Not applicable
	Accepted development subject to requirements	
	If: (a) involving only <u>minor building work</u> ; and (b) complying with all the identified requirements in the Centre zone code.	<ul style="list-style-type: none"> Not applicable
	Code assessment	
	If: (a) not Accepted development subject to requirements.	<ul style="list-style-type: none"> Centre zone code Business activities code Services, works and infrastructure code Transport, access and parking code
Bar	Code assessment	
		<ul style="list-style-type: none"> Centre zone code Business activities code Services, works and infrastructure code Transport, access and parking code
Car wash	Code assessment	
		<ul style="list-style-type: none"> Centre zone code Business activities code Services, works and infrastructure code Transport, access and parking code
Caretaker's accommodation	Code assessment	
		<ul style="list-style-type: none"> Centre zone code Caretaker's accommodation code Services, works and infrastructure code Transport, access and parking code
Child care centre	Code assessment	
		<ul style="list-style-type: none"> Centre zone code Community activities code Services, works and infrastructure code Transport, access and parking code
	Code assessment	

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Centre zone		
Use	Categories of development and assessment	Assessment benchmarks
Community care centre		<ul style="list-style-type: none"> Centre zone code Community activities code Services, works and infrastructure code Transport, access and parking code
Community use	Accepted development subject to requirements	
	If: (a) involving no building work or only <i>minor building work</i> ; and (b) complying with all the identified requirements in the Centre zone code.	<ul style="list-style-type: none"> Not applicable
	Code assessment	
	If: (a) not Accepted development subject to requirements.	<ul style="list-style-type: none"> Centre zone code Community activities code Services, works and infrastructure code Transport, access and parking code
Dwelling house	Accepted development subject to requirements	
	If: (a) involving no building work or only <i>minor building work</i> ; and (b) complying with all the identified requirements in the Centre zone; Dwelling house; and Transport, access and parking codes.	<ul style="list-style-type: none"> Not applicable
	Impact assessment	
	If: (a) a <i>secondary dwelling</i> ; or (b) not Accepted development subject to requirements.	<ul style="list-style-type: none"> The planning scheme
Dwelling unit	Code assessment	
		<ul style="list-style-type: none"> Centre zone code Services, works and infrastructure code Transport, access and parking code
Emergency services	Code assessment	
		<ul style="list-style-type: none"> Centre zone code Community activities code Services, works and infrastructure code Transport, access and parking code
Environment facility	Code assessment	
		<ul style="list-style-type: none"> Centre zone code Services, works and infrastructure code

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Centre zone		
Use	Categories of development and assessment	Assessment benchmarks
		<ul style="list-style-type: none"> Transport, access and parking code
Food and drink outlet	Accepted development	
	If: (a) a <i>temporary use</i> ; or (b) involving no building work.	<ul style="list-style-type: none"> Not applicable
	Accepted development subject to requirements	
	If: (a) involving only <i>minor building work</i> ; and (b) complying with all the identified requirements in the Centre zone code.	<ul style="list-style-type: none"> Not applicable
	Code assessment	
	If: (a) not Accepted development subject to requirements.	<ul style="list-style-type: none"> Centre zone code Business activities code Services, works and infrastructure code Transport, access and parking code
Function facility	Code assessment	
		<ul style="list-style-type: none"> Centre zone code Business activities code Services, works and infrastructure code Transport, access and parking code
Funeral parlour	Code assessment	
		<ul style="list-style-type: none"> Centre zone code Business activities code Services, works and infrastructure code Transport, access and parking code
Garden centre	Accepted development	
	If: (a) involving no building work.	<ul style="list-style-type: none"> Not applicable
	Accepted development subject to requirements	
	If: (a) involving only <i>minor building work</i> ; and (b) complying with all the identified requirements in the Centre zone code.	<ul style="list-style-type: none"> Not applicable
	Code assessment	
	If: (a) not Accepted development subject to requirements.	<ul style="list-style-type: none"> Centre zone code Business activities code Services, works and infrastructure code Transport, access and parking code
Hardware and trade supplies	Accepted development	
	If: (a) involving no building work.	<ul style="list-style-type: none"> Not applicable

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Centre zone		
Use	Categories of development and assessment	Assessment benchmarks
	Accepted development subject to requirements	
	If: (a) involving only <i>minor building work</i> ; and (b) complying with all the identified requirements in the Centre zone code.	<ul style="list-style-type: none"> Not applicable
	Code assessment	
	If: (a) not Accepted development subject to requirements.	<ul style="list-style-type: none"> Centre zone code Business activities code Services, works and infrastructure code Transport, access and parking code
Health care services	Accepted development subject to requirements	
	If: (a) involving no building work or only <i>minor building work</i> ; and (b) complying with all the identified requirements in the Centre zone code.	<ul style="list-style-type: none"> Not applicable
	Code assessment	
	If: (a) not Accepted development subject to requirements.	<ul style="list-style-type: none"> Centre zone code Community activities code Services, works and infrastructure code Transport, access and parking code
Home based business	Accepted development	
	If: (a) a <i>home occupation</i> .	<ul style="list-style-type: none"> Not applicable
	Accepted development subject to requirements	
	If: (a) <i>home based child care</i> ; and (b) complying with all the identified requirements in the Home based business code.	<ul style="list-style-type: none"> Not applicable
	Code assessment	
	If: (a) involving a <i>home based business</i> other than a <i>home occupation, bed and breakfast, home based child care</i> or <i>industrial home enterprise</i> .	<ul style="list-style-type: none"> Centre zone code Home based business code Services, works and infrastructure code Transport, access and parking code
	Impact assessment	
	If: (a) a <i>bed and breakfast</i> ; or (b) <i>industrial home enterprise</i> ; (c) <i>home based child care</i> where not complying with all the identified requirements	<ul style="list-style-type: none"> The planning scheme

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Centre zone		
Use	Categories of development and assessment	Assessment benchmarks
	in the Home based business code..	
Hotel	Code assessment	<ul style="list-style-type: none"> Centre zone code Business activities code Short-term accommodation code (if involving <i>short-term accommodation</i>) Services, works and infrastructure code Transport, access and parking code
<u>Indoor sport and recreation</u>	Code assessment	<ul style="list-style-type: none"> <u>Centre zone code</u> <u>Recreation activities code</u> <u>Services, works and infrastructure code</u> <u>Transport, access and parking code</u>
Market	Accepted development	<ul style="list-style-type: none"> Not applicable
	If: (a) a <i>temporary use</i> .	
	Impact Code assessment	<ul style="list-style-type: none"> <u>The planning scheme</u> <u>Centre zone code</u> <u>Business activities code</u> <u>Services, works and infrastructure code</u> <u>Transport, access and parking code</u>
	If: (a) not a <i>temporary use</i> . Accepted development.	
Multiple dwelling	Code assessment	<ul style="list-style-type: none"> Centre zone code Multiple dwelling and dual occupancy code Services, works and infrastructure code Transport, access and parking code
Nightclub entertainment facility	Code assessment	<ul style="list-style-type: none"> Centre zone code Business activities code Services, works and infrastructure code Transport, access and parking code
Office	Accepted development	<ul style="list-style-type: none"> Not applicable
	If: (a) involving no building work.	
	Accepted development subject to requirements	<ul style="list-style-type: none"> Not applicable
	If:	<ul style="list-style-type: none"> Not applicable

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Centre zone		
Use	Categories of development and assessment	Assessment benchmarks
	(a) involving only <i>minor building work</i> ; and (b) complying with all the identified requirements in the Centre zone code.	
	Code assessment	
	If: (a) not Accepted development subject to requirements.	<ul style="list-style-type: none"> Centre zone code Business activities code Services, works and infrastructure code Transport, access and parking code
Park	Accepted development	
		<ul style="list-style-type: none"> Not applicable
Parking station	Code assessment	
		<ul style="list-style-type: none"> Centre zone code Business activities code Services, works and infrastructure code Transport, access and parking code
Place of worship	Accepted development subject to requirements	
	If: (a) involving no building work or only <i>minor building work</i> ; and (b) complying with all the identified requirements in the Centre zone code.	<ul style="list-style-type: none"> Not applicable
	Code assessment	
	If: (a) not Accepted development subject to requirements.	<ul style="list-style-type: none"> Centre zone code Community activities code Services, works and infrastructure code Transport, access and parking code
Renewable energy facility	Accepted development	
	If: (a) A <i>minor renewable energy facility</i> .	<ul style="list-style-type: none"> Not applicable
	Impact assessment	
	If: (a) <i>not a minor renewable energy facility</i> , not Accepted development.	<ul style="list-style-type: none"> The planning scheme Centre zone code Business activities code Services, works and infrastructure code Transport, access and parking code
Rooming accommodation	Code assessment	
		<ul style="list-style-type: none"> Centre zone code Short-term accommodation code

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Centre zone		
Use	Categories of development and assessment	Assessment benchmarks
		<ul style="list-style-type: none"> Services, works and infrastructure code Transport, access and parking code
Service industry	Accepted development	<ul style="list-style-type: none"> Not applicable
	If: (a) involving no building work.	
	Accepted development subject to requirements	<ul style="list-style-type: none"> Not applicable
	If: (a) involving only <i>minor building work</i> ; and (b) complying with all the identified requirements in the Centre zone code.	
Service station	Code assessment	<ul style="list-style-type: none"> Centre zone code Business activities code Services, works and infrastructure code Transport, access and parking code
	If: (a) not Accepted development subject to requirements.	
Shop	Impact assessment	<ul style="list-style-type: none"> Centre zone code Business activities code Services, works and infrastructure code Transport, access and parking code
	Accepted development	<ul style="list-style-type: none"> Not applicable
	If: (a) involving no building work.	
Shop	Accepted development subject to requirements	<ul style="list-style-type: none"> Not applicable
	If: (a) involving only <i>minor building work</i> ; and (b) complying with all the identified requirements in the Centre zone code.	
	Code assessment	<ul style="list-style-type: none"> Centre zone code Business activities code Services, works and infrastructure code Transport, access and parking code
	If: (a) not Accepted development subject to requirements.	
Shopping centre	Code assessment	<ul style="list-style-type: none"> Centre zone code Business activities code Services, works and infrastructure code Transport, access and parking code
Short term accommodation	Code assessment	<ul style="list-style-type: none"> Centre zone code

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Centre zone		
Use	Categories of development and assessment	Assessment benchmarks
		<ul style="list-style-type: none"> Short-term accommodation code Services, works and infrastructure code Transport, access and parking code
Substation	Code assessment	<ul style="list-style-type: none"> Centre zone code Utility installation and substation code Services, works and infrastructure code Transport, access and parking code
Telecommunications facility	Code assessment	<ul style="list-style-type: none"> Centre zone code Telecommunications facilities code Services, works and infrastructure code Transport, access and parking code
Theatre	Code assessment	<ul style="list-style-type: none"> Centre zone code Business activities code Services, works and infrastructure code Transport, access and parking code
Utility installation	Accepted development	<ul style="list-style-type: none"> Not applicable
	If: (a) not involving the generation of electricity; or (b) not involving the storage or treatment of water, sewage or waste.	
	Impact assessment	<ul style="list-style-type: none"> The planning scheme
	If: (a) not Accepted development.	
Veterinary services	Accepted development	<ul style="list-style-type: none"> Not applicable
	If: (a) involving no building work.	
	Accepted development subject to requirements	<ul style="list-style-type: none"> Not applicable
	If: (a) involving only <i>minor building work</i> ; and (b) complying with all the identified requirements in the Centre zone code.	
	Code assessment	<ul style="list-style-type: none"> Centre zone code Business activities code Services, works and infrastructure code
	If: (a) not Accepted development subject to requirements.	

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Centre zone		
Use	Categories of development and assessment	Assessment benchmarks
		<ul style="list-style-type: none"> Transport, access and parking code
Impact assessment		
Any other use not listed in this table. Any other undefined use.		<ul style="list-style-type: none"> The planning scheme

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Table 5.5.2—Community facilities zone

Communities facilities zone		
Use	Categories of development and assessment	Assessment benchmarks
Caretaker's accommodation	Accepted development subject to requirements	
	If: (a) involving no building work or only <i>minor building work</i> ; and (b) complying with all the identified requirements in the Community facilities zone; Caretaker's accommodation; Services, works and infrastructure; Transport, access and parking codes.	<ul style="list-style-type: none"> • Not applicable
	Code assessment	
	If: (a) not Accepted development subject to requirements.	<ul style="list-style-type: none"> • Community facilities zone code • Caretaker's accommodation code • Services, works and infrastructure code • Transport, access and parking code
Cemetery	Accepted development subject to requirements	
	If: (a) involving a material increase in the intensity or scale of an existing <i>cemetery</i> ; and (b) complying with all the identified requirements in the Community facilities zone; Services, works and infrastructure; Transport, access and parking codes.	<ul style="list-style-type: none"> • Not applicable
	Code assessment	
	If: (a) <u>not Accepted development subject to requirements.</u>	<ul style="list-style-type: none"> • <u>Community facilities zone code</u> • <u>Community activities code</u> • <u>Services, works and infrastructure code</u> • <u>Transport, access and parking code</u>
	Impact assessment	
	If: (a) involving a material change of use for a new <i>cemetery</i> .	<ul style="list-style-type: none"> • The planning scheme
Child care centre	Code assessment	
		<ul style="list-style-type: none"> • Community facilities zone code • Community activities code • Services, works and infrastructure code • Transport, access and parking code

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Communities facilities zone		
Use	Categories of development and assessment	Assessment benchmarks
Club	Accepted development subject to requirements	<ul style="list-style-type: none"> Not applicable
	If: (a) involving no building work or only <i>minor building work</i> ; and (b) complying with the Community facilities zone; Community activities; Services, works and infrastructure; Transport, access and parking codes.	
Community care centre	Code assessment	<ul style="list-style-type: none"> Community facilities zone code Community activities code Services, works and infrastructure code Transport, access and parking code
	If: (a) not Accepted development subject to requirements.	
Community use	Accepted development subject to requirements	<ul style="list-style-type: none"> Not applicable
	If: (a) involving no building work or only <i>minor building work</i> ; and (b) complying with all the identified requirements in the Community facilities zone code.	
Educational establishment	Code assessment	<ul style="list-style-type: none"> Community facilities zone code Community activities code Services, works and infrastructure code Transport, access and parking code
	If: (a) not Accepted development subject to requirements.	

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Communities facilities zone		
Use	Categories of development and assessment	Assessment benchmarks
	infrastructure; Transport, access and parking codes.	
	Code assessment	
	If: not Accepted development subject to requirements.	<ul style="list-style-type: none"> Community facilities zone code Community activities code Services, works and infrastructure code Transport, access and parking code
Emergency services	Accepted development subject to requirements	
	If: (a) involving no building work or only <i>minor building work</i> ; and (b) complying with all the identified requirements in the Community facilities zone; Community activities-; Services, works and infrastructure; Transport, access and parking codes.	<ul style="list-style-type: none"> Not applicable
	Code assessment	
	If: (a) not Accepted development subject to requirements.	<ul style="list-style-type: none"> Community facilities zone code Community activities code Services, works and infrastructure code Transport, access and parking code
Food and drink outlet	Accepted development	
	If: (a) a <i>temporary use</i> .	<ul style="list-style-type: none"> Not applicable
	Impact assessment	
	If: (a) not a <i>temporary use</i> Accepted development subject to requirements.	<ul style="list-style-type: none"> The planning scheme Centre zone code Business activities code Services, works and infrastructure code Transport, access and parking code
Health care services	Code assessment	
		<ul style="list-style-type: none"> Community facilities zone code Community activities code Services, works and infrastructure code Transport, access and parking code
Hospital	Accepted development subject to requirements	
	If:	<ul style="list-style-type: none"> Not applicable

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Communities facilities zone		
Use	Categories of development and assessment	Assessment benchmarks
	(a) involving no building work or only <i>minor building work</i> ; and (b) complying with all the identified requirements in the Community facilities zone; Community activities; Services, works and infrastructure; Transport, access and parking codes.	
	Code assessment	
	If: (a) not Accepted development subject to requirements.	<ul style="list-style-type: none"> Community facilities zone code Community activities code Services, works and infrastructure code Transport, access and parking code
Indoor sport and recreation	Accepted development subject to requirements	
	If: — involving no building work or only <i>minor building work</i> ; and (a) <u>not</u> complying with all the identified requirements in the Community facilities zone code.	<ul style="list-style-type: none"> Not applicable
	Code assessment	
	If: (a) not Accepted development subject to requirements.	<ul style="list-style-type: none"> Community facilities zone code Recreation activities code Services, works and infrastructure code Transport, access and parking code
Market	Accepted development	
	If: (a) a <i>temporary use</i> .	<ul style="list-style-type: none"> Not applicable
	Code assessment	
	If: (a) <u>not</u> Accepted development <u>subject to requirements</u> .	<ul style="list-style-type: none"> Community facilities zone code <u>Recreation activities code</u> Services, works and infrastructure code Transport, access and parking code
Outdoor sport and recreation	Accepted development subject to requirements	
	If: (a) involving no building work or only <i>minor building work</i> ; and (b) complying with all the identified requirements in	<ul style="list-style-type: none"> Not applicable

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Communities facilities zone		
Use	Categories of development and assessment	Assessment benchmarks
	the Community facilities zone code_	
	Code assessment	
	If: (a) not Accepted development subject to requirements_	<ul style="list-style-type: none"> Community facilities zone code Recreation activities code Services, works and infrastructure code Transport, access and parking code
Park	Accepted development	
		<ul style="list-style-type: none"> Not applicable
Place of worship	Accepted development subject to requirements	
	If: (a) involving no building work or only <i>minor building work</i> ; and (b) complying with all the identified requirements in the Community facilities zone code.	<ul style="list-style-type: none"> Not applicable
	Code assessment	
	If: (a) not Accepted development subject to requirements_	<ul style="list-style-type: none"> Community facilities zone code Community activities code Services, works and infrastructure code Transport, access and parking code
Renewable energy facility	Accepted development	
	If: (a) a <i>minor renewable energy facility</i> .	<ul style="list-style-type: none"> Not applicable
	Impact Code assessment	
	If: (a) <i>not a minor renewable energy facility, not Accepted development subject to requirements</i>	<ul style="list-style-type: none"> The planning scheme Community facilities zone code Recreation activities code Services, works and infrastructure code Transport, access and parking code
Residential care facility	Code assessment	
		<ul style="list-style-type: none"> Community facilities zone code Retirement and residential care facility code Services, works and infrastructure code Transport, access and parking code
Substation	Code assessment	

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Communities facilities zone		
Use	Categories of development and assessment	Assessment benchmarks
		<ul style="list-style-type: none"> Community facilities zone code Utility installation and substation code Services, works and infrastructure code Transport, access and parking code
Utility installation	Accepted development If: (a) not involving the generation of electricity; or (b) not involving the storage or treatment of water, sewage or waste.	<ul style="list-style-type: none"> Not applicable
	Code assessment If: (a) not Accepted development-	<ul style="list-style-type: none"> Community facilities zone code Utility installation and substation code Services, works and infrastructure code Transport, access and parking code
	Impact assessment Any other use not listed in this table. Any other undefined use.	

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Table 5.5.3—Emerging community zone

Emerging community zone		
Use	Categories of development and assessment	Assessment benchmarks
Use	Categories of development and assessment	Assessment benchmarks
Animal husbandry	Accepted development subject to requirements	
	If: (a) the site is greater than one (1) hectares in area; and (b) complying all the identified requirements in the Emerging community zone; Services, works and infrastructure; Transport, access and parking codes.	<ul style="list-style-type: none"> Not applicable
	Code assessment	
	If: (a) not Accepted development subject to requirements_	<ul style="list-style-type: none"> Emerging community zone code Services, works and infrastructure code Transport, access and parking code
Animal keeping	Accepted development subject to requirements	
	If: (a) <i>apiculture</i> ; or (b) <i>horse keeping</i> on a site greater than one (1) hectare in area; and (c) complying with Rural zone and Animal keeping codes_	<ul style="list-style-type: none"> Not applicable
	Code assessment	
	If: (a) not Accepted development subject to requirements;_ or (a)(b) Impact assessment; or (b)(c) <i>aviary</i> .	<ul style="list-style-type: none"> Rural zone code Animal keeping code
	Impact assessment	
	If: (a) <i>horse keeping</i> on a site less than one (1) hectare in area; or (b) a <i>cattery</i> or <i>kennel</i> .	<ul style="list-style-type: none"> The planning scheme
Cropping other than forestry for wood production	Accepted development	
	If: (a) the site is greater than two (2) hectares in area; and (b) cultivation is not undertaken within 20 metres of: (i) the <i>site boundary</i> _ of a lot located in the <i>following zones</i> : a. General residential zone (excluding the Park residential precinct)_ or (+)(b) <i>the Township zone</i> ; (ii) a <i>sensitive land use</i> on an <i>adjoining premises</i> ;	<ul style="list-style-type: none"> Not applicable

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Emerging community zone		
Use	Categories of development and assessment	Assessment benchmarks
	(iii) a <i>dwelling house</i> on the same site.	
	Code assessment	
	If: (a) not Accepted development subject to requirements (a).	<ul style="list-style-type: none"> Emerging community zone code Services, works and infrastructure code Transport, access and parking code
Dwelling house	Accepted development subject to requirements	
	If: (e)(a) complying with all the identified requirements in the Dwelling house; Transport, access and parking codes.	<ul style="list-style-type: none"> Not applicable
Home based business	Code assessment	
	If: (a) for a secondary dwelling; or (a)(b) not Accepted development subject to requirements.	<ul style="list-style-type: none"> Emerging community zone code Dwelling house code Transport, access and parking code
	Accepted development	
	If: (a) a <i>home occupation</i> .	<ul style="list-style-type: none"> Not applicable
Home based business	Accepted development subject to requirements	
	If: (a) <i>home based child care</i> ; and (b) complying all the identified requirements in the Home based business code.	<ul style="list-style-type: none"> Not applicable
	Code assessment	
Home based business	If: (a) involving a <i>home based business</i> other than a <i>home occupation</i> , <i>home based child care</i> or <i>industrial home enterprise</i> .	<ul style="list-style-type: none"> Emerging community zone code Home based business code Services, works and infrastructure code Transport, access and parking code
	Impact assessment	
Home based business	If: (a) <i>industrial home enterprise</i> ; or (b) <i>home based child care</i> where not complying with all the identified requirements in the Home based business code.	<ul style="list-style-type: none"> The planning scheme
	Code assessment	
Intensive horticulture		<ul style="list-style-type: none"> Emerging community zone code Services, works and infrastructure code

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Emerging community zone		
Use	Categories of development and assessment	Assessment benchmarks
		<ul style="list-style-type: none"> Transport, access and parking code
Park	Accepted development	<ul style="list-style-type: none"> Not applicable
Renewable energy facility	Accepted development	<ul style="list-style-type: none"> Not applicable
	If: (a) <i>A minor renewable energy facility.</i>	
	Impact assessment	<ul style="list-style-type: none"> The planning scheme
	If: (a) not a <i>minor renewable energy facility.</i>	
Roadside stall	Accepted development subject to requirements	<ul style="list-style-type: none"> <i>Not applicable Roadside stall code</i>
	If: (a) complying with all the identified requirements in the Roadside stall code.	
	Code assessment	<ul style="list-style-type: none"> Emerging community zone code Roadside stall code
	If: (a) not Accepted development subject to requirements.	
Substation	Code assessment	<ul style="list-style-type: none"> Emerging community zone code Utility installation and substation code Services, works and infrastructure code Transport, access and parking code
Utility installation	Accepted development	<ul style="list-style-type: none"> Not applicable
	If: (a) not involving the generation of electricity; or (b) not involving the storage or treatment of water, sewage or waste.	
	Impact assessment	<ul style="list-style-type: none"> The planning scheme
	If: (a) not Accepted development.	
Impact assessment		
Any other use not listed in this table. Any other undefined use.		<ul style="list-style-type: none"> The planning scheme

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Table 5.5.4—General residential zone

General residential zone		
Use	Categories of development and assessment	Assessment benchmarks
Use	Categories of development and assessment	Assessment benchmarks
Dual occupancy	Code assessment	<ul style="list-style-type: none"> General residential zone code Multiple Dwelling and Dual Occupancy code Services, works and infrastructure code Transport, access and parking code
Dwelling house	Accepted development subject to requirements	<ul style="list-style-type: none"> Not applicable
	Code assessment	<ul style="list-style-type: none"> General residential zone code Dwelling house code Transport, access and parking code
Home based business	Accepted development	<ul style="list-style-type: none"> Not applicable
	Accepted development subject to requirements	<ul style="list-style-type: none"> Home based business code
	Code assessment	<ul style="list-style-type: none"> General residential zone code Home based business code Services, works and infrastructure code Transport, access and parking code
	Impact assessment	<ul style="list-style-type: none"> The planning scheme

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General residential zone		
Use	Categories of development and assessment	Assessment benchmarks
Use	Categories of development and assessment	Assessment benchmarks
	the identified requirements of the applicable codes.	
Park	Accepted development	<ul style="list-style-type: none"> Not applicable
Renewable energy facility	Accepted development	<ul style="list-style-type: none"> Not applicable
	If: (a) a <i>minor renewable energy facility</i> .	<ul style="list-style-type: none"> Not applicable
	Impact assessment	
	Accepted development	
	If: (a) <i>not a minor renewable energy facility</i> .	<ul style="list-style-type: none"> The <u>planning scheme</u> <u>Not applicable</u>
Residential care facility	Code assessment	<ul style="list-style-type: none"> General residential zone code Retirement and residential care facility code Services, works and infrastructure code Transport, access and parking code
	If: (a) not located in the Park residential precinct .	
	Impact assessment	
	If: (a) not Code assessment.	<ul style="list-style-type: none"> The planning scheme
Retirement facility	Code assessment	<ul style="list-style-type: none"> General residential zone code Retirement and residential care facility code Services, works and infrastructure code Transport, access and parking code
	If: <ul style="list-style-type: none"> not located in the Park residential precinct. 	
	Impact assessment	
	If: (a) not Code assessment.	<ul style="list-style-type: none"> The planning scheme
Sales office	Accepted development subject to requirements	<ul style="list-style-type: none"> Not applicable
	If: (a) complying with all the identified requirements in the General residential zone; Sales office; Services, works and infrastructure; Transport, access and parking codes.	
	Code assessment	<ul style="list-style-type: none"> General residential zone code Sales office code
	If: (a) not Accepted development subject to requirements.	

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General residential zone		
Use	Categories of development and assessment	Assessment benchmarks
		<ul style="list-style-type: none"> Services, works and infrastructure code Transport, access and parking code
Substation	Code assessment If: (a) located in the Park residential precinct .	<ul style="list-style-type: none"> General residential zone code Utility installation and substation code Services, works and infrastructure code Transport, access and parking code
	Impact assessment If: (a) not Code assessment.	<ul style="list-style-type: none"> The planning scheme
Tourist park	Code assessment If: (a) not located in the Park residential precinct ; and (b) involving a material increase in the intensity or scale of an existing <i>tourist park</i> .	<ul style="list-style-type: none"> General residential zone code Tourist park and relocatable home park code Services, works and infrastructure code Transport, access and parking code
	Impact assessment If: (a) not Code assessment.	<ul style="list-style-type: none"> The planning scheme
Utility installation	Accepted development If: (a) not involving the generation of electricity; or (b) not involving the storage or treatment of water, sewage or waste.	<ul style="list-style-type: none"> Not applicable
	Impact assessment If: (a) not <u>Accepted development, Code assessment</u>	<ul style="list-style-type: none"> <u>The planning scheme</u> <u>General residential zone code</u> <u>Utility installation and substation code</u> <u>Services, works and infrastructure code</u> <u>Transport, access and parking code</u>
Impact assessment Any other use not listed in this table. Any other undefined use.		<ul style="list-style-type: none"> The planning scheme

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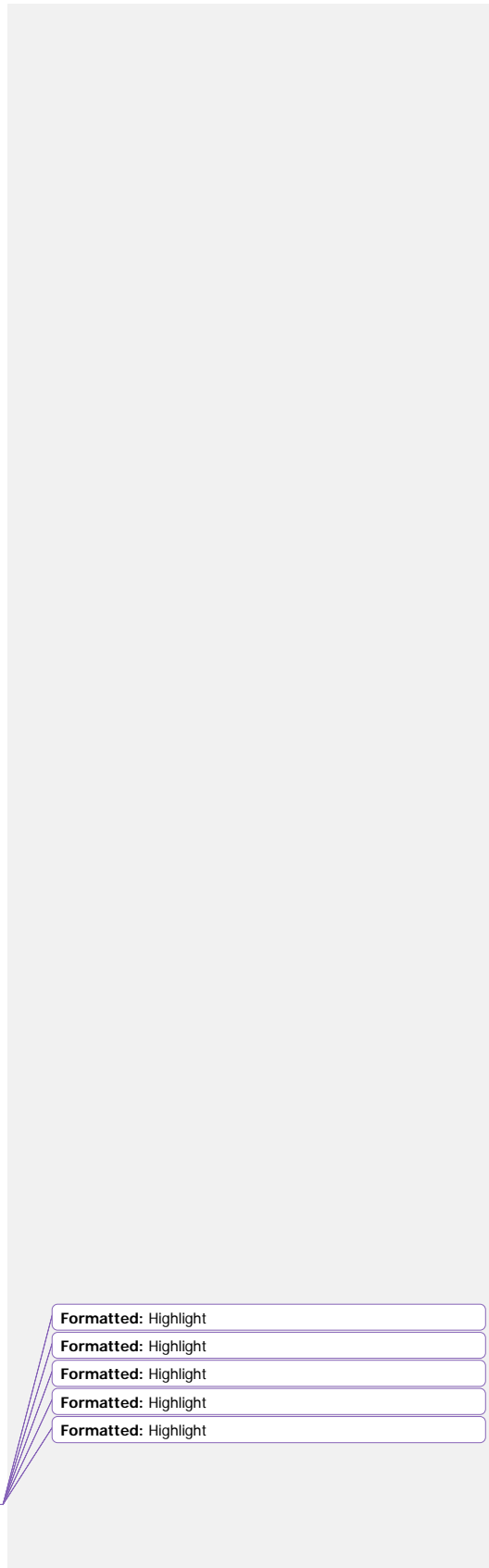
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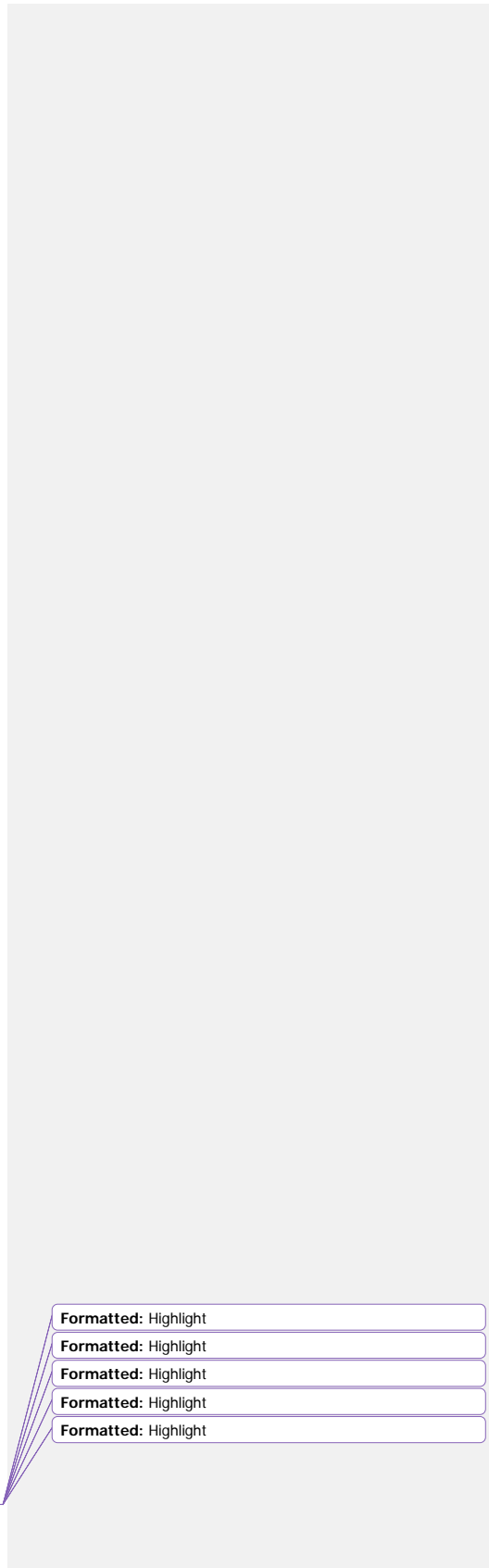
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Table 5.5.5—High impact industry zone

High impact industry zone		
Use	Categories of development and assessment	Assessment benchmarks
Caretaker's accommodation	Code assessment	
		<ul style="list-style-type: none"> High impact industry zone code Caretaker's accommodation code Services, works and infrastructure code Transport, access and parking code
High impact industry	Accepted development subject to requirements	
	If: (a) involving no building work or only <i>minor building work</i> ; and (b) complying with the high impact industry use thresholds in Schedule 1; and (c) complying with all the identified requirements in the High impact industry zone code.	<ul style="list-style-type: none"> Not applicable
	Code assessment	
	If: (a) not Accepted development subject to requirements and (b) complying with the high impact industry use thresholds in Schedule 1.	<ul style="list-style-type: none"> High impact industry zone code Industrial activities code Services, works and infrastructure code Transport, access and parking code
	Impact assessment	
If: (a) not complying with the high impact industry use thresholds in Schedule 1.	<ul style="list-style-type: none"> The planning scheme 	
Low impact industry	Accepted development subject to requirements	
	If: (a) involving no building work or only <i>minor building work</i> ; and (b) complying with all the identified requirements in the High impact industry zone code.	<ul style="list-style-type: none"> Not applicable
	Code assessment	
	If: (a) not Accepted development subject to requirements.	<ul style="list-style-type: none"> High impact industry zone code Industrial activities code Services, works and infrastructure code

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High impact industry zone		
Use	Categories of development and assessment	Assessment benchmarks
		<ul style="list-style-type: none"> Transport, access and parking code
Medium impact industry	Accepted development subject to requirements	<ul style="list-style-type: none"> Not applicable
	If: (a) involving no building work or only <i>minor building work</i> ; and (b) complying with the all the identified requirements in the High impact industry zone code-.	
	Code assessment	
	If: (a) not Accepted development subject to requirements.	<ul style="list-style-type: none"> High impact industry zone code Industrial activities code Services, works and infrastructure code Transport, access and parking code
Park	Accepted development	
		<ul style="list-style-type: none"> Not applicable
Renewable energy facility	Accepted development	
	If: (a) a <i>minor renewable energy facility</i> .	<ul style="list-style-type: none"> Not applicable
	Impact assessment	
	If: (a) <u>not a <i>minor renewable energy facility</i></u> .	<ul style="list-style-type: none"> The planning scheme
Service industry	Accepted development subject to requirements	
	If: (a) involving no building work or only <i>minor building work</i> ; and (b) complying with the all the identified requirements in the High impact industry zone code-.	<ul style="list-style-type: none"> Not applicable
	Code assessment	
	If: (a) not Accepted development subject to requirements.	<ul style="list-style-type: none"> High impact industry zone code Industrial activities code Services, works and infrastructure code Transport, access and parking code
Substation	Code assessment	
		<ul style="list-style-type: none"> High impact industry zone code Utility installation and substation code

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High impact industry zone		
Use	Categories of development and assessment	Assessment benchmarks
		<ul style="list-style-type: none"> Services, works and infrastructure code Transport, access and parking code
Telecommunications facility	Code assessment	
		<ul style="list-style-type: none"> High impact industry zone code Telecommunications facilities code Services, works and infrastructure code Transport, access and parking code
Utility installation	Accepted development	
	If: (a) not involving the generation of electricity; or (b) not involving the storage or treatment of water, sewage or waste.	<ul style="list-style-type: none"> Not applicable
	Code assessment	
	If: (a) not accepted development.	<ul style="list-style-type: none"> High impact industry zone code Utility installation and substation code Services, works and infrastructure code Transport, access and parking code
Warehouse	Accepted development subject to requirements	
	If: (a) involving no building work or only <i>minor building work</i> ; and (b) complying with the all the identified requirements in the High impact industry zone code.	<ul style="list-style-type: none"> Not applicable
	Code assessment	
	If: (a) not Accepted development subject to requirements.	<ul style="list-style-type: none"> High impact industry zone code Industrial activities code Services, works and infrastructure code Transport, access and parking code
Impact assessment		
Any other use not listed in this table. Any other undefined use.		<ul style="list-style-type: none"> The planning scheme

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Table 5.5.6—Industry zone

Industry zone		
Use	Categories of development and assessment	Assessment benchmarks
Agricultural supplies store	Accepted development subject to requirements	
	If: (a) involving no building work or only <i>minor building work</i> ; and (b) complying with all the identified requirements in the Industry zone; Services, works and infrastructure code; and Transport, access and parking codes.	<ul style="list-style-type: none"> Not applicable
	Code assessment	
	If: (a) not Accepted development subject to requirements.	<ul style="list-style-type: none"> Industry zone code Business activities code Services, works and infrastructure code Transport, access and parking code
Aquaculture	Code assessment	
	If: (a) <i>low impact aquaculture</i> .	<ul style="list-style-type: none"> Industry zone code Aquaculture code Services, works and infrastructure code Transport, access and parking code
	Impact assessment	
	If: (a) <i>not low impact aquaculture</i> .	<ul style="list-style-type: none"> The planning scheme
Bulk landscape supplies	Code assessment	
		<ul style="list-style-type: none"> Industry zone code Business activities code Services, works and infrastructure code Transport, access and parking code
Caretaker's accommodation	Code assessment	
		<ul style="list-style-type: none"> Industry zone code Caretaker's accommodation code Services, works and infrastructure code Transport, access and parking code
Garden centre	Accepted development subject to requirements	
	If: (a) involving no building work or only <i>minor building work</i> ; and (b) complying with all the identified requirements in the Industry zone; Services, works and infrastructure	<ul style="list-style-type: none"> Not applicable

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Industry zone		
Use	Categories of development and assessment	Assessment benchmarks
	<p>code; and Transport, access and parking codes.</p> <p>Code assessment</p> <p>If:</p> <p>(a) not Accepted development subject to requirements.</p>	<ul style="list-style-type: none"> Industry zone code Business activities code Services, works and infrastructure code Transport, access and parking code
Hardware and trade supplies	<p>Accepted development subject to requirements</p> <p>If:</p> <p>(a) involving no building work or only <i>minor building work</i>; and</p> <p>(b) complying with all the identified requirements in the Industry zone; Services, works and infrastructure code; and Transport, access and parking codes.</p>	<ul style="list-style-type: none"> Not applicable
	<p>Code assessment</p> <p>If:</p> <p>(a) not Accepted development subject to requirements.</p>	<ul style="list-style-type: none"> Industry zone code Business activities code Services, works and infrastructure code Transport, access and parking code
Low impact industry	<p>Accepted development subject to requirements</p> <p>If:</p> <p>(a) involving no building work or only <i>minor building work</i>; and</p> <p>(b) complying with the low impact industry use thresholds in Schedule 1; and</p> <p>(c) complying with all the identified requirements in the Industry zone code.</p>	<ul style="list-style-type: none"> Not applicable
	<p>Code assessment</p> <p>If:</p> <p>(a) not Accepted development subject to requirements, and</p> <p>(b) complying with the low impact industry use thresholds in Schedule 1.</p>	<ul style="list-style-type: none"> Industry zone code Industrial activities code Services, works and infrastructure code Transport, access and parking code
	<p>Impact assessment</p> <p>If:</p> <p>(a) not complying with the low impact industry use thresholds in Schedule 1.</p>	<ul style="list-style-type: none"> The planning scheme
Outdoor sales	<p>Accepted development subject to requirements</p>	
	<p>If:</p>	<ul style="list-style-type: none"> Not applicable

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Industry zone		
Use	Categories of development and assessment	Assessment benchmarks
	(a) involving no building work or only <i>minor building work</i> ; and (b) complying with all the identified requirements in the Industry zone; Services, works and infrastructure <u>code</u> ; and Transport, access and parking codes.	
	Code assessment	
	If: (a) not Accepted development subject to requirements.	<ul style="list-style-type: none"> • Industry zone code • Business activities code • Services, works and infrastructure code • Transport, access and parking code
Park	Accepted development	
		<ul style="list-style-type: none"> • Not applicable
Renewable energy facility	Accepted development	
	If: (a) a <i>minor renewable energy facility</i> .	<ul style="list-style-type: none"> • Not applicable
	Impact assessment	
	If: (a) <u>not a minor renewable energy facility</u> .	<ul style="list-style-type: none"> • <u>The planning scheme</u>
Research and technology industry	Code assessment	
		<ul style="list-style-type: none"> • <u>Industry zone code</u> • <u>Industrial activities code</u> • <u>Services, works and infrastructure code</u> • <u>Transport, access and parking code</u>
Service industry	Accepted development subject to requirements	
	If: (a) involving no building work or only <i>minor building work</i> ; and (b) complying with all the identified requirements in the Industry zone code.	<ul style="list-style-type: none"> • Not applicable
	Code assessment	
	If: (a) not Accepted development subject to requirements.	<ul style="list-style-type: none"> • Industry zone code • Industrial activities code • Services, works and infrastructure code • Transport, access and parking code
Service station	Code assessment	
		<ul style="list-style-type: none"> • Industry zone code • Business activities code • Services, works and infrastructure code • Transport, access and parking code

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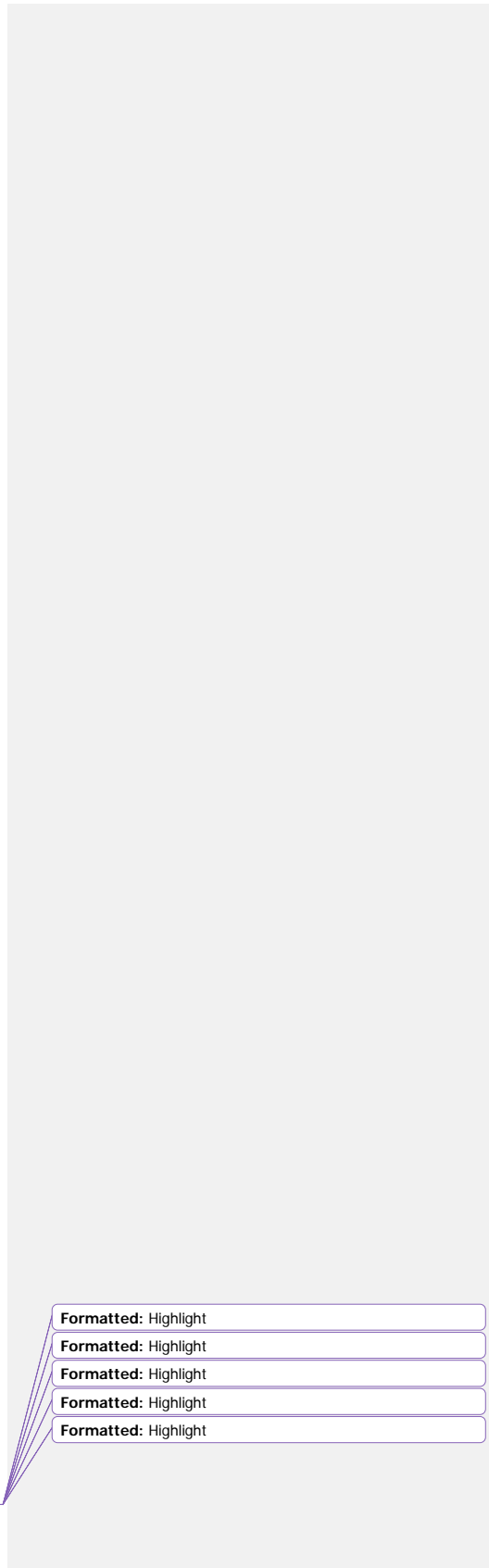
Industry zone		
Use	Categories of development and assessment	Assessment benchmarks
Showroom	Accepted development subject to requirements	<ul style="list-style-type: none"> Not applicable
	If: (a) involving no building work or only <i>minor building work</i> ; and (b) complying with all the identified requirements in the Industry zone; Services, works and infrastructure; Transport, access and parking codes.	
	Code assessment	<ul style="list-style-type: none"> Industry zone code Business activities code Services, works and infrastructure code Transport, access and parking code
	If: (c) not Accepted development subject to requirements.	
Substation	Code assessment	<ul style="list-style-type: none"> Industry zone code Utility installation and substation code Services, works and infrastructure code Transport, access and parking code
Telecommunications facility	Code assessment	<ul style="list-style-type: none"> Industry zone code Telecommunications facilities code Services, works and infrastructure code Transport, access and parking code
Transport depot	Code assessment	<ul style="list-style-type: none"> Industry zone code Industrial activities code Services, works and infrastructure code Transport, access and parking code
Utility installation	Accepted development	<ul style="list-style-type: none"> Not applicable
	If: (a) not involving the generation of electricity; or (b) not involving the storage or treatment of water, sewage or waste.	
	Code assessment	<ul style="list-style-type: none"> Industry zone code Utility installation and substation code Services, works and infrastructure code
	If: (a) not Accepted development.	

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Industry zone		
Use	Categories of development and assessment	Assessment benchmarks
		<ul style="list-style-type: none"> Transport, access and parking code
Warehouse	Accepted development subject to requirements	
	If: (a) involving no building work or only <i>minor building work</i> ; and (b) complying with all the identified requirements in the Industry zone code.	<ul style="list-style-type: none"> Not applicable
	Code assessment	
	If: (a) not Accepted development subject to requirements.	<ul style="list-style-type: none"> Industry zone code Industrial activities code Services, works and infrastructure code Transport, access and parking code
Impact assessment		
Any other use not listed in this table. Any other undefined use.		<ul style="list-style-type: none"> The planning scheme

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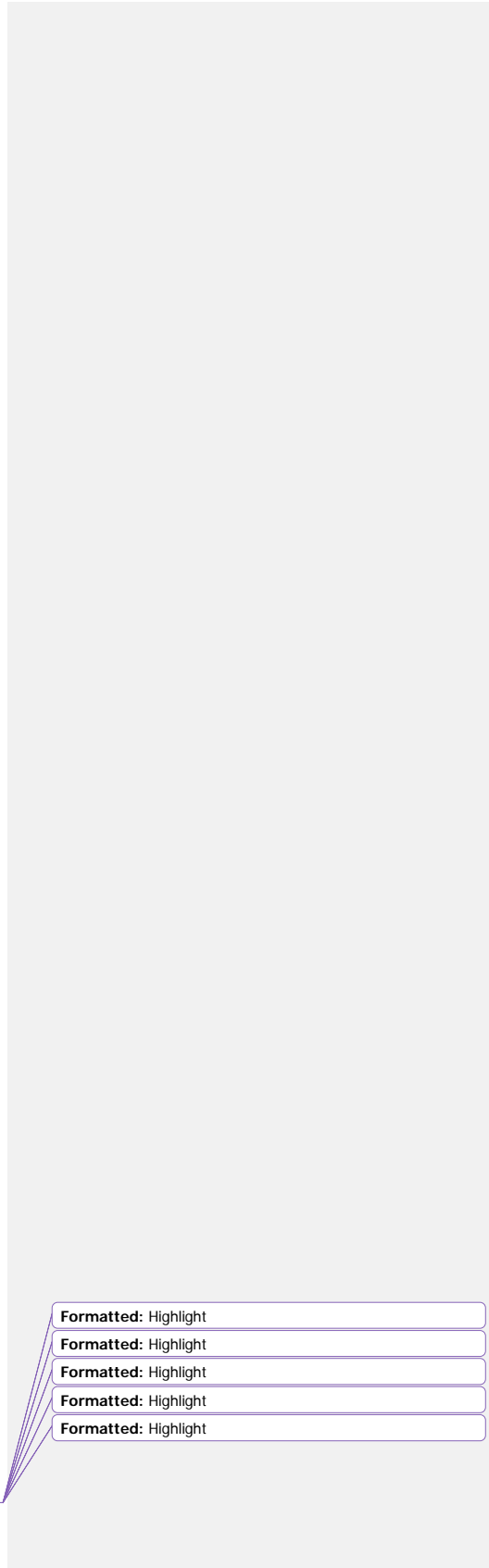
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Table 5.5.7—Recreation and open space zone

Recreation and open space zone		
Use	Categories of development and assessment	Assessment benchmarks
Caretaker's accommodation	Code assessment	
		<ul style="list-style-type: none"> • Recreation and open space zone code • Caretaker's accommodation code • Services, works and infrastructure code • Transport, access and parking code
Club	Code assessment	
	If: (a) ancillary to a recreation activity operating on the same site.	<ul style="list-style-type: none"> • Recreation and open space zone code • Community activities code • Services, works and infrastructure code • Transport, access and parking code
	Impact assessment	
	If: (a) not Code assessment.	<ul style="list-style-type: none"> • The planning scheme
Community use	Code assessment	
		<ul style="list-style-type: none"> • Recreation and open space zone code • Community activities code • Services, works and infrastructure code • Transport, access and parking code
Environment facility	Code assessment	
		<ul style="list-style-type: none"> • Recreation and open space zone code • Services, works and infrastructure code • Transport, access and parking code
Food and drink outlet	Accepted development	
	If: (a) a temporary use.	<ul style="list-style-type: none"> • Not applicable
	Code assessment	
	If: (a) ancillary to a recreation activity operating on the same site; and (b) having a gross floor area equal to or less than 50 square metres.	<ul style="list-style-type: none"> • Recreation and open space zone code • Business activities code • Services, works and infrastructure code • Transport, access and parking code
	Impact assessment	
	If: (a) not Code assessment.	<ul style="list-style-type: none"> • The planning scheme

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Recreation and open space zone		
Use	Categories of development and assessment	Assessment benchmarks
Indoor sport and recreation	Accepted development subject to requirements	<ul style="list-style-type: none"> Not applicable
	If: (a) involving no building work or only <i>minor building work</i> ; and (b) complying with all the identified requirements in the Recreation and open space zone code.	
	Code assessment	<ul style="list-style-type: none"> Recreation and open space zone code Recreation activities code Services, works and infrastructure code Transport, access and parking code
	If: (a) not Accepted development subject to requirements.	
<u>Landing</u>	<u>Code assessment</u>	<ul style="list-style-type: none"> <u>Recreation and open space zone code</u> <u>Services, works and infrastructure code</u> <u>Transport, access and parking code</u>
Major sport, recreation and entertainment facility	Accepted development	<ul style="list-style-type: none"> Not applicable
	If: (a) a <i>temporary use</i> .	
	Impact assessment	<ul style="list-style-type: none"> The planning scheme
	If: (a) not a <i>temporary use</i> .	
Market	Accepted development	<ul style="list-style-type: none"> Not applicable
	If: (b)(a) a <i>temporary use</i> .	
	Impact assessment	<ul style="list-style-type: none"> The planning scheme
	If: (a) not a <i>temporary use</i> .	
Motor sport facility	Accepted development	<ul style="list-style-type: none"> Not applicable
	If: (e)(a) a <i>temporary use</i> .	
	Impact assessment	<ul style="list-style-type: none"> The planning scheme
	If: (a) not a <i>temporary use</i> .	
Outdoor sport and recreation	Accepted development subject to requirements	<ul style="list-style-type: none"> Not applicable
	If: (a) involving no building work or only <i>minor building work</i> ; and (b) complying with all the identified requirements in	

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Recreation and open space zone		
Use	Categories of development and assessment	Assessment benchmarks
	the Recreation and open space zone code.	
	Code assessment	
	If: (a) not Accepted development subject to requirements.	<ul style="list-style-type: none"> Recreation and open space zone code Recreation activities code Services, works and infrastructure code Transport, access and parking code
Park	Accepted development	<ul style="list-style-type: none"> Not applicable
Parking station	Code assessment	
	If: (a) a Council-owned facility.	<ul style="list-style-type: none"> Recreation and open space zone code Services, works and infrastructure code Transport, access and parking code
	Impact assessment	
	If: (a) not a Council-owned facility temporary use.	<ul style="list-style-type: none"> The planning scheme
Renewable energy facility	Accepted development	<ul style="list-style-type: none"> Not applicable
	If: (a) a minor renewable energy facility.	
	Impact assessment	
	If: (a) not a minor renewable energy facility.	<ul style="list-style-type: none"> The planning scheme
Substation	Code assessment	<ul style="list-style-type: none"> Recreation and open space zone code Utility installation and substation code Services, works and infrastructure code Transport, access and parking code
Theatre	Code assessment	<ul style="list-style-type: none"> Recreation and open space zone code Business activities code Services, works and infrastructure code Transport, access and parking code
Tourist attraction	Accepted development	

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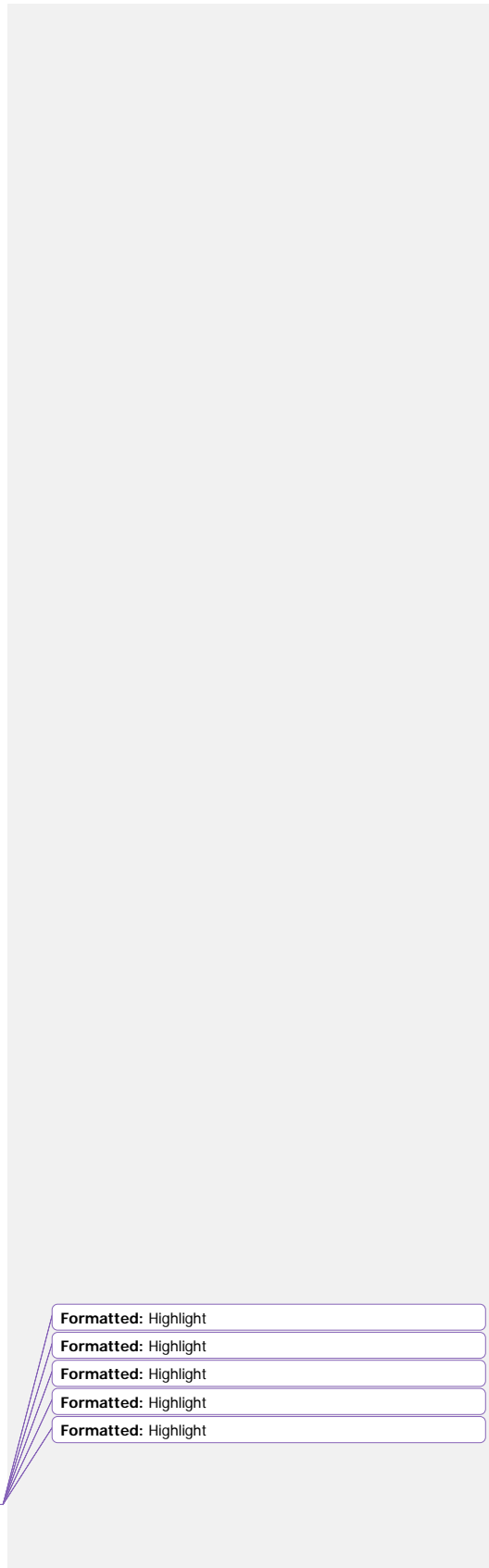
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Recreation and open space zone		
Use	Categories of development and assessment	Assessment benchmarks
	If: (a) a temporary use.	<ul style="list-style-type: none"> Not applicable
	<ul style="list-style-type: none"> Impact assessment 	
	If: (a) not a temporary use.	<ul style="list-style-type: none"> The planning scheme
Tourist Park	Code assessment	
	If: (a) involving a material increase in the intensity or scale of an existing tourist park.	<ul style="list-style-type: none"> Recreation and open space zone code Tourist park and relocatable home park code Services, works and infrastructure code Transport, access and parking code
	Impact assessment	
	If: (a) not Code assessment.	<ul style="list-style-type: none"> The planning scheme
Utility installation	Accepted development	
	If: (a) not involving the generation of electricity; or (b) not involving the storage or treatment of water, sewage or waste.	<ul style="list-style-type: none"> Not applicable
	Impact assessment	
	If: (a) not Accepted development.	<ul style="list-style-type: none"> The planning scheme
Impact assessment		
Any other use not listed in this table. Any other undefined use.		<ul style="list-style-type: none"> The planning scheme

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Table 5.5.8—Rural residential zone

Rural residential zone		
Use	Categories of development and assessment	Assessment benchmarks
Animal husbandry	Accepted development subject to requirements	
	If: (a) the site is greater than one (1) hectare in area; and (b) complying with all the identified requirements in the Rural residential zone code.	<ul style="list-style-type: none"> Not applicable
	Code assessment	
	If: (a) not Accepted development subject to requirements.	<ul style="list-style-type: none"> Rural residential zone code Services, works and infrastructure code Transport, access and parking code
Dwelling house	Accepted development subject to requirements	
	If: (a) complying with all the identified requirements in the Dwelling house; and Transport, access and parking codes.	<ul style="list-style-type: none"> Not applicable
	Code assessment	
	If: (a) for a <i>secondary dwelling</i> ; or (b) not Accepted development subject to requirements.	<ul style="list-style-type: none"> Rural residential zone code Dwelling house code Transport, access and parking code
Home based business	Accepted development	
	If: (a) a <i>home occupation</i> .	<ul style="list-style-type: none"> Not applicable
	Accepted development subject to requirements	
	If: (a) <i>home based child care</i> ; and (b) complying with all the identified requirements in the Home based business code.	<ul style="list-style-type: none"> Not applicable
	Code assessment	
	If: (a) involving a <i>home based business</i> other than a <i>home occupation, bed and breakfast, home based child care</i> or <i>industrial home enterprise</i> .	<ul style="list-style-type: none"> Rural residential zone code Home based business code Services, works and infrastructure code Transport, access and parking code
Impact assessment		
If: (a) a <i>bed and breakfast</i> ; or (b) <i>industrial home enterprise</i> ; or (c) <i>home based child care</i> where not Accepted development subject to requirements.	<ul style="list-style-type: none"> The planning scheme 	
Park	Accepted development	
		<ul style="list-style-type: none"> Not applicable

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Rural residential zone		
Use	Categories of development and assessment	Assessment benchmarks
Renewable energy facility	Accepted development	<ul style="list-style-type: none"> Not applicable
	If: (a) a <i>minor renewable energy facility</i> .	
	Impact assessment	<ul style="list-style-type: none"> The planning scheme
	If: (a) not a <i>minor renewable energy facility</i> , <i>temporary use</i> .	
Substation	Code assessment	<ul style="list-style-type: none"> Rural residential zone code Utility installation and substation code Services, works and infrastructure code Transport, access and parking code
Utility installation	Accepted development	<ul style="list-style-type: none"> Not applicable
	If: (a) not involving the generation of electricity; or (b) not involving the storage or treatment of water, sewage or waste.	
	Impact assessment	<ul style="list-style-type: none"> The planning scheme
	If: (a) not Accepted development.	
Impact assessment		<ul style="list-style-type: none"> The planning scheme
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Table 5.5.9—Rural zone

Rural zone			
Use	Categories of development and assessment	Assessment benchmarks	
Animal husbandry	Accepted development subject to requirements	<ul style="list-style-type: none"> Not applicable 	
	If: (a) the site is greater than one (1) hectare in area; and (b) complying with all the identified requirements in the Rural zone; Services, works and infrastructure; Transport, access and parking codes.		
	Code assessment	<ul style="list-style-type: none"> Rural zone code Services, works and infrastructure code Transport, access and parking code 	
	If: <ul style="list-style-type: none"> not Accepted development subject to requirements. 		
Animal keeping	Accepted development subject to requirements	<ul style="list-style-type: none"> Not applicable 	
	If: (a) <i>apiculture</i> ; or (b) <i>horse keeping</i> on a site greater than one (1) hectare in area; and (c) complying with all the identified requirements in the Rural zone; Animal keeping codes.		
	Code assessment		<ul style="list-style-type: none"> Rural zone code Animal keeping code
	If: (a) not Accepted development subject to requirements or Impact assessment; or (b) <i>aviary</i> . (c)		
	Impact assessment	<ul style="list-style-type: none"> The planning scheme 	
If: (c) <i>horse keeping</i> on a site less than one (1) hectare in area; or (d) a <i>cattery</i> or <i>kennel</i> .			
Aquaculture	Code assessment	<ul style="list-style-type: none"> Rural zone code Aquaculture code Services, works and infrastructure code Transport, access and parking code 	
	If: (a) <i>low impact aquaculture</i> .		
	Impact assessment		
	If: (a) <i>not low impact aquaculture</i> Code assessment.	<ul style="list-style-type: none"> The planning scheme 	
Bulk landscape supplies	Code assessment	<ul style="list-style-type: none"> Rural zone code Business activities code 	

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Rural zone		
Use	Categories of development and assessment	Assessment benchmarks
		<ul style="list-style-type: none"> Services, works and infrastructure code Transport, access and parking code
Caretaker's accommodation	Code assessment	<ul style="list-style-type: none"> Rural zone code Caretaker's accommodation code Services, works and infrastructure code Transport, access and parking code
Cropping other than forestry for wood production	Accepted development	<ul style="list-style-type: none"> Not applicable
	<p>If:</p> <p>(a) the site is greater than two (2) hectares in area; and</p> <p>(b) cultivation is not undertaken within 20 metres of:</p> <p>(i) the <i>site boundary</i> of a lot located in the following zones:</p> <p>a. General residential zone (excluding the Park residential precinct); or</p> <p>b. Township zone;</p> <p>(ii) a <i>sensitive land use</i> on an <i>adjoining premises</i>;</p> <p>(iii) a <i>dwelling house</i> on the same site.</p>	
	Code assessment	<ul style="list-style-type: none"> Rural zone code
	<p>If:</p> <p>(i)(a) not Accepted development.</p>	
Dwelling house	Accepted development subject to requirements	<ul style="list-style-type: none"> Not applicable
	<p>If:</p> <p>(a) the lot:</p> <p>(i) is equal to or greater than 4,000 square metres in area; and</p> <p>(ii) has frontage to and access from a road identified as a formed road in Council's road register; and</p> <p>(b) complying with all the identified requirements in the Dwelling house; and Transport, access and parking codes; or</p> <p>(b)(c) not for a secondary dwelling.</p>	
	Code assessment	

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Rural zone		
Use	Categories of development and assessment	Assessment benchmarks
	<p>If:</p> <p>(a) not Accepted development subject to requirements; or (b) for a secondary dwelling, and the lot;</p> <p>(i) is equal to or greater than 4,000 square metres in area; and</p> <p>(ii)(b) has frontage to and access from a road identified as a formed road in Council's road register.</p>	<ul style="list-style-type: none"> Rural zone code Dwelling house code Transport, access and parking code
Environment facility	Code assessment	<ul style="list-style-type: none"> Rural zone code Services, works and infrastructure code Transport, access and parking code
Food and drink outlet	Code assessment	
	<p>If:</p> <p>(a) ancillary to a <i>nature-based tourism, short-term accommodation, tourist park or winery</i> use; and</p> <p>(b) has a <i>gross floor area</i> that is equal to or less than 250 square metres.</p>	<ul style="list-style-type: none"> Rural zone code Services, works and infrastructure code Transport, access and parking code
	Impact assessment	
	<p>If:</p> <p>(a) not Code assessment.</p>	<ul style="list-style-type: none"> The planning scheme
Function Facility	Code assessment	
		<ul style="list-style-type: none"> Rural zone code Services, works and infrastructure code Transport, access and parking code
Home based business	Accepted development	
	<p>If:</p> <p>(a) a <i>'home occupation'</i>.</p>	<ul style="list-style-type: none"> Not applicable
	Accepted development subject to requirements	
	<p>If:</p> <p>(a) <i>'home based child care'</i>; or</p> <p>(b) a <i>'bed and breakfast'</i> with up to three (3) rooms accommodating guests; and</p> <p>(c) complying with all the identified requirements in the Home based business codes.</p>	<ul style="list-style-type: none"> Not applicable
	Code assessment	
	<p>If:</p> <p>(a) not Accepted development subject to requirements; and</p>	<ul style="list-style-type: none"> Rural zone code Home based business code

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Rural zone		
Use	Categories of development and assessment	Assessment benchmarks
	(b) not involving a <i>home occupation</i> or <i>home based child care</i> ; and (c) not involving a <i>bed and breakfast</i> with more than three (3) rooms accommodating guests.	<ul style="list-style-type: none"> Services, works and infrastructure code Transport, access and parking code
	Impact assessment If: (a) not Code assessment.	<ul style="list-style-type: none"> The planning scheme
Intensive animal industry	Accepted development subject to requirements If keeping poultry in <i>free range</i> standards:	<ul style="list-style-type: none"> Rural zone code
	(a) Site has a minimum area of 20 hectares; and (b) Not involving more than nine (9) hens and one (1) rooster per hectare.	
	Code assessment If for: (a)(c) 150 or less standard cattle units; or (b)(d) 1000 or less standard sheep units; or (e)(e) 400 or less standard pig units; or (d)(f) 1000 or less birds.	<ul style="list-style-type: none"> Rural zone code Intensive Animal Industry Code Services, works and infrastructure code Transport, access and parking code
	Impact assessment If: (a) not Code assessment.	<ul style="list-style-type: none"> The planning scheme
Intensive horticulture	Accepted development subject to requirements If: (a) the site is greater than two (2) hectares in area; and (b) intensive horticulture is not undertaken within 20 metres of:	<ul style="list-style-type: none"> Rural zone code Not applicable
	(iv)(i) the site boundary of a lot located in the following zones: e-a. General residential zone (excluding the Park residential precinct); or d-b. Township zone; (v)(ii) a sensitive land use on an adjoining premises; (vi)(iii) a dwelling house on the same site; and	

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Rural zone		
Use	Categories of development and assessment	Assessment benchmarks
	(c) complying with all the identified requirements in the Rural zone codes	
	Code assessment	
	If: (a) not Accepted development subject to requirements-	<ul style="list-style-type: none"> Rural zone code
<u>Landing</u>	Code assessment	<ul style="list-style-type: none"> Rural zone code Services, works and infrastructure code Transport, access and parking code
<u>Outdoor sport and recreation</u>	Accepted development subject to requirements	
	If: (a) Involving no building works or only minor building works; (b) On land adjacent to the Brisbane Valley Rail Trail; (c) Involving Recreation ail Trail activities directly related to the Brisbane Valley Rail Trail; and (d) complying with all the identified requirements in the Rural zone codes	<ul style="list-style-type: none"> Rural zone code
	Code assessment	
	If: (a) Not accepted development subject to requirements: On land adjacent to the Brisbane Valley Rail Trail; and (b) Involving Rail Trail activities; Recreation activity directly related to the Brisbane Valley Rail Trail; complying with all the identified requirements in the Rural zone codes (c)	<ul style="list-style-type: none"> Rural zone code Services, works and infrastructure code Transport, access and parking code
	Impact assessment	
	If: (a) Not code assessable	The planning scheme
<u>Outstation</u>	Code assessment	<ul style="list-style-type: none"> Rural zone code Services, works and infrastructure code Transport, access and parking code

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Rural zone		
Use	Categories of development and assessment	Assessment benchmarks
Major sport, recreation and entertainment facility	Accepted development	<ul style="list-style-type: none"> Not applicable
	If: (a) a temporary use.	
	Impact assessment	<ul style="list-style-type: none"> The planning scheme
	If: (a) not a temporary use.	
Medium impact industry	Code assessment	<ul style="list-style-type: none"> Rural zone code Industrial activities code Services, works and infrastructure code Transport, access and parking code
	If: (a) involving a 'concrete batching plant'; and (b) located on land used for extractive industry.	
	Impact assessment	<ul style="list-style-type: none"> The planning scheme
	If: (a) not Code assessment.	
Motor sport facility	Accepted development	<ul style="list-style-type: none"> Not applicable
	If: a temporary use.	
	Impact assessment	<ul style="list-style-type: none"> The planning scheme
	If: (a) not a temporary use.	
Nature-based tourism	Accepted development subject to requirements	<p>5.7 Not applicable</p>
	If: (a) not including any accommodation units no short term accommodation is provided; and 5.6(b) complying with all the identified requirements in the Rural zone; Services, works and infrastructure; and Transport, access and parking codes.	
	Code assessment	
	If: (a) not Accepted development subject to requirements; (a)(b) providing up to six (6) accommodation units; and (b)(c) having a gross floor area that is equal to or less than 500 square metres.	
	Impact assessment	<ul style="list-style-type: none"> The planning scheme
	If: (a) not Code assessment.	
Park	Accepted development	<ul style="list-style-type: none"> Not applicable
Permanent plantation	Accepted development	<ul style="list-style-type: none"> Not applicable
Renewable energy facility	Accepted development	<ul style="list-style-type: none"> Not applicable
	If: (a) a minor renewable energy facility.	
	Code assessment	

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Rural zone		
Use	Categories of development and assessment	Assessment benchmarks
	If: (a) a solar panel array <i>covering an area having a site cover that is gross floor area</i> equal to or less than 500 square metres.	<ul style="list-style-type: none"> Rural zone code Renewable energy facility code Services, works and infrastructure code Transport, access and parking code
	Impact assessment	
	If: (a) a <i>renewable energy facility</i> other than a solar panel array; or (b) not Code assessment.	<ul style="list-style-type: none"> The planning scheme
<u>Resort complex</u>	Impact assessment	<ul style="list-style-type: none"> <i>The planning scheme</i>
Roadside stall	Accepted development subject to requirements	
	If: (a) complying with all the identified requirements in the Roadside stall code.	<ul style="list-style-type: none"> Not applicable
	Code assessment	
	If: (a) not Accepted development subject to requirements.	<ul style="list-style-type: none"> Rural zone code Roadside stall code
Rural industry	Accepted development subject to requirements	
	If: (a) complying with all the identified requirements in the Rural zone; Rural industry; Services, works and infrastructure; Transport, access and parking code.	<ul style="list-style-type: none"> Not applicable
	Code assessment	
	If: (a) not Accepted development subject to requirements.	<ul style="list-style-type: none"> Rural zone code Rural industry code Services, works and infrastructure code Transport, access and parking code
Rural workers accommodation	Code assessment	
		<ul style="list-style-type: none"> Rural zone code Rural workers accommodation code Services, works and infrastructure code Transport, access and parking code
Shop	Code assessment	
	If: (a) ancillary to a <i>nature-based tourism, short-term accommodation, tourist park</i> or winery use; and	<ul style="list-style-type: none"> Rural zone code Services, works and infrastructure code Transport, access and parking code

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Rural zone		
Use	Categories of development and assessment	Assessment benchmarks
	(b) has a <i>gross floor area</i> that is equal to or less than 250 square metres.	
	Impact assessment	
	If: (a) not Code assessment.	<ul style="list-style-type: none"> The planning scheme
Short-term accommodation	Accepted development subject to requirements	
	If: Providing up to six (6) accommodation units. If: (a) providing up to two (2) accommodation units; (b) the site is greater than one (1) hectare; (c) having a <i>gross floor area</i> that is equal to or less than 170 square metres; and (d) complying with all the identified requirements in Short-term accommodation code;	<ul style="list-style-type: none"> Not applicable Short term accommodation code Transport, access and parking code
	Code assessment	
	If: (a) not Accepted development subject to requirements; (b) providing up to six (6) accommodation units and having a <i>gross floor area</i> that is equal to or less than 500 square metres; providing up to 10 accommodation units; (b)(c) having a <i>gross floor area</i> this is equal to or less than 1000m ² .	<ul style="list-style-type: none"> Rural zone code Short-term accommodation code Services, works and infrastructure code Transport, access and parking code
	Impact assessment	
	If: (a) not Code assessment.	<ul style="list-style-type: none"> The planning scheme
Substation	Code assessment	
		<ul style="list-style-type: none"> Rural zone code Utility installation and substation code Services, works and infrastructure code Transport, access and parking code
Telecommunications facility	Code assessment	
		<ul style="list-style-type: none"> Rural zone code Telecommunications facilities code Services, works and infrastructure code Transport, access and parking code
Tourist attraction	Accepted development	

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Rural zone		
Use	Categories of development and assessment	Assessment benchmarks
	If: (a) a <i>temporary use</i> .	<ul style="list-style-type: none"> Not applicable
	Impact assessment	
	If: (a) not a <i>temporary use</i> .	<ul style="list-style-type: none"> The planning scheme
Tourist park	Accepted development subject to requirements	
	If: (a) involving up to 2-10 sites; and (b) complying <u>with</u> all the identified requirements in the Rural zone; Tourist park and relocatable home park; Services, works and infrastructure; Transport, access and parking codes.	<ul style="list-style-type: none"> Not applicable
	Code assessment	
	If: (a) not Accepted development subject to requirements; and (b) involving a material increase in the intensity or scale of an existing <i>tourist park</i> ; or (c) for a new <i>tourist park</i> of up to 50 sites.	<ul style="list-style-type: none"> Rural zone code Tourist park and relocatable home park code Services, works and infrastructure code Transport, access and parking code
	Impact assessment	
	If: (a) not Code assessment.	<ul style="list-style-type: none"> The planning scheme
Utility installation	Accepted development	
	If: (a) not involving the generation of electricity; or (b) not involving the storage or treatment of water, sewage or waste.	<ul style="list-style-type: none"> Not applicable
	Impact assessment	
	If: (a) not Accepted development	<ul style="list-style-type: none"> The planning scheme
Wholesale nursery	Code assessment	
		<ul style="list-style-type: none"> Rural zone code Rural industry code Services, works and infrastructure code Transport, access and parking code
Winery	Code assessment	
		<ul style="list-style-type: none"> Rural zone code Rural industry code Services, works and infrastructure code Transport, access and parking code

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Rural zone		
Use	Categories of development and assessment	Assessment benchmarks
Impact assessment		
Any other use not listed in this table. Any other undefined use.		<ul style="list-style-type: none"> The planning scheme

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Table 5.5.10—Township zone

Township zone		
Use	Categories of development and assessment	Assessment benchmarks
Agricultural supplies store	Accepted development subject to requirements	<ul style="list-style-type: none"> Not applicable
	If: (a) involving no building work or only <i>minor building work</i> ; and (b) complying with all the identified requirements in the Township zone code.	
	Code assessment	<ul style="list-style-type: none"> Township zone code Business activities code Services, works and infrastructure code Transport, access and parking code
	If: (a) not Accepted development subject to requirements.	
<u>Bar</u>	Code assessment	<ul style="list-style-type: none"> Township zone code Business activities code Services, works and infrastructure code Transport, access and parking code
<u>Bulk landscape supplies</u>	Code assessment	<ul style="list-style-type: none"> Township zone code Business activities code Services, works and infrastructure code Transport, access and parking code
Caretaker's accommodation	Code assessment	<ul style="list-style-type: none"> Township zone code Caretaker's accommodation code Services, works and infrastructure code Transport, access and parking code
Community use	Accepted development subject to requirements	<ul style="list-style-type: none"> Not applicable
	If: (a) involving no building work or only <i>minor building work</i> ; and (b) complying with all the identified requirements in the Township zone code.	
	Code assessment	<ul style="list-style-type: none"> Township zone code Community activities code Services, works and infrastructure code Transport, access and parking code
	If: (a) not Accepted development subject to requirements.	

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Township zone		
Use	Categories of development and assessment	Assessment benchmarks
Dwelling house	Accepted development subject to requirements	
	If: (a) complying with all the identified requirements in the Dwelling house; Transport-, access and parking codes.	<ul style="list-style-type: none"> • Not applicable
	Code assessment	
	If: (a) a <i>secondary dwelling</i> ; or (b) not Accepted development subject to requirements.	<ul style="list-style-type: none"> • Township zone code • Dwelling house code • Transport, access and parking code
Educational establishment	Code assessment	
		<ul style="list-style-type: none"> • Township zone code • Community activities code • Services, works and infrastructure code • Transport, access and parking code
Emergency services	Code assessment	
		<ul style="list-style-type: none"> • Township zone code • Community activities code • Services, works and infrastructure code • Transport, access and parking code
Food and drink outlet	Accepted development	
	If: (a) a <i>temporary use</i> .	<ul style="list-style-type: none"> • Not applicable
	Accepted development subject to requirements	
	If: (a) involving no building work or only <i>minor building work</i> ; and (b) complying with all the identified requirements in the Township zone code	<ul style="list-style-type: none"> • Not applicable
	Code assessment	
	If: (a) not Accepted development subject to requirements; and (b) having a <i>gross floor area</i> 250 square metres or less..	<ul style="list-style-type: none"> • Township zone code • Business activities code • Services, works and infrastructure code • Transport, access and parking code
Hardware trade and supplies	Impact assessment	
	If: (a) not Code assessment.	<ul style="list-style-type: none"> • The planning scheme
Hardware trade and supplies	Accepted development subject to requirements	
	If: (a) involving no building work or only <i>minor building work</i> ; and (b) complying with all the identified requirements in the Township zone code.	<ul style="list-style-type: none"> • Not applicable

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Township zone		
Use	Categories of development and assessment	Assessment benchmarks
	Code assessment	
	If: (a) not Accepted development subject to requirements.	<ul style="list-style-type: none"> Township zone code Business activities code Services, works and infrastructure code Transport, access and parking code
Home based business	Accepted development	
	If: (a) a <i>home occupation</i> .	<ul style="list-style-type: none"> Not applicable
	Accepted development subject to requirements	
	If: (a) <i>home based child care</i> ; (b) a ' <i>bed and breakfast</i> ' with up to three (3) rooms accommodating guests; and (c) complying with all the identified requirements in the Home based business code.	<ul style="list-style-type: none"> Not applicable
	Code assessment	
	If: (a) involving a <i>home based business</i> other than a <i>home occupation</i> , <i>home based child care</i> , <i>bed and breakfast</i> or <i>industrial home enterprise</i> ; and (b) not Accepted development subject to requirements.	<ul style="list-style-type: none"> Township zone code Home based business code Services, works and infrastructure code Transport, access and parking code
	Impact assessment	
	If: (a) <i>industrial home enterprise</i> ; or (b) <i>home based child care</i> where not complying with all the identified requirements in the Home based business code.	<ul style="list-style-type: none"> The planning scheme
Hotel	Code assessment	
	If: (a) involving a material increase in the intensity or scale of an existing <i>hotel</i> .	<ul style="list-style-type: none"> Township zone code Business activities code Short-term accommodation code (if involving <i>short-term accommodation</i>) Services, works and infrastructure code Transport, access and parking code
	Impact assessment	
	If: (a) not Code assessment.	<ul style="list-style-type: none"> The planning scheme
Low impact industry	Accepted development subject to requirements	
	If:	<ul style="list-style-type: none"> Not applicable

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Township zone		
Use	Categories of development and assessment	Assessment benchmarks
	(a) involving no building work or only <i>minor building work</i> ; and (b) complying with the low impact industry use thresholds in Schedule 1; and (c) complying with all the identified requirements in the Township zone code	
	Code assessment	
	If: (a) involving building work other than <i>minor building work</i> ; and (b) having a <i>gross floor area</i> equal to or less than 250 square metres; and (c) complying with the low impact industry use thresholds in Schedule 1; and (d) not Accepted development subject to requirements	<ul style="list-style-type: none"> Township zone code Industrial activities code Services, works and infrastructure code Transport, access and parking code
	Impact assessment	
	If: (a) not Code assessment	<ul style="list-style-type: none"> The planning scheme
Market	Accepted development	
	If: (a) a <i>temporary use</i> .	<ul style="list-style-type: none"> Not applicable
	Impact assessment	
	If: (a) <u>not a temporary use.</u>	<ul style="list-style-type: none"> <u>The planning scheme</u>
Nature-based tourism	Code assessment	
	If: (a) providing up to six (6) accommodation units; and (b) having a <i>gross floor area</i> that is equal to or less than 500 square metres.	<ul style="list-style-type: none"> Township zone code Short-term accommodation code Services, works and infrastructure code Transport, access and parking code
	Impact assessment	
	If: (a) not Code assessment	<ul style="list-style-type: none"> The planning scheme
Office	Accepted development subject to requirements	
	If: (a) involving no building work or only <i>minor building work</i> ; and (b) complying with all the identified requirements in the Township zone code.	<ul style="list-style-type: none"> Not applicable
	Code assessment	
	If:	<ul style="list-style-type: none"> Township zone code Business activities code

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Township zone		
Use	Categories of development and assessment	Assessment benchmarks
	(a) not Accepted development subject to requirements; and (b) having a <i>gross floor area</i> 250 square metres or less.	<ul style="list-style-type: none"> Services, works and infrastructure code Transport, access and parking code
	Impact assessment	
	If: (a) not Code assessment.	<ul style="list-style-type: none"> The planning scheme
Park	Accepted development	<ul style="list-style-type: none"> Not applicable
Renewable energy facility	Accepted development	<ul style="list-style-type: none"> Not applicable
	If: (a) a <i>minor renewable energy facility</i> .	<ul style="list-style-type: none"> Not applicable
	Impact assessment	
	If: (a) <i>not a minor renewable energy facility</i> temporary use.	<ul style="list-style-type: none"> The planning scheme
Service industry	Accepted development subject to requirements	
	If: (a) involving no building work or only <i>minor building work</i> ; and (b) complying with all the identified requirements in the Township zone code.	<ul style="list-style-type: none"> Not applicable
	Code assessment	
	If: (a) not Accepted development subject to requirements; and (b) having a <i>gross floor area</i> 250 square metres or less.	<ul style="list-style-type: none"> Township zone code Industrial activities code Services, works and infrastructure code Transport, access and parking code
	Impact assessment	
	If: (a) not Code assessment.	<ul style="list-style-type: none"> The planning scheme
Service station	Code assessment	
	If: (a) involving a material increase in the intensity or scale of an existing <i>service station</i> .	<ul style="list-style-type: none"> Township zone code Business activities code Services, works and infrastructure code Transport, access and parking code
	Impact assessment	
	If: (a) not Code assessment.	<ul style="list-style-type: none"> The planning scheme

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Township zone		
Use	Categories of development and assessment	Assessment benchmarks
Shop	Accepted development subject to requirements	
	If: (a) involving no building work or only <i>minor building work</i> ; and (b) complying with all the identified requirements in the Township zone code.	<ul style="list-style-type: none"> • Not applicable
	Code assessment	
	If: (a) not Accepted development subject to requirements; and (b) having a <i>gross floor area</i> 250 square metres or less	<ul style="list-style-type: none"> • Township zone code • Business activities code • Services, works and infrastructure code • Transport, access and parking code
Short-term accommodation	Impact assessment	
	If: (a) not Code assessment.	<ul style="list-style-type: none"> • The planning scheme
	Code assessment	
	If: (a) providing up to six (6) accommodation units; and (b) having a <i>gross floor area</i> that is equal to or less than 500 square metres.	<ul style="list-style-type: none"> • Township zone code • Short-term accommodation code • Services, works and infrastructure code • Transport, access and parking code
Theatre	Impact assessment	
	If: (a) not Code assessment.	<ul style="list-style-type: none"> • The planning scheme
Tourist park	Code assessment	
	If: (a) involving up to 50 sites.	<ul style="list-style-type: none"> • Township zone code • Tourist park and relocatable home park code • Services, works and infrastructure code • Transport, access and parking code
	Impact assessment	
	If: (a) not Code assessment.	<ul style="list-style-type: none"> • The planning scheme
Utility installation	Accepted development	
	If: (a) not involving the generation of electricity; or	<ul style="list-style-type: none"> • Not applicable

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Township zone		
Use	Categories of development and assessment	Assessment benchmarks
	(b) not involving the storage or treatment of water, sewage or waste.	
	Impact assessment	
	If: (a) not Accepted development.	<ul style="list-style-type: none"> The planning scheme
Veterinary services	Accepted development subject to requirements	
	If: (a) involving no building work or only <i>minor building work</i> ; and (b) involving no overnight boarding of animals; and (c) complying with all the identified requirements in the Township zone code.	<ul style="list-style-type: none"> Not applicable
	Code assessment	
	If: (a) not Accepted development subject to requirements; or (b) involving the overnight boarding of a maximum three animals; and (c) involving no building work or only <i>minor building work</i>	<ul style="list-style-type: none"> Township zone code Business activities code Services, works and infrastructure code Transport, access and parking code
	Impact assessment	
	If: (a) not Code assessment.	<ul style="list-style-type: none"> The planning scheme
Impact assessment		
Any other use not listed in this table. Any other undefined use.		<ul style="list-style-type: none"> The planning scheme

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5-85.6 Categories of development and assessment—Reconfiguring a lot

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

Table 5.6.1—Reconfiguring a lot

Zone	Categories of development and assessment	Assessment benchmarks
All zones	Code assessment	
	If: (e)(a) for an easement giving access to a lot from a constructed road; or (f)(b) for a boundary realignment.	<ul style="list-style-type: none"> Reconfiguring a lot code Services, works and infrastructure code Transport, access and parking code
Centre zone Community facilities zone General residential zone High impact industry zone Industry zone Township zone	Code assessment	
		<ul style="list-style-type: none"> Reconfiguring a lot code Services, works and infrastructure code Transport, access and parking code
Emerging community zone Recreation and open space zone	Code assessment	
	If: (a) complying with the minimum lot size and dimensions provided for the zone in Table 8.3.4.3.B—Minimum lot sizes and dimensions.	<ul style="list-style-type: none"> Reconfiguring a lot code Services, works and infrastructure code Transport, access and parking code
Rural residential zone Rural zone	Impact assessment	
	If: (a) not code assessment complying with the minimum lot size provided for the zone in Table 8.3.4.3.B—Minimum lot sizes and dimensions of the Reconfiguring a lot code.	<ul style="list-style-type: none"> The planning scheme
Code assessment		
Any other reconfiguring a lot not listed in this table.		

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

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5.95.7 Categories of development and assessment—Building work

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

Table 5.7.1—Building work

Zone	Categories of development and assessment	Assessment benchmarks
Domestic outbuilding (Class 10a)		
All zones	Accepted development subject to requirements	
	If: (a) complying <u>with</u> all the identified requirements in the Dwelling house code.	<ul style="list-style-type: none"> Not applicable
	Code assessment	
	If: (a) not Accepted development subject to requirements	<ul style="list-style-type: none"> Dwelling house code
Outbuilding (Class 10a)		
General residential zone	Code assessment	
		<ul style="list-style-type: none"> General residential zone code
Emerging Community zone	Code assessment	
		<ul style="list-style-type: none"> Emerging Community zone code
Rural zone	Code assessment	
		<ul style="list-style-type: none"> Rural zone code
Rural Residential zone	Code assessment	
		<ul style="list-style-type: none"> Rural Residential zone code
Township zone	Code assessment	
		<ul style="list-style-type: none"> Township zone code
Accepted development		
Any other building work not listed in this table.		

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Note: Refer also to Part 5.10 where building work in respect to the Air transport overlay code, Local hHeritage overlay code and Flood hazard overlay code is regulated under the planning scheme.

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**5-105.8 Categories of development and assessment—
Operational work**

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

Table 5.8.1—Operational work

Zone	Categories of development and assessment	Assessment benchmarks
Advertising devices⁷		
All zones	Accepted development	
	If: (a) <i>minor operational work</i> .	<ul style="list-style-type: none"> Not applicable
	Code assessment	
	If: (a) for a <i>billboard</i> ; and (b) located in the following zones: (i) Centre zone; (ii) Industry zone; or (iii) High impact industry zone; or (iii)(iv) <u>Township zone.</u>	<ul style="list-style-type: none"> Advertising devices code
Impact assessment		
	If: (a) not Code assessment.	<ul style="list-style-type: none"> The planning scheme
Filling and excavation		
All zones	Accepted development	
	If: (b)(a) <i>minor filling and excavation</i> .	<ul style="list-style-type: none"> Not applicable
	Code assessment	
	If: (a) filling and excavation other than <i>minor filling and excavation</i> .	<ul style="list-style-type: none"> Filling and excavation code
Landscape works		
All zones	Accepted development	
	If: (a) associated with a material change of use that is Accepted development; or (b) <i>minor operational work</i> .	<ul style="list-style-type: none"> Not applicable
	Code assessment	
	If: (a) not Accepted development; or (b) associated with reconfiguring a lot.	<ul style="list-style-type: none"> Landscaping code
Vegetation clearing		
All zones	Accepted development	
	If:	<ul style="list-style-type: none"> Not applicable

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⁷Advertising devices, other than for billboards, are administered in accordance with Subordinate Local Law No. 1.4 (Installation of Advertising Devices) 2011.

Zone	Categories of development and assessment	Assessment benchmarks
	(a) <i>minor operational work</i>	
	Code assessment	
	If: (a) not Accepted development..	<ul style="list-style-type: none"> • Services, Works and Infrastructure Code • Applicable Zone Code • Applicable Overlay Code
	Other operational work	
All zones	Accepted development	
	If: (a) <i>minor operational work</i>	<ul style="list-style-type: none"> • Not applicable
	Code assessment	
	If: (a) not Accepted development	<ul style="list-style-type: none"> • Services, Works and Infrastructure Code • Applicable Zone Code • Applicable Overlay Code
	Accepted development	
	Any other operational work not listed in this table.	

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

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5.115.9 Category of development and assessment—Overlays

The following tables identify where an overlay changes the category of development and assessment from that stated in a zone and the relevant [requirements and](#) assessment benchmarks.

Table 5.9.1—Assessment benchmarks for Agricultural land overlay

Development	Category of development and assessment	Assessment benchmarks
Material change of use	Accepted development if: (a) <i>animal husbandry</i> ; or (b) <i>animal keeping</i> ; or (c) <i>caretaker's accommodation</i> ; (d) <i>cropping other than forestry for wood production</i> ; or (e) <i>dwelling house</i> ; or (f) <i>home based business</i> ; or (g) <i>intensive horticulture</i> ; or (h) <i>park</i> ; or (i) <i>roadside stall</i> ; or (j) <i>rural industry</i> where a winery; (k) <i>short term accommodation</i> ; (l) <i>tourist park</i> ; and (m) not identified as assessable development in part 5.5 Categories of development and assessment – Material Change of Use.	<ul style="list-style-type: none"> Not applicable
	Code assessment if: (a) located within Agricultural land Class A or Class B or an Important Agricultural Area identified on the Agricultural land overlay maps OM01a-b where not Accepted development exempt ; or (b) a <i>sensitive land use other than Accepted development</i> , located within 500 metres of Agricultural land Class A or Important Agricultural Areas identified on the Agricultural land overlay maps OM01a-b ; or (c) a <i>sensitive land use other than Accepted development</i> , located within 300 metres of Agricultural land Class B identified on the Agricultural land overlay maps OM01a-b ; or	<ul style="list-style-type: none"> Agricultural land overlay code

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Development	Category of development and assessment	Assessment benchmarks
	(d) not identified as impact assessment in part 5.5 Categories of development and assessment – Material Change of Use.	
	Impact assessment if: (a) identified as impact assessment in part 5.5 Categories of development and assessment – Material Change of Use.	<ul style="list-style-type: none"> The planning scheme
Reconfiguring a lot	Code assessment if: (a) located within Agricultural land Class A or Class B or an Important Agricultural Area identified on the Agricultural land overlay maps OM01a-b ; or (b) located within 500 metres of Agricultural land Class A or an Important Agricultural Area identified on the Agricultural land overlay maps OM01a-b ; or (c) located within 300 metres of Agricultural land Class B identified on the Agricultural land overlay maps OM01a-b ; and (d) not identified as impact assessment in part 5.6 Categories of development and assessment– Reconfiguring a Lot.	<ul style="list-style-type: none"> Agricultural land overlay code
	Impact assessment if: (a) identified as impact assessment in part 5.6 Categories of development and assessment– Reconfiguring a Lot.	<ul style="list-style-type: none"> The planning scheme

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Table 5.940.2—Assessment benchmarks and requirements for Air transport overlay

Development	Category of development and assessment	Assessment benchmarks
<p>Building work</p>	<p><u>No change if:</u> <u>(a) a swimming pool, verandah or outbuilding dwelling house;</u> Code assessment if: (a) _____ located within the Kilcoy non-directional beacon buffer identified on the Air transport overlay map OM002 and not complying with all the identified requirements of the applicable codes for Accepted development ; or (b) _____ located within the Mt Glorious Airservices Tower buffer identified on the Air transport overlay map OM002 and not complying with all the identified requirements of the applicable codes for Accepted development ; or (c) _____ located within the RAAF Amberley Air Base Building height restriction area identified on the Air transport overlay map OM002 and not complying with all the identified requirements of the applicable codes for Accepted development ; or (d) _____ located within the RAAF Amberley Air Base 20—25 ANEF contour identified on the Air transport overlay map OM002; or (e) _____ located within the RAAF Amberley Air Base Operational airspace—wildlife attraction restriction area identified on the Air transport overlay map OM002.</p>	<ul style="list-style-type: none"> • Not applicable Air transport overlay code
	<p><u>Accepted development subject to requirements if:</u> <u>(e) a verandah, patio, domestic outbuilding or outbuilding; and</u> <u>(f) complying with the requirements of the Air transport overlay code.</u></p>	<ul style="list-style-type: none"> • Air transport overlay code
	<p>Code assessment if: (f)(a) _____ located within the Kilcoy non-directional beacon buffer identified on the Air transport overlay map OM002 and not complying with all the</p>	<ul style="list-style-type: none"> • Air transport overlay code

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Development	Category of development and assessment	Assessment benchmarks
	<p>identified requirements of the applicable codes for Accepted development; or (g)(b) located within the Mt Glorious Airservices Tower buffer identified on the Air transport overlay map OM002 and not complying with all the identified requirements of the applicable codes for Accepted development; or (h)(c) located within the RAAF Amberley Air Base Building height restriction area identified on the Air transport overlay map OM002 and not complying with all the identified requirements of the applicable codes for Accepted development; or — located within the RAAF Amberley Air Base 20—25 ANEF contour identified on the Air transport overlay map OM002; <u>and not complying with all the identified requirements of the applicable codes for Accepted development</u> or (d) (e) located within the RAAF Amberley Air Base Operational airspace—wildlife attraction restriction area identified on the Air transport overlay map OM002; <u>and not complying with all the identified requirements of the applicable codes for Accepted development</u>.</p>	
Material change of use	<p>Accepted development if: (a) <i>animal husbandry</i>; (b) <i>animal keeping</i>; (c) <i>cropping other than forestry for wood production</i>; (d) <i>park</i>; or (e) <i>roadside stall</i>; and (f) not identified as assessable development in part 5.5 Categories of development and assessment– Material Change of Use.</p>	<ul style="list-style-type: none"> Not applicable

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Development	Category of development and assessment	Assessment benchmarks
	<p>Accepted development subject to requirements if:</p> <p>(a) <u>a dwelling house; and</u></p> <p>(b) <u>complying with the requirements of the Air transport overlay code.</u></p>	<ul style="list-style-type: none"> Not applicable
	<p>Code assessment if <u>not Accepted development subject to requirements and:</u></p> <p>(a) <u>located within the Kilcoy non-directional beacon buffer identified on the Air transport overlay map OM002 and not complying with all the identified requirements of the applicable codes for Accepted development; or</u></p> <p>(b) <u>located within the Mt Glorious Airservices Tower buffer identified on the Air transport overlay map OM002 and not complying with all the identified requirements of the applicable codes for Accepted development; or</u></p> <p>(c) <u>located within the RAAF Amberley Air Base Building height restriction area identified on the Air transport overlay map OM002 and not complying with all the identified requirements of the applicable codes for Accepted development; or</u></p> <p>(a) <u>located within the Kilcoy non-directional beacon buffer identified on the Air transport overlay map OM002; or</u></p> <p>(b) <u>located within the Mt Glorious Airservices Tower buffer identified on the Air transport overlay map OM002;</u></p> <p>(c) <u>located within the RAAF Amberley Air Base Building height restriction area identified on the Air transport overlay map OM002; or</u></p> <p>(d) <u>located within the RAAF Amberley Air Base 20—25 ANEF contour identified on</u></p>	<ul style="list-style-type: none"> Air transport overlay code

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Development	Category of development and assessment	Assessment benchmarks
	<p>the Air transport overlay map OM002; or</p> <p>(e) located within the RAAF Amberley Air Base Operational airspace—wildlife attraction restriction area identified on the Air transport overlay map OM002; and not complying with all the identified requirements of the applicable codes for Accepted development located within the RAAF Amberley Air Base Operational airspace—wildlife attraction restriction area identified on the Air transport overlay map OM002; ;</p> <p>(e) and</p> <p>(f) not identified as Impact assessment in part 5.5 Categories of development and assessment— Material Change of Use.</p>	
	<p>Impact assessment if:</p> <p>(a) identified as Impact assessment in part 5.5 Categories of development and assessment— Material Change of Use.</p>	<ul style="list-style-type: none"> The planning scheme

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Table 5.940.3—Assessment benchmarks for Biodiversity overlay

Development	Category of development and assessment	Assessment benchmarks
Material change of use	No change if: (a) located within one or more of the following areas: (i) a <u>biodiversity corridor</u> , a protected area, wildlife habitat, regulated vegetation or legally secured offset area identified on Biodiversity overlay maps OM003a-b ; or (ii) bushland koala habitat - primary habitat area or bushland habitat area - secondary habitat area identified on Biodiversity overlay—Koala conservation maps OM003c-d ; or (iii) a <i>wetland</i> or wetland buffer area identified on the Biodiversity overlay—wetlands maps OM003e-f ; or (iv) a buffer to a watercourse identified on the Catchment management overlay maps OM005a-b ; and (b) complying with the acceptable outcomes of the Biodiversity overlay code.	<ul style="list-style-type: none"> Biodiversity overlay code
	Code assessment if: (a) located within one or more of the following areas: (i) a <u>biodiversity corridor</u> , a protected area, wildlife habitat, regulated vegetation or legally secured offset area identified on Biodiversity overlay maps OM003a-b ; or (ii) bushland koala habitat - primary habitat area or bushland habitat area - secondary habitat area identified on Biodiversity overlay—Koala conservation maps OM003c-d ; or (iii) a <i>wetland</i> or wetland buffer area identified on the Biodiversity	<ul style="list-style-type: none"> Biodiversity overlay code

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Development	Category of development and assessment	Assessment benchmarks
	<p>overlay—wetlands maps OM003e-f; or</p> <p>(iv) a buffer to a watercourse identified on the Catchment management overlay maps OM005a-b; and</p> <p>(b) <u>accepted development subject to requirements where</u> not complying with the acceptable outcomes of the Biodiversity Overlay Code; and</p> <p>(c) not identified as Impact assessment in part 5.5 Categories of development and assessment— Material Change of Use.</p>	
	Impact assessment if:	<ul style="list-style-type: none"> The planning scheme
Operational work	<p>Accepted development if:</p> <p>(a) <i>minor operational work</i>; or</p> <p>(b) operational work associated with <i>cropping for forest practice</i> (as defined by the Act), where on private land within one or more of the following areas:</p> <p>(i) a protected area, wildlife habitat, regulated vegetation or legally secured offset area identified on Biodiversity overlay maps OM003a-b; or</p> <p>(ii) bushland koala habitat - primary habitat area or bushland habitat area - secondary habitat area identified on Biodiversity overlay—Koala conservation maps OM003c-d; or</p> <p>(iii) a <i>wetland</i> or wetland buffer area identified on the Biodiversity overlay—wetlands maps OM003e-f; or</p> <p>(iv) a buffer to a watercourse identified on the Catchment</p>	<ul style="list-style-type: none"> Not applicable

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Development	Category of development and assessment	Assessment benchmarks
	<p style="text-align: center;">management overlay maps OM005a-b.</p> <p>Code assessment if:</p> <p>(a) not Accepted development ; and</p> <p>(b) not for operational work associated with <i>cropping for forest practice</i>; and</p> <p>(c) within one or more of the following areas:</p> <p>(i) a protected area, wildlife habitat, regulated vegetation or legally secured offset area identified on Biodiversity overlay maps OM003a-b; or</p> <p>(ii) bushland koala habitat - primary habitat area or bushland habitat area - secondary habitat area identified on Biodiversity overlay—Koala conservation maps OM003c-d; or</p> <p>(iii) a <i>wetland</i> or wetland buffer area identified on the Biodiversity overlay—wetlands maps OM003e-f; or</p> <p>(iv) a buffer to a watercourse identified on the Catchment management overlay maps OM005a-b.</p>	<ul style="list-style-type: none"> Biodiversity overlay code
Reconfiguring a lot	<p>Code assessment if:</p> <p>(a) within one or more of the following areas:</p> <p>(i) a protected area, wildlife habitat, regulated vegetation or legally secured offset area identified on Biodiversity overlay maps OM003a-b; or</p> <p>(ii) bushland koala habitat - primary habitat area or bushland habitat area - secondary habitat area identified on Biodiversity overlay—Koala conservation maps OM003c-d; or</p> <p>(iii) a <i>wetland</i> or wetland buffer area identified on the Biodiversity</p>	<ul style="list-style-type: none"> Biodiversity overlay code

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Development	Category of development and assessment	Assessment benchmarks
	<p>overlay—wetlands maps OM003e-f; or</p> <p>(iv) a buffer to a watercourse identified on the Catchment management overlay maps OM005a-b; and</p> <p>(b) not identified as Impact assessment in part 5.6 Categories of development and assessment—Reconfiguring a Lot.</p>	
	<p>Impact assessment if:</p> <p>(a) identified as Impact assessment in part 5.6 Categories of development and assessment—Reconfiguring a Lot</p>	<ul style="list-style-type: none"> • The planning scheme

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Table 5.910.4—Assessment benchmarks for Bushfire hazard overlay

Development	Category of development and assessment	Assessment benchmarks
Material change of use	No change if: (a) located within a Potential impact buffer , Medium (potential intensity), High (potential intensity) or Very high (potential intensity) bushfire hazard area identified on the Bushfire hazard overlay maps OM004a-b ; and (b) not Accepted development ; and (c) complying with the acceptable outcomes of the Bushfire hazard overlay code.	<ul style="list-style-type: none"> Bushfire hazard overlay code
	Accepted development ifdevelopment if : (a) <i>animal husbandry</i> ; (b) <i>animal keeping</i> ; (c) <i>cropping other than forestry for wood production</i> ; (d) <i>cropping where forestry for wood production</i> ; (e) <i>park</i> ; (f) <i>permanent plantation</i> ; or (g) <i>roadside stall</i> ; and (h) not identified as assessable development in part 5.5 Categories of development and assessment– Material Change of Use.	<ul style="list-style-type: none"> Not applicable
	Code assessment if: (a) located within a Potential impact buffer , Medium (potential intensity), High (potential intensity) or Very high (potential intensity) bushfire hazard area identified on the Bushfire hazard overlay maps OM004a-b ; and (b) not Accepted development ; and (c) Accepted development subject to requirements where not complying with the acceptable outcomes of the Bushfire hazard overlay code; and (d) not identified as Impact assessment in part 5.5 Categories of development and assessment– Material Change of Use.	<ul style="list-style-type: none"> Bushfire hazard overlay code

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Development	Category of development and assessment	Assessment benchmarks
	Impact assessment if: (a) where identified as Impact assessment in part 5.5 Categories of development and assessment– Material Change of Use.	<ul style="list-style-type: none"> The planning scheme
Reconfiguring a lot	<p>No change if:</p> <p>(a) <u>located within a Potential impact buffer, Medium (potential intensity), High (potential intensity) or Very high (potential intensity) bushfire hazard area identified on the Bushfire hazard overlay maps OM004a-b; and</u></p> <p>(b) <u>not Accepted development; and</u></p> <p>(c) <u>complying with the acceptable outcomes of the Bushfire hazard overlay code.</u></p>	<ul style="list-style-type: none"> <u>Bushfire hazard overlay code</u>
	<p>Code assessment if:</p> <p>(a) <u>located within a Potential impact buffer, Medium (potential intensity), High (potential intensity) or Very high (potential intensity) bushfire hazard area identified on the Bushfire hazard overlay maps OM004a-b; and</u></p> <p>(a)(b) <u>Accepted development subject to requirements where not complying with the acceptable outcomes of the Bushfire hazard overlay code; and</u></p> <p>(b)(c) <u>not identified as</u> Impact assessment in part 5.6 Categories of development and assessment– Reconfiguring a Lot.</p>	<ul style="list-style-type: none"> Bushfire hazard overlay code
	Impact assessment if: (a) identified as Impact assessment in part 5.6 Categories of development and assessment– Reconfiguring a Lot	<ul style="list-style-type: none"> The planning scheme

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Table 5.940.5—Assessment benchmarks for Catchment management overlay

Development	Category of development and assessment	Assessment benchmarks
<p>Material change of use</p>	<p>No change if:</p> <p>(a) located within a buffer <u>area to a waterbody or watercourse in the Higher or Lower Risk Catchment Area as area</u> identified on Catchment management overlay maps OM005a-b; and</p> <p>(b) not Accepted development ; and</p> <p>(c) not comprising:</p> <p>(i) <i>aquaculture other than low-impact aquaculture</i>; or</p> <p>(ii) <i>cemetery</i>; or</p> <p>(iii) <i>intensive horticulture</i>; or</p> <p>(iv) <i>industry activities</i>; or</p> <p>(v) <i>rural industry</i>; or</p> <p>(vi) <i>extractive industry</i>; or</p> <p>(vii) <i>intensive animal industry</i>; or</p> <p>(viii) <i>motorsport facility</i>; and</p> <p>(d) complying with the acceptable outcomes of the Catchment management overlay code.</p>	<ul style="list-style-type: none"> • Catchment management overlay code
	<p>Accepted development if:</p> <p>(a) <i>animal husbandry</i>; or</p> <p>(b) <i>animal keeping</i>; or</p> <p>(c) <i>cropping other than forestry for wood production</i>; or</p> <p>(d) <i>cropping where forestry for wood production</i>; or</p> <p>(e) <i>park</i>; or</p> <p>(f) <i>permanent plantation</i>; or</p> <p>(g) <i>roadside stall</i>; and</p> <p>(h) not identified as assessable development in part 5.5 Categories of development and assessment – Material Change of Use.</p>	<ul style="list-style-type: none"> • Not applicable

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Development	Category of development and assessment	Assessment benchmarks
	Code assessment if: (a) located within a buffer <u>area to a waterbody or watercourse in the Higher or Lower Risk Catchment Area as area</u> identified on Catchment management overlay maps OM005a-b ; and (b) not <u>Accepted development exempt</u> ; and (c) <u>Accepted development subject to requirements where</u> not complying with the acceptable outcomes of the Catchment management overlay code; or (d) comprising: (e) <i>aquaculture</i> other than <i>low-impact aquaculture</i> ; or (f) <i>cemetery</i> ; or (g) <i>intensive horticulture</i> ; or (h) <i>industry activities</i> ; or (i) <i>rural industry</i> ; and (j) not identified as Impact assessment in part 5.5 Categories of development and assessment– Material Change of Use.	<ul style="list-style-type: none"> Catchment management overlay code
	Impact assessment if: (a) <i>extractive industry</i> ; or (b) <i>intensive animal industry</i> ; or (c) <i>motorsport facility</i> ; or (d) where identified as Impact assessment in part 5.5 Categories of development and assessment– Material Change of Use.	<ul style="list-style-type: none"> The planning scheme
Operational work	Accepted development development if: (a) <i>minor operational work</i> . Code assessment if: (a) not Accepted development; and (b) located within a buffer <u>area to a waterbody or watercourse in the Higher or Lower Risk Catchment Area as area</u> identified on	<ul style="list-style-type: none"> Not applicable Catchment management overlay code

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Development	Category of development and assessment	Assessment benchmarks
	Catchment management overlay maps OM005a-b.	
Reconfiguring a lot	<p>Code assessment if:</p> <p>(a) located in the Rural zone; and</p> <p>(b) located within a buffer area to a waterbody or watercourse in the Higher Risk Catchment Area as area identified on Catchment management overlay maps OM005a-b. located in the Higher risk Catchment area identified on the Catchment management overlay maps OM005a-b; and</p> <p>(b)</p> <p>(c) not identified as Impact assessment in part 5.6 Categories of development and assessment– Reconfiguring a Lot.</p> <p>Impact assessment if:</p> <p>(a) identified as Impact assessment in part 5.6 Categories of development and assessment– Reconfiguring a Lot</p>	<ul style="list-style-type: none"> • Catchment management overlay code • The planning scheme

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Table 5.940.6—Assessment benchmarks for Extractive resources overlay

Development	Category of development and assessment	Assessment benchmarks
<p>Material change of use</p>	<p>Accepted development if:</p> <ul style="list-style-type: none"> (a) <i>animal husbandry</i>; (b) <i>animal keeping</i>; (c) <i>caretaker's accommodation</i> where ancillary to an <i>extractive industry</i>; (d) <i>cropping</i>; (e) <i>park</i>; or (f) <i>roadside stall</i>; and (g) not identified as assessable development in part 5.5 <p>Categories of development and assessment– Material Change of Use.</p>	<ul style="list-style-type: none"> • Not applicable
	<p>Code assessment if:</p> <ul style="list-style-type: none"> (a) located within a Resource/processing area or Potential resource/processing area identified on the Extractive resources overlay maps OM006a-b; and/or (b) located within a Separation area or Potential separation area identified on the Extractive resources overlay maps OM006a-b; and/or (c) located within a Transport route separation area or Transport investigation area on the Extractive resources overlay maps OM006a-b; and (d) not identified as Impact assessment in part 5.5 <p>Categories of development and assessment– Material Change of Use.</p>	<ul style="list-style-type: none"> • Extractive resources overlay code
	<p>Code assessment if:</p> <ul style="list-style-type: none"> (a) <i>cropping where forestry for wood production or permanent plantation</i> located within one of the following areas identified on the Extractive resources overlay maps OM006a-b: <ul style="list-style-type: none"> (i) Resource/processing area; (ii) Potential resource/processing area; (iii) Separation area; or (iv) Potential separation area; and (b) not identified as Impact assessment in part 5.5 	<ul style="list-style-type: none"> • Extractive resources overlay code

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Development	Category of development and assessment	Assessment benchmarks
	<p>Categories of development and assessment– Material Change of Use.</p> <p>Impact assessment if: (a) identified as Impact assessment in part 5.5 Categories of development and assessment– Material Change of Use.</p>	<ul style="list-style-type: none"> The planning scheme
Reconfiguring a lot	<p>Code assessment if: (a) located within a Resource/processing area or Potential resource/processing area identified on the Extractive resources overlay maps OM006a-b; and/or (b) located within a Separation area or Potential separation area identified on the Extractive resources overlay maps OM006a-b; and/or (c) located within a Transport route separation area or Transport investigation area identified on the Extractive resources overlay maps OM006a-b; and (d) not identified as Impact assessment in part 5.6 Categories of development and assessment– Reconfiguring a Lot.</p>	<ul style="list-style-type: none"> Extractive resources overlay code
	<p>Impact assessment if: (a) identified as Impact assessment in part 5.6 Categories of development and assessment– Reconfiguring a Lot</p>	<ul style="list-style-type: none"> The planning scheme

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Table 5.940.7—Assessment benchmarks for Flood hazard overlay

Development	Category of development and assessment	Assessment benchmarks
Building work	Accepted development if: (a) a swimming pool, carport, patio or verandah, or outbuilding, domestic outbuilding and patio.	<ul style="list-style-type: none"> • Not applicable
	No change if: (a) on a site located in an Extreme, High, Significant, Low or Potential flood hazard area on Flood hazard overlay maps OM007a-g ; and (b) not Accepted development ; and (c) <u>accepted development subject to requirements where</u> complying with the acceptable outcomes of the Flood hazard overlay code.	<ul style="list-style-type: none"> • Flood hazard overlay code
	Code assessment if: (a) on a site located in an Extreme, High, Significant, Low or Potential flood hazard area on Flood hazard overlay maps OM007a-g ; and (b) <u>accepted development subject to requirements where</u> not complying with the acceptable outcomes of the Flood hazard overlay code.	<ul style="list-style-type: none"> • Flood hazard overlay code
Material Change of Use	No change if: (a) on a site located in a Significant, Low, Potential, High or Extreme flood hazard area on Flood hazard overlay maps OM007a-g ; and (b) <u>accepted development subject to requirements where</u> complying with the acceptable outcomes of the Flood hazard overlay code.	<ul style="list-style-type: none"> • Flood hazard overlay code
	Code assessment if: (a) on a site located in a Significant, Low, Potential, High or Extreme flood hazard area on Flood hazard overlay maps OM007a-g ; and (b) <u>accepted development subject to requirements where</u> not complying with	<ul style="list-style-type: none"> • Flood hazard overlay code

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Development	Category of development and assessment	Assessment benchmarks
	<p>the acceptable outcomes of the Flood hazard overlay code: orange</p> <p>(c) not identified as Impact assessment in part 5.5 Categories of development and assessment– Material Change of Use.</p>	
	<p>Impact assessment if:</p> <p>(a) identified as Impact assessment in part 5.5 Levels of Assessment – Material Change of Use.</p>	<ul style="list-style-type: none"> The planning scheme
Reconfiguring a Lot	<p>Code assessment if:</p> <p>(a) on a site located in a Significant, Low, Potential, High or Extreme Flood hazard area on Flood hazard overlay maps OM007a-g; and</p> <p>(b) not identified as Impact assessment in part 5.6 Categories of development and assessment– Reconfiguring a Lot.</p>	<ul style="list-style-type: none"> Flood hazard overlay code
	<p>Impact assessment if:</p> <p>(a) identified as Impact assessment in part 5.6 Levels of Assessment – Reconfiguring a Lot</p>	<ul style="list-style-type: none"> The planning scheme
Operational Work	<p>Accepted development if:</p> <p>(a) <i>minor operational work</i>.</p>	<ul style="list-style-type: none"> Not applicable
	<p>Code assessment if:</p> <p>(a) not Accepted development; and</p> <p>(a)(b) on a site located in an Extreme, High, Medium, Low or Potential flood hazard area on Flood hazard overlay maps OM007a-g.</p>	<ul style="list-style-type: none"> Flood hazard overlay code

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Table 5.940.8—Assessment benchmarks for High impact activities management area overlay

Development	Category of development and assessment	Assessment benchmarks
Material change of use	Impact assessment if: (a) <i>A high impact activity</i> located within the High impact activities management area identified on the High impact activities management area overlay maps OM008a-b.	<ul style="list-style-type: none"> • The planning scheme

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Table 5.940.9—Assessment criteria for Infrastructure overlay

Development	Category of development and assessment	Assessment benchmarks
<p>Material change of use</p>	<p><u>No change if:</u> (a) <u>A home based business where for a Bed and breakfast and adjoining the Brisbane Valley Rail Trail identified on Infrastructure overlay maps OM009a-g.</u></p>	<ul style="list-style-type: none"> <u>Not applicable</u>
	<p><u>No change if for a dwelling house:</u> Accepted development subject to requirements if: (a) <u>A dwelling house within the Wastewater treatment plant buffer or waste station buffer identified on the Infrastructure overlay maps OM009a-g areas; and</u> <u>and</u> (b) <u>complying with the acceptable outcomes of the Infrastructure overlay code.</u></p>	<ul style="list-style-type: none"> <u>Infrastructure overlay code</u>
	<p>Accepted <u>development if:</u> development if: (a) <u>animal husbandry;</u> (b) <u>animal keeping;</u> (c) <u>cropping other than forestry for wood production; or</u> (d) <u>major electricity infrastructure located within a High voltage electricity transmission line identified on the Infrastructure overlay maps OM009a-g; or</u> (e) <u>adjoining a Highway or Main road located in a Town – Kilcoy, Esk, Fernvale, Toogoolawah, Lowood; or a Small township – Jimna, Linville, Moore; Harlin, Somerset Dam, Coominya, Tarampa, Glamorgan Vale or Minden, identified on the Infrastructure overlay maps OM009a-g; Harlin; Somerset Dam; Coominya; Tarampa; Glamorgan Vale; Minden; or</u> (f) <u>park; or</u> (g) <u>roadside stall; or</u> (h) <u>substation where a Substation identified on the Infrastructure overlay maps OM009a-g; or</u> (i) <u>utility installation for the purposes of power generation where a Power station identified on the Infrastructure overlay maps OM009a-g;</u> (j) <u>Gas pipeline; or</u> (k) <u>Water pipeline; or</u> (l) <u>Wastewater treatment plant; or</u></p>	<ul style="list-style-type: none"> Not applicable

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Development	Category of development and assessment	Assessment benchmarks
	(m) Water p Pump station; or (n) Water r Reservoir; or (o) Waste station; or (e)(p) Sewage treatment plant; and (p)(q) not identified as assessable development in part 5.5 Categories of development and assessment– Material Change of Use.	
	Code assessment if: (a) within a buffer area of the following items identified on the Infrastructure overlay maps OM009a-g : (i) Gas pipeline; or (ii) High voltage electricity transmission line; or (ii)(iii) a Highway or Main road not located in a Town – Kilcoy, Esk, Fernvale, Toogoolawah, Lowood; or a Small township – Jimna, Linville, Moore; Harlin, Somerset Dam, Coominya, Tarampa, Glamorgan Vale or Minden, identified on the Infrastructure overlay maps OM009a-g; or (iii) a Highway or Main road not located in a Town – Kilcoy, Esk, Fernvale, Toogoolawah, Lowood or a Small township – Jimna; Linville; Moore; Harlin; Somerset dam Coominya; Tarampa; Glamorgan Vale; Minden; or, (iv) Power station; or (v) Substation; or (vi) Water pipeline; or (b) introducing a new <i>sensitive land use</i> located within a Wastewater treatment plant buffer or Waste station buffer identified on the Infrastructure overlay maps OM009a-g ; or (c) the site adjoins the Kilcoy Bypass alignment identified on the Infrastructure overlay map OM009g ; and (d) not identified as Impact assessment in part 5.5 Categories of development and assessment– Material Change of Use.	<ul style="list-style-type: none"> Infrastructure overlay code
	Impact assessment if: (a) identified as Impact assessment in part 5.5 Categories of development	<ul style="list-style-type: none"> The planning scheme

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Development	Category of development and assessment	Assessment benchmarks
	and assessment– Material Change of Use.	
Reconfiguring a lot	<p>Code assessment if:</p> <p>(a) within a buffer area of the following items identified on the Infrastructure overlay maps OM009a-g:</p> <p>(i) Gas pipeline; or (vii) High voltage electricity transmission line; or</p> <p>(ii) a Highway or Main road not located in a Town – Kilcoy, Esk, Fernvale, Toogoolawah, Lowood or a Small township – Jimna; Linville; Moore; Harlin; Somerset dam Coominya; Tarampa; Glamorgan Vale; Minden; or</p> <p>(iii) a Highway or Main road not located in a Town or Small township identified on the Settlement pattern strategic framework map SFM-001; or</p> <p>(iii)(iv) Power station; or (iv)(v) Substation; or (v)(vi) Water pipeline; and</p> <p>(b) not identified as Impact assessment in part 5.6 Categories of development and assessment– Reconfiguring a Lot.</p>	<ul style="list-style-type: none"> Infrastructure overlay code
	Impact assessment if: (a) identified as Impact assessment in part 5.6 Categories of development and assessment– Reconfiguring a Lot	<ul style="list-style-type: none"> The planning scheme

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Table 5.940.10—Assessment benchmarks for Landslide hazard overlay

Development	Category of development and assessment	Assessment benchmarks
Material change of use	Accepted development if: (a) <i>animal husbandry</i> ; (b) <i>animal keeping</i> ; (c) <i>cropping where forestry for wood production</i> ; (d) <i>park</i> ; (e) <i>permanent plantation</i> ; or (f) <i>roadside stall</i> ; and (g) not identified as assessable development in part 5.5 Categories of development and assessment— Material Change of Use.	<ul style="list-style-type: none"> • Landslide hazard overlay code
	No change if: (a) within the Landslide hazard area identified on the Landslide hazard overlay maps OM0010a-b ; and (b) not Accepted development; and (c) complying with the acceptable outcomes of the Landslide hazard overlay code.	<ul style="list-style-type: none"> • Landslide hazard overlay code
	Code assessment if: (a) within the Landslide hazard area identified on the Landslide hazard overlay maps OM0010a-b ; and (b) not Accepted development; and (c) not complying with the acceptable outcomes of the Landslide hazard overlay code; and (d) not identified as Impact assessment in part 5.5 Categories of development and assessment— Material Change of Use.	<ul style="list-style-type: none"> • Landslide hazard overlay code
	Impact assessment if: (a) identified as Impact assessment in part 5.5 Categories of development and assessment— Material Change of Use.	<ul style="list-style-type: none"> • The planning scheme
Operational work	Code assessment if: (a) for <i>filling and excavation</i> or <i>vegetation clearing</i> located within a Landslide hazard area identified on the Landslide hazard overlay maps OM0010a-b .	<ul style="list-style-type: none"> • Landslide hazard overlay code

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Development	Category of development and assessment	Assessment benchmarks
Reconfiguring a lot	Code assessment if: (a) located within a Landslide hazard area identified on the Landslide hazard overlay maps OM0010a-b ; and (b) not identified as Impact assessment in part 5.6 Categories of development and assessment– Reconfiguring a Lot.	<ul style="list-style-type: none"> Landslide hazard overlay code
	Impact assessment if: (a) identified as Impact assessment in part 5.6 Categories of development and assessment– Reconfiguring a Lot	<ul style="list-style-type: none"> The planning scheme

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Table 5.940.11—Assessment benchmarks for Local heritage register overlay

Development	Category of development and assessment	Assessment benchmarks
Building work	Code assessment if: (a) <i>minor building work</i> or building work located on a Local heritage place identified on the Local heritage register overlay maps OM011a-d ; or (b) building work located on a site adjoining a Local heritage place identified on the Local heritage register overlay maps OM011a-d .	<ul style="list-style-type: none"> Local heritage register overlay code
	Impact assessment if: (a) building work not associated with a material change of use that involves the demolition (including partial demolition), relocation or removal of a Local heritage place identified on the Local heritage register overlay maps OM011a-d .	<ul style="list-style-type: none"> The planning scheme
Material change of use	Code assessment if: (a) located on a Local heritage place identified on the Local heritage register overlay maps OM011a-d ; or (b) located on a lot adjoining a Local heritage place identified on the Local heritage register overlay maps OM011a-d ; <u>and</u> (c) not identified as Impact assessment in part 5.5 Categories of development and assessment– Material Change of Use.	<ul style="list-style-type: none"> Local heritage register overlay code
	Impact assessment if: (a) the material change of use will result in building work that involves the demolition, relocation or removal of a Local heritage place identified on the Local heritage register overlay maps OM011a-d ; or (b) where identified as Impact assessment in part 5.5 Categories of development and assessment– Material Change of Use.	<ul style="list-style-type: none"> The planning scheme

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Development	Category of development and assessment	Assessment benchmarks
Operational work	Code assessment if: (a) for operational work or minor operational work on a Local heritage place identified on the Local heritage register overlay maps OM011a-d.	<ul style="list-style-type: none"> Local heritage register overlay code
Reconfiguring a lot	Code assessment if: (a) located on a Local heritage place identified on the Local heritage register overlay maps OM011a-d; and (b) not identified as Impact assessment in part 5.6 Categories of development and assessment– Reconfiguring a Lot.	<ul style="list-style-type: none"> Local heritage register overlay code
	Impact assessment if: (a) identified as Impact assessment in part 5.6 Categories of development and assessment– Reconfiguring a Lot	<ul style="list-style-type: none"> The planning scheme

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Table 5.940.12—Assessment benchmarks for Scenic amenity overlay

Development	Category of development and assessment	Assessment benchmarks
<p>Material change of use</p>	<p>No change if:</p> <p>(a) The site is within a High Scenic Amenity Area, Other scenic mountains or Scenic route buffer section identified on the Scenic amenity overlay maps OM012a-b; and</p> <p>(b) Not Accepted development exempt; and</p> <p>(c) Comprising:</p> <p>i. Dwelling house</p> <p>(a) e</p> <p>ii. Home based business where for a home based child care, home occupation or bed and breakfast;</p> <p>iii. Short term accommodation;</p> <p>(b) Tourist park and</p> <p>iv. Accepted development subject to requirements</p> <p>Complying with the acceptable outcomes of the Scenic amenity overlay code.</p>	<ul style="list-style-type: none"> Scenic amenity overlay code
	<p>Accepted development if:</p> <p>(a) <i>animal husbandry</i>; or</p> <p>(b) <i>cropping other than forestry for wood production</i>; or</p> <p>(c) <i>cropping where forestry for wood production</i>; or</p> <p>(d) <i>park</i>; or</p> <p>(e) <i>permanent plantation</i>; and</p> <p>(f) not identified as assessable development in part 5.5 Categories of development and assessment– Material Change of Use.</p>	<ul style="list-style-type: none"> Not applicable
	<p>Code assessment if:</p> <p>(a) not Accepted development; and</p> <p>(b) the site is within a High Scenic Amenity Area, Other scenic mountains or Scenic route buffer section identified on the Scenic amenity overlay maps OM012a-b; and</p> <p>(a)(c) Accepted development where subject to</p>	<ul style="list-style-type: none"> Scenic amenity overlay code

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Development	Category of development and assessment	Assessment benchmarks
	<p><u>requirements where not complying with the accepted outcomes of the Scenic amenity code and (b)(d) not identified as Impact assessment in part 5.5</u> Categories of development and assessment– Material Change of Use.</p> <p>Impact assessment if: (a) identified as Impact assessment in part 5.5 Categories of development and assessment– Material Change of Use.</p>	<ul style="list-style-type: none"> The planning scheme
Operational work	<p>Code assessment if: (a) for clearing of vegetation or filling and excavation located within a High scenic amenity area, Other scenic mountains or Scenic route section identified on the Scenic amenity overlay maps OM012a-b.</p> <p>Impact assessment if: (a) for erection of a <i>billboard</i> located within a High scenic amenity area, Other scenic mountains or Scenic route buffer section identified on the Scenic amenity overlay maps OM012a-b.</p>	<ul style="list-style-type: none"> Scenic amenity overlay code Scenic amenity overlay code

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Table 5.940.13—Assessment benchmarks for Stock route management overlay

Development	Category of development and assessment	Assessment benchmarks
Material change of use	Accepted development if: (a) <i>animal husbandry</i> ; (b) <i>cropping other than forestry for wood production</i> ; (c) <i>park</i> ; or (d) <i>roadside stall</i> ; and (e) not identified as assessable development in part 5.5 Categories of development and assessment– Material Change of Use.	<ul style="list-style-type: none"> • Not applicable
	Code assessment if within the Rural zone and: (a) located on or within a buffer area to a Stock route identified on the Stock route management overlay maps OM013a-b ; and (b) not identified as Impact assessment in part 5.5 Categories of development and assessment– Material Change of Use.	<ul style="list-style-type: none"> • Stock route management overlay code
	Impact assessment if: (a) identified as Impact assessment in part 5.5 Levels of Assessment – Material Change of Use.	<ul style="list-style-type: none"> • The planning scheme
Operational work	Code assessment if within the Rural zone and: (a) for operational work other than advertising devices, <i>filling and excavation</i> , <i>minor operational work</i> or vegetation clearing; and (b) located in a Stock route buffer area identified on the Stock route management overlay maps OM013a-b .	<ul style="list-style-type: none"> • Stock route management overlay code
Reconfiguring a lot	Code assessment if within the Rural zone and: (a) located on or adjoining a Stock route identified on the Stock route management overlay maps OM013a-b ; and (b) not identified as Impact assessment in part 5.6 Categories of development and assessment– Reconfiguring a Lot.	<ul style="list-style-type: none"> • Stock route management overlay code

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Development	Category of development and assessment	Assessment benchmarks
	Impact assessment if: (a) identified as Impact assessment in part 5.6 Categories of development and assessment— Reconfiguring a Lot	<ul style="list-style-type: none"> <li data-bbox="694 479 925 510">• The planning scheme

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

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6 Part 6 Zones

6.1 Preliminary

- (1) Zones organise the planning scheme area in a way that facilitates the location of preferred or acceptable land uses.
- (2) Zones are mapped and included in Schedule 2.
- (3) The categories of development and assessment for development in a zone are in Part 5.
- (4) Assessment benchmarks for zones are contained in a zone code.
- (5) A precinct may be identified for part of a zone.
- (6) Precinct provisions are contained in the zone code.
- (7) Each zone code identifies the following:
 - (a) the purpose of the code;
 - (b) the overall outcomes that achieve the purpose of the code;
 - (c) the performance outcomes that achieve the overall outcomes and the purpose of the code;
 - (d) the acceptable outcomes that achieve the performance and overall outcomes and the purpose of the code;
 - (e) the performance and acceptable outcomes for the precinct.
- (8) The following are the zone codes for the planning scheme:
 - (a) Centre zone code;
 - (b) Community facilities zone code;
 - (c) Emerging community zone code;
 - (d) General residential zone code;
 - (i) Park residential precinct code;
 - (e) High impact industry zone code;
 - (f) Industry zone code;
 - (g) Recreation and open space zone code;
 - (h) Rural residential zone code;
 - (i) Rural zone code;
 - (j) Township zone code.

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6.2 Zone codes

6.2.1 Centre zone code

6.2.1.1 Application

This code applies to assessing a material change of use and building work in the Centre zone.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

6.2.1.2 Purpose

- (1) The **purpose** of the Centre zone is to provide for a variety of uses and activities to service all or part of the local government area, including, for example, administrative, business, community, cultural, entertainment, professional, residential or retail uses or activities..
- (2) The **local government purpose** of the code is to:
 - a) reinforce the Esk, Fernvale, Kilcoy, Lowood and Toogoolawah town centres as the focus for the location of centre activities and appropriate business activities in the Somerset Region, where the town centres service their immediate urban areas and sub-regional catchments; and
 - b) facilitate the location of a range of accommodation, community, entertainment and recreation activities that are complementary to the predominant business and service function of the town centres.
- (3) The purpose of the Centre zone code will be achieved through the following **overall outcomes**:
 - a) The Centre zone is the focus and location for shopping uses and other centre, business and community activities and administrative and government services in each of the sub-regional catchments of the Somerset Region;
 - b) The development of business activities is of a scale and intensity that is consistent with the intended role and function of each town centre in the Somerset Region town centres network⁹;
 - c) A mix of accommodation, community, entertainment and recreation activities that assist in the creation of a vibrant mixed-use centre are established where complementary to the primary business and service function of each centre;
 - d) Uses that strengthen the function of the town centres as destinations in their own right and gateways to tourism focus areas in the greater Somerset Region are promoted;
 - e) A predominantly low rise built form is maintained, consistent with the established scale and character of existing buildings in the town centre;
 - f) The design and layout of development contributes to a vibrant and visually attractive town centre streetscape with buildings orientated towards the primary street frontage, built to the front boundary and with awnings over the footpath for an enhanced pedestrian experience and a high level of amenity;
 - g) Development reinforces a pedestrian-oriented and active streetscape, and uses that have car-oriented frontages or activities such as services stations are located on the periphery of town centres;
 - h) Development conserves and sensitively integrates with historic places or items of cultural heritage significance;
 - i) Development is serviced by the full range of urban infrastructure networks, including the reticulated water supply, sewerage and stormwater drainage networks, road transport networks and electricity and telecommunications infrastructure;
 - j) Development is designed to incorporate sustainable practices including maximising energy efficiency and water conservation;
 - k) Areas of ecological significance, including watercourses, are retained, enhanced and buffered from the impacts of development; and
 - l) Development responds to flooding constraints.

⁹ Refer to 3.7.2—Town centres network of the Part 3—Strategic framework.

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6.2.1.3 Assessment benchmarks

Part A— Requirements for accepted development and assessment benchmarks for assessable development

Table 6.2.1.3— Requirements for **a**Accepted development and assessment benchmarks for **a**Assessable development

Performance outcomes	Acceptable outcomes												
For accepted development subject to requirements and assessable development													
Building height													
PO1 <i>Building height:</i> (a) exhibits a low rise character; (b) contributes to a continuous streetscape character in the town centre; and (c) does not detract from the amenity enjoyed by <i>adjoining premises</i> .	AO1 <i>Building height</i> does not exceed two <i>storeys</i> and 8.5 metres above <i>ground level</i> .												
Building setbacks													
PO2 Building setbacks: (a) contribute to the establishment of a continuous 'main street' character; (b) assist in the provision of active frontages and the engagement of development with the public realm; (c) facilitate the establishment of awnings on main streets; (d) do not detract from the amenity of <i>adjoining premises</i> , in terms of privacy, access to natural light, and ventilation; and (e) provide for the efficient use of the site.	AO2.1 New buildings and structures are built to the <i>primary street frontage</i> boundary of the site, including the following main streets: <table border="1" data-bbox="582 1034 976 1272"> <thead> <tr> <th>Centre</th> <th>Main street/s</th> </tr> </thead> <tbody> <tr> <td>Esk</td> <td>Ipswich Street</td> </tr> <tr> <td>Fernvale</td> <td>Brisbane Valley Hwy Main Street</td> </tr> <tr> <td>Kilcoy</td> <td>Hope Street Mary Street William Street</td> </tr> <tr> <td>Lowood</td> <td>Main Street Railway Street</td> </tr> <tr> <td>Toogoolawah</td> <td>Cressbrook Street</td> </tr> </tbody> </table> AO2.2 Where an <i>adjoining premises</i> is located in the General residential zone , buildings and structures are setback a minimum 3 metres from the common side boundary.	Centre	Main street/s	Esk	Ipswich Street	Fernvale	Brisbane Valley Hwy Main Street	Kilcoy	Hope Street Mary Street William Street	Lowood	Main Street Railway Street	Toogoolawah	Cressbrook Street
Centre	Main street/s												
Esk	Ipswich Street												
Fernvale	Brisbane Valley Hwy Main Street												
Kilcoy	Hope Street Mary Street William Street												
Lowood	Main Street Railway Street												
Toogoolawah	Cressbrook Street												
	AO2.3 New buildings and structures are setback a minimum 3 metres from the rear boundary.												
For assessable development													
Building scale													
PO3 Building scale: (a) complements the predominant scale and intensity built form of the centre; and (b) provides for the on-site provision of car parking, servicing, landscaping and building setbacks consistent with the	AO3 <i>Site cover</i> does not exceed 80 percent.												

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Performance outcomes	Acceptable outcomes
general built form character of the centre.	
Centre design	
<p>PO4 Development contributes to an attractive, vibrant and well-designed town centre where:</p> <ul style="list-style-type: none"> (a) development addresses the public realm; (b) building design, layout, and tenancy mix activates the street and pedestrian thoroughfares; (c) building services do not dominate the streetscape; and (d) conflict between pedestrians and vehicles is minimized. 	<p>AO4.1 Commercial tenancies address the <i>primary street frontage</i> of the site.</p> <p>AO4.2 Building entrances are clearly recognisable from the <i>primary street frontage</i> of the site.</p> <p>AO4.3 Ground level facades which address the <i>primary street frontage</i> incorporate a glassed area of not less than 25 percent of the total area of the external wall.</p> <p>AO4.4 The following building elements are not visible from the <i>primary street frontage</i>: <ul style="list-style-type: none"> (a) building plant equipment (e.g. air conditioning units); (b) refuse storage areas; and (c) vehicle servicing areas. </p> <p>AO4.5 Car parking is provided behind the building alignment to the <i>primary street frontage</i>.</p> <p>AO4.6 Vehicle crossovers are provided as follows: <ul style="list-style-type: none"> (a) common access is established with <i>adjoining premises</i> via access easements; or (b) access is taken from a minor street or rear lane; or (c) a single crossover is provided that is at least 3 metres from a crossover located on an <i>adjoining premises</i>. </p> <p>AO4.7 Development is not for a service station.</p>

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Performance outcomes	Acceptable outcomes												
Awnings													
<p>PO5 The main street/s of each town centre are provided with continuous awnings. Awnings contribute to a human scale streetscape character, and promote pedestrian movement, comfort and safety.</p>	<p>AO5 Awnings are provided to the following main streets:</p> <table border="1"> <thead> <tr> <th>Centre</th> <th>Main street/s</th> </tr> </thead> <tbody> <tr> <td>Esk</td> <td>Ipswich Street</td> </tr> <tr> <td>Fernvale</td> <td>Brisbane Valley Hwy Main Street</td> </tr> <tr> <td>Kilcoy</td> <td>Hope Street Mary Street William Street</td> </tr> <tr> <td>Lowood</td> <td>Main Street Railway Street</td> </tr> <tr> <td>Toogoolawah</td> <td>Cressbrook Street</td> </tr> </tbody> </table>	Centre	Main street/s	Esk	Ipswich Street	Fernvale	Brisbane Valley Hwy Main Street	Kilcoy	Hope Street Mary Street William Street	Lowood	Main Street Railway Street	Toogoolawah	Cressbrook Street
Centre	Main street/s												
Esk	Ipswich Street												
Fernvale	Brisbane Valley Hwy Main Street												
Kilcoy	Hope Street Mary Street William Street												
Lowood	Main Street Railway Street												
Toogoolawah	Cressbrook Street												
Building character													
<p>PO6 The visual appearance of development contributes to the existing or emerging built form character of the town centre, with respect to the use of:</p> <ul style="list-style-type: none"> (a) materials and colours; (b) patterns and textures; (c) roof form and pitch; (d) eaves and awnings; (e) horizontal and vertical detailing; and (f) fenestration. 	<p>Where located in Lowood in the Centre zone: AO6.1 Buildings are predominantly: (a) constructed of timber; and (b) exhibit pitched roofs made of iron.</p> <p>OR</p> <p>Where otherwise located: AO6.2 No acceptable outcome provided.</p>												
Amenity													
<p>PO7 The design, location and operation of development does not result in any undue adverse impact on the amenity of the locality, having regard to:</p> <ul style="list-style-type: none"> (a) hours of operation; (b) lighting; (c) noise; (d) dust, odour and other airborne emissions; (e) public health and safety; (f) traffic generation; (g) the use of <i>advertising devices</i>; (h) visual amenity; and (i) overlooking and privacy. 	<p>AO7 No acceptable outcome provided.</p>												
<p>PO8 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) lighting; (e) <i>advertising devices</i>; (f) visual amenity; (g) privacy; 	<p>AO8 No acceptable outcome provided.</p>												

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Performance outcomes	Acceptable outcomes
(h) odour; or (i) emissions.	
PO9 <i>Development</i> involving a residential activity ensures that an appropriate level of residential amenity and privacy is achieved.	AO9 No acceptable outcome provided.

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6.2.2 Community facilities zone code

6.2.2.1 Application

This code applies to assessing material change of use and building work for development in the Community facilities zone.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

6.2.2.2 Purpose

- (1) 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.
- (2) The **local government purpose** of the code is to:
 - a) recognise the provision of a wide range of community activities and other specified uses which provide essential services that meet the social, cultural, spiritual, health, educational and lifestyle needs of the Somerset Region community;
 - b) protect land designated for community facilities from inappropriate development to ensure the ongoing provision of these services; and
 - c) manage the provision of services to the community in a manner that is complementary to the amenity of adjacent development.
- (3) The purpose of the Community facilities zone code will be achieved through the following **overall outcomes**:
 - a) Development in the zone primarily accommodates the following community facilities:
 - (i) land used for the provision of *cemeteries, clubs, community uses, educational establishments, emergency services, hospitals and health care services*, transport networks, *substations and utility installations*;
 - (ii) private community activities including *community uses, education establishments and places of worship* and other uses that provide a community service such as *residential care facilities*; and
 - (iii) limited development for recreational activities.
 - b) A predominantly low rise and low intensity scale of development is maintained in the zone, which balances the particular operational requirements of the community facility with the management of potential off-site amenity impacts in the locality;
 - c) Ancillary uses that are required to support the functional operation of community facilities are limited in scale;
 - d) Community facilities and ancillary uses are protected from development that has the potential to create land use conflict and/or limit the operational viability of the facility;
 - e) The Brisbane Valley Rail Trail is integrated into the town centres of Fernvale, Lowood, Esk and Toogoolawah and provides opportunities for the development of appropriate low-scale community facilities that are consistent with its predominant tourism and recreation focus;
 - f) Development conserves and sensitively integrates with historic places or items of cultural heritage significance;
 - g) Development is serviced by the full range of urban infrastructure networks, including the reticulated water supply, sewerage and stormwater drainage networks, road transport networks and electricity and telecommunications infrastructure, as required by the facility;
 - h) Development is designed to incorporate sustainable practices including maximising energy efficiency and water conservation;
 - i) Areas of ecological significance, including watercourses, wetlands, habitats, vegetation and bushland are retained, enhanced and buffered from the impacts of development; and

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- j) Development responds to land constraints, including but not limited to topography, bushfire and flooding.

6.2.2.3 Assessment benchmarks

Part A— Requirements for accepted development and assessment benchmarks for assessable development

Table 6.2.2.3— Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Building height	
PO1 <i>Building height:</i> (a) maintains the established low rise built form character of the town; (b) is comparable with adjacent low density residential development in the locality; and (c) does not detract from the amenity enjoyed by <i>adjoining premises</i> .	AO1 <i>Building height does not exceed two storeys and 8.5 metres above ground level.</i>
Building setbacks	
PO2 <i>Building setbacks:</i> (a) maintain a coherent streetscape; (b) make efficient use of the site for access, car parking and servicing requirements; and (c) manage potential adverse impacts on the amenity enjoyed by <i>adjoining premises</i> .	AO2.1 Buildings and structures are setback a minimum 6 metres from the <i>primary street frontage</i> of the site. AO2.2 Buildings and structures are setback 2.5 metres from each side boundary of the site. AO2.3 Buildings and structures are setback 3 metres from the rear boundary of the site. Where the site adjoins the General residential zone (excluding the Park residential precinct): AO2.4 Buildings and structures are setback 3 metres from the common boundary. AO2.5 Car parking and servicing areas incorporate a minimum 2 metre wide landscaped buffer to the common boundary.
For assessable development	
Building scale	
PO3 <i>Building scale:</i>	AO3 <i>Site cover does not exceed 40 percent.</i>

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Performance outcomes	Acceptable outcomes
(a) recognises the unique and varied design requirements of community facilities; and (b) is comparable with adjacent low density residential development in the locality.	
Amenity	
PO4 The design, location and operation of development does not result in any undue adverse impact on the amenity of the locality, having regard to: (a) hours of operation; (b) lighting; (c) noise; (d) dust, odour and other airborne emissions; (e) public health and safety; (f) traffic generation; (g) the use of <i>advertising devices</i> ; (h) visual amenity; and (i) overlooking and privacy.	AO4 No acceptable outcome provided.
PO5 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) <i>advertising devices</i> ; (f) visual amenity; (g) privacy; (h) odour; or (i) emissions.	AO5 No acceptable outcome provided.

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6.2.3 Emerging community zone code

6.2.3.1 Application

This code applies to assessing material change of use and building work for development in the Emerging community zone.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

6.2.3.2 Purpose

- (1) The **purpose** of the Emerging community zone is to:
 - a) identify land that is intended for an urban purpose in the future; and
 - b) protect land that is identified for an urban purpose in the future from incompatible uses; and
 - c) provide for the timely conversion of non-urban land to land for urban purposes.
- (2) The **local government purpose** of the code is to:
 - a) identify land located in the towns of Esk, Fernvale, Kilcoy, Lowood and Toogoolawah that is considered to be generally suitable for urban development in the future;
 - b) establish the suitability of the land for development for urban purposes; and
 - c) protect this land from inappropriate development that has the potential to compromise future urban development opportunities and/or create future land use conflict.
- (3) The purpose of the Emerging community zone code will be achieved through the following **overall outcomes**:
 - a) The use of land in the zone maintains a high level of amenity consistent with its development potential for urban purposes;
 - b) The reconfiguring of a lot does not create additional small lots that compromise the efficient and orderly future development of land for urban purposes;
 - c) *Dwelling houses* are the predominant accommodation activity provided and may be supported by *home based business*;
 - d) Specific rural uses such as *animal husbandry*, *cropping where not forestry for wood production* and *intensive horticulture* that can manage their off-site amenity impacts represent appropriate transitional uses of land in the zone until it is required for urban purposes;
 - e) A predominant low rise built form and very low intensity scale of development is maintained;
 - f) Development conserves and sensitively integrates with historic places or items of cultural heritage significance;
 - g) Development that is not for urban purposes is serviced by the following infrastructure:
 - (i) either the reticulated water supply network or an adequate and self-sufficient potable water supply; and
 - (ii) either the reticulated sewerage network or a sustainable on-site effluent treatment and disposal system that maintains environmental and water quality values; and
 - (iii) stormwater drainage, electricity, gas and telecommunications services as appropriate;
 - h) Development is designed to incorporate sustainable practices including maximising energy efficiency and water conservation;
 - i) Areas of ecological significance, including watercourses, wetlands, habitats, vegetation and bushland are retained, enhanced and buffered from the impacts of development;
 - j) Not all land is suitable for urban purposes. Development responds to land constraints, including but not limited to topography, bushfire and flooding.

Overall outcomes for development for urban purposes

- k) Land is developed for urban purposes in a logical and orderly sequence that addresses:
 - (i) the strategic framework, including the desired settlement pattern for the town;

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- (ii) the mitigation of:
 - (A) amenity impacts generated by the possible adjacent location of *high impact activities*; and
 - (B) potential reverse amenity impacts that may interfere with the existing or ongoing use of adjacent rural land for productive rural activities;
- (iii) the achievement of affordable living opportunities, through the delivery of a variety of housing types and sizes that meet varied needs and lifestyle choices;
- (iv) infrastructure provision and sequencing detailed in **Part 4—Priority infrastructure plan**;
- (v) the provision of urban infrastructure and services, including water supply, sewerage, stormwater drainage, electricity, gas and telecommunications;
- (vi) the provision of road and active transport networks that integrate with established and proposed networks beyond the site;
- (vii) the provision of recreation and open space opportunities that can integrate with established and proposed networks beyond the site and other community facilities and infrastructure;
- (viii) the protection of significant historical, cultural, social, recreational, topographic, landscape, and scenic amenity features;
- (ix) the protection of natural habitat areas, wildlife corridors, watercourses and wetlands; and
- (x) the identification of land that is unsuitable for development for urban purposes due to risks to development from flooding, bushfire and landslide.

6.2.3.3 Assessment benchmarks

Part A— Requirements for accepted development and assessment benchmarks for assessable development

**Table 6.2.3.3—
Requirements for accepted development and assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Building height	
PO1 <i>Building height</i> maintains the established low rise built form character of the town.	AO1 <i>Building height</i> does not exceed two storeys and 8.5 metres above <i>ground level</i> .
Outbuildings (Class 10a)	
PO2 <i>Outbuildings</i> are not used for habitable or domestic purposes.	AO2 <i>Outbuildings</i> are used for non-habitable purposes only.
Building setbacks	
PO3 Building setbacks: (a) maintain a coherent streetscape; and (a) assist in the protection of the amenity of existing and future residential development.	AO3.1 Buildings and structures are setback a minimum 6 metres from the <i>primary street frontage</i> of the site, unless varied by a development code . AO3.2 Buildings and structures are setback a minimum 10 metres from the side and rear

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Performance outcomes	Acceptable outcomes
	boundaries of the site, unless varied by a development code.
Animal husbandry	
PO4 Development for <i>animal husbandry</i> does not compromise the: (a) amenity enjoyed by <i>sensitive land uses</i> located on <i>adjoining premises</i> ; and (b) water quality values of local receiving environments.	AO4.1 <i>Animal enclosures</i> and associated structures (other than fences) are not located within: (a) 100 metres of a lot located in the General residential zone (excluding the Park residential precinct); (b) 100 metres of a <i>sensitive land use</i> on an <i>adjoining premises</i> ; and (c) 15 metres of a <i>dwelling house</i> on the same site.
For assessable development	
Building scale	
PO5 Building scale maintains a very low intensity consistent with the residential activities and specific rural uses expected in the zone.	AO5 <i>Site cover</i> does not exceed 5 percent.
Environmental management	
PO6 Rural uses operate in accordance with contemporary best practice environmental management principles and do not result in any adverse impacts on the following environmental values: (a) air quality; (b) water quality; and (c) soil quality.	AO6 No acceptable outcome provided.
PO7 Liquid and solid waste disposal, including carcass disposal, and emissions of contaminants to surface or groundwater (including contaminated stormwater) do not result in environmental harm or nuisance.	AO7 No acceptable outcome provided.
Amenity	
PO8 The design, location and operation of development does not result in any undue adverse impact on the amenity of the locality, having regard to: (a) hours of operation; (b) lighting; (c) noise; (d) dust, odour and other airborne emissions; (e) public health and safety; (f) traffic generation; (g) the use of <i>advertising devices</i> ; (h) visual amenity; and	AO8 No acceptable outcome provided.

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Performance outcomes	Acceptable outcomes
(i) overlooking and privacy.	
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) <i>advertising devices</i> ; (f) visual amenity; (g) privacy; (h) odour; or (i) emissions.	AO9 No acceptable outcome provided.
Development for urban purposes	
PO10 Development for urban purposes achieves:	AO10 No acceptable outcome provided.
(a) <u>the mitigation of amenity impacts</u> generated by the possible adjacent location of <i>high impact activities</i> and potential reverse amenity impacts that may interfere with the existing or ongoing use of adjacent rural land for productive rural activities;	
(b) <u>affordable living opportunities</u> through the delivery of a variety of housing types and sizes that meet varied needs and lifestyle choices;	
(c) <u>the provision of urban infrastructure</u> and services, including water supply, sewerage, stormwater drainage, electricity, gas and telecommunications;	
(d) <u>the provision of road and active</u> transport networks that integrate with established and proposed networks beyond the site;	
(e) <u>the provision of recreation and open</u> space opportunities that can integrate with established and proposed networks beyond the site and other community facilities and infrastructure;	
(f) <u>the protection of significant historical,</u> cultural, social, recreational, topographic, landscape, and scenic amenity features;	
(g) <u>the protection of natural habitat areas,</u> wildlife corridors, watercourses and wetlands; and	
(h) <u>the identification of land that is</u> unsuitable for development for urban	

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Performance outcomes	Acceptable outcomes
purposes due to risks to development from flooding, bushfire and landslide	

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6.2.4 General residential zone code

6.2.4.1 Application

This code applies to assessing material change of use and building work for development in the General residential zone.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

6.2.4.2 Purpose

- (1) The **purpose** of the General residential zone is to provide for :
 - a) residential uses; and
 - b) community uses, and small-scale services, facilities and infrastructure, to support local residents.
- (2) The **local government purpose** of the code is to provide for low density residential development, predominantly *dwelling houses* on a range of lot sizes serviced by appropriate urban infrastructure, in the towns of Esk, Fernvale, Kilcoy, Lowood and Toogoolawah.

A mix of other residential and non-residential activities may also be established where consistent with the predominant residential character, scale and amenity of the zone.

- (3) The purpose of the General residential zone code will be achieved through the following **overall outcomes**:
 - a) *Dwelling houses* and *dual occupancies* are the predominant accommodation activities provided in the General residential zone, on a variety of lot sizes;
 - b) The predominant low rise and low intensity scale of development provided by *dwelling houses* and *dual occupancies* in the zone is maintained;
 - c) *Residential care facilities* and *retirement facilities* may provide complementary accommodation activities where well-located in relation to the town centre;
 - d) Other accommodation activities such as *multiple dwellings* and *short-term accommodation, home based business* and community activities may be established where the use:
 - (i) is of a limited scale and intensity that maintains the predominant low density residential scale of development and amenity in the zone;
 - (ii) directly supports the day to day needs of the local community; and
 - (iii) is not more appropriately located in the Somerset Region town centres network;
 - e) Development conserves and sensitively integrates with historic places or items of cultural heritage significance;
 - f) Development is connected to the full range of urban infrastructure networks, including the reticulated water supply, sewerage and stormwater drainage networks, road transport networks and electricity and telecommunications infrastructure;
 - g) Development is supported by necessary transport infrastructure and delivers safe and walkable neighbourhoods that integrate with active transport networks that connect with the town centre;
 - h) Development is supported by necessary community facilities, open space and recreational areas that supports the needs of the local community;
 - i) Development proceeds in a logical and orderly sequence that makes efficient use of existing and planned extensions to urban infrastructure networks;
 - j) Development is designed to incorporate sustainable practices including maximising energy efficiency and water conservation;
 - k) Areas of ecological significance, including watercourses, wetlands, habitats, vegetation and bushland are retained, enhanced and buffered from the impacts of development;
 - l) Development responds to land constraints, including but not limited to topography, bushfire and flooding;
 - m) Development is designed to avoid or otherwise minimise adverse impacts from industrial development that will affect the health and safety, wellbeing and amenity of communities and individuals;

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- n) Development does not compromise the viability of existing or future land uses on adjoining and nearby properties, including industrial activities, rural activities and business activities;
- o) The **Park residential precinct** provides very low density residential living opportunities on lots generally greater than 4,000 square metres with good access to the infrastructure and services provided in the Esk, Fernvale, Kilcoy and Lowood town centres;
 - (i) *Dwelling houses* are the predominant accommodation activities provided;
 - (ii) The intensity of development:
 - (A) is compatible with the semi-rural character of the precinct and the dominance of natural features and vegetation over built form; and
 - (B) reflects the different levels of service provided by the reticulated sewerage network within and across the towns;
 - (iii) Appropriate *home based business* uses complement the semi-rural character and amenity of the precinct;
 - (iv) The existing subdivision pattern in established areas of the precinct is largely retained;
 - (v) Lots created by further subdivision in the precinct are generally greater than 4,000 square metres in area;
 - (vi) Development is serviced by the following infrastructure:
 - (A) either the reticulated water supply network or an adequate and self-sufficient potable water supply;
 - (B) a sustainable on-site effluent treatment and disposal system that maintains environmental and water quality values; and
 - (C) stormwater drainage, electricity, gas and telecommunications services as appropriate.

6.2.4.3 Assessment benchmarks

Part A—

Requirements for accepted development and assessment benchmarks for assessable development

Table 6.2.4.3.A—

Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Building height	
PO1 <i>Building height:</i> (a) exhibits a low rise character consistent with the predominant built form of the zone; and (b) does not detract from the amenity enjoyed by <i>adjoining premises</i> .	AO1 <i>Building height</i> does not exceed two <i>storeys</i> and 8.5 metres above <i>ground level</i> .
Outbuildings (Class 10a)	
PO2 <i>Outbuildings</i> are not used for habitable or domestic purposes.	AO2 <i>Outbuildings</i> are used for non-habitable purposes only.

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Performance outcomes	Acceptable outcomes
For assessable development	
Building scale	
PO3 Building scale: (a) complements the predominant low scale and intensity character of development in the zone; (b) does not dominate the premises; and (c) provides for generous landscaping and private open space opportunities.	AO3 <i>Site cover</i> does not exceed 50 percent.
Building setbacks	
PO4 Building setbacks: (a) maintain a coherent streetscape character in the zone; and (b) do not detract from the amenity enjoyed by <i>adjoining premises</i> .	For development other than a dwelling house or dual occupancy: AO4.1 Buildings and structures are setback a minimum 6 metres from the <i>primary street frontage</i> of the site. AO4.2 Buildings and structures are setback a minimum 3 metres from each side boundary of the site. AO4.3 Buildings and structures are setback a minimum 3 metres from the rear boundary of the site.
Amenity	
PO5 The design, location and operation of development does not result in any undue adverse impact on the amenity of the locality, having regard to: (a) hours of operation; (b) lighting; (c) noise; (d) dust, odour and other airborne emissions; (e) public health and safety; (f) traffic generation; (g) the use of <i>advertising devices</i> ; (h) visual amenity; and (i) overlooking and privacy.	AO5 No acceptable outcome provided.

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Performance outcomes	Acceptable outcomes
PO6 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to: <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) lighting; (e) <i>advertising devices</i>; (f) visual amenity; (g) privacy; (h) odour; or (i) emissions. 	AO6 No acceptable outcome provided.

Table 6.2.4.3.B— Requirements for accepted development and assessment benchmarks for assessable development —Park residential precinct

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Building height	
PO1 <i>Building height:</i> <ul style="list-style-type: none"> (a) exhibits a low rise character consistent with the predominant built form of the zone; and (b) does not detract from the amenity enjoyed by <i>adjoining premises</i>. 	AO1 <i>Building height</i> does not exceed two storeys and 8.5 metres above <i>ground level</i> .
Outbuildings (Class 10a)	
PO2 <i>Outbuildings</i> are not used for habitable or domestic purposes.	AO2 <i>Outbuildings</i> are used for non-habitable purposes only.
Animal husbandry	
PO3 Development for <i>animal husbandry</i> does not compromise the: <ul style="list-style-type: none"> (a) amenity enjoyed by <i>sensitive land uses</i> located on <i>adjoining premises</i>; and (b) water quality values of local receiving environments. 	AO3.1 <i>Animal enclosures</i> and associated structures (other than fences) are not located within: <ul style="list-style-type: none"> (a) 100 metres of a lot located in the General residential zone that is not located in the Park residential precinct; (b) 100 metres of a <i>sensitive land use</i> on an <i>adjoining premises</i>; and (c) 15 metres of a <i>dwelling house</i> on the same site.

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Performance outcomes	Acceptable outcomes
For assessable development	
Building scale	
PO4 Building scale: (a) maintains the predominant low intensity scale of development in the precinct; and (b) reinforces the semi-rural character of the precinct and the dominance of natural features over built form.	AO4 Site cover does not exceed 20 percent.
Building setbacks	
PO5 Building setbacks: (a) provide a well-defined separation of built form between <i>adjoining premises</i> consistent with the semi-rural character of the precinct; and (b) do not detract from the amenity enjoyed by <i>adjoining premises</i> .	AO5.1 Buildings and structures are setback a minimum 10 metres from the <i>primary street frontage</i> of the site. AO5.2 Buildings and structures are setback a minimum 10 metres from the side and rear boundaries of the site.
Amenity	
PO6 The design, location and operation of development does not result in any undue adverse impact on the amenity of the locality and must take into account and seek to ameliorate any existing negative environmental impacts, having regard to: (a) hours of operation; (b) lighting; (c) noise; (d) dust, odour and other airborne emissions; (e) public health and safety; (f) traffic generation; (g) the use of <i>advertising devices</i> ; (h) visual amenity; and (i) overlooking and privacy.	AO6 No acceptable outcome provided.
PO7 <u>Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to:</u> <u>(a) noise;</u> <u>(b) hours of operation;</u> <u>(c) traffic;</u> <u>(d) lighting;</u> <u>(e) advertising devices;</u> <u>(f) visual amenity;</u> <u>(g) privacy;</u> <u>(h) odour; or</u> <u>(i) emissions.</u>	AO7 <u>No acceptable outcome provided.</u>
PO87 Development does not result in exposure of a <i>sensitive land use</i> to industrial air, noise	APO87.1 Development is designed to ensure that:

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Performance outcomes	Acceptable outcomes
and odour emission that impact on human health, amenity and well-being.	<p>(b)(a) the indoor noise objectives set out in the <i>Environment Protection (Noise) Policy 2008</i> are met; and</p> <p>(c)(b) the air quality objectives in the <i>Environmental Protection (Air) Policy 2008</i> are met.</p> <p>Note – Design measures to address the Policies in AO7.1 could include:</p> <ul style="list-style-type: none"> landscaping; setting back sensitive land uses from existing and future industrial noise sources; positioning buildings in the most appropriate geographic locations; using barriers, mounds and fences; screening sensitive land uses from industrial uses. <p>AP08.2 Noxious and offensive odours are not experienced at the location of <i>sensitive land uses</i>.</p> <p>Note – The Queensland Odour Impact Assessment Guideline provides a methodology for assessing odour impacts.</p>

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6.2.5 High impact industry zone code

6.2.5.1 Application

This code applies to assessing material change of use and building work for development in the High impact industry zone.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

6.2.5.2 Purpose

- (1) 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.
- (2) The **local government purpose** of the code is to:
 - a) recognise established high impact industry uses located to the east of the Kilcoy *urban area*; and
 - b) appropriately manage the possible future redevelopment of these high impact industry uses.
- (3) The purpose of the High impact industry zone code will be achieved through the following **overall outcomes**:
 - a) The zone accommodates two existing large scale high impact industries, more specifically, an abattoir and soil conditioning manufacturing operation⁹ which have the potential to generate significant impacts on *sensitive land uses* due from their offsite emissions;
 - b) *Low impact industry, medium impact industry, service industry* and *warehouse* uses that are compatible with the predominant use of the zone for high impact industry uses are appropriate;
 - c) Non-industrial uses that support the predominant industrial activities operating on the site such as *caretaker's accommodation* are appropriately located and designed to ensure that they do not compromise the ongoing operation and viability of industrial uses;
 - d) Uses and works for industrial purposes are located, designed and managed to maintain public health and safety, avoid significant adverse effects on the natural environment, and minimise off-site impacts on non-industrial premises and *sensitive land uses*;
 - e) A predominant medium rise built form and scale of development is maintained consistent with existing *high impact industry* development in the zone;
 - f) Development conserves and sensitively integrates with historic places or items of cultural heritage significance;
 - g) Development is serviced by the following infrastructure:
 - (i) the reticulated water supply network; and
 - (ii) a sustainable on-site effluent treatment and disposal system that maintains downstream environmental and water quality values; and
 - (iii) stormwater drainage, electricity, gas and telecommunications services as appropriate;
 - h) Development is located, designed and operated and minimises the consumption of energy and water;
 - i) Development does not interfere with the safe and efficient operation of the surrounding road network and maintains an appropriate level of direct access to the D'Aguiar Highway;
 - j) Areas of ecological significance, including watercourses, wetlands, habitats, vegetation and bushland are retained, enhanced and buffered from the impacts of development; and
 - k) Development responds to land constraints, including but not limited to topography, bushfire and flooding.

⁹ Refer to high impact industry additional examples (19) and (24) in **Schedule 1**.

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6.2.5.3 Assessment benchmarks

Part A—

Requirements for accepted development and assessment benchmarks for assessable development

**Table 6.2.5.3—
Requirements for accepted development and assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Building height	
PO1 Building height maintains a predominant medium rise built form across the site.	AO1 Building height does not exceed 11.5 metres above <i>ground level</i> .
Building setbacks	
PO2 Building setbacks: (a) provide for the efficient use of site; (b) adequate separation to major road frontages; and (c) assist in managing the impacts on the amenity of <i>adjoining premises</i> .	AO2 Buildings and structures are setback a minimum 10 metres from any street frontage or <i>site boundary</i> .
For assessable development	
Building scale	
PO3 Building scale maintains a predominant medium scale of development across the zone consistent with the requirements of <i>high impact industry</i> development.	AO3 <i>Site cover</i> does not exceed 50 percent.
Environmental management	
PO4 Industrial activities operate in accordance with contemporary best practice environmental management principles and do not result in any adverse impacts on the following environmental values: (a) air quality; (b) water quality	AO4 Development complies with the applicable requirements of: (a) <i>the Environmental Protection (Air) Policy 2008</i> ; and (b) <i>the Environmental Protection (Water) Policy 2009</i> .

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Performance outcomes	Acceptable outcomes
Amenity	
<p>PO5 The design, location and operation of development does not result in any undue adverse impact on the amenity of the locality and must take into account and seek to ameliorate any existing negative environmental impacts, having regard to:</p> <ul style="list-style-type: none"> (a) hours of operation; (b) lighting; (c) noise; (d) dust, odour and other airborne emissions; (e) public health and safety; (f) traffic generation; (g) the use of <i>advertising devices</i>; (h) visual amenity; (i) soil quality and (j) overlooking and privacy. 	<p>AO5 No acceptable outcome provided</p>

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6.2.6 Industry zone code

6.2.6.1 Application

This code applies to assessing material change of use and building work for development in the Industry zone.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

6.2.6.2 Purpose

- (1) The **purpose** of the Industry zone code is to provide for :
 - a) a variety of industry activities; and
 - b) other uses and activities that—
 - (i) support industry activities; and
 - (ii) do not compromise the future use of premises for industry activities.
- (2) The **local government purpose** of the code is to provide opportunities for the development of industry uses and compatible non-industrial uses that meet local needs in the towns of Esk, Fernvale, Kilcoy, Lowood and Toogoolawah.
- (3) The purpose of the Industry zone code will be achieved through the following **overall outcomes**:
 - a) A range of industry activities, including *low impact industry*, *service industry* and *warehouse* uses are established in the zone;
 - b) Some *medium impact industry* uses may be located in the zone where those uses directly service local needs and their impacts are appropriately managed from adjoining and surrounding land, including *sensitive land uses* and other industry uses;
 - c) A predominant low-medium rise built form and scale of development is maintained across the zone;
 - d) Uses and works for industrial purposes are located, designed and managed to maintain public health and safety, avoid significant adverse effects on the natural environment, and minimise off-site impacts on non-industrial premises and *sensitive land uses*;
 - e) *High impact industry* uses are not located in the zone due to their likely significant adverse impacts on adjacent non-industrial land and *sensitive land uses* that cannot be contained on-site;
 - f) Non-industrial uses which are allied and compatible with industrial activities, including *caretaker's accommodation* and *transport depot* are accommodated;
 - g) *Aquaculture* where for *low impact aquaculture* is accommodated where designed and operated in a manner compatible with the predominant industrial activities;
 - h) Specific business activities that are not appropriately located in the Centre zone because of development scale, character or amenity considerations such as *agricultural supplies stores*, *garden centres*, *hardware and trade supplies*, *outdoor sales*, *service stations* and *showrooms*, may also be established. These uses are appropriately located and designed to ensure that they do not compromise the ongoing operation and viability of industrial activities operating in the zone;
 - i) Development conserves and sensitively integrates with historic places or items of cultural heritage significance;
 - j) Development is serviced by the following infrastructure:
 - (i) the reticulated water supply network;
 - (ii) either the reticulated sewerage network or a sustainable on-site effluent treatment and disposal system that maintains environmental and water quality values; and
 - (i) stormwater drainage, electricity, gas and telecommunications services as appropriate;
 - k) Development is located, designed and operated to minimise the consumption of energy and water;
 - l) Development does not interfere with the safe and efficient operation of the surrounding road network and maintains the amenity of adjacent non-industrial land through an appropriate level of direct access to the Brisbane Valley Highway, D'Aguiar Highway and/or other major roads in Somerset Region;

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- m) Areas of ecological significance, including watercourses, wetlands, habitats, vegetation and bushland are retained, enhanced and buffered from the impacts of development; and
- n) Development responds to land constraints, including but not limited to topography, bushfire and flooding.

6.2.6.3 Assessment benchmarks

**Part A—
Requirements for accepted development and assessment benchmarks for assessable development**

**Table 6.2.6.3—
Requirements for accepted development and assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Building height	
PO1 <i>Building height:</i> (a) maintains a predominant low-medium rise built form; and (b) complements development in the surrounding locality.	AO1 <i>Building height</i> does not exceed two storeys and 11.5 metres above <i>ground level</i> .
Building setbacks	
PO2 Building setbacks: (a) maintain a coherent streetscape; (b) make efficient use of the site for access and servicing requirements; and (c) assist in managing the impacts of air, noise and odour emissions on <i>adjoining premises</i> .	AO2.1 Buildings and structures are setback a minimum 6 metres from the <i>primary street frontage</i> of the site. AO2.2 Buildings and structures are setback a minimum 3 metres from each side boundary of the site. AO2.3 Buildings and structures are setback a minimum 3 metres from the rear boundary of the site.
For assessable development	
Building scale	
PO3 Building scale: (a) reflects the predominant medium-high intensity scale of development in the zone; and (b) provides for the efficient use of the site and the on-site provision of landscaping and access, car parking and servicing areas.	AO3 <i>Site cover</i> does not exceed 75 per cent.
Environmental management	
PO4 Industrial activities operate in accordance with contemporary best practice environmental management principles and	AO4 Development complies with the applicable requirements of:

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Performance outcomes	Acceptable outcomes
do not result in any adverse impacts on the following environmental values: (a) air quality; (b) water quality; and (c) soil quality.	(a) <u>the Environmental Protection (Air) Policy 2008</u> ; and (b) <u>the Environmental Protection (Water) Policy 2009</u> .
Amenity	
PO5 The design, location and operation of development does not result in any undue adverse impact on the amenity of the locality, having regard to: (a) hours of operation; (b) lighting; (c) noise; (d) dust, odour and other airborne emissions; (e) traffic generation; (f) the use of <i>advertising devices</i> ; (g) visual amenity; and (h) overlooking and privacy.	AO5 Development complies with the applicable requirements of: (a) <u>the Environmental Protection (Air) Policy 2008</u> ; and (a) (b) <u>the Environmental Protection (Noise) Policy 2008</u> .
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) <i>advertising devices</i> ; (f) visual amenity; (g) privacy; (h) odour; or (i) emissions.	AO6 Development complies with the applicable requirements of: (a) <u>the Environmental Protection (Air) Policy 2008</u> ; and (b) <u>the Environmental Protection (Noise) Policy 2008</u> .

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6.2.7 Recreation and open space zone code

6.2.7.1 Application

This code applies to assessing material change of use and building work for development in the Recreation and open space zone.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

6.2.7.2 Purpose

- (1) 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).
- (2) The **local government purpose** of the code is to establish a publicly accessible network of open space in the towns of Somerset Region that provides for:
 - a) active and passive recreation areas;
 - b) recreation activities and limited community facilities; and
 - c) the conservation of important natural features and processes.
- (3) The purpose of the Recreation and open space zone will be achieved through the following **overall outcomes**:
 - a) A range of publicly accessible recreation activities, including *indoor sport and recreation, outdoor sport and recreation, park* and other low-intensity uses that meet the needs of the Somerset Region community are provided;
 - b) Uses such as *caretaker's accommodation, clubs and community uses and food and drink outlets* may be established in the zone where demonstrated to be:
 - (i) ancillary to recreation activities and, where centre activities, consistent with the development of the Somerset Region town centres network; and
 - (ii) subordinate in scale to the predominant use of the site;
 - c) Temporary uses such as markets or outdoor entertainment events are of a scale that can be reasonably accommodated by the existing open space facilities;
 - d) The predominant low rise built form and very low intensity scale of development in the zone is maintained, which assists in providing a visual contrast to the more intensively developed parts of the town;
 - e) The design and siting of recreation activities mitigates potential impacts on the amenity of *adjoining premises* and the character of the surrounding locality;
 - f) Important natural features and processes, including habitat for flora and fauna and riparian corridors and natural drainage functions are conserved and protected from inappropriate development;
 - g) Land included in the zone is generally subject to a higher level of flooding risk and is protected from inappropriate development that increases the numbers of people or structures from this risk. Development also responds to other land constraints, including landslide and bushfire risks;
 - h) Connections to the broader open space network, including local and regional parks and corridors are facilitated for the use and enjoyment of residents and visitors;
 - i) Development conserves and sensitively integrates with historic places or items of cultural heritage significance;
 - j) Development is serviced by the following infrastructure:
 - (i) the reticulated water supply network;
 - (ii) either the reticulated sewerage network or a sustainable on-site effluent treatment and disposal system that maintains environmental and water quality values; and
 - (iii) stormwater drainage, electricity, gas and telecommunications services as appropriate; and

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- k) Development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and active transport.

6.2.7.3 Assessment benchmarks

Part A—

Requirements for accepted development and assessment benchmarks for assessable development

Table 6.2.7.3—
Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Building height	
PO1 <i>Building height:</i> (a) maintains a predominant low-medium rise built form; and (b) complements development in the surrounding locality.	AO1 <i>Building height</i> does not exceed two storeys and 8.5 metres above <i>ground level</i> .
Building setbacks	
PO2 Building setbacks: (a) maintain a coherent streetscape; and (b) manage potential impacts on the amenity enjoyed by development on <i>adjoining premises</i> .	AO2.1 Buildings and structures are setback a minimum 10 metres from the <i>primary street frontage</i> of the site. AO2.2 Buildings and structures are setback a minimum 6 metres from side and rear boundaries of the site.
For assessable development	
Building scale	
PO3 Building scale: (a) maintains a very low intensity scale of development; and (b) remains subordinate to the predominant open space character of the zone.	AO3 <i>Site cover</i> does not exceed 20 percent.
Natural environment and hazards	
PO4 The ecological values of the site are protected and risks to development from natural hazards are minimised through the appropriate siting and design of all buildings and structures, having regard to: (a) regulated or remnant vegetation; (b) biodiversity corridors and networks; (c) bushfire risk; and (d) flooding risk.	AO4 No acceptable outcome provided.
Amenity	
PO5	AO5 No acceptable outcome provided.

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Performance outcomes	Acceptable outcomes
<p>The design, location and operation of development does not result in any undue adverse impact on the amenity of the locality, having regard to:</p> <ul style="list-style-type: none"> (a) hours of operation; (b) lighting; (c) noise; (d) dust, odour and other airborne emissions; (e) public health and safety; (f) traffic generation; (g) the use of <i>advertising devices</i>; (h) visual amenity; and (i) overlooking and privacy. 	
<p>PO6 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) lighting; (e) <i>advertising devices</i>; (f) visual amenity; (g) privacy; (h) odour; or (i) emissions. 	<p>AO6 No acceptable outcome provided.</p>

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6.2.8 Rural residential zone code

6.2.8.1 Application

This code applies to assessing material change of use and building work for development in the Rural residential zone.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

6.2.8.2 Purpose

- (1) The purpose of the rural residential zone is to provide for residential uses and activities on large lots, including lots for which the local government has not provided infrastructure and services..
- (2) The **local government purpose** of the code is to provide rural residential development opportunities in the Minden North locality in a semi-rural setting that provides limited access to urban infrastructure networks and local services.
- (3) The purpose of the Rural residential zone code will be achieved through the following **overall outcomes**:
 - a) The Rural residential zone provides very low density residential living opportunities in a semi-rural environment on large lots generally greater than 4,000 square metres;
 - b) *Dwelling houses* are the predominant accommodation activities provided;
 - c) The predominant low rise, low intensity scale of development in the zone provided by dwelling houses is maintained, consistent with the semi-rural character of the precinct and the dominance of natural features and vegetation over built form;
 - d) Appropriate *home based business* uses complement the semi-rural character and amenity of the zone;
 - e) The existing subdivision pattern is retained, with lots generally greater than 4,000 square metres in area;
 - f) Development for residential uses adjacent to rural areas does not interfere with the existing or ongoing use of the rural land for productive rural activities;
 - g) Development is serviced by the following infrastructure:
 - (i) the reticulated water supply network;
 - (ii) a sustainable on-site effluent treatment and disposal system that maintains environmental and water quality values; and
 - (iii) stormwater drainage, electricity, gas and telecommunications services as appropriate; and
 - h) Development is designed to incorporate sustainable practices including maximising energy efficiency and water conservation;
 - i) Development conserves and sensitively integrates with historic places or items of cultural heritage significance;
 - j) Areas of ecological significance, including watercourses, wetlands, habitats, vegetation and bushland are retained, enhanced and buffered from the impacts of development;
 - k) Development responds to land constraints, including but not limited to topography, bushfire and flooding.

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6.2.8.3 Assessment benchmarks

Part A—

Requirements for accepted development and assessment benchmarks for assessable development

Table 6.2.8.3—

Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Building height	
PO1 <i>Building height:-</i> (a) exhibits a low rise character consistent with the predominant built form of the zone; and (b) does not detract from the amenity enjoyed by <i>adjoining premises</i> .	AO1 <i>Building height</i> does not exceed two storeys and 8.5 metres above <i>ground level</i> .
Outbuildings (Class 10a)	
PO2 <i>Outbuildings</i> are not used for habitable or domestic purposes.	AO2 <i>Outbuildings</i> are used for non-habitable purposes only.
Building setbacks	
PO3 Building setbacks: (a) provide a well-defined separation of built form between <i>adjoining premises</i> that is consistent with the semi-rural character of the zone; and (b) do not detract from the amenity enjoyed by <i>adjoining premises</i> .	AO3.1 Buildings and structures are setback a minimum 10 metres from the <i>primary street frontage</i> of the site. AO3.2 Buildings and structures are setback a minimum 10 metres from the side and rear boundaries of the site.
Animal husbandry	
PO4 Development for <i>animal husbandry</i> does not compromise the: (a) amenity enjoyed by <i>sensitive land uses</i> located on <i>adjoining premises</i> ; and (b) water quality values of local receiving environments.	AO4 <i>Animal enclosures</i> and associated structures (other than fences) are not located within: (a) 100 metres of a <i>sensitive land use</i> on an <i>adjoining premises</i> ; and (b) 15 metres of a <i>dwelling house</i> on the same site.
For assessable development	
Building scale	
PO5 Building scale: (a) maintains the predominant low intensity scale of development in the zone; and (b) reinforces the semi-rural character of the precinct and the dominance of natural features over built form.	AO5 <i>Site cover</i> does not exceed 20 percent.

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Performance outcomes	Acceptable outcomes
Amenity	
<p>PO6 The design, location and operation of development does not result in any undue adverse impact on the amenity of the locality, having regard to:</p> <ul style="list-style-type: none"> (a) hours of operation; (b) lighting; (c) noise; (d) dust, odour and other airborne emissions; (e) public health and safety; (f) traffic generation; (g) the use of <i>advertising devices</i>; (h) visual amenity; and (i) overlooking and privacy. 	<p>AO6 No acceptable outcome provided.</p>
<p>PO7 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) lighting; (e) <i>advertising devices</i>; (f) visual amenity; (g) privacy; (h) odour; or (i) emissions. 	<p>AO7 No acceptable outcome provided.</p>

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6.2.9 Rural zone code

6.2.9.1 Application

This code applies to assessing material change of use and building work for development in the Rural zone.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

6.2.9.2 Purpose

- (1) 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.
- (2) The **local government purpose** of the code is to:
 - a) facilitate the establishment of a wide range of productive rural activities in Somerset Region;
 - b) protect the productive natural resources and environmental and scenic values of the rural landscape from inappropriate development; and
 - c) provide for the establishment of a limited range of complementary non-rural uses that promote sustainable economic diversification or which provide a service to rural areas of Somerset Region.
- (3) The purpose of the Rural zone code will be achieved through the following **overall outcomes**:
 - a) A mix of rural uses predominate in the zone, including *animal husbandry, animal keeping, aquaculture, cropping (including forestry for wood production), intensive animal industries, intensive horticulture, permanent plantations, roadside stalls, rural industry* and other uses;
 - b) Permanent accommodation activities are limited to the establishment of *dwelling houses, caretaker's accommodation* and *rural workers accommodation* on existing lots;
 - c) *Home based business* may be established where the scale, intensity and nature of the use is compatible with the character and amenity of the surrounding locality;
 - d) *High impact activities* are appropriately separated from towns, small townships, rural residential settlements, the Glamorgan Vale Urban Investigation Area, the regional water storages of Lake Somerset and Lake Wivenhoe and tourism focus areas to protect the existing and future amenity and environmental values of these areas;
 - e) Tourism development, including short-term *accommodation activities*, is focused in the Principal Future Strategic Tourism Focus Area and the Lake Somerset Water-based Recreation Focus Area. Non-tourism related development in these two tourism focus areas does not adversely affect the rural, natural and environmental values of the locality and maintains the possibility for future tourism-based opportunities to leverage off these values;
 - f) Non-rural uses such as *renewable energy facilities, utility installations* or tourism development such as *short-term accommodation, nature-based tourism, tourist park and function facility* may be established where the use is:
 - (i) compatible with the landscape and scenic amenity values of Somerset Region and consistent with the amenity of the locality;
 - (ii) supported by an appropriate level of infrastructure; and
 - (iii) located, designed and operated to minimise conflicts with rural activities on *adjoining premises*;

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- g) The operational viability of existing rural activities, including *high impact activities*, are protected from the encroachment of incompatible development such as *sensitive land uses* and tourism development;
- h) A general low rise and low intensity scale of development is maintained consistent with the predominant rural character of the zone and visual prominence of environmental and landscape features in the rural landscape;
- i) Agricultural land is retained for productive rural activities and is protected from fragmentation and alienation by inappropriate development;
- j) Identified hard rock, sand and gravel resources located on and adjacent to the alluvial terraces of the Brisbane River and its tributaries are protected from inappropriate development;
- k) Extractive industry operations are not prejudiced by the encroachment of incompatible development;
- l) Identified mineral resources are protected from encroachment by incompatible development;
- m) Downstream water quality values in the receiving environments of Lake Somerset, Lake Wivenhoe and the Mid-Brisbane River are maintained and enhanced;
- n) The scenic amenity and landscape values of Somerset Region are maintained and enhanced by development;
- o) Development is generally self-sufficient as far as servicing by utilities infrastructure is concerned, and is provided with:
 - (i) an adequate on-site supply of potable water;
 - (ii) a sustainable on-site effluent treatment and disposal system that maintains environmental and water quality values; and
 - (iii) electricity and telecommunications services as appropriate;
- p) Development is designed to incorporate sustainable practices including maximising energy efficiency and water conservation;
- q) Development conserves and sensitively integrates with historic places or items of cultural heritage significance;
- r) Areas of ecological significance, including watercourses, wetlands, habitats, vegetation and bushland are retained, enhanced and buffered from the impacts of development;
- s) Development responds to land constraints, including but not limited to topography, bushfire and flooding;
- t) Historical clusters of small vacant allotments are not expected to be developed with houses given the lack of suitable physical and social infrastructure.

6.2.9.3 Assessment benchmarks

Part A—

Requirements for accepted development and assessment benchmarks for assessable development

Table 6.2.9.3—

Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Building height	
PO1 <i>Building height:</i> (a) maintains a low rise built form; and (b) is subordinate to the predominant character and environment and features values of the locality.	AO1 <i>Building height</i> does not exceed two storeys and 11.5 metres above <i>ground level</i> .
Building setbacks	
PO2 Building setbacks:	AO2

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Performance outcomes	Acceptable outcomes
(a) contribute to the maintenance of the rural character of the zone; and (b) manage potential amenity impacts on <i>sensitive land uses</i> on <i>adjoining premises</i> .	Buildings and structures are setback a minimum 15 metres from <u>all boundaries</u> the <u>primary street frontage</u> of the site.
Animal husbandry	
PO3 Development for <i>animal husbandry</i> does not result in: (a) environmental harm and nuisance on <i>sensitive land uses</i> located on <i>adjoining premises</i> ; and (b) adverse impacts on water quality values of local receiving environments.	AO3.1 <i>Animal enclosures</i> and associated structures (other than fences) are not located within: (a) 100 metres of a lot located in the following zones: (i) General residential zone (excluding the Park residential precinct); or (ii) Township zone; (b) 100 metres of a <i>sensitive land use</i> on an <i>adjoining premises</i> ; and (c) 15 metres of a <i>dwelling house</i> on the same site.
Outbuildings (Class 10a)	
PO4 <i>Outbuildings</i> are not used for habitable or domestic purposes.	AO4 <i>Outbuildings</i> are used for non-habitable purposes only.
Outdoor sport and recreation	
PO5 Development ensures that the <u>amenity of the area is maintained.</u>	AO5 Development operates within the <u>hours of 6am and 6pm.</u>
PO6 Development ensures that the <u>nature and type of lighting for outdoor sport and recreation activities is intended for lower level infrequent use.</u>	AO6 Development provides outdoor <u>lighting which is in compliance with Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting.</u>
PO7 Development is compatible with <u>scale, bulk, design and character of the surrounding area.</u>	AO7 <u>All facilities are located a minimum distance of 15 metres from all boundaries.</u>
PO8 The site is accessed via a road that is of a <u>standard to adequately cater for the traffic generated by the use without causing traffic hazards, damage to the road or traffic or dust nuisance to persons or property not connected with the use.</u>	AO8 <u>Access is to be provided in accordance with Planning Scheme Policy 4 – Design Standards.</u>
PO9 <u>Waste does not have an adverse effect on the amenity of the surrounding area or environment.</u>	PO10 <u>Refuse is collected and stored in a screened area and is removed from the site by approved contractor.</u>
Car parking	

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Performance outcomes	Acceptable outcomes
<u>No degradation of the natural environment occurs through loss of vegetation, disturbance or destruction of wildlife corridors or important stands of remnant vegetation.</u>	<u>Facilities do not result in the removal of remnant vegetation or disturb or redirect any natural watercourse.</u> <u>Buildings and storage areas and parking and loading areas are located at least 20m from any natural features such as creeks, gullies, waterways and wetlands.</u>
For assessable development	
Environmental management	
PO5 Rural activities operate in accordance with contemporary best practice environmental management principles and do not result in any adverse impacts on the following environmental values: (a) air quality; <u>and</u> (b) <u>water quality; and</u> (c)(b) <u>acoustic environment.</u>	AO5.1 The use is operated in accordance with the <i>Environmental Protection (Air) Policy 2008.</i> AO5.2 The use is operated in accordance with the <i>Environmental Protection (Noise) Policy 2008.</i> AO5.323 The use is operated in accordance with the <i>Environmental Protection (Water) Policy 2009.</i>
PO6 Activities operate in accordance with contemporary best practice acoustic management principles and do not cause result in any negative adverse impacts on rural amenity the acoustic environment.	AO6 No acceptable outcome provided.
PO676 Liquid and solid waste disposal, including carcass disposal, and emissions of contaminants to surface or groundwater (including contaminated stormwater) do not result in environmental harm or nuisance.	AO676 No acceptable outcome provided.
Amenity	
PO787 The design, location and operation of development does not result in any undue adverse impact on the amenity of the locality, having regard to: (a) hours of operation; (b) lighting; (c) noise; (d) dust, odour and other airborne emissions; (e) public health and safety; (f) traffic generation; (g) the use of <i>advertising devices</i>; (h) visual amenity; and (i) overlooking and privacy.	AO787 No acceptable outcome provided.
PO898	AO898 No acceptable outcome provided.

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Performance outcomes	Acceptable outcomes
<p>Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) lighting; (e) <i>advertising devices</i>; (f) visual amenity; (g) privacy; (h) odour; or (i) emissions. 	
Tourism Development	
<p>PO910⁹ Tourism development is separated from rural activities so that it does not result in:</p> <ul style="list-style-type: none"> (a) adverse impacts on the ongoing operation of existing rural activities or the potential operation of future rural activities; (b) adverse impacts on rural amenity; and (c) inability for a tourism development to operate as intended having regard to the nature of rural activities. <p><small>Note – Tourism development in the Rural zone includes any use that attracts visitors for entertainment, functions, recreation or short-term stays, including <i>nature based tourism, short-term accommodation, tourist park, winery, tourist attraction or function facility.</i></small></p>	<p>AO910⁹ <i>Buildings and structures</i> associated with tourism development are set back a minimum of:</p> <ul style="list-style-type: none"> (a) 50 metres from a public <i>road</i>. (b) 100 metres from the boundary of the site.
<p>PO110¹⁰ Building siting, spacing, scale, bulk, height, design, form, colours and materials is sympathetic to the character of the <i>site</i> and locality.</p>	<p>AO110¹⁰ No acceptable outcomes provided.</p>
<p>PO112¹¹ Development for <i>shop or food and drink outlet</i> is:</p> <ul style="list-style-type: none"> (a) ancillary to a tourism development; (b) low key in scale, nature and employment; (c) of a size that only serves the needs of the associated tourism development; (d) does not generate traffic on roads in the Rural zone that is additional to traffic otherwise generated by the associated tourism development; and (e) does not create impacts on centres or townships through clustering of small-scale <i>business activities</i>. 	<p>AO112¹¹ Development for <i>shop or food and drink outlet</i> is:</p> <ul style="list-style-type: none"> (a) ancillary to a tourism development such as a <i>function facility, nature-based tourism, short-term accommodation, tourist park or winery</i> use; and (b) has a <i>gross floor area</i> that is equal to or less than 250 square metres

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6.2.10 Township zone code

6.2.10.1 Application

This code applies to assessing material change of use and building work for development in the Township zone.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

6.2.10.2 Purpose

- (1) The **purpose** of the Township zone is to provide for :
 - a) small to medium urban areas in a rural or coastal area; and
 - b) a variety of uses and activities to service local residents, including, for example, business, community, education, industrial, open space, recreation, residential or retail uses or activities; and
 - c) tourist attractions and short-term accommodation, if appropriate for the area.
- (2) The **local government purpose** of the code is to:
 - a) accommodate an appropriate mix of uses in the small townships of Coominya, Glamorgan Vale, Harlin, Jimna, Linville, Minden, Moore, Somerset Dam and Tarampa that directly service local residents and surrounding rural areas, tourists and/or travellers; and
 - b) maintain the amenity and character of these small townships, having regard to the nature and scale of the mix of uses accommodated.
- (3) The purpose of the Township zone code will be achieved through the following **overall outcomes**:
 - a) Dwelling houses are the predominant use provided in the small townships;
 - b) A predominant low rise built form and low intensity scale of development is maintained, consistent with the semi-rural development character of the small townships;
 - c) The accommodation of non-residential activities is limited to those uses that service local residents and surrounding rural areas and tourists. The following uses may be established whereof a scale that is consistent with the amenity and low density character of the small township:
 - (i) business activities (including *agricultural supplies stores, food and drink outlets, hardware and trade supplies, offices, service stations, shops and veterinary services*);
 - (ii) community activities (*community uses and educational establishments [state schools]*);
 - (iii) entertainment activities (*hotels*);
 - (iv) industry activities (*low impact industry and service industry*); and
 - (v) tourist related uses such as *bed and breakfast, nature based tourism, short-term accommodation and tourist park*.
 - d) The development or expansion of business activities is limited in scale to satisfy only local needs and reinforce the primacy of the Somerset Region town centres network;
 - e) Industrial development is limited to *low impact industry and service industry* uses that are of a limited scale to mitigate potential amenity impacts on *adjoining premises*;
 - f) In the small townships of Coominya, Glamorgan Vale, Harlin, Jimna, Linville, Minden, Moore and Tarampa, the existing subdivision pattern is largely retained consistent with the low density residential character of the zone and level of service by reticulated sewerage infrastructure. In those parts of the zone that are:
 - (i) serviced by the reticulated sewerage network, lots are generally greater than 1,000 square metres in area; and
 - (ii) not serviced by the reticulated sewerage network, lots are generally greater than 1,500 square metres in area, with any intensification of development required to demonstrate adequate arrangements to facilitate on-site effluent treatment and disposal;

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- g) In the small township of Somerset Dam, the characteristic small lot subdivision pattern in the small township is largely retained, with lots generally greater than 400 square metres in area;
- h) Residential development adjacent to rural areas does not interfere with the existing or ongoing use of the rural land for productive rural activities;
- i) Development is serviced by the following infrastructure:
 - (i) the reticulated water supply network in the small townships of Linville, Somerset Dam and Tarampa;
 - (ii) an adequate on-site supply of potable water in the small townships of Coominya, Glamorgan Vale, Harlin, Jimna, Minden and Moore;
 - (iii) the reticulated sewerage network in the small township of Somerset Dam;
 - (iv) a sustainable on-site effluent treatment and disposal system that maintains environmental and water quality values in the small townships of Coominya, Glamorgan Vale, Linville, Harlin, Jimna, Minden, Moore and Tarampa; and
 - (v) stormwater drainage, electricity, gas and telecommunications services as appropriate; and
- j) Development design promotes ecological sustainability through the incorporation of measures to achieve energy efficiency, water conservation;
- k) Development conserves and sensitively integrates with historic places or items of cultural heritage significance;
- l) The natural environment, including watercourses, wetlands, habitats, vegetation and bushland are retained, enhanced and buffered from the impacts of development;
- m) The downstream water quality values in the receiving environments of Lake Somerset, Lake Wivenhoe and the Mid-Brisbane River are maintained and enhanced; and
- n) Development responds to land constraints, including but not limited to topography, bushfire and flooding.

6.2.10.3 Assessment benchmarks

Part A— Requirements for accepted development and assessment benchmarks for assessable development

Table 6.2.10.3— Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Building height	
PO1 <i>Building height:</i> (a) maintains the established low rise built form character of the small township; (b) is comparable with adjacent low density residential development in the locality; and (c) does not detract from the amenity enjoyed by <i>adjoining premises</i> .	AO1 <i>Building height does not exceed two storeys and 8.5 metres above ground level</i>
Building setbacks	
PO2 Building setbacks: (a) present a coherent streetscape; and (b) manage potential adverse impacts of non-residential development on the amenity enjoyed by <i>adjoining premises</i> .	AO2 Buildings and structures have a: (a) minimum side boundary clearance of 2.5 metres; and (b) minimum rear boundary clearance of 6 metres.
Outbuildings (Class 10a)	

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Performance outcomes	Acceptable outcomes																				
PO3 Outbuildings are not used for habitable or domestic purposes.	AO3 Outbuildings are used for non-habitable purposes only.																				
For assessable development																					
Building scale																					
PO4 Building scale: (a) is consistent with the predominant low intensity scale of development in the small township; and (b) allows for generous landscaping and open space opportunities.	AO4 Site cover does not exceed 50 percent.																				
Non-residential development																					
PO5 The provision of non-residential floor space balances the following needs: (a) adequate service of local residents and surrounding rural areas; (b) the delivery of an appropriate built form that is consistent with the character and amenity of the small township; and (c) the maintenance of the primacy of the Somerset Region town centres network.	AO5 The maximum <i>gross floor area</i> for <i>business activities</i> does not exceed 250 square metres.																				
PO6 Non-residential development is consolidated on the main streets of small townships to: (a) increase their visibility; (b) assist in promoting tourism development opportunities on tourist routes; (c) make efficient use of available urban infrastructure; and (d) minimise intrusion into predominantly residential areas.	AO6 Non-residential development locates on the following main streets: <table border="1"> <thead> <tr> <th>Small township</th> <th>Main street/s</th> </tr> </thead> <tbody> <tr> <td>Coominya</td> <td>Coominya Connection Road</td> </tr> <tr> <td>Glamorgan Vale</td> <td>Glamorgan Vale-Lowood Road Marburg Road</td> </tr> <tr> <td>Harlin</td> <td>Brisbane Valley Highway</td> </tr> <tr> <td>Jimna</td> <td>Bellbird Road School Road</td> </tr> <tr> <td>Linville</td> <td>Linville Road</td> </tr> <tr> <td>Minden</td> <td>Lowood-Minden Road Tallegalla Road</td> </tr> <tr> <td>Moore</td> <td>D'Aguilar Highway</td> </tr> <tr> <td>Somerset Dam</td> <td>Main Street (Esk-Kilcoy Road)</td> </tr> <tr> <td>Tarampa</td> <td>Lowood-Minden Road</td> </tr> </tbody> </table>	Small township	Main street/s	Coominya	Coominya Connection Road	Glamorgan Vale	Glamorgan Vale-Lowood Road Marburg Road	Harlin	Brisbane Valley Highway	Jimna	Bellbird Road School Road	Linville	Linville Road	Minden	Lowood-Minden Road Tallegalla Road	Moore	D'Aguilar Highway	Somerset Dam	Main Street (Esk-Kilcoy Road)	Tarampa	Lowood-Minden Road
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Moore	D'Aguilar Highway																				
Somerset Dam	Main Street (Esk-Kilcoy Road)																				
Tarampa	Lowood-Minden Road																				
Amenity																					
PO7 The design, location and operation of development does not result in any undue adverse impact on the amenity of the locality, having regard to: (a) hours of operation; (b) lighting; (c) noise;	AO7 No acceptable outcome provided.																				

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Performance outcomes	Acceptable outcomes
(d) dust, odour and other airborne emissions; (e) public health and safety; (f) traffic generation; (g) the use of <i>advertising devices</i> ; (h) visual amenity; and (i) overlooking and privacy.	
PO8 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) <i>advertising devices</i> ; (f) visual amenity; (g) privacy; (h) odour; or (i) emissions.	AO8 No acceptable outcome provided.

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7 Part 7 Overlays

7.1 Preliminary

- (1) Overlays identify areas within the planning scheme that reflect state and local level interests and that have one or more of the following characteristics:
 - (a) there is a particular sensitivity to the effects of development
 - (b) there is a constraint on land use or development
 - (c) there is the presence of valuable resources
 - (d) there are particular opportunities for development.
- (2) Overlays are mapped and included in Schedule 2.
- (3) The changed category of development and 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 and assessment or any additional assessment benchmarks.
- (5) Assessment benchmarks for an overlay may be contained in one or more of the following:
 - (a) a map for an overlay
 - (b) a code for an overlay
 - (c) a zone code
 - (d) a local plan code
 - (e) a development code
- (6) Where development is proposed on *premises* partly affected by an overlay, the assessment benchmarks for the overlay only relates to the part of the *premises* affected by the overlay.
- (7) The overlays for the planning scheme are:
 - (a) Agricultural land overlay;
 - (b) Air transport overlay;
 - (c) Biodiversity overlay;
 - (d) Bushfire hazard overlay;
 - (e) Catchment management overlay;
 - (f) Extractive resources overlay;
 - (g) Flood hazard overlay;
 - (h) High impact activities management area overlay;
 - (i) Infrastructure overlay;
 - (j) Landslide hazard overlay;
 - (k) Local heritage overlay;
 - (l) Scenic amenity overlay;
 - (m) Stock route management overlay.

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7.2 Overlay codes

7.2.1 Agricultural land overlay code

7.2.1.1 Application

This code applies to assessable development:

- (1) subject to the Agricultural land overlay shown on the overlay maps contained within Schedule 2; and
- (2) identified as requiring assessment against the Agricultural land overlay code by the tables of assessment in Part 5.

7.2.1.2 Purpose and overall outcomes

- (1) The purpose of the code is to protect agricultural land from any incompatible development that may adversely impact on its productive use by present and future generations.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the alienation, loss or fragmentation of agricultural 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 agricultural land is minimised; and
 - (b) the use of agricultural land for increased and efficient agricultural production and agricultural development is promoted.

7.2.1.3 Assessment benchmarks

Part A – Assessment benchmarks for assessable development

Table 7.2.1.3.A–Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
PO1 Loss, fragmentation, alienation or diminished capacity of agricultural land is avoided unless: <ol style="list-style-type: none"> (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. 	Where for a material change of use in the Rural zone AO1.1 Development (inclusive of the <i>development footprint</i>) is not located on land identified as Agricultural land Class A or Class B or Important Agricultural Areas on the Agricultural land overlay maps OM01a-b unless identified in Table 7.2.1.3.B . AO1.2 The <i>development footprint</i> for development other than <i>rural activities</i> identified in Table 7.2.1.3.B is equal to or less than 750m ² on land identified as Agricultural land Class A or Class B or Important Agricultural Areas on the Agricultural land overlay maps OM01a-b . Where for Reconfiguring a Lot in the Rural zone AO1.3 Reconfiguring a lot does not result in the creation of a lot with an area less than 1500 hectares on land identified as Agricultural Land

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Performance outcomes	Acceptable outcomes
	Class A or Class B or Important Agricultural Areas on the Agricultural land overlay maps OM01a-b .
<p>PO2 <i>Sensitive land uses</i> in proximity to Agricultural land Class A or Class B or Important Agricultural Areas are located and designed in a manner that:</p> <ul style="list-style-type: none"> (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; <p>unless it is demonstrated that the area does not support Agricultural land Class A or Class B or Important Agricultural Areas as mapped.</p> <p>Note- Note where Reconfiguring a lot occurs within land identified as <i>Agricultural land Class A or Class B</i> or Important Agricultural Areas for <i>urban purposes</i> within a <i>Future urban area</i> or <i>Urban investigation area</i> and is otherwise consistent with the Planning Scheme (including Part 4 - Strategic Framework) and other relevant State planning policy, State planning regulatory provisions or State legislation a buffer to <i>sensitive land uses</i>, dedicated as public open space may be provided in accordance with a structure plan.</p>	<p>Where for Reconfiguring a Lot in the Rural zone or a Residential Zone Category on land that adjoins the Rural zone AO2</p> <p>Lots created for <i>sensitive land uses</i> within land identified as agricultural land Class A or Class B identified on Agricultural land overlay maps OM01a-b provide a public open space buffer area with a minimum width of:</p> <ul style="list-style-type: none"> (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.

Table 7.2.1.3.B - Compatible development within Agricultural Land Class A or Class B

- (a) *animal husbandry*;
- (b) *animal keeping*;
- (c) *cropping* including a *building*, structure or activity supporting *cropping*;
- (d) *dwelling house*;
- (e) *home based business*;
- (f) *intensive animal industry*;
- (g) *intensive horticulture*;
- (h) *landing*;
- (i) *outdoor lighting*;
- (j) *roadside stalls*;
- (k) *winery*.

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7.2.2 Air transport overlay code

7.2.2.1 Application

This code applies to accepted development subject to requirements and assessable development:

- (1) subject to the air transport overlay shown on the overlay maps contained within Schedule 2; and
- (2) identified as requiring assessment against the air transport overlay code by the tables of assessment in Part 5.

7.2.2.2 Purpose and overall outcomes

- (1) The purpose of the air transport overlay code is to protect and maintain the operational efficiency and safety of *aviation facilities* and avoid land use conflicts.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the safety of aircraft operating within an airport’s operational airspace is maintained and enhanced;

Note -Operational airspace includes the areas and vertical dimensions of an airport’s building height restriction area.
 - (b) *aviation facilities* including navigation, communication and surveillance facilities are protected from incompatible *development* to maintain their efficient functioning; and
 - (c) *sensitive land uses* and other incompatible activities are not adversely impacted by aircraft noise.

7.2.2.3 Assessment benchmarks

Part A – Requirements for accepted development and assessment benchmarks for assessable development

Table 7.2.2.3 – Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Kilcoy non-directional beacon and Mt Glorious Airservices Tower	
<p>PO1 <i>Development</i> does not interfere with the safe and continued functioning of <i>aviation facilities</i> through:</p> <ul style="list-style-type: none"> (a) the temporary or permanent intrusion of physical <i>structures</i> that enter an aviation facility’s sensitive area; or (b) the introduction of <i>structures</i> or devices that emit electrical or electromagnetic radiation or incorporate reflective surfaces that adversely impact on the functioning of navigation or communication facilities. 	<p>AO1.1 Where located within the <i>Kilcoy non-directional beacon buffer</i> identified on the Air transport overlay map OM-002:</p> <ul style="list-style-type: none"> (a) <i>buildings</i> and <i>structures</i> are setback 60 metres from the facility; (b) metallic <i>buildings</i> or <i>structures</i> are setback 150 metres from the facility; (c) <i>buildings</i> or <i>structures</i> do not exceed 2.5 metres in height or 2.5m³ where located within 60 metres and 150 metres of the facility; (d) <i>buildings</i> and <i>structures</i> do not exceed 8.0 metres in height where located within 150 metres and 500 metres of the facility. <p>AO1.2 Where located within the <i>Mount Glorious air services tower</i> identified on the Air transport overlay map OM-002:</p>

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Performance outcomes	Acceptable outcomes
	(e) <i>buildings and structures</i> are setback 60 metres from the facility; (f) <i>metallic buildings or structures</i> are setback 100 metres from the facility; (g) <i>buildings or structures</i> do not exceed 2.5 metres in height or 2.5m ³ where located within 60 metres and 100 metres of the facility; (h) <i>buildings and structures</i> do not exceed 8.0 metres in height where located within 100 metres and 600 metres of the facility.
Noise and amenity	
PO2 <i>Sensitive land uses</i> either: (a) avoid airport noise sensitive areas; or (b) are sited, designed and constructed to mitigate noise nuisance to acceptable standards. Note - Sensitive land uses must achieve compliance with AS2021-2000 Acoustics- Aircraft noise intrusion- Building siting and construction.	AO2.1 <i>Sensitive land uses</i> are not located on land identified subject to the <i>RAAF Amberley Air Base 20–25 ANEF contour</i> as identified on the Air transport overlay map OM-001 .
Building height	
PO3 <i>Development</i> does not cause an obstruction or hazard to the safe movement of aircraft within an airport's operational airspace through the temporary or permanent intrusion of physical <i>structures</i> into an airport's operational airspace, particularly take-off and approach flight paths.	AO3.1 <i>Buildings and structures</i> (both freestanding and attached to <i>buildings</i> , including signs, masts, antennae or temporary structures such as cranes) and vegetation at its mature height do not penetrate the <i>building height restriction area</i> as identified on the Air transport overlay map OM-002 .
For assessable development	
Obstructions and hazards	
PO4 <i>Development</i> does not cause an obstruction or hazard to the safe movement of aircraft within an airport's operational airspace through any of the following: (a) the attracting of wildlife, in particular flying vertebrates such as birds or bats, in significant numbers; or (b) the emission of particulates, gasses or other materials that may cause air turbulence, reduce visibility or affect aircraft engine performance.	AO4.1 Uses involving the bulk handling or disposal of putrescibles, such as landfill and waste transfer facilities, are not located within the <i>operational airspace - wildlife attraction restriction area</i> as identified on the Air transport overlay map OM-002 . AO4.2 <i>Development</i> does not release the following emissions into operational airspace: (a) gaseous plumes with a velocity exceeding 4.3 metres per second; (b) smoke, dust, ash or steam; or (c) emissions with depleted oxygen content.

Editor's note—The *Defence (Areas Control) Regulation [D(AC)R]* is a Commonwealth regulation under the *Defence Act 1903*. Development in the area covered by this regulation which exceeds certain heights will require a separate approval from the Department of Defence under Regulation 8 of the D(AC)R. The Department of Defence also requires that all tall structures (30m high within 30km of the airport and 45m high elsewhere) are registered with RAAF Aeronautical Information Services

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7.2.3 Biodiversity overlay code

7.2.3.1 Application

This code applies to accepted development subject to requirements and assessable development:

- (1) subject to the biodiversity overlay shown on the overlay maps contained within Schedule 2 or on *premises* otherwise determined to contain matters of environmental significance; and
- (2) identified as requiring assessment against the biodiversity overlay code by the tables of assessment in Part 5.

7.2.3.2 Purpose and overall outcomes

- (1) The purpose of the biodiversity overlay code is to ensure that:
 - (a) environmentally significant areas are identified and protected;
 - (b) ecological connectivity is maintained or improved, habitat extent is maintained or enhanced and degraded areas are rehabilitated; and
 - (c) watercourses and wetlands are maintained, rehabilitated and enhanced;
 - (d) koalas and other significant species are appropriately protected.
- (1) The purpose of the code will be achieved through the following overall outcomes:
 - (a) *development* conserves and enhances the Somerset Region's biodiversity values and associated ecosystems;
 - (b) *development* protects and establishes appropriate *buffers* to *native vegetation* and significant fauna habitat;
 - (c) *development* protects known populations and supporting habitat of rare and threatened flora and fauna species;
 - (d) the biodiversity values, ecosystem services and climate change resilience of matters of environmental significance are protected and enhanced;
 - (e) the biodiversity values of matters of environmental significance and bushland koala habitat – primary habitat areas are protected from development ;
 - (f) development is located, designed and managed to minimise the edge effects of development on matters of environmental significance;
 - (g) development maintains, protects and enhances the state and regional network of biodiversity corridors that assist in wildlife movement and contribute to the maintenance of habitat and biological diversity;
 - (h) development minimises adverse impacts on koalas and koala habitat;
 - (i) development is appropriately setback from *watercourses* and *wetlands* to avoids or minimise direct and indirect impacts on water quality and biodiversity; and
 - (j) vegetation associated with *wetlands* and *watercourses* is protected and enhanced to improve water quality and natural ecosystem function.

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7.2.3.3 Assessment benchmarks

Part A Requirements for accepted development and assessment benchmarks for assessable development

Table 7.2.3.3.A– Requirements for accepted development and assessment benchmarks for assessable development

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Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Matters of Local Environmental Significance	
<p>Where within a Rural zone or Rural residential zone PO1 The biodiversity values of areas mapped as Matters of Local Environmental Significance (MLES) on the Biodiversity overlay maps OM003a-b are maintained or enhanced or are managed to ensure any significant residual impacts to MLES are offset in accordance with the <i>Environmental Offsets Act 2014</i>.</p> <p>Note - A supporting Ecological Site Assessment is prepared in accordance with SC6.1 - Planning Scheme Policy 1 – Ecological Site Assessment Guidelines.</p>	<p>Where within the Rural zone or Rural residential zone AO1.1 <i>Buildings and structures</i> are not located within areas mapped as having Matters of Local Environmental Significance (MLES) on the Biodiversity overlay maps OM003a-b.</p> <p>AND</p> <p>AO1.2 No clearing of <i>native vegetation</i> unless defined as <i>minor operational work</i> is undertaken within areas mapped as having MLES on the Biodiversity overlay maps OM003a-b.</p> <p>OR</p> <p>AO1.3 Development is located, designed and operated to mitigate significant impacts on the environmental values of the areas mapped as MLES on the Biodiversity overlay maps OM003a-b, as identified through provision of a report prepared by an appropriately qualified person that demonstrates how the proposed development mitigates the impacts.</p> <p>AND</p> <p>AO1.4 An environmental offset is provided in accordance with the requirements of the <i>Environmental Offsets Act 2014</i> for impacts to matters of local environmental significance,</p> <p>Note – A report prepared by a suitably qualified person should anticipated losses, and outline what actions are proposed to be undertaken to offset the loss of matters of local environmental significance in accordance with the Queensland Environmental Offsets Policy.</p>
Matters of State Environmental Significance	
PO2	AO2.1 <i>Buildings and structures</i> are not located within areas mapped as containing Matters of

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Performance outcomes	Acceptable outcomes
<p>Vegetation clearing in areas mapped as containing Matters of State Environmental Significance (MSES) is avoided unless:</p> <p>(a) it is demonstrated that the area does not support MSES as mapped; or</p> <p>(b) the loss or reduction in MSES is for <i>community infrastructure</i>, or any purpose associated with an Airport, or extractive resources in a key resource area</p> <p>Note - A supporting Ecological Site Assessment is prepared in accordance with SC6.1 - Planning Scheme Policy 1 – Ecological Site Assessment Guidelines.</p>	<p>State Environmental Significance (MSES) on the Biodiversity overlay maps OM003a-b.</p> <p>AND</p> <p>AO2.2 No clearing of <i>native vegetation</i> unless defined as <i>minor operational work</i> is undertaken within areas mapped as containing MSES on the Biodiversity overlay maps OM003a-b.</p> <p>OR</p> <p>AO2.3 Development is located, designed and operated to mitigate significant impacts on the environmental values of the areas mapped as containing MSES on the Biodiversity overlay maps OM003a-b, as identified through provision of a report prepared by an appropriately qualified person that demonstrates how the proposed development mitigates the impacts.</p>
<p>Where in an Urban Area PO3 Management arrangements facilitate the ongoing conservation and protection of nature conservation and biodiversity areas within <i>Urban Areas</i>.</p> <p>Note - A supporting Ecological Site Assessment is prepared in accordance with SC6.1 - Planning Scheme Policy 1 – Ecological Site Assessment Guidelines.</p>	<p>Where in an Urban Area AO3.1 Areas that are mapped as containing MSES on Biodiversity overlay maps OM002a-b are dedicated as public open space for purposes consistent with the ecological values and functions of the area.</p>
<p>PO4 Development on land adjacent to areas identified as containing MSES protects the biodiversity values of MSES and:</p> <p>(a) does not interrupt, interfere, alter or otherwise impact on underlying natural ecosystem processes such as water quality, hydrology, geomorphology and biophysical processes;</p> <p>(a) avoids noise, light, vibration or other edge effects, including weed and pest incursion on identified biodiversity values.</p> <p><u>Development is designed and constructed to minimise adverse impacts on matters of environmental significance.</u></p> <p>Note - A supporting Ecological Site Assessment is prepared in accordance with SC6.1 - Planning Scheme Policy 1 – Ecological Site Assessment Guidelines.</p>	<p>Where for Material Change of Use AO4.1 <u>The design, layout and construction of the development minimises adverse impacts on matters of environmental significance by:</u></p> <ul style="list-style-type: none"> <u>• focusing development in existing cleared areas and minimising the development footprint</u> <u>• aligning new property boundaries to maintain ecologically important areas</u> <u>• ensuring that alterations to natural landforms, hydrology and drainage patterns on the development site do not negatively affect matters of environmental significance</u> <u>• maximising the ecological connectivity between environmental areas by retaining continuous vegetated corridors</u> <u>• ensuring that wildlife habitat is protected in its environmental context</u> <u>• minimising fragmentation of matters of environmental significance.</u>

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Performance outcomes	Acceptable outcomes
	<p>A minimum setback of 50 metres is provided between buildings and structures and areas identified as containing MSES on the Biodiversity overlay maps OM003a-b.</p> <p>Where for Reconfiguring a Lot AO4.2 A minimum setback of 50 metres is provided between a new boundary created by reconfiguring a lot and areas identified as containing MSES on the Biodiversity overlay maps OM003a-b.</p> <p>Where for Operational Works (comprising works for infrastructure or excavating or filling or landscape works) AO4.3 A minimum setback of 50 metres is provided between operational works and areas identified as containing MSES on the Biodiversity overlay maps OM003a-b.</p>
Biodiversity Corridors -rehabilitation and revegetation	
<p>PO5 Development provides for land identified as containing a Biodiversity Corridor on Biodiversity overlay maps OM003a-b to be restored and enhanced so as to contribute towards a functional and connected network of viable habitat areas.</p> <p>Note – where an environmental offset applies, restoration and enhancement activities are to be included as a requirement of a Direct Benefit Management Plan under the Queensland Environmental Offsets Policy.</p>	<p>AO5.1 Development provides for cleared, degraded or disturbed areas identified as containing a Biodiversity Corridor on Biodiversity overlay maps OM003a-b to be rehabilitated or allowed to regenerate naturally.</p> <p>AO5.2 Development provides for locally native plant species to be predominantly used in the revegetation and landscape planting on the <i>site</i>.</p> <p>AO5.3 Development provides for revegetation and landscape planting that does not use declared or environmental weeds.</p>
Biodiversity Corridors –unimpeded movement for wildlife	
<p>PO6 Unimpeded movement of fauna within and through the site via Biodiversity Corridors identified on Biodiversity overlay maps OM003a-b are maintained.</p> <p>Note - A supporting Ecological Site Assessment is prepared in accordance with SC6.1 - Planning Scheme Policy 1 – Ecological Site Assessment Guidelines.</p>	<p>AO6.1 Where within a Biodiversity Corridor identified on Biodiversity overlay maps OM003a-b, fauna movement is maintained by: (a) retaining bands of vegetation at least 200 metres wide on a site; and (b) <i>buildings, structures</i> are not located within retained vegetation bands.</p>
Wetlands	
<p>Note –Applies to Wetlands that are identified as matters of state environmental significance -as “High Ecological Significance Wetlands” or “High Ecological Value Waters (wetlands)”- on the Biodiversity overlay maps OM003e-f.</p>	

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Performance outcomes	Acceptable outcomes
<p>PO7 Wetlands are protected by:</p> <ul style="list-style-type: none"> (a) maintaining adequate separation distances between <i>wetlands</i> 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 <i>wetland</i> associated vegetation. <p>Note - A supporting Ecological Site Assessment is prepared in accordance with SC6.1 - Planning Scheme Policy 1 – Ecological Site Assessment Guidelines.</p>	<p>AO7.1 No clearing of <i>native vegetation</i> is undertaken within wetland buffer areas identified on the Biodiversity overlay maps OM003e-f.</p> <p>Where for Material Change of Use AO7.2 A minimum setback is provided between <i>buildings</i> and <i>structures</i> and the edge of a <i>wetland</i> as identified on the Biodiversity overlay maps OM003e-f by a distance not less than 100 metres.</p> <p>Where for Reconfiguring a Lot AO7.3 A minimum setback is provided between a new boundary created by <i>reconfiguring a lot</i> and the edge of a <i>wetland</i> as identified on the Biodiversity overlay maps OM003e-f by a distance not less than 100 metres.</p> <p>Where for Operational Works (comprising works for infrastructure or excavating or filling or landscape works) AO7.4 A minimum setback is provided between <i>operational works</i> and the edge of a <i>wetland</i> as identified on the Biodiversity overlay maps OM003e-f by a distance not less than 100 metres.</p>
<p>PO7 Stormwater and wastewater discharges are treated prior to entering a <i>wetland</i> or associated buffer area to ensure the biological integrity of terrestrial and aquatic ecosystems.</p> <p>Note - A performance outcome must be supported by:</p> <ul style="list-style-type: none"> • an Ecological Site Assessment prepared in accordance with SC6.1 - Planning Scheme Policy 1 – Ecological Site Assessment Guidelines; and • a Site Based Stormwater Management Plan. 	<p>AO8.1 No stormwater is discharged to a <i>wetland</i> or wetland buffer area identified on the Biodiversity overlay maps OM003e-f.</p> <p>AO8.2 No wastewater (treated or untreated) is discharged to a <i>wetland</i> or wetland buffer area identified on the Biodiversity overlay maps OM003e-f.</p>
<p>PO9 Wetland buffer areas identified in accordance with AO6.1 to AO6.4 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:</p> <ul style="list-style-type: none"> (a) the use of native plant species of local provenance that support habitat needs; and (b) replication of the species and structure of adjacent remnant habitats. 	<p>AO9.1 No acceptable outcome provided.</p>

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Performance outcomes	Acceptable outcomes
<p>Note - A supporting Ecological Site Assessment is prepared in accordance with SC6.1 - Planning Scheme Policy 1 – Ecological Site Assessment Guidelines.</p>	
Watercourses	
<p>PO10 <i>Watercourses</i> are protected by:</p> <ul style="list-style-type: none"> (a) maintaining adequate separation distances between <i>watercourses</i> 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 minimising 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. <p>Note - A supporting Ecological Site Assessment is prepared in accordance with SC6.1 - Planning Scheme Policy 1 – Ecological Site Assessment Guidelines.</p>	<p>AO10.1 No clearing of <i>native vegetation</i> is undertaken within <i>watercourses</i> or <i>watercourse</i> buffer areas identified on the Catchment management overlay maps OM005a-b.</p> <p>Where for Material Change of Use AO10.2 A minimum setback is provided between <i>buildings</i> and <i>structures</i> and the top of the <i>high bank</i> of a <i>watercourse</i> as identified on the Catchment management overlay maps OM005a-b by a distance not less than identified in Table 7.2.3.3.B.</p> <p>Where for Reconfiguring a Lot AO10.3 A minimum setback is provided between a new boundary created by <i>reconfiguring a lot</i> and the top of the <i>high bank</i> of a <i>watercourse</i> as identified on the Catchment management overlay maps OM005a-b by a distance not less than identified in Table 7.2.3.3.B.</p> <p>Where for Operational Works (comprising works for infrastructure or excavating or filling or landscape works)</p> <p>AO10.4 A minimum setback is provided between <i>operational works</i> and the top of the <i>high bank</i> of a <i>watercourse</i> as identified on the Catchment management overlay maps OM005a-b by a distance not less than identified in Table 7.2.3.3.B.</p>
<p>PO11 Stormwater and wastewater discharges are treated prior to entering a <i>watercourse</i> or associated buffer area to ensure the biological integrity of aquatic ecosystems.</p> <p>Note - A performance outcome must be supported by:</p> <ul style="list-style-type: none"> • an Ecological Site Assessment prepared in accordance with SC6.1 - Planning Scheme Policy 1 – Ecological Site Assessment Guidelines; and • a Site Based Stormwater Management Plan. 	<p>AO11.1 No stormwater is discharged to a <i>watercourse</i> or <i>watercourse</i> buffer area identified on the Catchment management overlay maps OM005a-b.</p> <p>AO11.2 No wastewater (treated or untreated) is discharged to a <i>watercourse</i> or <i>watercourse</i> buffer area identified on the Catchment management overlay maps OM005a-b.</p>

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Performance outcomes	Acceptable outcomes
<p>PO12 Areas of <i>watercourse</i> buffer identified in accordance with AO9.1 to AO9.4 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 <u>the use of native vegetation that is endemic to the area and replicates the pre-clearing remnant vegetation composition and structure, including understorey vegetation.</u> (a) the use of native plant species of local provenance that support habitat needs; and (a) replication of the species and structure of adjacent remnant habitats.</p> <p>Note - A supporting Ecological Site Assessment is prepared in accordance with SC6.1 - Planning Scheme Policy 1 – Ecological Site Assessment Guidelines.</p>	<p>AO12.4 No acceptable outcome provided.</p>
<p>PO13 Management arrangements facilitate the ongoing conservation and protection of nature conservation and biodiversity areas within <i>Urban Areas</i>.</p>	<p>AO13.4 <i>Watercourses</i> identified on Catchment management overlay maps OM005a-b and associated buffer areas identified in accordance with AO9.2 to AO9.4 are: (a) dedicated as public open space for purposes consistent with the ecological values and functions of the area where for <i>Reconfiguring a Lot</i>; or (b) included within a voluntary statutory covenant for purposes consistent with the ecological values and functions of the area where for <i>Material Change of Use</i>.</p>
Koalas	
<p>PO14 <i>Development</i> is sufficiently setback and minimises impacts on koalas, koala habitat values, and koala habitat connectivity and employs measures to manage impacts on koala biodiversity values.</p> <p>Note - Koalas are listed as vulnerable under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (EPBC Act). Referral under the EPBC is required for certain actions.</p> <p><u>Note – A supporting Ecological Site Assessment is prepared in accordance with SC6.1 – Planning Scheme Policy 1 – Ecological Site Assessment Guidelines.</u></p> <p>Note - Where a suitably qualified person demonstrates that the mapped koala habitat values attributed to the site are not present on the site the above performance outcome may not apply (subject to Council discretion).</p>	<p>Where in a Primary Habitat Area AO14.1 No clearing of native vegetation is undertaken within areas mapped as bushland koala habitat – primary habitat areas on Biodiversity overlay maps OM-003c-d, except in the urban area and only where it is demonstrated that there is no alternative to its removal and where koala habitat trees are incorporated into the proposed site layout.</p> <p>Where in a Secondary Habitat Area AO14.2 No acceptable outcome provided. OR</p> <p>Where for Material Change of Use AO14.1.23</p>

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Performance outcomes	Acceptable outcomes
	<p>The design and layout of development minimises adverse impacts on koalas, koala habitat values and habitat connectivity by:</p> <ul style="list-style-type: none"> (a) locating development in existing cleared areas and minimising the development footprint; (b) aligning new property boundaries to maintain important koala habitat areas; (c) ensuring that alterations to natural landforms, hydrology and drainage patterns on the development site do not adversely impact on koala habitat; (d) maximising the ecological connectivity between koala habitat areas by retaining continuous vegetated corridors; (e) ensuring that koala habitat is protected in its environmental context; (f) minimising fragmentation of koala habitat through the co-location of infrastructure networks. <p>Note – A supporting Ecological Site Assessment is prepared in accordance with SC6.1 – Planning Scheme Policy 1 – Ecological Site Assessment Guidelines.</p> <p>For development other than a dwelling house, a minimum setback of 50 metres is provided between buildings and structures and areas mapped as bushland koala habitat on Biodiversity overlay maps OM-003c-d.</p> <p>Where for Reconfiguring a Lot AO14.4 A minimum setback of 50 metres is provided between a new boundary created by reconfiguring a lot and areas mapped as bushland koala habitat on Biodiversity overlay maps OM-003c-d.</p> <p>Where for Operational Works (comprising works for infrastructure or excavating or filling or landscape works) AO14.5 A minimum setback of 50 metres is provided between operational works and areas mapped as bushland koala habitat on Biodiversity overlay maps OM-003c-d.</p> <p>Where within the Rural zone or Rural residential zone AO14.6 Where within the Rural zone or Rural residential zone the minimum setbacks identified in AO14.3 to AO14.5 are taken to be 100 metres.</p>

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Performance outcomes	Acceptable outcomes
<p>PO15 During construction phases: (a) measures are taken in construction practices to not increase the risk of death or injury to koalas; and <u>(b) native vegetation</u> that is cleared and in an area intended to be retained for safe koala movement opportunities is progressively restored and rehabilitated.</p> <p><u>Note – A supporting Ecological Site Assessment is prepared in accordance with SC6.1 – Planning Scheme Policy 1 – Ecological Site Assessment Guidelines.</u> (b) _____</p>	<p>AO15-1 No acceptable outcome provided.</p>
<p>PO16 Fencing design provides safe koala movement opportunities appropriate to the type of the <i>development</i> and habitat connectivity values of the <i>site</i>.</p> <p>Note - Koala exclusion fencing is only to be used where it can be demonstrated that it will prevent koalas from entering an area that poses a direct threat to their safety.</p> <p><u>Note – A supporting Ecological Site Assessment is prepared in accordance with SC6.1 – Planning Scheme Policy 1 – Ecological Site Assessment Guidelines.</u></p>	<p>AO16-1 Where within bushland koala habitat on Biodiversity overlay maps OM-003c-d and within the Rural Zone or Rural residential zone, fencing: (a) consists of post and rail with a minimum gap of 300 millimetres between rails, or (b) other fencing material that has holes or gaps of a minimum of 300 millimetres in diameter, and the first gap is flush with the ground or no more than 400 millimetres from the ground.</p>

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Performance outcomes	Acceptable outcomes
<p>PO17</p> <p>Significant habitat areas are not dissected or further fragmented by roads and road siting and design facilitates safe koala movement by taking into account:</p> <p>(a) the number of vehicles likely to use the proposed road;</p> <p>(b) anticipated vehicle speeds; and</p> <p>(c) the likely volumes of traffic between 6pm and 6am.</p> <p><u>Note – A supporting Ecological Site Assessment is prepared in accordance with SC6.1 – Planning Scheme Policy 1 – Ecological Site Assessment Guidelines.</u></p> <p>(c)</p>	<p>AO17.1</p> <p>New roads near identified bushland koala habitat:</p> <p>(a) are designed to limit traffic speeds by incorporating the following 'go slow' features:</p> <p>(i) narrowing roads; and/or</p> <p>(ii) curving roads; and/or</p> <p>(iii) incorporating structures to slow vehicles, such as speed bumps.</p> <p>(b) include minor deviations in roads and driveways to retain important koala habitat trees;</p> <p>(c) include lighting at identified or potential koala crossing points to reduce koala and vehicle collisions;</p> <p>(d) provide vegetation and landscaping to increase the visibility of koalas entering the road within verges and median strips;</p> <p>(e) incorporates trees within traffic islands and streetscapes;</p> <p>(f) retains or provides interlocking tree canopies over roads; and</p> <p>(g) includes koala crossing warning signs.</p> <p>Where for Reconfiguring a Lot</p> <p>AO17.2</p> <p>No new roads are created within bushland koala habitat on Biodiversity overlay maps OM-003c-d.</p>
<p>PO18</p> <p>Landscaping enhances koala habitat values through the development site and assists in providing for unimpeded koala movement within and across the site.</p> <p><u>Note – A supporting Ecological Site Assessment is prepared in accordance with SC6.1 – Planning Scheme Policy 1 – Ecological Site Assessment Guidelines.</u></p>	<p>AO18.1</p> <p>Landscaping comprises local koala habitat trees, landscaping incorporates locally endemic koala habitat trees, and replicates the preclearing remnant vegetation composition and structure, including understorey vegetation.</p>

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Table 7.2.3.3.B Watercourse setbacks

Watercourse stream order	Minimum Setback (m)
Watercourse (Lower Risk Catchment Area)	25
Watercourse (Higher Risk Catchment Area)	50

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7.2.4 Bushfire hazard overlay code

7.2.4.1 Application

This code applies to accepted development subject to requirements and assessable development, which are:

- (1) subject to the Bushfire Hazard Area shown on the Bushfire hazard overlay maps **OM004a-b** contained within Schedule 2; and
- (2) identified as requiring assessment against the Bushfire hazard overlay code by the tables of assessment in Part 5.

Note - The Building Code of Australia (BCA) contains provisions applying to building in bushfire prone areas. "Designated bushfire prone areas" for the purposes of the Building Regulation 2006 (section 12) and the BCA are identified as medium (potential intensity), high (potential intensity) or very high (potential intensity) bushfire hazard areas and the potential impact buffer on the **Bushfire hazard overlay maps OM004a-b** in Schedule 2.

7.2.4.2 Purpose and overall outcomes

- (1) The purpose of the Bushfire hazard overlay code is to ensure that development avoids or mitigates the potential adverse impacts of bushfire on people, property, economic activity and the environment.
- (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 avoided, or where not possible to avoid, that development mitigates the risk to an acceptable or tolerable level;
 - (c) development does not result in a material increase in the exposure to, extent or severity of bushfire hazard;
 - (d) the loss of vegetation through inappropriately located development is minimised;
 - (e) development is sited and designed to assist emergency services in responding to bushfire threats or events; and
 - (f) community infrastructure is located and designed to maintain the necessary level of functionality to support affected persons while avoiding risks to public safety during and immediately after a bushfire event.

7.2.4.3 Assessment benchmarks

Part A – Requirements for accepted development and assessment benchmarks for assessable development

Note- The requirements and assessment benchmarks applicable to a potential impact area identified on the Bushfire hazard overlay maps OM004a-b in Schedule 2; shall be those requirements and assessment benchmarks which are applicable to the nominated potential bushfire intensity which adjoins the recognised potential impact buffer.

Table 7.2.4.3 - Requirements for accepted development and assessment benchmarks for assessable development

<u>Performance outcomes</u>	<u>Acceptable outcomes</u>
For accepted development subject to requirements and assessable development	
Bushfire hazard	
PO1 Development avoids being sited and does not increase the number of persons living or working on land subject to Very High (potential intensity) Bushfire Hazard or High (potential intensity) Bushfire Hazard identified on	AO1.1 Uses within the following Activity groups are located outside of a Very High (potential intensity) Bushfire Hazard or High (potential intensity) Bushfire Hazard identified on Bushfire hazard overlay map OM-004a-b: (a) Accommodation activities group;

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Performance outcomes	Acceptable outcomes
<p><u>Bushfire hazard overlay map OM-004a-b:</u> unless it is demonstrated that: (a) <u>the subject land or the proposed siting of the development is in an area of the subject land that is a Medium (potential intensity) Bushfire Hazard (or lesser); or bushfire mitigation measures are adequate for the potential bushfire intensity level of the site, being supported by a bushfire hazard risk assessment and bushfire management plan which has been prepared by a suitably qualified person(s).</u></p> <p><u>Note- A bushfire management plan is prepared in accordance with SC6.6 Planning Scheme Policy 6 – (TBA)</u></p>	<p>(b) <u>Business activities group;</u> (c) <u>Community activities group; and</u> (d) <u>Entertainment activities group;</u></p> <p><u>OR</u></p> <p><u>AO1.2</u> <u>A site specific bushfire hazard and risk assessment is prepared to confirm that the subject land or proposed development site is not in a Bushfire Hazard Area or is in a Medium (potential intensity) Bushfire Hazard Area or lesser.</u></p> <p><u>Note- A bushfire hazard and risk assessment is prepared in accordance with SC6.6 Planning Scheme Policy 6 – (TBA)</u></p> <p><u>OR</u></p> <p><u>AO1.3</u> <u>The development is sited, designed and operated in accordance with a bushfire management plan prepared by a suitably qualified person(s) which demonstrates that appropriate measures will be put in place to mitigate risks to life and property and/or lessen the bushfire (potential intensity) hazard level to the site.</u></p> <p><u>Note- A bushfire management plan is prepared in accordance with SC6.6 Planning Scheme Policy 6 – (TBA)</u></p> <p><u>OR</u></p> <p><u>AO1.4</u> <u>New lots are designed with a size and shape:</u> (a) <u>capable of accommodating efficient emergency access to building for fire fighting vehicles through avoiding rear lot configurations and long narrow lots with long accessways to buildings on site; and</u> (b) <u>to ensure the buildings and structures are sited in the area of lowest potential intensity bushfire hazard on the lot and in accordance with a bushfire management plan to be conditioned on the Reconfiguring a Lot approval.</u></p> <p><u>Note- A bushfire management plan is prepared in accordance with SC6.6 Planning Scheme Policy 6 – (TBA)</u></p>
<p><u>PO2</u> <u>Essential community infrastructure and facilities are able to function effectively during and immediately after a bushfire event and</u></p>	<p><u>AO2.1</u> <u>Development involving essential community infrastructure or facilities are not located within a confirmed a Bushfire Hazard Area.</u></p>

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<p>Performance outcomes</p> <p>are located and designed to minimise susceptibility to bushfire events.</p>	<p>Acceptable outcomes</p> <p>OR</p> <p>AO2.2 Where it is not possible to avoid locating in a Bushfire Hazard Area, development involving essential community infrastructure or facilities is to be designed to function effectively during and after bushfire events in accordance with a bushfire hazard and risk assessment and a bushfire management plan.</p> <p>Note- A bushfire hazard and risk assessment and a bushfire management plan are prepared in accordance with SC6.6 Planning Scheme Policy 6 – (TBA)</p>
<p>Bushfire mitigation measures on ecological and landscape values</p>	
<p>PO3 In Medium (potential intensity) Bushfire Hazard Areas as identified on Bushfire hazard overlay map OM-004a-b, the development layout (including buildings and structures) is sited:</p> <p>(a) in cleared areas where the environmental impacts of vegetation clearing are minimised;</p> <p>(b) on the area of the site which is least prone to bushfire hazard and /or where the measures taken to reduce the bushfire hazard risk do not adversely impact on biodiversity values and functionality due to the need to address aspect, slope and vegetation cover;</p> <p>(c) to provide that adequate cleared setbacks between buildings, structures and areas of identified potential intensity bushfire hazards take into consideration the existence and retention of significant vegetation, where practical.</p>	<p>AO3.1 <i>Buildings and structures</i> in areas of Medium Bushfire (potential intensity) Hazard as identified on Bushfire hazard overlay map OM-004a-b:</p> <p>(a) are located 100 metres from ridgelines;</p> <p>(b) are not located on north to west facing slopes;</p> <p>(c) have a firebreak with a minimum dimension of 20 metres.</p> <p>OR</p> <p>AO3.2 A bushfire management plan details the required extent of vegetation clearing and landscaping and where required, a modified development design and/or lot layout will minimise clearing of significant vegetation.</p> <p>Note- A bushfire management plan is prepared in accordance with SC6.6 Planning Scheme Policy 6 – (TBA)</p>
<p>Water supply for fire fighting purposes</p>	
<p>PO4 In Medium (potential intensity) Bushfire Hazard Areas as identified on Bushfire hazard overlay map OM-004a-b, development maintains the safety of people and property by providing an adequate (with sufficient flow), accessible and reliable water supply for fire-fighting purposes.</p>	<p>AO4 For uses involving new or existing development (including buildings and structures) in areas of Medium (potential intensity) Bushfire Hazard as identified on Bushfire hazard overlay map OM-004a-b, each lot has:</p> <p>(a) a reliable reticulated water supply that has sufficient flow and pressure characteristics for fire fighting purposes at all times (minimum pressure and flow in 10 litres a second at 200kPa); or</p> <p>(b) an accessible on-site dam or tank with fire fighting fittings, or a swimming pool of not less than 40,000 litres; or</p> <p>(c) pumps that produce water pressure output from a dam, tank or swimming pool, which</p>

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Performance outcomes	Acceptable outcomes
	are able to be operated without reticulated power.
<u>Vehicular access (including fire fighting and emergency evacuation)</u>	
<p><u>PO5</u> <u>In Medium (potential intensity) Bushfire Hazard Areas as identified on Bushfire hazard overlay map OM-004a-b, vehicular access is designed to mitigate against bushfire hazard by:</u></p> <p><u>(a) ensuring adequate access for fire fighting and other emergency vehicles;</u></p> <p><u>(b) ensuring adequate access for the evacuation of residents and emergency personnel in an emergency situation, including alternative safe access routes should access in one direction be blocked in the event of a fire;</u></p> <p><u>(c) providing for the separation of developed areas and adjacent bushland.</u></p>	<p><u>AO5.1</u> <u>Development for Reconfiguring a Lot in a Medium (potential intensity) Bushfire Hazard Area as identified on Bushfire hazard overlay map OM-004a-b incorporates a perimeter road firebreak that:</u></p> <p><u>(a) is located between the boundary of the lots and stands of <i>native vegetation</i>;</u></p> <p><u>(b) has a minimum cleared width of 20 metres;</u></p> <p><u>(c) has a constructed road width of 6 metres;</u></p> <p><u>(d) is constructed to an all weather standard.</u></p> <p><u>AO5.2</u> <u>The road design is capable of providing access for fire fighting and other emergency vehicles.</u></p> <p><u>AO5.3</u> <u>In areas of Medium (potential intensity) Bushfire Hazard as identified on Bushfire hazard overlay map OM-004a-b, roads are provided in accordance with the following:</u></p> <p><u>(a) Roads are designed and constructed with a maximum gradient of 12.5 percent;</u></p> <p><u>(b) Cul-de-sacs are not used except where:</u></p> <p style="padding-left: 20px;"><u>(i) a perimeter road designed in accordance with AO5.1 isolates the development from hazardous vegetation; and</u></p> <p style="padding-left: 20px;"><u>(ii) provided with alternative access linking the cul-de-sac to other through roads; and</u></p> <p style="padding-left: 20px;"><u>(iii) the maximum length of the cul-de-sac is 200 metres.</u></p> <p><u>OR</u></p> <p><u>AO5.4</u> <u>Where it is not practicable to provide perimeter road firebreaks in accordance with AO5.1, fire maintenance trails are provided in accordance with the following:</u></p> <p><u>(a) located as close as possible to the boundaries of the lot and the adjoining hazardous vegetation;</u></p> <p><u>(b) the minimum cleared width is not less than 6 metres;</u></p> <p><u>(c) the formed width is not less than 2.5 metres;</u></p> <p><u>(d) the formed gradient is not greater than 15 percent;</u></p> <p><u>(e) vehicular access is provided at both ends;</u></p> <p><u>(f) passing bays and turning areas are provided for fire-fighting appliances</u></p>

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Performance outcomes	Acceptable outcomes
	either located on public land or in an access easement that is granted in favour of the Local Government and QFES.

7.2.4.1 Application

This code applies to accepted development subject to requirements and assessable development:

- (1) subject to the Bushfire Hazard Area shown on the overlay maps contained within Schedule 2; and
- (2) identified as requiring assessment against the bushfire hazard overlay code by the tables of assessment in Part 5.

Note – The Building Code of Australia (BCA) contains provisions applying to building in bushfire-prone areas. “Designated bushfire-prone areas” for the purposes of the Building Regulation 2006 (section 12) and the BCA are identified as potential impact buffer, medium (potential intensity), high (potential intensity) or very high (potential intensity) bushfire hazard areas and the potential impact buffer on the **Bushfire hazard overlay maps OM004a-b** in Schedule 2.

7.2.4.2 Purpose and overall outcomes

- (1) The purpose of the bushfire hazard overlay code is to ensure that development avoids or mitigates the potential adverse impacts of bushfire on people, property, economic activity and the environment.
- (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 or severity of bushfire hazard;
 - (d) the loss of vegetation through inappropriately located development is minimised;
 - (e) development is sited and designed to assist emergency services in responding to bushfire threats or events; and
 - (f) community infrastructure is located and designed to maintain the necessary level of functionality to support affected persons during and immediately after a bushfire event

7.2.4.3 Assessment benchmarks

Part A – Requirements for accepted development and assessment benchmarks for assessable development

Table 7.2.4.3.A – Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
PO1 Development does not increase the number of persons living or working on land subject to Very High (potential intensity) Bushfire Hazard or High (potential intensity) Bushfire Hazard identified on Bushfire Hazard Overlay Map OM-004a-b , unless it is demonstrated that:	AO1.1 Development does not increase the number of lots in areas of Very High (potential intensity) Bushfire Hazard or High (potential intensity) Bushfire Hazard as identified on Bushfire Hazard Overlay Map OM-004a-b .

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Performance outcomes	Acceptable outcomes
<p>the subject land is a Medium (potential intensity) Bushfire Hazard (or lesser); or development is for community infrastructure and facilities are located and designed to minimise susceptibility to bushfire events; and</p> <p>a Bushfire Emergency Management Plan is prepared by suitably qualified person(s) and appropriately mitigates risks to life and property.</p>	<p>AO1.2 Uses within the following <i>Activity groups</i> are located outside of a Very High (potential intensity) Bushfire Hazard or High (potential intensity) Bushfire Hazard identified on Bushfire Hazard Overlay Map OM-004a-b:</p> <p>(a) <i>Accommodation activities group;</i> (b) <i>Business activities group;</i> (c) <i>Community activities group;</i> and (d) <i>Entertainment activities group;</i> with community infrastructure being designed to minimise susceptibility to bushfire events.</p>
<p>PO2 In Medium (potential intensity) Bushfire Hazard Areas as identified on Bushfire Hazard Overlay Map OM-004a-b, <i>buildings and structures</i> are sited:</p> <p>(a) in cleared areas where the environmental impacts of vegetation clearing are minimised; (b) on the area of the site which is least prone to bushfire hazard having regard to aspect, slope and vegetation; (c) to provide adequate setbacks between buildings, structures, and areas of identified bushfire hazard.</p>	<p>AO2 <i>Buildings and structures</i> in areas of Medium Bushfire (potential intensity) Hazard as identified on Bushfire Hazard Overlay Map OM-004a-b:</p> <p>(a) are located 100 metres from ridgelines; (b) are not located on north to west facing slopes; (c) have a firebreak with a minimum dimension of 20 metres.</p>
<p>PO3 In Medium (potential intensity) Bushfire Hazard Areas as identified on Bushfire Hazard Overlay Map OM-004a-b, development maintains the safety of people and property by providing an adequate and accessible water supply for fire-fighting purposes.</p>	<p>AO3 For uses involving new or existing buildings in areas of Medium (potential intensity) Bushfire Hazard as identified on Bushfire Hazard Overlay Map OM-004a-b each lot has:</p> <p>(a) a reliable reticulated water supply that has sufficient flow and pressure characteristics for fire fighting purposes at all times (minimum pressure and flow in 10 litres a second at 200kPa); or (b) an accessible on-site dam or tank with fire fighting fittings, or a swimming pool of not less than 40,000 litres.</p>
<p>PO4 In Medium (potential intensity) Bushfire Hazard Areas as identified on Bushfire Hazard Overlay Map OM-004a-b, vehicular access is designed to mitigate against bushfire hazard by:</p> <p>(a) ensuring adequate access for fire fighting 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 should access in one direction be blocked in the event of a fire; (c) providing for the separation of developed areas and adjacent bushland.</p>	<p>AO4.1 Development for Reconfiguring a Lot in a Medium (potential intensity) Bushfire Hazard Area as identified on Bushfire Hazard Overlay Map OM-004a-b incorporates a perimeter road firebreak that:</p> <p>(a) is located between the boundary of the lots and stands of <i>native vegetation</i>; (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.</p> <p>AO4.2 The road design is capable of providing access for fire fighting and other emergency vehicles.</p>

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Performance outcomes	Acceptable outcomes
<p>Note – Where it is not practicable to provide firebreaks in accordance with A03.1 Fire Maintenance Trails are provided in accordance with the following:</p> <ul style="list-style-type: none"> • located as close as possible to the boundaries of the lot and the adjoining hazardous vegetation; • the minimum cleared width not less than 6 metres; • the formed width is not less than 2.5 metres; • the formed gradient is not greater than 15percent; • vehicular access is provided at both ends; • 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. 	<p>AO4.3 In areas of Medium (potential intensity) Bushfire Hazard as identified on Bushfire Hazard Overlay Map OM-004a-b, roads are provided in accordance with the following:</p> <p>(a) Roads are designed and constructed with a maximum gradient of 12.5percent;</p> <p>(b) Cul-de-sacs are not used except where:</p> <ul style="list-style-type: none"> (i) a perimeter road designed in accordance with A03.1 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.

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7.2.5 Catchment management overlay code

7.2.5.1 Application

This code applies to accepted development subject to requirements and assessable development:

- (1) subject to the catchment management overlay code shown on the overlay maps contained within Schedule 2; and
- (2) identified as requiring assessment against the catchment management overlay code by the tables of assessment in Part 5.

7.2.5.2 Purpose and overall outcomes

- (1) The purpose of the catchment management overlay code is to ensure that development does not *adversely impact on water quality* of *watercourses* or the following *waterbodies*:
 - (a) Lake Wivenhoe;
 - (b) Lake Somerset;
 - (c) Lake Atkinson; and
 - (d) Splityard Creek Dam.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the quality of surface water and groundwater in water resource catchments is protected from potential contamination by inappropriate land use and development;
 - (b) further deterioration of water quality in *waterbodies* throughout the Somerset region is avoided;
 - (c) *development* contributes to reducing pollution loads and improving water quality;
 - (d) *development* does not *adversely impact on water quality*, either directly or indirectly, local and regional water supply storages and catchment areas including adjoining regional Council catchments;
 - (e) *development* promotes sustainable land use practices within water resource catchments; and
 - (f) *development* protects and, where possible, enhances natural systems, vegetation and land stability within water resource catchments.

Note -Council may refer development applications to Seqwater for third party comment with respect to seeking comment in relation to the Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments (2010).

7.2.5.3 Assessment benchmarks

Part A – Requirements for accepted development and assessment benchmarks for assessable development

Table 7.2.5.3–Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
PO1 Land use and <i>development</i> is: <ol style="list-style-type: none"> (a) appropriately separated from <i>watercourses</i> and <i>waterbodies</i> to avoid <i>adversely impacting on water quality</i>, and (b) connected to reticulated sewerage or is connected to an on-site waste water treatment or effluent disposal system that complies with Element 1 of the <i>Seqwater Development Guidelines – Development</i> 	AO1.1 Development is setback a minimum of: <ol style="list-style-type: none"> (a) 25 metres from the <i>high bank</i> of a <i>watercourse</i> identified on Catchment management overlay maps OM005a-b; and (b) 100 metres from the <i>full supply level</i> or the <i>upper flood margin level</i> of a <i>waterbody</i> (whichever is greater) identified on Catchment management overlay maps OM005a-b.

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Performance outcomes	Acceptable outcomes
<p><i>Guidelines for Water Quality Management in Drinking Water Catchments.</i></p>	<p>AND</p> <p>AO1.2 Buildings are connected to reticulated sewerage</p> <p>OR</p> <p>Where within a Higher Risk Catchment Area identified on Catchment management overlay maps OM005a-b</p> <p>AO1.3 The development, including <i>effluent disposal areas</i> is setback a minimum of:</p> <ul style="list-style-type: none"> (a) 100 metres from the <i>high bank</i> of a <i>watercourse</i> identified on Catchment management overlay maps OM005a-b; and (b) 400 metres from the <i>full supply level</i> or the <i>upper flood margin level</i> of a <i>waterbody</i>, whichever is greater, identified on Catchment management overlay maps OM005a-b. <p>OR</p> <p>Where within a Lower Risk Catchment Area identified on Catchment management overlay maps OM005a-b</p> <p>AO1.4 The development, including <i>effluent disposal areas</i> is setback a minimum of:</p> <ul style="list-style-type: none"> (a) 75 metres from the <i>high bank</i> of a <i>watercourse</i> identified on Catchment management overlay maps OM004a-b; and (b) 150 metres from the <i>full supply level</i> or the <i>upper flood margin level</i> of a <i>waterbody</i>, whichever is greater, identified on Catchment management overlay maps OM004a-b.
For assessable development	
<p>PO2 Higher risk land uses are appropriately sited, designed and managed to avoid <i>adversely impacting on water quality</i>.</p>	<p>Where within a Higher Risk Catchment Area identified on Catchment management overlay maps OM005a-b</p> <p>AO2.1.4 No acceptable outcome provided.</p>
Protection of natural systems	

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Performance outcomes	Acceptable outcomes
<p>PO3 <i>Development</i> maintains and rehabilitates the extent of riparian vegetation along the banks of a <i>waterbody</i> or <i>watercourse</i> so as to:</p> <ul style="list-style-type: none"> (a) maintain the natural drainage function; (b) minimise erosion of banks and verges; and (c) reduce sediment and nutrient loads. 	<p>Where within a Higher Risk Catchment Area identified on Catchment management overlay maps OM005a-b AO3.1 Vegetation clearing is not undertaken within:</p> <ul style="list-style-type: none"> (a) 100 metres from the <i>high bank</i> of a <i>watercourse</i> identified on Catchment management overlay maps OM004a-b; and (b) 200 metres from the <i>full supply level</i> or the <i>upper flood margin level</i> of a <i>waterbody</i>, whichever is greater, identified on Catchment management overlay maps OM004a-b. <p>Where within a Lower Risk Catchment Area identified on Catchment management overlay maps OM005a-b AO3.2 Vegetation clearing is not undertaken within:</p> <ul style="list-style-type: none"> (a) 75 metres from the <i>high bank</i> of a <i>watercourse</i> identified on Catchment management overlay maps OM005a-b; and (b) 150 metres from the <i>full supply level</i> or the <i>upper flood margin level</i> of a <i>waterbody</i>, whichever is greater, identified on Catchment management overlay maps OM005a-b.
Catchment Management Analysis	
<p>PO3PO4 Development in the Higher Risk Catchment Area is undertaken in a sustainable manner that:</p> <ul style="list-style-type: none"> (a) contributes to maintaining and improving the water quality of the major drinking water storages; and (b) will not have an adverse impact on the environment. 	<p>Where within the Higher Risk Catchment Area identified on Catchment management overlay maps OM005a-b AO4.1 For <i>any</i> development <i>other than a dwelling house located</i> within the Higher Risk Catchment Area the water quality impacts of the proposal are addressed in a catchment management analysis report undertaken in accordance with Planning Scheme Policy 3 – Catchment Management Analysis Guidelines</p>

Editor's Note-The Higher Risk Catchment Area identified on the Catchment management overlay maps OM005a-b reflects the Seqwater and State planning policy Water Supply Buffer Area as identified on Strategic Framework Map SMF-006 – Water Quality.

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7.2.6 Extractive resources overlay code

7.2.6.1 Application

This code applies to assessable development:

- (1) subject to the extractive resources overlay shown on the overlay maps contained within Schedule 2; and
- (2) identified as requiring assessment against the extractive resources overlay code by the tables of assessment in Part 5.

7.2.6.2 Purpose and overall outcomes

- (1) The purpose of the extractive resources overlay code is to protect and maintain the sustainable and viable use of extractive resources in the Somerset Region by preventing incompatible development and land uses from encroaching on:
 - (a) key resource areas including *resource/processing areas, separation areas, transport routes, and transport route separation areas*; and
 - (b) local resource areas including potential resource / processing areas, potential *separation areas*, and transport investigation areas.
- (2) The purpose of the 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 compromise the ability of existing or future *extractive industry* to viably win the resource;
 - (b) development occurring within or adjacent to transport routes or transport investigation areas does not constrain or otherwise conflict with the safe and efficient transportation of the extractive resource; and
 - (c) the impacts of *extractive industry* 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.

7.2.6.3 Assessment benchmarks

Part A – Assessment benchmarks for assessable development

Table 7.2.6.3 - Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
Development within a Resource/processing area or Potential resource/processing area¹⁰	
PO1 Development within a <i>resource/processing area</i> or a <i>potential resource/processing area</i> does not constrain, prevent or otherwise interfere with the current or future viability of the winning or processing of extractive resources.	AO1.1 Development within the <i>resource/processing area</i> or a <i>potential resource/processing area</i> is limited to: <ul style="list-style-type: none"> (a) <i>extractive industry</i> uses; (b) uses that are directly associated with an <i>extractive industry</i>; or (c) temporary or non-intensive uses that are compatible with future <i>extractive industry</i> operations. AO1.2 Development not associated with an <i>extractive industry</i> use does not involve a

¹⁰Potential resource/processing area means potential extractive resources that are not designated Key resource areas pursuant to *State Planning Policy (July 2014)*.

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Performance outcomes	Acceptable outcomes
	<p><i>sensitive land use</i> and does not increase the number of people living and/or working in the Resource/processing area or Potential resource/processing area.</p> <p>AO1.3 Where involving reconfiguring a lot development does not result in an increase in the number of lots within the Resource/processing area or Potential resource/processing area.</p>
<p>Development within a Separation area or Potential separation area for a resource/processing area¹¹</p>	
<p>PO2 <i>Development</i> does not materially increase the number of people living within a <i>separation area</i> or a <i>potential separation area</i>.</p>	<p>AO2.1 <i>Development</i> does not result in an increase in residential density within a <i>separation area</i> or a <i>potential separation area</i>.</p> <p>AO2.2 Reconfiguring a lot within a <i>separation area</i> or a <i>potential separation area</i>:</p> <ul style="list-style-type: none"> (a) does not result in the creation of additional <i>lots</i> used or capable of being used for residential purposes; and (b) where rearranging boundaries, potential <i>dwelling house</i> sites or envelopes as a result, are no closer to a <i>separation area</i> or a <i>potential separation area</i>.
<p>PO3 <i>Development</i> minimises the potential adverse impacts arising from <i>extractive industry</i> operations upon people working or congregating within a <i>separation area</i> or a <i>potential separation area</i>.</p>	<p>AO3.1 The number of people working or congregating in a <i>separation area</i> or a <i>potential separation area</i> is not increased.</p> <p>AO3.2 Development is compatible with the potential effects arising from existing or future <i>extractive industry</i>.</p> <p>AO3.3 Development incorporates design, orientation, and construction measures that mitigate the potential adverse effects from an existing or future <i>extractive industry</i> to acceptable levels by:</p> <ul style="list-style-type: none"> (a) locating buildings and structures the greatest distance practicable from the resource/processing area and associated transportation route, and (b) designing buildings so the areas where people live, work and congregate (habitable rooms) are furthest from

¹¹ Potential separation area means potential extractive resource separation areas that are not designated Key resource areas pursuant to State Planning Policy (July 2014).

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Performance outcomes	Acceptable outcomes
	<p>the resource/processing area and associated transportation route, and</p> <ul style="list-style-type: none"> (c) minimising openings in walls closest to these effects, and (d) providing mechanical ventilation to habitable rooms, and (e) use of appropriate construction methods and materials including insulation and glazing materials, and (f) providing private outdoor recreation space adjacent to a building façade shielded from the extractive industry or resource. <p>AO3.4 The use operates outside the normal hours of operation for existing or future <i>extractive industry</i> of 6am to 6pm (Monday to Friday) and 8am to 3pm (Saturday).</p>
<p>PO4 <i>Extractive industry</i> maintains the function and integrity of the <i>separation area</i> or <i>potential separation area</i>, as an efficient and effective <i>buffer</i> between potentially incompatible uses and <i>resource/processing areas</i> or a <i>potential resource/processing areas</i>.</p>	<p>AO4.1.1 <i>Development</i> for an <i>extractive industry</i> use is not located within a <i>separation area</i> or a <i>potential separation area</i>.</p>
<p>Development within or adjoining a Transport route, Transport route separation area or Transport investigation area¹²</p>	
<p>PO5 <i>Development</i> does not materially increase the number of people living within the <i>transport route separation area</i> or <i>transport investigation area</i>.</p>	<p>AO5.1 <i>Development</i> does not result in an increase in residential density within a <i>transport route separation area</i> or <i>transport investigation area</i>.</p> <p>AO5.2 Reconfiguring a lot within a <i>transport route separation area</i> or a <i>transport investigation area</i>:</p> <ul style="list-style-type: none"> (a) does not result in the creation of additional <i>lots</i> used or capable of being used for residential purposes; and (b) where rearranging boundaries, does not result in potential <i>dwelling house</i> sites or envelopes that are closer to the <i>resource/processing area</i> or a <i>potential resource/processing area</i>.
<p>PO6 <i>Development</i> involving a <i>sensitive land use</i> (other than for a residential activity) within a <i>transport route separation area</i> or a <i>transport</i></p>	<p>AO6.1 Development involving a sensitive land use (other than for a residential activity) within a transport route separation area or a transport investigation area incorporates design,</p>

¹²Transport investigation area means potential transport routes that are not designated Key resource areas pursuant to *State Planning Policy (December 2013)*.

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Performance outcomes	Acceptable outcomes
<p><i>investigation area</i> is provided with an acceptable level of amenity.</p>	<p>orientation and construction measures that mitigate the potential adverse effects from existing or future extraction, processing and transportation of extractive materials by:</p> <ul style="list-style-type: none"> (a) locating and designing buildings so the areas where people live, work and congregate are the greatest distance practicable from the resource/processing area and associated transport route; (b) incorporating acoustic and visual mitigation measures such as landscape buffer strips, mounding and screening; (c) minimising openings in walls closest to adverse effects; and (d) utilising appropriate construction insulation and glazing materials.
<p>PO7 <i>Development</i> will not adversely affect the safe and efficient operation of vehicles transporting extractive materials.</p>	<p>AO7.1.1 <i>Development</i> does not increase the number of properties with access points to the transport route.</p>

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7.2.7 Flood hazard overlay code

7.2.7.1 Application

This code applies to accepted development subject to requirements and assessable development:

- (1) subject to the flood hazard overlay shown on the overlay maps contained within Schedule 2; and
- (2) identified as requiring assessment against the flood hazard overlay code by the tables of assessment in Part 5.

7.2.7.2 Purpose and overall outcomes

- (1) The purpose of the code is to manage development outcomes in flood hazard areas so that risk to life, property, community and the environment during flood events is minimised to an acceptable or tolerable level, including other property.
- (2) 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. *recreation activities* where for *outdoor sport and recreation* and *park*;
 - B. *rural activities* where for *animal husbandry, cropping, and permanent plantation*;
 - C. *utility installations* where not involving water and sewerage treatment plants, *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 *freeboard*;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. *recreation activities* where for *outdoor sport and recreation* and *park*, and *club uses*;
 - B. a *dwelling house* only where the lot existed or had a lawful reconfiguring a lot approval at the commencement of the planning scheme, the land is included in a Residential Zone or Centre zone category and the risk to the dwelling house can be mitigated to an acceptable or tolerable level,
 - C. a *dwelling house* 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* and *freeboard*;
 - F. *utility installations* where not involving water and sewerage treatment plants, *substations, major electricity infrastructure*;
 - G. conservation and natural area management; and
 - H. replacement of existing lawful development;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.

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- (iv) does not increase the flood hazard on surrounding land uses;
 - (v) elevates habitable rooms for all *accommodation activities* (including where for minor building work) above the *defined flood level* and *freeboard*.
- (c) Development in the **Significant 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* and *freeboard*;
 - C. *rural activities*;
 - D. *accommodation activities*, excluding *residential care facility* and *retirement facility*;
 - E. *community activities*, excluding *child care centre*, *community care centre*, hospital and *community use* where a flood emergency evacuation plan ensures the safety of people during a flood event;
 - F. *utility installations* where not involving water and sewerage treatment plants, *substations*, *major electricity infrastructure*;
 - G. conservation and natural area management;
 - (iv) locates habitable rooms for all accommodation activities above the *defined flood level* and *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* and *freeboard*; and
 - (iii) locates the minimum floor level for all buildings other than *accommodation activities* above the *defined flood level* and *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* and *freeboard*; and
 - (iv) locates the minimum floor level for all *building work* other than *accommodation activities* above the *defined flood level* and *freeboard*.
- (f) Development in all flood hazard areas:
- (i) supports, and does not unduly burden, disaster management response or recovery capacity and capabilities;
 - (ii) avoids the release of hazardous materials into floodwaters; and
 - (iii) facilitates the location and design of **community infrastructure vulnerable uses** to maintain the required level of functionality during and immediately after a natural hazard event.

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7.2.7.3 Assessment benchmarks

Part A – Requirements for accepted development and assessment benchmarks for assessable development

Table 7.2.7.3.A - Requirements for accepted development and assessment benchmarks for assessable development

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Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
All flood hazard areas	
<p>PO1 Development prevents the carriage or dispersal of contaminants or pollutants into the receiving environment.</p>	<p>AO1 The processing or storage of <i>dangerous goods</i> or <i>hazardous materials</i> is: (a) not undertaken in a flood hazard area on Flood Hazard Overlay Map OM-007; or (b) is located above the <i>defined flood level</i>; and (c) designed to prevent the intrusion of floodwaters</p>
<p>PO2 <i>Minor electricity infrastructure</i> which supplies a new development must be located and designed to be as resilient as practicable during and after a <i>defined flood event</i>.</p>	<p>Where for a reconfiguration of a lot involving Minor electricity infrastructure (pad mount transformer)</p> <p>A02AO2.1 Where land for the development is below the <i>defined flood level</i>, the <i>Minor electricity infrastructure</i> (pad mount transformer) for the development must be located on land above the <i>defined flood level</i>.</p> <p>A02.2 Where land for the development is in an area where the <i>defined flood level</i> is not defined, the <i>Minor electricity infrastructure</i> (pad mount transformer) for the development must be located on a higher part of the site and designed to prevent the intrusion of floodwaters.</p>
Extreme flood hazard area	
<p>PO3 Development within an Extreme flood hazard area on Flood Hazard Overlay Map (OM-007) 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.</p>	<p>Where for Material Change of Use</p> <p>AO3.1 Uses within the following <i>Activity groups</i> are not located within an Extreme flood hazard area identified on Flood Hazard Overlay Map OM-007: (a) <i>Accommodation activities</i>; (b) <i>Business activities</i>; (c) <i>Centre activities</i>; (d) <i>Community activities</i>; (e) <i>Entertainment activities</i>, except where for a <i>Club</i> with a maximum gross floor area of 100m²; (f) <i>Industry activities</i>; (g) <i>Rural activities</i>, except where for <i>animal husbandry, cropping, and permanent plantation</i>.</p> <p>AO3.2 <i>Recreation activities</i> are not located within an Extreme flood hazard area identified on Flood Hazard Overlay Map OM-007 except where for: (a) <i>Park</i>; and</p>

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Performance outcomes	Acceptable outcomes
	<p>(b) <i>Outdoor Sport and Recreation</i> (excluding the provision of ancillary facilities or amenities conducted within a <i>building</i>).</p> <p>AO3.3 <i>Utility installations</i> where involving water and sewerage treatment plants are not located within an Extreme flood hazard area identified on Flood Hazard Overlay Map OM-007.</p>
<p>PO4 Development is located and designed to:</p> <ul style="list-style-type: none"> (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 <i>defined flood level</i>; (e) reduce property damage; and (f) provide road access to <i>buildings</i> above the level of the 1% AEP flood level. <p>Note- in the event that a lawful <i>building</i> or <i>structure</i> is destroyed by flood or other event the building may be replaced <i>in situ</i> where there is no increase in:</p> <ul style="list-style-type: none"> (a) <i>gross floor area</i>; or (b) the number of <i>dwellings</i> or bedrooms on the premises. 	<p>Where for Material Change of Use or Building Work</p> <p>AO4.1 <i>Buildings</i>, including extensions to existing <i>buildings</i> are:</p> <ul style="list-style-type: none"> (a) not located within an Extreme flood hazard area on Flood Hazard Overlay Map OM-007; or (b) elevated above the <i>defined flood level</i>. <p>OR</p> <p>AO4.2 New <i>buildings</i> are:</p> <ul style="list-style-type: none"> (a) located on the highest part of the site to minimise entrance of floodwaters; and (b) provided with pedestrian and vehicle evacuation access between the <i>building</i> and a road that is above the 1% AEP flood level. <p>Where for Reconfiguring a Lot</p> <p>AO4.3 Additional lots, except where for the purposes of public open space:</p> <ul style="list-style-type: none"> (a) are not located in areas of Extreme flood hazard area as identified on Flood Hazard Overlay Map OM-007; or (b) are demonstrated to be above the <i>defined flood level</i>. <p>AO4.4 Reconfiguration and road design ensure residents are not physically isolated from adjacent urban areas that are above the 1% AEP flood level and provides a safe and clear evacuation route:</p> <ul style="list-style-type: none"> (a) by locating the access into the reconfiguration above the <i>defined flood level</i> or connecting to a road that is above the 1% AEP flood level; (b) by direct and simple routes to main roads; and (c) by avoiding culs-de-sac and other non-permeable layouts.
PO5	Where for Material Change of Use or Reconfiguring a Lot that involves new

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Performance outcomes	Acceptable outcomes
<p>Development siting, layout and flood risk management minimises the impact on property and appropriately protects the health and safety of persons at risk of Extreme flood hazard.</p>	<p>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</p> <p>AO5.1 Signage is provided on site:</p> <ul style="list-style-type: none"> (a) indicating 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 or entrances to low-lying reserves. <p>AO5.2 A material change of use or reconfiguring a lot that involves new <i>gross floor area</i> or increases the number of persons living, working or residing in areas of Extreme flood hazard area as identified on Flood Hazard Overlay Map OM-007 is supported by a Flood Emergency Evacuation Plan prepared by suitably qualified persons having regard to <i>Managing the Floodplain: A Guide to Best Practice in Flood Risk Management in Australia</i>, prepared by the Australian Government.</p>
<p>Where for Material Change of Use or Building Work or Operational Works PO6</p> <p>Development involving earthworks in a flood hazard area below the <i>defined flood level</i> must protect life and property on premises and off premises through maintaining:</p> <ul style="list-style-type: none"> (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. 	<p>Where for Material Change of Use or Building Work or Operational Works AO6</p> <p>Filling above <i>ground level</i> is not undertaken in areas of Extreme flood hazard area as identified on Flood Hazard Overlay Map OM-007.</p>
<p>High flood hazard area PO7</p> <p>Development within a High flood hazard area on Flood Hazard Overlay Map OM-007 is appropriate to the flood hazard risk having regard to the:</p> <ul style="list-style-type: none"> (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. 	<p>Where for Material Change of Use AO7.1</p> <p>Uses within the following <i>Activity groups</i> are not located within a High flood hazard area identified on Flood Hazard Overlay Map OM-007:</p> <ul style="list-style-type: none"> (a) <i>Accommodation activities</i>, except where for <i>dwelling house</i> and only where the lot existed or had a lawful reconfiguring a lot approval at the commencement of the planning scheme and the land is included in a Residential Zone or Centre zone category; (b) <i>Centre activities</i>, except where for <i>business activities</i>;

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Performance outcomes	Acceptable outcomes
	<p>(c) <i>Community activities</i> or <i>Entertainment activities</i>, except where for a <i>Club</i> with a maximum gross floor area of 100m²;</p> <p>(d) <i>Rural activities</i>, except where for <i>animal husbandry, cropping, and permanent plantation</i>.</p> <p>AO7.2 <i>Recreation activities</i> are not located within a High flood hazard area identified on Flood Hazard Overlay Map OM-007 except where for:</p> <p>(a) <i>Park</i>; and</p> <p>(b) <i>Outdoor Sport and Recreation</i> (excluding the provision of ancillary facilities or amenities conducted within a <i>building</i>).</p> <p>AO7.3 <i>Utility installations</i> where involving water and sewerage treatment plants are not located within a High flood hazard area identified on Flood Hazard Overlay Map OM-007.</p>
<p>PO8 Development is located and designed to:</p> <p>(a) maintain hydrological function of the premises;</p> <p>(b) not increase the number of people calculated to be at risk from flooding;</p> <p>(c) minimises the flood impact on adjoining premises;</p> <p>(d) ensure the safety of all persons by ensuring that an appropriate proportion of <i>buildings</i> are set above the <i>defined flood level</i>;</p> <p>(e) reduce the carriage of debris in flood waters;</p> <p>(f) reduce property damage; and</p> <p>(g) provide road access to <i>buildings</i> above the level of the 1% AEP flood level.</p>	<p>Where for Material Change of Use or Building Work</p> <p>AO8.1 <i>Buildings</i>, including extensions to existing <i>buildings</i> are:</p> <p>(a) not located within a High flood hazard area on Flood Hazard Overlay Map OM-007; or</p> <p>(b) elevated above the <i>defined flood level</i>;</p> <p>OR</p> <p>AO8.2 <i>Where for business activities or industry activities buildings</i> the minimum floor level supporting the following elements of the development must be located above the <i>defined flood level</i>:</p> <p>(a) administrative areas;</p> <p>(b) services, plant and equipment associated with the <i>building</i>.</p> <p>Editor's Note- AO8.2 accepts that the cost of flood impact is an operational cost of the <i>business activity</i> or <i>industry activity</i>.</p> <p>AO8.3 New <i>buildings</i> are:</p> <p>(a) located on the highest part of the site to minimise entrance of floodwaters; and provided with pedestrian and vehicle evacuation access between the <i>building</i> and a road that is above the 1% AEP flood level.</p> <p>Where for Accommodation activities</p>

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Performance outcomes	Acceptable outcomes
	<p>AO8.4 <i>Dwellings do not exceed four bedrooms.</i></p> <p>AO8.5 <i>Building work on an existing dwelling does not comprise additional bedrooms.</i></p> <p>AO8.6 <i>Building work on an existing dwelling is limited to a maximum increase of 20 percent of the lawfully approved gross floor area of the existing dwelling.</i></p> <p>AO8.7 Design and layout of buildings minimises risk from flooding by providing parking and other non-habitable uses at ground level.</p> <p>Where for Reconfiguring a Lot</p> <p>AO8.8 Additional lots, except where for the purposes of public open space:</p> <ul style="list-style-type: none"> (a) are not located in areas of High flood hazard area as identified on Flood Hazard Overlay Map OM-007 ; or (b) are demonstrated to be above the <i>defined flood level</i>. <p>AO8.9 Reconfiguration and road design ensure residents are not physically isolated from adjacent urban areas that are above the 1% AEP flood level and provides a safe and clear evacuation route:</p> <ul style="list-style-type: none"> (a) by locating the access into the reconfiguration above the <i>defined flood level</i> or connecting to a road that is above the 1% AEP flood level; (b) by direct and simple routes to main roads; and (c) by avoiding culs-de-sac and other non-permeable layouts.

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Performance outcomes	Acceptable outcomes
<p>PO9 Development siting, layout and flood risk management minimises the impact on property and appropriately protects the health and safety of persons at risk of High flood hazard.</p>	<p>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</p> <p>AO9.1 Signage is provided on site: (a) indicating 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 or entrances to low-lying reserves.</p> <p>AO9.2 A material change of use or reconfiguring a lot that involves new <i>gross floor area</i> or increases the number of persons living, working or residing in areas of Extreme flood hazard area as identified on Flood Hazard Overlay Map OM-007 is supported by a Flood Emergency Evacuation Plan prepared by suitably qualified persons <u>having regard to <i>Managing the Floodplain: A Guide to Best Practice in Flood Risk Management in Australia</i>, prepared by the Australian Government.</u></p>
<p>Where for Material Change of Use or Building Work or Operational Works PO10 Development involving earthworks in a flood hazard area below the <i>defined flood level</i> 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.</p> <p>Note- where the development is located in a Potential Flood Hazard Area as identified on Flood Hazard Overlay Map OM-007, and there is no <i>defined flood level</i>, a hydraulic (flood hazard assessment) report prepared by a RPEQ is required in substantiation of a Performance Solution. Alternatively, the <i>defined flood level</i> from an adjacent representative hazard area may be used if deemed appropriate by Council.</p>	<p>Where for Material Change of Use or Building Work or Operational Works AO10.1 Filling above <i>ground level</i> is not undertaken in areas of High flood hazard area as identified on Flood Hazard Overlay Map OM-007.</p> <p>AO10.2 Development that involves earthworks in a floodplain must result in no net loss of flood storage for all storm events up to and including a 1 in 100 year ARI event and adjoining properties must remain free draining with no resultant increase in flood levels.</p>
<p>Significant flood hazard area PO11 Development within a Significant flood hazard area on Flood Hazard Overlay Map OM-007 is appropriate to the flood hazard risk having regard to the: (a) likelihood and frequency of flooding;</p>	<p>Where for Material Change of Use AO11.1 The following uses are not located within a Significant flood hazard area identified on Flood Hazard Overlay Map OM-007:</p>

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Performance outcomes	Acceptable outcomes
(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.	(a) <i>child care centre</i> ; (b) <i>community care centre</i> ; (c) <i>community residence</i> ; (d) <i>community use</i> ; (e) <i>emergency services</i> ; (f) <i>hospital</i> ; (g) <i>residential care facility</i> ; (h) <i>retirement facility</i> ; or (i) <i>utility installation</i> involving water and sewerage treatment plants.
PO12 Development siting, layout and flood risk management minimises the impact on property and appropriately protects the health and safety of persons at risk of Significant flood hazard.	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 AO12.1 Signage is provided on site: (a) indicating 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 or entrances to low-lying reserves. AO12.2 A material change of use or reconfiguring a lot that involves new <i>gross floor area</i> or increases the number of persons living, working or residing in areas of Extreme flood hazard area as identified on Flood Hazard Overlay Map OM-007 is supported by a Flood Emergency Evacuation Plan prepared by suitably qualified persons having regard to <i>Managing the Floodplain: A Guide to Best Practice in Flood Risk Management in Australia</i> , prepare by the Australian Government.
Significant 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 <i>buildings</i> are set above the <i>defined flood level</i> ;	Where for Material Change of Use or Building Work AO13.1 <i>Buildings</i> , including extensions to existing <i>buildings</i> are: (a) elevated above the <i>defined flood level</i> ; and (b) <i>and</i> the <i>defined flood event</i> does not exceed a depth of 600mm. OR

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Performance outcomes	Acceptable outcomes
<p>(e) reduce the carriage of debris in flood waters;</p> <p>(f) reduce property damage; and</p> <p>(g) provide road access to <i>buildings</i> above the level of the 1% AEP flood level.</p> <p>Note- where the development is located in a Potential flood hazard area as identified on Flood Hazard Overlay Map OM-007, and there is no <i>defined flood level</i>, a hydraulic (flood hazard assessment) report prepared by a RPEQ is required in substantiation of a Performance Solution. Alternatively, the <i>defined flood level</i> from an adjacent representative hazard area may be used if deemed appropriate by Council.</p>	<p>AO13.2 <i>Where for business activities or industry activities buildings</i> the minimum floor level supporting the following elements of the development must be located above the <i>defined flood level</i>:</p> <ul style="list-style-type: none"> (a) administrative areas; (b) services, plant and equipment associated with the <i>building</i>. <p>Editor's Note- AO13.2 accepts that the cost of flood impact is an operational cost of the <i>business activity</i> or <i>industry activity</i>.</p> <p>Editor's Note: Businesses should ensure that they have the necessary continuity plans in place to account for the potential need to relocate property prior to a flood event (e.g. allow enough time to transfer stock to the upstairs level of a building or off site).</p> <p>Editor's Note: The relevant building assessment provisions under the Building Act 1975 apply to all building work within the Flood Hazard Area and need to take account of the flood potential within the area.</p> <p>AO13.3 <i>Where the defined flood level is known</i> , new <i>buildings</i> are:</p> <ul style="list-style-type: none"> (a) located on the highest part of the site to minimise entrance of floodwaters; and (b) provided with pedestrian and vehicle evacuation access between the <i>building</i> and a road that is above the 1% AEP flood level. <p>AO13.4 <i>Where the defined flood level is not known</i>, new <i>buildings</i> are:</p> <ul style="list-style-type: none"> (a) located on the highest part of the site to minimise entrance of floodwaters; and (b) provided with clear and direct pedestrian and vehicle evacuation access. <p>AO13.5 <i>Where for accommodation activities</i>, the design and layout of buildings minimises risk from flooding to an acceptable or tolerable level by providing parking and other non-habitable uses at ground level.</p> <p>Where for Reconfiguring a Lot AO13.6 Additional lots, except where for the purposes of public open space:</p> <ul style="list-style-type: none"> (a) are not located in areas of Significant flood hazard area, Low flood hazard area or Potential flood hazard area as identified on Flood Hazard Overlay Map OM-007 ; or

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Performance outcomes	Acceptable outcomes
	<p>(b) are demonstrated to be above the <i>defined flood level</i>.</p> <p>AO13.7 Reconfiguration and road design ensure residents are not physically isolated from adjacent urban areas that are above the 1% AEP flood level and provides a safe and clear evacuation route:</p> <p>(a) by locating the access into the reconfiguration above the <i>defined flood level</i> or connecting to a road that is above the 1% AEP flood level;</p> <p>(b) by direct and simple routes to main roads; and</p> <p>(c) by avoiding culs-de-sac and other non-permeable layouts.</p>
<p>Where for Material Change of Use or Building Work or Operational Works PO14 Development involving earthworks in a flood hazard area below the <i>defined flood level</i> must protect life and property on premises and off premises through maintaining:</p> <p>(a) flood storage capacity of land;</p> <p>(b) flood conveyance function of land;</p> <p>(c) flood and drainage channels;</p> <p>(d) overland flow paths; and</p> <p>(e) flood warning times.</p>	<p>Where for Material Change of Use or Building Work or Operational Works AO14.1 Development does not involve in excess of 50m³ of fill above <i>ground level</i> per 1,000 <u>squared</u> metres <u>squared</u> of site area.</p>

Note: *Defined flood event* and *defined flood level* are defined in Schedule 1.

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7.2.8 High impact activities management area overlay code

7.2.8.1 Application

This code applies to assessable development:

- (1) subject to the High impact activities management area overlay shown on the overlay maps contained within Schedule 2; and
- (2) identified as requiring assessment against the High impact activities management area overlay code by the tables of assessment in Part 5.

7.2.8.2 Purpose and overall outcomes

- (1) The purpose of the code is to protect the amenity and environmental values of identified *high impact activity management areas* located across the Somerset Region from the impacts of rural-based *high impact activities*.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) appropriately managing the impacts of rural-based *high impact activities* on the amenity enjoyed by the *high impact activity management area* identified on the **High impact activities management area overlay maps OM008a-b**;
 - (b) protecting the desired future settlement pattern for Somerset Region, that is, the compact urban expansion of the towns of Esk, Fernvale, Kilcoy, Lowood and Toogoolawah and, in the longer-term, the development of the Glamorgan Vale Urban Investigation Area, through the appropriate location of *high impact activities* in relation to these existing and future settlement pattern elements;
 - (c) promoting opportunities for tourism development in the Principal Future Strategic Tourism Focus Area and Lake Somerset Water-based Recreation Focus Area through the appropriate location of *high impact activities*; and
 - (d) contributing to the management of water quality in the regional water storages of Lake Somerset and Lake Wivenhoe through the appropriate location of *high impact activities*.

7.2.8.3 Assessment benchmarks

Part A—Assessment benchmarks for assessable development

Table 7.2.8.3—Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
PO1 <i>High impact activities</i> in Somerset Region are appropriately located and operated to: <ol style="list-style-type: none"> (a) maintain the amenity of the <i>high impact activity management area</i>, having regard to the following: <ol style="list-style-type: none"> (i) air quality, including dust and odour; (ii) water quality; (iii) noise; and (iv) amenity considerations relevant to the <i>site</i>, locality and region; (b) protect the opportunity for the compact urban expansion of the towns of Esk, Fernvale, Kilcoy, Lowood and Toogoolawah and the possible future development of the Glamorgan Vale Urban Investigation Area, from the impacts of <i>high impact activities</i>; (c) protect opportunities for tourism development; and 	AO1.1 <i>High impact activities</i> located within the <i>high impact activity management area</i> as shown on the High impact activities management area overlay maps OM008a-b are supported by a detailed site analysis that confirms that the site is suitable for the proposed high impact activity in terms of effective buffering from sensitive uses and appropriate access to water.

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Performance outcomes	Acceptable outcomes
(d) contribute to the management of water quality in the regional water storages of Lake Somerset and Lake Wivenhoe.	

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7.2.9 Infrastructure overlay code

7.2.9.1 Application

This code applies to accepted development subject to requirements and assessable development:

- (1) subject to the infrastructure overlay shown on the overlay maps contained within Schedule 2; and
- (2) identified as requiring assessment against the infrastructure overlay code by the tables of assessment in Part 5.

7.2.9.2 Purpose and overall outcomes

(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 Somerset Region as identified on the **Infrastructure overlay maps OM009a-g**, including the following:

- (a) gas pipelines;
- (b) high voltage electricity transmission lines;
- (c) substations and power stations;
- (d) wastewater treatment plants;
- (e) waste stations;
- (f) highways and main roads;
- (g) water pipelines;
- (h) pump stations, bores and reservoirs;
- (i) water treatment plants; and
- (j) Kilcoy bypass.

Editor's Note -The "Future Principal Route, SEQ Principal Cycle Network Plan" as shown on the **Infrastructure overlay maps OM009a-g** is addressed in the Transport, Access, and Parking Code.

- (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.

7.2.9.3 Assessment benchmarks

Part A – Requirements for accepted development and assessment benchmarks for assessable development

Table 7.2.9.3 - Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Gas pipelines	
PO1 <i>Buildings and structures</i> are designed and sited to: (a) minimise risk of harm to people and property; and (b) avoid damaging or adversely affecting the existing or future operation of gas pipelines and the supply of gas.	AO1.1 <i>Buildings and structures</i> are setback a minimum of 400 50 metres from a <i>gas pipeline</i> as identified on the Infrastructure overlay maps OM009a-g .

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Performance outcomes	Acceptable outcomes
High voltage electricity transmission lines	
<p>PO2</p> <p><i>High voltage electricity transmission lines:</i></p> <p>(a) are protected from encroachment by incompatible <i>development</i>; and</p> <p>(b) <i>sensitive land uses</i> are appropriately separated from high voltage electricity transmission lines to protect public health and safety and to minimise the likelihood of nuisance or complaint</p>	<p>AO2.1</p> <p><i>Development</i> is not located within a <i>high voltage electricity transmission line</i> easement as identified on the Infrastructure overlay maps OM009a-g.</p> <p>AO2.2</p> <p><i>Buildings</i> associated with <i>sensitive land uses</i> are setback from <i>high voltage electricity transmission lines</i> as identified on the Infrastructure overlay maps OM009a-g and in accordance with the following:</p> <p>(a) 20 metres for transition lines between 110kV and 132kV;</p> <p>(b) 30 metres for transmission lines between 133kV and 330kV; and</p> <p>(c) 40 metres for transmission lines exceeding 331kV.</p> <p>AO2.3</p> <p>Buildings that directly overlook <i>high voltage electricity transmission lines</i> have living areas that are oriented away from the transmission line.</p> <p>AO2.4</p> <p>No additional gates, fences or other access restrictions are created within or along the easement for <i>high voltage electricity transmission lines</i>.</p> <p>AO2.5</p> <p>Vegetation planted within an easement of a <i>high voltage electricity transmission line</i> or, where there is no easement the area of influence¹³ of a <i>high voltage electricity transmission line</i>, has a mature height of no more than 3.5 metres.</p> <p>AO2.6</p> <p>No earthworks are undertaken within 20 metres of a transmission tower or pole, or within 20 metres of the edge of the easement (whichever is greater) for overhead <i>high voltage electricity transmission lines</i></p>
Substations and power stations	
<p>PO3</p> <p><i>Power stations:</i></p>	<p>AO3.1</p> <p><i>Sensitive land uses</i> are setback a minimum of 40 metres from a <i>power station site</i> as</p>

¹³ Area of influence includes the area directly below and between conductors, including allowance for line swing.

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Performance outcomes	Acceptable outcomes
<p>(a) are protected from encroachment by incompatible land use and development; and</p> <p>(b) <i>sensitive land uses</i> are appropriately separated from power stations to protect public health and safety.</p>	<p>identified on the Infrastructure overlay maps OM009a-g.</p> <p>AO3.2 <i>Sensitive land uses</i> are setback a minimum of 5 metres from a <i>substation</i> as identified on the Infrastructure overlay maps OM009a-g</p>
Wastewater treatment plants	
<p>PO4 The operation and planned expansion of <i>wastewater treatment plants</i>:</p> <p>(a) are protected from encroachment by incompatible land use and development; and</p> <p>(b) <i>sensitive land uses</i> are appropriately separated from <i>wastewater treatment plants</i> to protect public health and safety.</p>	<p>AO4.1 <i>Sensitive land uses</i> are not established within a <i>wastewater treatment plant buffer</i> as identified on the Infrastructure overlay maps OM009a-g.</p>
Highways and main roads	
<p>PO5 <i>Development</i> is located, designed and constructed to ensure that noise from <i>Highways and Main roads</i> do not adversely affect:</p> <p>(a) the development's primary function; and</p> <p>(b) the wellbeing of occupants including their ability to sleep, work or otherwise undertake quiet enjoyment without unreasonable interference from <i>road traffic noise</i>.</p>	<p>AO5.1 Where adjoining a <i>Highway or Main road</i> and not located in an <i>urban area</i>, <i>buildings</i> are setback a minimum of 40 metres from the property boundary adjoining a <i>Highway or Main road</i> as identified on the Infrastructure overlay maps OM009a-g.</p> <p>AO5.2 Where adjoining a <i>Highway or Main Road</i> as identified on the infrastructure overlay maps OM009a-g, development ensures that a <i>sensitive land use</i> achieves the relevant road traffic noise criteria of the Queensland Development Code.</p>
Waste stations	
<p>PO6 The operation and planned expansion of <i>waste stations</i>:</p> <p>(a) are protected from encroachment by incompatible <i>development</i>; and</p> <p>(b) <i>sensitive land uses</i> are appropriately separated from waste stations to protect public health and safety.</p>	<p>AO6.1 <i>Sensitive land uses</i> are not established within a <i>waste station buffer</i> as identified on the Infrastructure overlay maps OM009a-g.</p>
Water pipelines	
<p>PO7 <i>Development</i> does not adversely impact on existing and planned <i>water pipeline</i> infrastructure.</p>	<p>AO7.1 <i>Development</i> is not located within a <i>water pipeline</i> easement as identified on the Infrastructure overlay maps OM009a-g.</p>

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Performance outcomes	Acceptable outcomes
Water treatment plants	
<p>PO8</p> <p>The operation and planned expansion of <i>water treatment plants</i>:</p> <p>(a) are protected from encroachment by incompatible <i>development</i>; and</p> <p>(b) <i>sensitive land uses</i> are appropriately separated from <i>water treatment plants</i> to protect public health and safety.</p>	<p>AO8₋₁</p> <p><i>Sensitive land uses</i> are setback a minimum of 100 metres from a <i>water treatment plant</i> as identified on the Infrastructure overlay maps OM009a-g.</p>
For assessable development	
Kilcoy bypass	
<p>PO9</p> <p><i>Development</i> does not prejudice the future establishment, operation, or maintenance of the <i>Kilcoy bypass</i> as identified on the Infrastructure overlay maps OM008a-g.</p>	<p>AO9₋₁</p> <p>No acceptable outcome provided.</p>
Reconfiguring a Lot	
<p>PO10</p> <p>The operation and planned expansion of infrastructure as identified on Infrastructure overlay maps OM009a-g is:</p> <p>(a) protected from encroachment by incompatible land use and development; and</p> <p>(b) land use and development is appropriately separated from the infrastructure to protect public health, and safety and appropriately manage amenity impacts.</p>	<p>AO10₋₁</p> <p>No acceptable outcome provided.</p>

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7.2.10 Landslide hazard overlay code

7.2.10.1 Application

This code applies to accepted development and assessable development:

- (1) subject to the landslide hazard overlay shown on the overlay maps contained within Schedule 2; and
- (2) identified as requiring assessment against the landslide hazard overlay code by the tables of assessment in Part 5.

7.2.10.2 Purpose and overall outcomes

- (1) The purpose of the landslide hazard overlay code is to ensure that *development* avoids or mitigates the potential adverse impacts of landslide hazard on people, property, economic activity and the environment.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) *development* in areas at risk from landslide hazard is compatible with the nature of the hazard; and
 - (b) development does not result in a material increase in the extent or severity of landslide hazard.

7.2.10.3 Assessment benchmarks

Part A – Requirements for accepted development and assessment benchmarks for assessable development

Table 7.2.10.3 - Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Risk of harm to people and property	
<p>PO1 <i>Development</i> does not cause an unacceptable increase in the level of risk to people and property as a result of landslide or potential landslide.</p> <p>Note - A site-specific geotechnical investigation must be undertaken to demonstrate that although the development site is located within a landslide hazard area as identified on the Landslide hazard overlay maps OM0010a-b, the landslide hazard risk is acceptable.</p>	<p>AO1.1 <i>Buildings</i> are not located in a landslide hazard area as identified on the Landslide hazard overlay maps OM0010a-b.</p>
<p>PO2 Clearing of vegetation does not worsen the potential for landslide to occur.</p>	<p>AO2 No clearing of <i>native vegetation</i> is undertaken within landslide hazard areas identified on the Landslide hazard overlay maps OM0010a-b.</p>
For assessable development	
Community infrastructure	
<p>PO3 <i>Development</i> does not cause an unacceptable increase in the level of risk to people and property as a result of landslide or potential</p>	<p>AO3.1 <i>Development</i> involving <i>community infrastructure</i> is not located within a landslide</p>

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Performance outcomes	Acceptable outcomes
<p>landslide and <i>community infrastructure</i> is able to function effectively during and immediately after landslide events.</p> <p>Note - Where <i>development</i> involving <i>community infrastructure</i> is located in a landslide hazard area, a site-specific geotechnical investigation prepared by an appropriately qualified professional certifies that:</p> <ul style="list-style-type: none"> (a) the <i>footprint</i> is not located in an area of the <i>site</i> that is subject to an unacceptable level of risk; (b) the stability of the <i>site</i>, including associated <i>buildings</i> and infrastructure, will be maintained during both the construction and operational phases of the development; (c) <i>development</i> on the <i>site</i> will not increase the risk of landslide activity on other land; (d) the <i>site</i> is not subject to the risk of landslide activity originating from other land; and (e) access to the <i>site</i> will not be impeded by a landslide event. 	<p>hazard area as identified on the Landslide hazard overlay maps OM0010a-b.</p> <p>OR</p> <p>AO3.2 <i>Development involving community infrastructure:</i></p> <ul style="list-style-type: none"> (a) does not involve any new building work (other than <i>minor building work</i>); and does not involve vegetation clearing; (b) does not involve vegetation clearing; and (c) does not alter the <i>ground level</i> or stormwater conditions.

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7.2.11 Local heritage overlay code

7.2.11.1 Application

This code applies to assessable development:¹⁴

- (1) subject to the local heritage overlay shown on the overlay maps contained within Schedule 2; and
- (2) identified as requiring assessment against the local heritage overlay code by the tables of assessment in Part 5.

7.2.11.2 Purpose and overall outcomes

- (1) The purpose of the local heritage overlay code is to ensure that *development* on or adjoining a *heritage place* is compatible with the heritage significance of the place.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the heritage significance of individual sites and places is conserved¹⁵;
 - (b) *development* on a local *heritage place* is compatible with the heritage significance of the place by:
 - (i) preventing the demolition or removal of the local *heritage place*, unless there is no prudent and feasible alternative to the demolition or removal¹⁶;
 - (ii) maintaining or encouraging, as far as practicable, the appropriate use (including adaptive reuse) of the local *heritage place* whilst protecting the amenity of adjacent uses;
 - (iii) protecting, as far as practicable, the materials and setting of the local *heritage place*;
 - (iv) ensuring that any exposed archaeological artefact/s and/or features are identified and managed prior to the redevelopment of a *site*¹⁷;
 - (v) ensuring, as far as practicable, development on the local *heritage place* is compatible with the heritage significance of the place; and
 - (c) *development* adjoining a local *heritage place* is sympathetic to the heritage significance of that place

¹⁴ This code does not apply to indigenous cultural heritage which is protected under the *Aboriginal Cultural Heritage Act 2003*. In accordance with this legislation, 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").

¹⁵ Development on State heritage places is also regulated by the *Queensland Heritage Act 1992*.

¹⁶ In considering whether there is no prudent and feasible alternative to the demolition or removal of a local heritage place, the Council will have regard to:

- (a) safety, health and economic considerations; and
- (b) any other matters the Council considers relevant.

¹⁷ Under the *Queensland Heritage Act 1992*, a person must report to the Department of Environment and Heritage Protection (DEHP) if they discover an archaeological artefact that is an important source of information about an aspect of Queensland's history. Under the *Queensland Heritage Act 1992*, archaeological artefacts include any relic or other remains located above, on or below the present land surface, or found in State waters, that relate to past human behaviour.

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7.2.11.3 Assessment benchmarks

Part A – Assessment benchmarks for assessable development

Table 7.2.11.3 - Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
Material change of use involving a local <i>heritage place</i>	
<p>PO1 The material change of use is compatible with the conservation and/or management of the significance of the local <i>heritage place</i>.</p> <p>Note – Development on a site identified on the Local heritage register overlay maps OM011a-d is undertaken in accordance with the Australian ICOMOS Charter for Places of Cultural Significance (Burra Charter).</p>	<p>AO1.4 No acceptable outcome provided. No acceptable outcome provided.</p>
Reconfiguring a lot involving a local <i>heritage place</i>	
<p>PO2 Reconfiguring a lot does not: (a) reduce public access to the local <i>heritage place</i>; or (b) obscure or destroy any of the following elements relating to the local <i>heritage place</i>: (i) pattern of historic subdivision; (ii) the landscape setting; or (iii) the scale and consistency of the urban fabric.</p> <p>Note – Development on a site identified on the Local heritage register overlay maps OM011a-d is undertaken in accordance with the Australian ICOMOS Charter for Places of Cultural Significance (Burra Charter).</p>	<p>AO2.4 No acceptable outcome provided. No acceptable outcome provided.</p>
Building work or operational work involving a local <i>heritage place</i>	
<p>PO3 <i>Development</i> conserves and is subservient to the features and values of the local <i>heritage place</i> that contribute to its heritage significance.</p> <p>Note- A Heritage Impact Assessment Report Must be prepared by appropriately qualified persons that demonstrates to Council's satisfaction that the development does not detract from, or diminish the cultural heritage significance of the Heritage Place.</p>	<p>AO3.1 <i>Development</i> on a <i>site</i> identified on the Local heritage register overlay maps OM011a-d (a) does not alter, remove or conceal significant features of the local <i>heritage place</i>; or (b) is minor and necessary to maintain a significant use for the local <i>heritage place</i>.</p>

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Performance outcomes	Acceptable outcomes
<p>PO4 Changes to a local <i>heritage place</i> are appropriately managed and documented.</p>	<p>AO4.1 <i>Development</i> on a <i>site</i> identified on the Local heritage register overlay maps OM011a-d is compatible with a conservation management plan prepared in accordance with the <i>Australian ICOMOS Charter</i>¹⁸ for Places of Cultural Significance (Burra Charter).</p> <p>AO4.2 An archival quality photographic record is made of the features of the place that are destroyed because of the development that meets the standards outlined in the <i>Department of Environment and Resource Management Guideline: Archival of Heritage Registered Places</i>.</p>
<p>PO5 <i>Development</i> does not adversely affect the character, setting or appearance of the local <i>heritage place</i>, including removal of vegetation that contributes to the heritage significance of the place.</p> <p>Note - A Heritage Impact Assessment Report must be prepared by appropriately qualified persons that demonstrates to Council's satisfaction that the development does not detract from, or diminish the cultural heritage significance of the Heritage Place.</p>	<p>AO5.1 Existing vegetation is retained and protected for the duration of development works being carried out on the premises.</p>
<p>PO6 Excavation or other earthworks do not have a detrimental impact on archaeological sites.</p> <p>Note - An archaeological investigation is carried out for development involving a high level of surface or sub-surface disturbance.</p>	<p>AO6.1 No acceptable outcome provided.</p>
<p>PO7 <i>Advertising devices (billboard)</i> proposed on a local <i>heritage place</i> are sited and designed in a manner that:</p> <p>(a) is compatible with the heritage significance of the place; and</p> <p>(b) does not obscure the appearance or prominence of the <i>heritage place</i> when viewed from the street or other public places.</p>	<p>AO7.1 No acceptable outcome provided.</p>

¹⁸ Australia ICOMOS Inc. is the national chapter of ICOMOS (International Council of Monuments and Sites), a non-government international organisation primarily concerned with the philosophy, terminology, methodology and techniques of cultural heritage conservation.

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Performance outcomes	Acceptable outcomes
Development adjoining a local <i>heritage place</i>	
<p>PO8 Where on a <i>lot</i> or <i>premises</i> adjoining a local <i>heritage place</i>, development is designed and constructed in a manner that does not adversely affect the heritage significance of the <i>heritage place</i>, including its context, setting, appearance and archaeology.</p> <p>Note - A Heritage Impact Assessment Report must be prepared by appropriately qualified persons that demonstrates to Council's satisfaction that the development does not detract from, or diminish the cultural heritage significance of the Heritage Place. The following points give guidance as to the specific items that need to be considered when proposing a development in proximity to a Heritage Place:</p> <ul style="list-style-type: none"> • development should not attempt to replicate or mimic the architectural detailing of all or part of the Heritage Place; • the architectural composition of facades should include transitional elements of a similar scale to an adjoining Heritage Place; • where a new facade abuts the facade of a Heritage Place, a clear transition between the old and new should be established and maintained; • projecting elements such as canopies, awnings, sunshades, banners and signage should not substantially interrupt views of a Heritage Place from the street or a public place; • the new development should complement the existing streetscape or prevailing architectural character of the street and the Heritage Place; and • an archaeological investigation is carried out for development involving a high level of surface or sub-surface disturbance. 	<p>AO8-1 No acceptable outcome provided.</p>

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7.2.12 Scenic amenity overlay code

7.2.12.1 Application

This code applies to accepted development subject to requirements and assessable development:

- (1) subject to the scenic amenity overlay shown on the overlay maps contained within Schedule 2; and
- (2) identified as requiring assessment against the scenic amenity overlay code by the tables of assessment in Part 5.

7.2.12.2 Purpose and overall outcomes

- (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 Somerset 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 Somerset region including:
 - (i) high scenic amenity areas;
 - (ii) other scenic mountains; and
 - (iii) scenic route sections.

7.2.12.3 Assessment benchmarks

Part A – Requirements for accepted development and assessment benchmarks for assessable development

Table 7.2.12.3 - Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Buildings within a scenic route section	
<p>PO1 <i>Development within a scenic route section buffer identified on the Scenic amenity overlay maps OM012a-b:</i></p> <ol style="list-style-type: none"> (a) retains existing vegetation and incorporates landscaping to visually screen and soften built form elements, whilst not impeding distant views or view corridors from the <i>scenic route section</i>; (b) incorporates building materials and external finishes that are compatible with the visual amenity and the landscape character of the <i>scenic route section</i>; and (c) minimises visual impacts on the <i>scenic route section</i> in terms of: <ol style="list-style-type: none"> (i) <i>building</i> setbacks; (ii) the scale, height and setback of <i>buildings</i>; (iii) the extent of earthworks and impacts on the landform including the location and configuration of <i>roads</i> and <i>driveways</i>; and 	<p>AO1.1 <i>Advertising devices within a scenic route section buffer identified on the Scenic amenity overlay maps OM012a-b:</i></p> <ol style="list-style-type: none"> (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: <ol style="list-style-type: none"> (i) <i>Food and drink outlet</i>; (ii) <i>Winery</i>; (iii) <i>Tourist attraction</i>; (iv) <i>Nature-based tourism</i>; (v) <i>Rural activities</i>; (vi) <i>Short-term accommodation</i>. (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.

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Performance outcomes	Acceptable outcomes
<p>(iv) the scale, extent and visual prominence of <i>advertising devices (billboard)</i>.</p>	<p>AO1.2 <i>Advertising devices (billboard)</i> are not located within a <i>scenic route section buffer</i> identified on the Scenic amenity overlay maps OM012a-b.</p> <p>AO1.3 <i>Buildings</i> do not exceed 8.5 metres or 2 storeys in height.</p> <p>AND</p> <p>AO1.4 <i>Buildings or structures</i> within a <i>scenic route section buffer</i> identified on the Scenic amenity overlay maps OM012a-b are setback a minimum of 100 metres from the scenic route.</p> <p>OR</p> <p>AO1.5 <i>Buildings or structures</i> within a <i>scenic route section buffer</i> identified on the Scenic amenity overlay maps OM012a-b are setback behind the building line of an existing <i>dwelling house</i>.</p>
Buildings within high scenic amenity area	
<p>PO2 <i>Development within a high scenic amenity area</i> identified on the Scenic amenity overlay maps OM012a-b:</p> <p>(a) maintains and enhances the landscape character and scenic amenity values of the locality and the Somerset region;</p> <p>(a) is not visible from the skyline or positioned on a ridgeline when viewed from a <i>Highway or Main road</i>;</p> <p>(b) is fully screened by an existing natural landform or vegetation, or will be fully screened by <i>native vegetation</i> within 5 years of construction when viewed from a <i>Highway or Main road</i>;</p> <p>(c) retains existing vegetation and incorporates landscaping to visually soften built form elements;</p> <p>(d) incorporates building materials and external finishes that are compatible with the visual amenity and the landscape character of the locality; and</p> <p>(e) minimises visual impacts on the high scenic amenity area in terms of:</p> <p>(i) the scale, height and setback of <i>buildings</i>;</p> <p>(ii) the extent of earthworks and impacts on the landform including</p>	<p>AO2.1 <i>Buildings</i> do not exceed 8.5 metres or 2 storeys in height.</p> <p>AO2.2 <i>Buildings, structures</i> and operational works are located a minimum of 50 metres from ridges or peaks within <i>high scenic amenity areas</i> identified on Scenic amenity overlay maps OM-012a-b.</p> <p>AO2.3 Where within <i>high scenic amenity areas</i> identified on Scenic amenity overlay maps OM-012a-b no vegetation clearing occurs:</p> <p>(a) within 100 metres of ridgelines or peaks;</p> <p>(b) on land with a slope greater than 15 percent;</p> <p>(c) within 100 metres of waterways;</p> <p>(d) within 100 metres of wetlands;</p> <p>(e) unless where in accordance with Part 87.2.4 Bushfire hazard Overlay Code.</p>

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Performance outcomes	Acceptable outcomes
the location and configuration of roads and driveways.	
Buildings within other scenic mountains	
<p>PO3 <i>Development within other scenic mountain areas identified on the Scenic amenity overlay maps OM012a-b:</i></p> <ul style="list-style-type: none"> (a) maintains the landscape character and scenic amenity values of the locality and the Somerset region; (b) retains existing vegetation and incorporates landscaping to visually soften built form elements; (c) incorporates building materials and external finishes that are compatible with the visual amenity and the landscape character of the locality; and (d) minimises visual impacts on <i>other scenic mountain</i> areas in terms of: <ul style="list-style-type: none"> (i) the scale, height and setback of <i>buildings</i>; (ii) the extent of earthworks and impact on the landform including the location and configuration of <i>roads</i> and <i>driveways</i>; and (iii) the scale, extent and visual prominence of <i>advertising devices (billboard)</i>. 	<p>AO3.1 <i>Buildings</i> do not exceed 8.5 metres or 2 storeys in height.</p>

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7.2.13 Stock route management overlay code

7.2.13.1 Application

This code applies to accepted development subject to requirements and assessable development .

- (1) subject to the stock route management overlay shown on the overlay maps contained within Schedule 2; and
- (2) identified as requiring assessment against the stock route management overlay code by the tables of assessment in Part 5.

7.2.13.2 Purpose and overall outcomes

- (1) The purpose of the stock route management overlay code is to ensure the function of the stock route network is maintained.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the stock route network is protected from *development* that has the potential to affect the continued operation of the stock route; and
 - (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.

7.2.13.3 Assessment benchmarks

Part A – Requirements for accepted development and assessment benchmarks for assessable development

Table 7.2.13.3 - Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
PO1 <i>Development</i> does not result in a loss of extent, function or operational efficiency of the stock route as identified on Stock route management overlay maps OM0013a-b.	AO1.1 <i>Buildings, structures</i> and works are not located within a stock route buffer area as identified on Stock route management overlay maps OM0013a-b.
PO2 Reconfiguring a lot protects public health, and safety, appropriately manages amenity impacts, and does not result in a loss of extent, function or operational efficiency of the stock route as identified on Stock route management overlay maps OM0013a-b.	AO2.1 Reconfiguring a lot provides an access easement over land identified as a stock route on Stock route management overlay maps OM0013a-b.
PO3 The operation of stock routes as identified on Stock route management overlay maps OM0013a-b is: <ol style="list-style-type: none"> (a) protected from encroachment by incompatible land use and <i>development</i>, and (b) land use and development is appropriately separated from the infrastructure to protect public health, and safety and appropriately manage amenity impacts. 	AO3.1 <i>Sensitive land uses</i> are setback a minimum of 75 metres from a stock route as identified on Stock route management overlay maps OM0013a-b.

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8 Development codes

8.1 Preliminary

- (1) Development codes are codes for assessment where identified as an applicable code in Part 5.
- (2) The requirements under the Regulation for development under schedules 6 and 7 of the Regulation relevant for the planning scheme are applicable as set out in Part 5.4, Table 5.4.1 to 5.4.3:
 - (a) Community residence;
 - (b) Cropping involving forestry for wood production;
 - (c) Particular reconfiguring a lot requiring code assessment (subdividing one lot into two lots and associated operational work).

.Note – The following schedules of the Regulation are relevant to the Somerset regional planning scheme;

- i. Schedule 6 Part 2 (6) of the Regulation – Material change of use for a Community residence;
- ii. Schedule 15 of the Regulation for Cropping involving forestry for wood production;
- iii. Schedule 14 of the Regulation – Particular reconfiguring a lot requiring code assessment.

(3) The following are the use codes for the planning scheme:

- (a) Animal keeping code;
- (b) Aquaculture code;
- (c) Business activities code;
- (d) Caretaker's accommodation code;
- (e) Community activities code;
- (f) Dwelling house code;
- (g) Extractive industry code;
- (h) Home based business code;
- (i) Industrial activities code;
- (j) Intensive animal industry code;
- (k) Multiple dwelling and dual occupancy code;
- (l) Recreation activities code;
- (m) Renewable energy facility code;
- (n) Retirement facility and residential care facility code;
- (o) Roadside stall code;
- (p) Rural industry code;
- (q) Rural workers accommodation code;
- (r) Sales office code;
- (s) Short-term accommodation code;
- (t) Telecommunications facilities code;
- (u) Tourist park and relocatable home park code;
- (v) Utility installation and substation code.

(4) The following are the other development codes for the planning scheme:

- (a) Advertising devices code;
- (b) Filling and excavation code;
- (c) Landscaping code;
- (d) Reconfiguring a lot code;
- (e) Services, works and infrastructure code;
- (f) Transport, access and parking code.

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8.2 Use codes

8.2.1 Animal keeping code

8.2.1.1 Application

This code applies to assessing a material change of use for development involving animal keeping for the following purposes:

- (a) *Apiculture*;
- (b) *Aviary*;
- (c) *Cattery*;
- (d) *Horse keeping*; or
- (e) *Kennel*.

Note-This Code does not apply to the keeping of *domestic pets*, which is regulated by local law.

8.2.1.2 Purpose

- (1) The purpose of the animal keeping code is to ensure that development for animal keeping is located, designed, and operated to avoid or appropriately minimise impacts on the amenity and character of the local area and *sensitive land uses*.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) *animal keeping* is provided a *site* of sufficient size to provide adequate *buffers* to *sensitive land uses* and *adjoining premises*;
 - (b) *buildings, structures* and *animal enclosures* are located and designed and constructed in a manner that complements the intended amenity of the locality;
 - (c) ensure the use is located, designed, and operated to avoid or otherwise minimise impacts, including noise and odour nuisance;
 - (d) ensure public health and safety is maintained;
 - (e) are provided with the necessary infrastructure; and
 - (f) are designed, constructed and operated to protect the welfare of animals, and protect environmental values including water, soil, and air quality.

8.2.1.3 Assessment benchmarks

Part A – Requirements for accepted development and assessment benchmarks for assessable development

Table 8.2.1.3 - Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Apiculture	
PO1 <i>Apiculture</i> facilities are located a safe distance from <i>sensitive land uses</i> and from land generally intended for <i>accommodation</i>	AO1.1 <i>Apiculture</i> facilities are set back a minimum of 25 metres from a public <i>road</i> .

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Performance outcomes	Acceptable outcomes
<p><i>activities</i> or where people gather, recreate or shop, in order to safeguard public health and safety.</p>	<p>AO1.2 <i>Apiculture</i> facilities are set back a minimum of 200 metres from:</p> <p>(a) a <i>sensitive land use</i>; or (b) land in the following zones:</p> <p>(i) General residential zone, including the Park residential precinct; (ii) Centre zone; (iii) Emerging community zone; and (iv) Recreation and open space zone (v) Rural residential zone.</p> <p>(v)</p> <p>AO1.3 The existence of <i>apiculture</i> facilities is sign posted at the nearest public <i>road</i> frontage.</p>
Horse keeping	
<p>PO2 The activity is located on a <i>premises</i> that:</p> <p>(a) is of sufficient size to accommodate the use; (b) is of a scale and intensity that does not result in <i>environmental harm</i> or <i>environmental nuisance</i>; and (c) sited to maintain the character of the locality.</p>	<p>AO2.4 The <i>site</i> area is a minimum one hectare for <i>horse keeping</i>.</p>
<p>PO3 The activity does not result in:</p> <p>(a) environmental harm or environmental nuisance on <i>sensitive land uses</i> located on <i>adjoining premises</i>; and (b) adverse impacts on water quality values of local receiving environments.</p>	<p>AO3.4 The following separation distances are provided for <i>animal enclosures</i>:</p> <p>(a) 50 metres to a <i>road</i> frontage; (b) 15 metres from side and rear boundaries; (c) 15 metres from a <i>dwelling</i> on the same <i>premises</i>; (d) 50 metres from a <i>dwelling</i> on another <i>premises</i></p>
For assessable development	
Siting	
<p>PO4 The activity is located on a <i>premises</i> that:</p> <p>(a) is of sufficient size to accommodate the use; (b) is of a scale and intensity that does not result in <i>environmental harm</i> or <i>environmental nuisance</i>; and (c) is of a physical form and sited to maintain the character of the locality.</p>	<p>AO4.4 The <i>site</i> area is a minimum of:</p> <p>(a) one (1) hectare for an <i>aviary</i>; (b) two (2) hectares for a <i>cattery</i>; or (c) ten (10) hectares for a <i>kennel</i>.</p>

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Performance outcomes	Acceptable outcomes
<p>PO5 The activity maintains the amenity of the locality and is on a <i>site</i> which:</p> <p>(a) has a suitable shape, slope and area to provide adequate setbacks of <i>animal enclosures</i> from:</p> <p>(i) <i>site</i> boundaries;</p> <p>(ii) <u>on-site dwellings</u>;</p> <p>(iii) public roads; and</p> <p>(iv) <i>sensitive land uses</i> on other <i>premises</i>;</p> <p>(b) is sufficiently elevated to facilitate ventilation and drainage; and</p> <p>(c) is not subject unreasonable risks from natural hazards.</p>	<p>AO5.1 The following separation distances are provided for <i>animal enclosures</i>:</p> <p>(a) 50 metres to a <i>road</i> frontage;</p> <p>(b) 15 metres from side and rear boundaries;</p> <p>(c) 15 metres from a <i>dwelling</i> on the same <i>premises</i>;</p> <p>(d) 50 metres from a <i>dwelling</i> on another <i>premises</i> or 200 metres for a <i>kennel</i> or <i>aviary</i>; and</p> <p>(e) 500 metres from another <i>kennel</i>.</p> <p>AO5.2 The area of the <i>site</i> utilised for the activity:</p> <p>(a) has a slope of less than 10 per cent;</p> <p>(b) is not subject to flooding; and</p> <p>(c) is not subject to bushfire.</p>
Built form and character	
<p>PO6 <i>Animal enclosures</i> are designed to be:</p> <p>(a) escape proof;</p> <p>(b) predator proof;</p> <p>(c) of sufficient size for the animal;</p> <p>(d) provide weather protection;</p> <p>(e) minimise stress;</p> <p>(a) avoid injury; and</p> <p>(b) to ensure animals are securely housed.</p>	<p>AO6.1 <i>Animal enclosures</i> used to house animals are roofed.</p> <p>AO6.2 Outdoor <i>animal enclosures</i> are a minimum of 2 metres in height; and constructed of mesh, chain or hinge-joint stock proof wire.</p> <p>AO6.3 Where for a <i>kennel</i>, outdoor <i>animal enclosures</i> are screened with barriers to prevent external visual line of sight to other animals or external activities.</p>
<p>PO7 The character of <i>buildings</i> and <i>animal enclosures</i> maintains the amenity and character of the local area.</p>	<p>AO7.1 No acceptable outcome provided.</p>
Managing operational impacts	
<p>PO8 Noise is managed in accordance accepted standards and the use is of a scale, intensity, and duration that maintains the amenity of the surrounding area, <i>sensitive land uses</i>, and the enjoyment of public open spaces.</p> <p>Note - To demonstrate compliance with PO8, Council may require the preparation of an acoustic report which addresses anticipated noise impacts associated with the proposal. Noise levels are to comply with the Environmental Protection (Noise) Policy 2008.</p>	<p>AO8.1 Exterior walls of enclosed <i>buildings</i>, <i>structures</i> and <i>animal enclosures</i> are constructed of noise attenuating materials including but not limited to clay, concrete, masonry or solid concretesound absorbent materials.</p>

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Performance outcomes	Acceptable outcomes
PO9 Liquid and solid waste disposal, and carcass disposal does not result in <i>environmental harm, environmental nuisance</i> or <i>adversely impact on water quality</i> .	AO9.4 No acceptable outcome provided.
PO10 Air quality is managed to acceptable levels and standards and does not cause <i>environmental harm</i> or <i>environmental nuisance</i> .	AO10.1 No acceptable outcome provided.
Waste management	
PO11 Disposal of solid waste and liquid waste generated by the use does not result in any <u>on-site</u> or <u>off-site</u> contamination of soil, surface water and ground water, or create any nuisance from odour, dust or vermin.	AO11.1 No acceptable outcome provided.
Managing boundary interfaces	
PO12 The activity achieves a high standard of visual amenity and provides a physical <i>buffer</i> between areas of different character.	AO12.1 Where the activity adjoins land located in any zone other than the Rural zone, a screen fence not less than 1.8 metres in height but not more than 2 metres in height is provided along the common boundary.

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8.2.2 Aquaculture code

8.2.2.1 Application

This code applies to assessing a material change of use for development involving aquaculture.

8.2.2.2 Purpose

- (1) The purpose of the aquaculture code is to locate and design the use in a way which minimises the impact on surrounding uses and the environment.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) *aquaculture* is located and sited to ensure compatibility with the desired visual, scenic amenity and landscape character of the locality;
 - (b) is appropriately managed and does not *adversely impact on water quality*;
 - (c) is sited to protect the viability of known extractive resources;
 - (d) to ensure development is designed, constructed and operated to ensure liquid and solid waste does not cause environmental harm or nuisance;
 - (e) development appropriately protects the productive capacity of the land in accordance with the applicable State Planning Scheme Policies; and
 - (f) is adequately separated from *sensitive land uses* and existing *rural activities*.

8.2.2.3 Assessment benchmarks

Part A – Assessment benchmarks for assessable development

Table 8.2.2.3- Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
Site area	
<p>PO1 The use is located on a <i>site</i> which has sufficient area to:</p> <ul style="list-style-type: none"> (a) accommodate the intensity and scale of the use, including <i>buildings</i>, pens, ponds, other structures and waste disposal areas comprising the use; and (b) adequately separate the use from <i>sensitive land uses</i>. 	<p>Where the <i>site</i> has a minimum area of 1 hectare AO1.1 <i>Buildings, structures</i> and areas associated with the use are set back a minimum of:</p> <ul style="list-style-type: none"> (a) 10 metres from any road frontage; and (b) 10 metres from any side or rear boundary. <p>Where the <i>site</i> has a minimum area of 100 hectares AO1.2 <i>Buildings, structures</i> and areas associated with the use are set back a minimum of:</p> <ul style="list-style-type: none"> (a) 50 metres from any road frontage; and (b) 10 metres from any side or rear boundary.

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<p>PO2 The scale of the use: (a) is consistent with the amenity expectation of the zone; (b) has regard to proximity to <i>sensitive land uses</i>.</p>	<p>Where the <i>site</i> has a minimum area of 1 hectare AO2.1 The <i>total water surface area</i> does not exceed 50 square metres.</p> <p>AO2.2 <i>Buildings</i> and <i>structures</i> associated with the use do not exceed a total area of 25 square metres.</p> <p>Where the <i>site</i> has a minimum area of 100 hectares AO2.3 <i>Buildings</i> and <i>structures</i> associated with the use do not exceed a total area of 100 square metres.</p> <p>AO2.4 The <i>total water surface area</i> does not exceed 5 hectares.</p>
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<p>PO3 Wastewater effluent and solid waste disposal does not result in an adverse impact on the environment or result in environmental harm or nuisance.</p>	<p>AO3.1 Wastewater is disposed of via: (a) collection for lawful offsite disposal; or (b) disposal to the reticulated sewer network.</p> <p>OR</p> <p>Where in the Rural zone AO3.2 Development is connected to a safe and efficient on-site waste water disposal system in accordance with <i>Queensland, Plumbing and Wastewater Code</i> and <i>Australian Standard A3500</i>.</p>
<p>Amenity</p>	
<p>PO4 <i>Buildings and structures</i> are designed and located to protect the scenic amenity and landscape character of the locality and are: (a) appropriately setback, consistent with <i>buildings</i> on the site or <i>buildings</i> on adjoining premises; (b) constructed of materials, colours, and finishes that are sympathetic to the background environment. (c) not visually intrusive, or are screened to mitigate visual intrusion.</p>	<p>AO4.1 Above ground containment facilities and other ancillary <i>buildings and structures</i> comprise non-reflective exterior finishes.</p> <p>AO4.2 The use and any associated buildings, structures and areas associated with the use are set back a minimum of: (a) 50 metres from any <i>road</i> frontage; and (b) 10 metres from any side or rear boundary.</p> <p>AO4.3 A landscaped buffer with a minimum width of 2 metres is provided to the street frontage.</p>
<p>Environmental impacts</p>	
<p>PO5 Wastewater effluent and solid waste disposal does not: (a) <i>adversely impact on water quality</i>; or (b) result in <i>environmental harm</i> or <i>environmental nuisance</i>.</p>	<p>AO5.1 No acceptable outcome provided.</p>

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8.2.3 Business activities code

8.2.3.1 Application

This code applies to assessing a material change of use for development involving the *business activities* group (other than a *sales office*).

8.2.3.2 Purpose

- (1) The purpose of the code is to develop business activities in a way that complements the character of the locality, enhances the streetscape, and manages operational impacts.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the type, scale and location of the activity reinforces the town centre network;
 - (b) the built form and layout reinforces the existing or emerging character of the locality;
 - (c) mixed-use residential *development* is afforded a reasonable level of amenity located above or behind non-residential uses;
 - (d) the design and layout promotes a vibrant streetscape and a safe public environment;
 - (e) sites can be appropriately serviced and do not create unacceptable impacts on the *road* network; and
 - (f) operational impacts are appropriately managed.

8.2.3.3 Assessment benchmarks

Part A – Assessment benchmarks for assessable development

Table 8.2.3.3 - Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
All <i>business activities</i> other than markets	
Scale and intensity	
PO1 The activity is of a type and scale consistent with: (a) the desired character of the zone and locality in which it is situated; and (b) does not result in overdevelopment of the <i>site</i> .	AO1.1 Where the <i>site</i> is located in the Centre zone the <i>plot ratio</i> does not exceed 1.2 times the <i>site area</i> . OR AO1.2 Where the <i>site</i> in the Township zone the <i>plot ratio</i> does not exceed 0.8 times the <i>site area</i> .
Corner sites	
PO2 Where located on a <i>corner lot</i> on a main street, or a <i>site</i> with frontages to public or semi-public spaces, or a <i>site</i> terminating important vistas, building design expresses and emphasises the importance of its location through architectural expression and landscape treatments. Note- Main streets are identified in the Centre zone code.	AO2.1 No acceptable outcome provided.
Main street awnings	
PO3	AO3.1 Development on main streets is provided with awnings that:

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Performance outcomes	Acceptable outcomes
<p>Awnings contribute to the establishment of a 'main street' character and awnings are designed and located to:</p> <p>(a) provide climatic protection; (b) contribute to the establishment of continuous shelter; (c) integrate with adjoining shelters; (d) ensure pedestrian safety while not causing <i>environmental nuisance</i> to surrounding residents; and (e) permit the establishment of street trees; and (f) prevent accidental damage from vehicles.</p>	<p>(a) abut pedestrian footpaths; (b) include under awning lighting; (c) protect the normal flow of pedestrians; (d) is continuous across the frontage/s of the <i>site</i> (except for vehicle access points); (e) align to provide continuity with shelter on <i>adjoining premises</i>; (f) extends from the face of the building or the property line; (g) do not extend past a vertical plane of 1.5 metres inside the kerb to enable street trees to be planted and grow or 0.6 metres inside the kerb where trees are established; (h) have a 0.5 metre clearance to any tree trunk and main branches; and (i) are cantilevered from the main building with any posts within the footpath being non-load-bearing.</p> <p>Note - Main streets are identified in the Centre zone code.</p>
Built form and materials	
<p>PO4 The building form and finishes contribute to the established or emerging character of the zone and locality.</p>	<p>AO4.1 No acceptable outcome provided.</p>
<p>PO5 Mechanical plant and equipment is not a visually dominant feature of the streetscape or roof-scape.</p>	<p>AO5.1 Mechanical plant and equipment is screened from view.</p>
<p>PO6 Buildings and structures are constructed of robust materials that are graffiti resistant.</p>	<p>AO6.1 No acceptable outcome provided.</p>
Interface with sensitive land uses or public open space	
<p>PO7 The <i>business activity</i> provides an attractive interface that enhances the visual appearance of commercial buildings that adjoin public open space and land or used or intended for <i>sensitive land uses</i>.</p>	<p>AO7.1 Where the <i>business activity</i> adjoins a public open space and land or used or intended for use by <i>sensitive land uses</i>, the following is provided along the common boundary: (a) a minimum 3 metre wide landscape strip; and (b) screen fencing to a minimum height of 1.8 metres.</p>
Emissions	
<p>PO8 Lighting is designed in a manner to ensure ongoing amenity and safety whilst ensuring <i>sensitive land uses</i> are protected from undue glare or lighting overspill.</p>	<p>AO8.1 Fixed <i>site</i> lighting complies with Australian Standard AS4282 <i>Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>
<p>PO9</p>	<p>AO9.1</p>

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Performance outcomes	Acceptable outcomes
Noise is managed in accordance with accepted standards and the use is of a scale, intensity, and duration that maintains the amenity of the surrounding area and nearby <i>sensitive land uses</i> , and the enjoyment of public open spaces.	No acceptable outcome provided.
CPTED	
PO10 The <i>site</i> layout and design incorporates crime prevention through environmental design (CPTED) principles.	AO10.1 No acceptable outcome proposed.
PO11 The <i>development</i> is landscaped to: (a) break up hardscape elements of the <i>development</i> ; (b) present an attractive appearance to the street; and (c) minimise visual and nuisance impacts on nearby <i>premises</i> , particularly <i>sensitive land uses</i> .	AO11.1 A minimum 1 metre wide landscape strip is provided along the frontage of the <i>site</i> , except where: (a) vehicle crossings are provided; or (b) on a Main street. Note -Main streets are identified in the Centre zone code.
Active frontages	
PO12 Mixed-use <i>development</i> ensures that <i>businesses activities</i> are positioned towards the street frontage at <i>ground level</i> to activate the street, and the design and layout provides that <i>accommodation activities</i> are provided with reasonable standards of amenity, privacy and security.	AO12.1 <i>Business activities</i> provide an active street frontage. AND AO12.2 <i>Accommodation activities</i> are located above or where at ground level behind <i>business activities</i> .
Service industry in the Centre zone	
PO13 <i>Service industry</i> : (a) is subordinate in scale to retail activities in the Centre zone; (b) impacts do not extend beyond the boundary of the tenancy; and (c) provides activation to the street and public thoroughfares.	AO13.1 No acceptable outcome provided.
Service station	
Location	
PO14 The <i>service station site</i> and/or development: (a) minimises potential for pedestrian vehicle conflict; (b) protects the function and operation of the road network; (c) is consistent with the role of the road in respect to road hierarchy;	AO14.1 No acceptable outcome provided.

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Performance outcomes	Acceptable outcomes															
(d) is suitable in respect to the amenity expectations and character of the surrounding locality																
Site area																
PO15 A <i>service station</i> has sufficient area and dimensions to accommodate: (a) buildings and associated storage areas; (b) vehicle access; (c) vehicle parking, manoeuvring and loading/unloading areas; and (d) landscaping and <i>buffers</i> .	AO15.1 The <i>site</i> has: (a) a minimum area of 1,500 square metres; and (b) a street frontage of not less than 60 metres.															
Convenience retail																
PO16 Ancillary components of a <i>service station</i> are subordinate to principal use. Note – Ancillary components of the service station include but is not limited to retail floor space	AO16.1 No acceptable outcome provided.															
Setbacks																
PO17 <i>Buildings</i> and <i>structures</i> are located and designed so that: (a) the visual impact is minimised from the street; and (b) an adequate <i>buffer</i> can be provided to nearby <i>sensitive land uses</i> .	AO17.1 <i>Service station</i> and/or car wash facilities are provided with the following minimum setbacks:															
	<table border="1"> <thead> <tr> <th>Building, structure or feature</th> <th>Front boundary</th> <th>Other boundary setbacks</th> </tr> </thead> <tbody> <tr> <td>Building</td> <td>15 metres</td> <td>6 metres to a sensitive land use 2 metres otherwise</td> </tr> <tr> <td>Fuel pump</td> <td>10 metres</td> <td>10 metres</td> </tr> <tr> <td>Carwash</td> <td>15 metres</td> <td>6 metres to a sensitive land use</td> </tr> <tr> <td>Air hose facility</td> <td>3 metres</td> <td>3 metres to a sensitive land use</td> </tr> </tbody> </table>	Building, structure or feature	Front boundary	Other boundary setbacks	Building	15 metres	6 metres to a sensitive land use 2 metres otherwise	Fuel pump	10 metres	10 metres	Carwash	15 metres	6 metres to a sensitive land use	Air hose facility	3 metres	3 metres to a sensitive land use
	Building, structure or feature	Front boundary	Other boundary setbacks													
	Building	15 metres	6 metres to a sensitive land use 2 metres otherwise													
	Fuel pump	10 metres	10 metres													
Carwash	15 metres	6 metres to a sensitive land use														
Air hose facility	3 metres	3 metres to a sensitive land use														
Hours of operation																
PO18 The hours of operation avoids <i>environmental nuisance</i> and does not detrimentally impact on <i>sensitive land uses</i> .	AO18.1 Where the <i>premises</i> adjoins land used or intended to be used for a <i>sensitive land uses</i> , the hours of operation are between 6am and 7pm Monday to Sunday.															
Operational impacts																
PO19 Liquid and solid waste disposal and emissions of contaminants to surface or groundwater (including contaminated stormwater) do not result in <i>environmental harm</i> or <i>environmental nuisance</i> or <i>adversely impact on water quality</i> .	AO19.1 Liquid or solid wastes (other than stormwater) are not discharged to land or waters. AO19.2 Storage of potentially contaminating substances or areas where potentially contaminating activities occur are roofed.															

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Performance outcomes	Acceptable outcomes
	<p>AO19.3 Provision is made for spills to be bunded and retained <u>on-site</u> for removal and disposal by an approved means.</p> <p>AO19.4 Surfaces where spillages can occur are sealed with concrete, asphalt or similar impervious substance.</p> <p>AO19.5 Roof water is piped away from areas of potential contamination.</p> <p>AO19.6 Waste disposal bins are provided to contain potential contaminants for their removal and disposal <i>off-site</i>.</p>
<p>PO20 The risk to public safety, property and the environment from the storage of flammable and dangerous goods is minimised and managed in accordance with accepted standards.</p> <p>Note - The storage of flammable and combustible materials and liquids complies with the minor storage provisions of AS 1940:2004– <i>The Storage and Handling of Flammable and Combustible Liquids</i>.</p>	<p>AO20.1 No acceptable outcome provided.</p>
Outdoor sales	
<p>PO21 <i>Development</i> that includes the outdoor display of products for hire or sale provides a high quality streetscape appearance and boundary landscaping to soften the visual appearance.</p>	<p>AO21.1 Where goods are displayed or stored in the open and are visible from the street, a continuous 2 metre wide landscape strip is provided and maintained along the street frontage.</p>
Outdoor material storage	
<p>PO22 Dust from the outdoor storage of materials does not extend beyond the boundary of the <i>site</i>.</p>	<p>AO22.1 Outdoor material storage bays/areas are: (a) a maximum of 3 metres in height; (b) enclosed on three sides; and (c) include dust suppression devices (e.g. water sprays).</p> <p>OR</p> <p>AO22.2 Material storage bays/areas are fully enclosed.</p>
Market	
Location	
PO23	AO23.1

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Performance outcomes	Acceptable outcomes
The activity is conducted at a location where there is sufficient space to operate and support the attraction of a large numbers of people.	No acceptable outcome provided.
PO24 The activity does not prejudice the continuance of the primary use of the <i>premises</i> .	AO24.1 No acceptable outcome provided.
Duration of the use	
PO25 The duration of the <i>market</i> is consistent with the reasonable community expectations having regard to the character of the <i>site</i> and locality.	AO25.1 <i>Markets</i> are conducted (including set-up time) between the hours of: (a) 5:00am and 9:00pm Monday to Friday; or (b) 5:00am and 4:00pm on weekend days. AO25.2 The <i>market</i> is held on no more than two days per week.
Site restoration	
AO26 The <i>premises</i> is cleaned and restored to the original condition on completion of the use.	AO26.1 No acceptable outcome provided.
Public safety	
PO27 The use is operated safely and efficiently.	AO27.1 The following control measures are implemented: (a) crowd or pedestrian control measures; (b) traffic control measures; and (c) security measures.
Layout of markets	
PO28 <i>Markets</i> are designed to provide for: (a) convenient pedestrian access and movement; (b) legibility between stalls and existing surrounding uses; (c) pedestrian comfort and safety.	AO28.1 Pedestrian access or pathways a minimum of 2 metre wide are provided between: (a) stall fronts; and (b) stalls and existing shop fronts. AO28.2 Where the <i>market</i> is conducted on a footpath and the adjoining <i>road</i> remains open to vehicle use, a minimum 1.2m clearance from the kerb to any market <i>structure</i> or use area is provided. AO28.3 The <i>site</i> layout of the stalls provides view corridors and pedestrian circulation access to adjacent businesses and <i>advertising devices</i> .
Emergency access	
PO29 Provision is made for emergency vehicle access.	AO29.1 A clear movement path, at least 3 metres in width, is maintained through or around the activity to allow emergency vehicle access.

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8.2.4 Caretaker’s accommodation code

8.2.4.1 Application

This code applies to assessing a material change of use for development involving caretaker’s accommodation.

8.2.4.2 Purpose

- (1) The purpose of the caretaker’s accommodation code is to permit bona fide caretaker’s accommodation that is ancillary to a non-residential use.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) ensure that *caretaker’s accommodation* is a bona fide use associated with a non-residential activity;
 - (b) *caretaker’s accommodation* is subordinate to the primary use of the *premises*;
 - (c) the *caretaker’s accommodation* is visually integrated with new or existing on-site buildings and the character of the locality; and
 - (d) *caretaker’s accommodation* is provided with a reasonable standard of amenity.

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8.2.4.3 Assessment benchmarks

Part A – Assessment benchmarks for assessable development

Table 8.2.4.3 - Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
Bona fide use	
PO1 The <i>caretaker’s accommodation</i> is used for bona fide caretaking or property management purposes.	AO1.1 The <i>caretaker’s accommodation</i> is occupied by a person having direct responsibility for the security, maintenance or management of a non-residential activity conducted on the same <i>site</i> , and if applicable, that person’s immediate family.
Ancillary to primary use	
PO2 The <i>caretaker’s accommodation</i> is ancillary to a non-residential activity on the same <i>premises</i> .	AO2.1 The <i>caretaker’s accommodation</i> is not established on a separate <i>lot</i> to the non-residential activity. AO2.2 Only one <i>caretaker’s accommodation</i> is established on the <i>site</i> .
Integration with the principal non-residential use	
PO3 The <i>caretaker’s accommodation</i> operates as an independent and self contained <i>dwelling</i> .	AO3.1 The <i>caretaker’s accommodation</i> is self contained. Note – Caretakers accommodation may be: (a) a separate building to the non-residential activity; (b) external but directly attached to the non-residential activity; or (c) located within the within the same building as the non-residential activity.

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Performance outcomes	Acceptable outcomes
<p>PO4 The <i>development</i> is consistent with the character of the locality and is visually compatible with the principal non-residential building in terms of: (a) built form; and (b) materials and finishes.</p>	<p>AO4.1 No acceptable outcome provided.</p>
<p>Open space</p>	
<p>PO5 The <i>caretaker's accommodation</i> is provided with <i>private open space</i> that is useable and adequately screened from the non-residential activities on the <i>site</i>. <i>Private open space</i> is directly accessible from a <i>habitable room</i> of the <i>dwelling</i>.</p>	<p>AO5.1 <i>A ground level caretaker's accommodation</i> is provided with a <i>private open space</i> area of at least 30 square metres that is able to contain a circle with a minimum diameter of at least 3 metres. The <i>private open space</i> has direct access from a living room.</p> <p>OR</p> <p>AO5.2 <i>Private open space</i> for a <i>caretaker's accommodation</i> located above ground is provided in the form of a balcony or balconies having a minimum area of 8 square metres and a minimum dimension of 2 metres. The <i>private open space</i> has direct access from a living room.</p> <p>AO5.3 <i>Private open space</i> is sited and orientated so that other non-residential activities on the <i>site</i> do not directly overlook the <i>private open space</i>.</p> <p>OR</p> <p>AO5.4 <i>Private open space</i> is screened where direct view is available into the <i>private open space</i> from the non-residential activity: (a) for <i>ground level private open space</i> by a minimum 1.8 metres high solid screen fence; and (b) for above ground <i>private open space</i> by lightweight screening devices.</p>

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8.2.5 Community activities code

8.2.5.1 Application

This code applies to assessing a material change of use for development for the *community activities* group, other than a *community residence*.

8.2.5.2 Purpose

- (1) The purpose of the community activities code is to ensure community facilities are well located and do not detract from the desired character and amenity of the locality.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) community activities are established in appropriate locations that best serve the community through accessibility, co-location, and integration with other community uses and facilities;
 - (b) community activities are designed to:
 - (i) operate safely and efficiently;
 - (ii) enhance community identity and character;
 - (iii) create high quality public realm, where appropriate; and
 - (iv) discourage crime and anti-social behaviour.
 - (c) community activities do not unduly impact on the amenity of the locality.

8.2.5.3 Assessment benchmarks

Part A – Assessment benchmarks for assessable development

Table 8.2.5.3- Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
Location	
PO1 The <i>development</i> is: <ol style="list-style-type: none"> (a) highly accessible to the intended catchment; (b) in proximity to other community or recreational activities, where practicable; and (c) located to avoid conflict with potentially incompatible land uses. 	AO1.1 <i>Community activities</i> are co-located with other community activities or community focal points such as shopping centres, educational establishments, or recreational activities.
Built form and character	
PO2 Buildings and structures are of form and character that is commensurate with the zone and locality in which the activity is located.	AO2.1 No acceptable outcome provided.
PO3 The <i>community activity</i> is screened from view, except where the <i>community activity</i> is intended for the provision of civic services or requires a public interface.	AO3.1 No acceptable outcome provided.
Scale and intensity	
PO4	AO4.1 No acceptable outcome provided.

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Performance outcomes	Acceptable outcomes
The scale and intensity of the activity is commensurate with the zone and locality in which the activity is located.	
Emissions	
PO5 Lighting is designed in a manner to ensure ongoing amenity and safety whilst ensuring <i>sensitive land uses</i> are protected from undue glare or lighting overspill.	AO5.1 Fixed <i>site</i> lighting complies with Australian Standard AS4282 <i>Control of the Obtrusive Effects of Outdoor Lighting</i> .
PO6 Noise is managed in accordance with accepted standards and the use is of a scale, intensity, and duration that has minimal impacts on the surrounding area, <i>sensitive land uses</i> , and the enjoyment of public open spaces.	AO6.1 No acceptable outcome provided.
PO7 Air quality is managed to acceptable levels and standards and does not cause <i>environmental nuisance</i> or <i>environmental harm</i> .	AO7.1 No acceptable outcome provided.
Public health and safety	
PO8 Employees and other users are not exposed to harmful levels of air pollutants, other potential health hazards, or contaminants.	AO8.1 The <i>community activity</i> is a <i>sensitive land use</i> and is setback and minimum of: (a) 500 metres from the High impact industry zone; and (b) 100 metres from the Industry zone. AO8.2 The <i>community activity</i> is a <i>sensitive land use</i> and the <i>site</i> is not included on the Contaminated Land Register (CLR), Environmental Management Register (EMR) and has not been previously used for a notifiable activity.
CPTED	
PO9 The <i>site</i> layout and design incorporates crime prevention through environmental design (CPTED) principles.	AO9.1 No acceptable outcome provided.
Hours of operation	
PO10 The hours of operation do not create <i>environmental nuisance</i> or detrimentally impact on the amenity of the locality.	AO10.1 The hours of operation occur only between 7am and 6pm Monday to Friday where adjacent to a <i>sensitive land use</i> or where adjoining land in the: (a) General residential zone;

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Performance outcomes	Acceptable outcomes
	(b) General residential zone - park residential precinct; (c) Rural residential zone; and (d) Emerging community zone.
PO11 Community activities provide for alternative forms of transportation and access, where practicable and reasonably required.	AO11.1 No acceptable outcome provided.
Child care centre	
PO123 The <i>development</i> avoids the introduction of additional traffic into access places or access streets, except where exceptional circumstances are demonstrated, and the impacts can be appropriately managed.	AO123.1 The <i>site</i> is not located on a <i>road</i> with a reserve width of less than 20 metres.
PO134 The <i>site</i> is of a sufficient size to accommodate the indoor, outdoor, landscaping and parking needs of the use.	AO134.1 <i>Site</i> area is: (a) a minimum 1,500 square metres for less than 50 children; or (b) 2,000 square metres for 50-75 children.
PO145 The <i>site</i> accommodates the activity needs of the children, and provides climatic protection to outdoor spaces.	AO145.1 The design layout incorporates: (a) areas for indoor play and outdoor play; and (b) outdoor shade.
PO156 <i>Site</i> design avoids the potential for vehicle and child conflict and separates operational areas from areas intended for children.	AO156.1 No acceptable outcome provided.

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8.2.6 Dwelling house code

8.2.6.1 Application

This code applies to assessing a material change of use or building work for development involving a dwelling house.

Note- The dwelling house performance outcomes and acceptable outcomes in this code vary, or are otherwise in addition to, the performance criteria and acceptable solutions of the:

- (a) Queensland Development Code MP1.1 – Design and Siting Standard for Single Detached Housing – On Lots under 450m²; and
- (b) Queensland Development Code MP1.2 – Design and Siting Standard for Single Detached Housing – On Lots 450m² and Over.

Note-The Queensland Development Code will be assessed during an application for building works.

8.2.6.2 Purpose

- (1) The purpose of the dwelling house code is to ensure that the character, form, and scale of dwelling houses is consistent with the reasonable expectations of the locality in which the development is situated.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) *dwelling houses* are compatible with surrounding *development*;
 - (b) *dwelling houses* are appropriately located to mitigate impacts from potentially incompatible land uses in the Rural zone;
 - (c) ensure *domestic outbuildings* and *secondary dwellings* are subordinate in scale to the principal *dwelling*;
 - (d) ensure *secondary dwellings* are used for one related single household; and
 - (e) ensure that *domestic outbuildings* are not used for habitable purposes.

8.2.6.3 Assessment benchmarks

Part A – Requirements for accepted development and assessment benchmarks for assessable development

Table 8.2.6.3 - Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
General	

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Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
<p>PO1 The scale, intensity, and siting of <i>dwelling houses</i> maintains the character and amenity of the locality.</p>	<p>AO1.1 <i>Building height</i> does not exceed two storeys and 8.5 metres above <i>ground level</i>.</p> <p>AO1.2 <i>Site cover</i> does not exceed 50 per cent in the General residential zone.</p> <p>AO1.3 <i>Site cover</i> does not exceed 20 per cent in the: (a) General residential zone—Park residential precinct; or (b) Rural residential zone.</p> <p>AO1.4 The <i>dwelling house</i> is set back a minimum of 10 metres from all boundaries<i>the street frontage boundary</i> in the: (a) General residential zone—Park residential precinct; or (b) Rural residential zone; or (c) Emerging community zone.</p> <p>AO1.5 The <i>dwelling house</i> is set back no less than 15 metres from all boundaries<i>the street frontage boundary</i> in the Rural zone.</p> <p>AO1.6 A dwelling house in the Rural zone is located a minimum of 15 metres from any side boundary.</p>

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Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
<p>PO2 Premises have an adequate volume and supply of water that:</p> <ul style="list-style-type: none"> (a) meets the needs of users; (b) is adequate for fire fighting purposes; (c) ensures the health, safety and convenience of the community; and (d) minimises adverse impacts on the receiving environment. 	<p>AO2.1 Where the site is located in a reticulated water supply service catchment area, the development is connected to the reticulated water supply.</p> <p>OR</p> <p>AO2.2 Where the site is not located in a reticulated water supply catchment area, the development is provided with a potable water supply.</p> <p>OR</p> <p>AO2.3 Where the site is not located in a reticulated water supply service catchment area, the development is provided with a potable water supply from a tank with a minimum storage capacity of 45,000 litres per dwelling.</p> <p>OR</p> <p>AO2.4 Where the site is not located in a reticulated water supply service catchment area, the development is connected to a potable water supply from an approved bore, and has a tank with a minimum storage capacity of 10,000 litres, per dwelling.</p>
Domestic outbuildings	
<p>PO32 Domestic outbuildings remain subordinate in scale to the dwelling house and do not detract from the streetscape character of dwelling house, or the character of the locality.</p>	<p>AO32.1 The total maximum gross floor area of all domestic outbuildings (other than in the Rural zone) shall not exceed 70 percent of the gross floor area of the dwelling house.</p> <p>AO3.2 The domestic outbuilding is set back a minimum of 10 metres from all boundaries in the:</p> <ul style="list-style-type: none"> (a) General residential zone—Park residential precinct; or (b) Rural residential zone; or (c) Emerging community zone. <p>AO3.3 The domestic outbuilding is set back no less than 15 metres from all boundaries in the Rural zone.</p>

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Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
<p>PO43 <i>Domestic outbuildings</i> do not dominate the streetscape or create unacceptable visual impacts when viewed from the street.</p>	<p>AO43.1 A maximum of two <i>domestic outbuildings</i> are constructed on the <i>premises</i> in the:</p> <ul style="list-style-type: none"> (a) Centre zone; (b) Emerging community zone; (c) General residential zone; (d) Rural residential zone; and (e) Township zone.
Secondary dwellings	
<p>PO54 The <i>secondary dwelling</i> is not used by persons that are unrelated to the principal <i>household</i>.</p>	<p>AO54.1 The <i>secondary dwelling</i> is occupied by a relative of the principal <i>household</i>, which forms a single related <i>household</i>.</p> <p>Note -Two dwellings for separate unrelated households on the same premises is deemed to be dual occupancy.</p>
<p>PO65 The <i>secondary dwelling</i> is small-scale, low-key, and subordinate to the <i>dwelling house</i>.</p>	<p>AO65.1 The total maximum <i>gross floor area</i> of the <i>secondary dwelling</i> shall not exceed 60 percent of the gross floor area of the <i>dwelling house</i> on the same <i>site</i>.</p>
<p>PO76 The <i>site</i> is capable of accommodating the <i>secondary dwelling</i> without resulting in over development of the <i>site</i>.</p>	<p>AO76.1 The <i>lot size</i> is a minimum of 800 square metres.</p>
<p>PO87 <i>Secondary dwellings</i>:</p> <ul style="list-style-type: none"> (a) are designed and sited to maintain local character and amenity; (b) are visually compatible with the existing <i>dwelling house</i>; and (c) are located in proximity to the principal <i>dwelling</i>. 	<p>AO87.1 The <i>secondary dwelling</i> is no closer to the front boundary of the <i>premises</i> than the principal <i>dwelling house</i>.</p> <p>AO87.2 In the Rural zone, the <i>secondary dwelling</i> is located a minimum of 15 metres from any side or rear boundary.</p> <p>AO87.3 The <i>secondary dwelling</i> is provided with at least one covered parking space.</p>
Proximity to Intensive Animal Industry or Extractive Industry	
<p>PO98 The location of any <i>dwelling house</i> does not compromise the continued operation of an existing <i>intensive animal industry</i> or <i>extractive industry</i> not identified as a <i>key resource area</i>.</p>	<p>AO98.1 Any new <i>dwelling house</i> is to be located a minimum of 500 metres from an existing <i>intensive animal industry</i> or <i>extractive industry</i> not identified as a <i>key resource area</i>, unless it is associated with one of these uses.</p>

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8.2.7 Extractive industry code

8.2.7.1 Application

This code applies to assessing a material change of use for development involving extractive industry.

8.2.7.2 Purpose

- (1) The purpose of the code is to ensure extractive industry operations are undertaken in a safe and efficient manner that is environmentally sensitive and minimises *off-site* impacts.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) *extractive industry* is appropriately separated from incompatible and *sensitive land uses*;
 - (b) *extractive industry* appropriately manages the operational impacts of the activity and protects public safety;
 - (c) significant ecological and biodiversity values including *waterbodies, watercourses* and *wetlands* are protected from the impacts of *extractive industry*;
 - (d) the visual impacts of *extractive industry* are appropriately managed;
 - (e) new haulage routes 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; and
 - (f) the land is progressively rehabilitated during the lifetime of the *extractive industry*.

8.2.7.3 Assessment benchmarks

Part A – Assessment benchmarks for assessable development

Table 8.2.7.3 - Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
Separation distances	
<p>PO1 The effects of <i>extractive industry</i> operations (dust, air and noise emissions, blasting, vibration and overpressure) and from associated transport movements do not create significant environmental harm, unreasonably disrupt the amenity of nearby <i>sensitive land uses</i>, or detract from the significance of protected areas.</p>	<p>AO1.1 <i>Extractive industry</i> operations that involve blasting and/or crushing, are located a minimum 1,000 metres from:</p> <ul style="list-style-type: none"> (a) a <i>sensitive land use</i> not associated with the <i>extractive industry</i> excluding <i>dwelling(s)</i> on land that is the subject of the <i>extractive industry</i>; or (b) land located in the General residential zone or Rural residential zone. <p>AO1.2 <i>Extractive industry</i> operations that do not involve blasting and/or crushing of rock (namely sand, gravel, clay and soil extraction) are located:</p> <ul style="list-style-type: none"> (a) a minimum of 200 metres from a <i>sensitive land use</i> excluding a <i>dwelling(s)</i> on land that is the subject of the <i>extractive industry</i>; or (b) land in a General residential zone, General residential zone - park residential precinct or Rural residential zone. <p>AO1.3</p>

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Performance outcomes	Acceptable outcomes
	External haul routes, other than a <i>State-controlled road</i> or transport route identified on OM006a-b , are located not less than 100 metres from a <i>sensitive land use</i> (not associated with the subject site) or land in a General residential zone, General residential zone - park residential precinct, or Rural residential zone.
Environmental values	
PO2 Where in a <i>key resource area</i> , the design, operation and staging of the <i>extractive industry</i> appropriately mitigates impacts on areas of ecological significance, scenic amenity and landscape character of the locality.	AO2.1 No acceptable outcome provided.
PO3 Where not in a <i>key resource area</i> the design, operation and staging of the <i>extractive industry</i> appropriately protects and avoids impacts on areas of ecological significance, scenic amenity and landscape character of the locality.	AO3.1 Development for an extractive industry is not located in: (a) an area of ecological significance or protected estate identified on Biodiversity overlay maps OM003a-b ; (b) a high scenic amenity area identified on Scenic amenity overlay map OM12a-b ; or (c) a scenic route section identified on Scenic amenity overlay map OM12a-b .
Managing the effects of extractive industry operations	
PO4 <i>Wastewater</i> and stormwater discharge does not: (a) <i>adversely impact on water quality</i> ; (b) result in the worsening of stormwater quality or quantity; or (c) create <i>environmental harm</i> or <i>environmental nuisance</i> .	AO4.1 Banks and channels are constructed to divert stormwater runoff away from disturbed areas. AO4.2 Sediment basins are provided to detain stormwater runoff from disturbed areas for treatment by sedimentation / settlement or flocculation such that there is no <i>off-site</i> discharge likely to cause environmental harm. AO4.3 Bunding, diversion, containment, treatment, clearing, recycling and disposal of wastes is carried out such that no environmental harm is caused. AO4.4 Suitable treatment of erosion prone areas is established and maintained at discharge points.

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Performance outcomes	Acceptable outcomes
<p>PO5 <i>Extractive industry</i> operations minimise lighting impacts from external viewpoints, including public <i>roads</i>, other public vantage points, and neighbouring properties, taking into consideration the:</p> <ul style="list-style-type: none"> (a) illumination levels; (b) periods of illumination; (c) direction of lighting; (d) use of vegetation <i>buffers</i>; and (e) proximity to <i>sensitive land uses</i>. 	<p>AO5.1 Lighting complies with <i>Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>
<p>PO6 Air quality is managed to acceptable levels and standards.</p>	<p>AO6.1 Development complies with <i>Environmental Protection (Noise) Policy 2008</i>.</p>
<p>PO7 Noise and vibration is managed in accordance accepted standards.</p>	<p>AO7.1 Blasting operations are limited to between the hours of 9.00am to 5.00pm Monday to Friday.</p> <p>AO7.2 Extraction, crushing, screening loading and the operation of plant equipment and haulage are only to be undertaken between the hours of:</p> <ul style="list-style-type: none"> (a) 6.00am and 6.00pm Monday to Friday; and (b) 8.00am and 3.00pm on Saturdays.
<p>PO8 The haulage of extractive material ensures:</p> <ul style="list-style-type: none"> (a) the <i>roads</i> 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 debris or spillage from trucks; and (c) haulage routes do not compromise traffic safety in the area. 	<p>AO8.1 No acceptable outcome provided.</p>
<p>PO9 Public access to the <i>site</i> is strictly managed to ensure public safety.</p>	<p>AO9.1 Blasting does not result in material escaping the <i>site</i>.</p> <p>AO9.2 Warning signs are placed on the perimeter fence every 200 metres on any frontage to a public <i>road</i>.</p>

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Performance outcomes	Acceptable outcomes
Landscape buffering	
<p>PO10 <i>Extractive industry</i> buildings, machinery operating areas and access ways are sited and effectively screened from public roads, other public vantage points, and neighbouring properties. Landscaping species complement the biodiversity values of the <i>site</i> and surrounding area.</p>	<p>AO10.1 A landscape <i>buffer</i> of a minimum 25 metres screens site operations and incorporates the following elements where appropriate:</p> <ul style="list-style-type: none"> (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.
Rehabilitation	
<p>PO11 Progressive rehabilitation of the <i>site</i> is to be carried out over the life of the extractive operations to minimise the impacts on the environment and to retain the environmental values and natural appearance of the surroundings.</p>	<p>AO11-4 No acceptable outcome provided.</p>

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8.2.8 Home based business code

8.2.8.1 Application

This code applies to assessing a material change of use for development involving a home based business.

8.2.8.2 Purpose

- (1) The purpose of the home based business code is to provide for residents of a *dwelling house* to conduct economically productive activities from home while ensuring that business activities associated with a *dwelling house* are low-key and remain subordinate to the use of the *dwelling house*.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the use is operated by persons of the *dwelling house* who permanently reside at the *premises*;
 - (b) the use is low-key and subordinate to the *dwelling house* having regard to the composition of the *dwelling house*, the nature of the *home based business*, and reasonable expectations of the community;
 - (c) the activity is visually compatible with the existing scale and character of the locality;
 - (d) the activity protects and maintains the urban or rural amenity of the locality; and
 - (e) where for *bed and breakfast* purposes is easily accessible to guests and reinforces the tourism and recreation strategy.

8.2.8.3 Assessment benchmarks

Part A – Requirements for accepted development and assessment benchmarks for assessable development

Table 8.2.8.3 – Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Home based child care	
PO1 The establishment and ongoing operation of the <i>home based child care</i> is appropriately managed and regulated.	AO1.4 The <i>home based child care</i> is registered with an identified day care association.
Bed and breakfast	
PO2 The use is appropriately located in an area that advances the intent of the tourism and recreation strategy.	AO2.4 The <i>bed and breakfast</i> is located in one of the following locations shown on Figure 8.2.8.3 - Tourism Areas : (a) a Major Tourism Hub; or (b) a Minor Tourism Hub; or (c) a Principal Future Strategic Tourism Focus Area; or (d) the Lake Somerset Water-based Recreation Focus Area; or (e) adjacent to the Brisbane Valley Rail Trail.
PO3 The use maintains the character and amenity of the local area.	AO3.1 The maximum number of paying guests at any one time is six (6).

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Performance outcomes	Acceptable outcomes
	<p>AO3.2 The maximum continuous period of stay for any guest is six (6) consecutive nights.</p> <p>AO3.3 The <i>site</i> has a minimum area of 2,000 square metres and the <i>bed and breakfast</i> accommodation is setback at least <u>250</u> metres from an adjoining <i>dwelling</i>.</p> <p>AO3.4 <u>The <i>home based business</i> is conducted within a <i>dwelling house</i>.</u></p> <p>AO3.5 <u>The <i>home based business</i> does not include <i>habitable rooms, or buildings, separate to the dwelling house</i>.</u></p> <p><u>Note - Stand alone habitable rooms are deemed to be a short term accommodation use rather than a home based business use.</u></p>
<p>PO4 The use must provide reasonable levels of privacy and convenience.</p>	<p>AO4.1 Guests are to be provided with a bedroom capable of being enclosed to prevent visual or other intrusion by members of the host household.</p> <p>AO4.2 The <i>bed and breakfast</i> is to provide one (1) car parking space for each accommodation room separate to the host's parking area.</p>
For assessable development	
Home based business other than bed and breakfast	
Bona fide use	
<p>PO5 The <i>home based business</i> is operated by bonafide occupants of the <i>dwelling house</i> in which the <i>home based business</i> operates.</p>	<p>AO5.1 The <i>home based business</i> is operated by persons of the <i>dwelling house</i> who permanently reside at the <i>premises</i>.</p>
Subordinate to dwelling house	

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<p>PO6 The <i>home-based business</i> is small-scale and subordinate to the <i>dwelling house</i> in terms of, but not limited to:</p> <ul style="list-style-type: none"> (a) the number of employees relative to the typical or common number of people who comprise a household; (b) the scale and intensity of the use relative the <i>gross floor area</i> of the <i>dwelling house</i>; (c) the physical appearance of the activity, and visual compatibility with the <i>dwelling house</i>; (d) the physical appearance of the activity, and visual compatibility from the street frontage; (e) the hours of operation and impacts on amenity; (f) the emissions generated relative to the existing residential use and whether impacts are caused beyond the <i>dwelling house or site</i>; (g) traffic generation relative to the existing residential use; (h) the amenity expectations for the locality and adjacent and nearby land uses; and (i) the general nature of the use and suitability of the use in the locality having regard to reasonable community expectations in the respective zone. 	<p>AO6.1 The <i>home-based business</i> is conducted within a <i>dwelling house</i> or <i>domestic outbuilding</i>.</p> <p>AO6.2 The external scale, appearance and character of the <i>dwelling house</i> has not been modified to accommodate the <i>home-based business</i>.</p> <p>OR</p> <p>AO6.3 Extensions or modifications to a <i>dwelling house</i> are undertaken in a manner that maintains the character, integrity, and architectural style of the building.</p> <p>AO6.4 Where in the General residential zone, other than the park residential precinct the <i>gross floor area</i> does not exceed 30 percent of the <i>gross floor area</i> of the <i>dwelling house</i>, or 40 square metres, whichever is greater.</p> <p>OR</p> <p>AO6.5 Where in the Emerging community zone, Rural residential zone or General residential zone—park residential precinct the <i>gross floor area</i> does not exceed 30 percent of the <i>gross floor area</i> of the <i>dwelling house</i>, or 60 square metres, whichever is greater.</p> <p>OR</p> <p>AO6.6 Where in the Rural zone the <i>gross floor area</i> does not exceed 30 percent of the <i>gross floor area</i> of the <i>dwelling house</i>, or 100 square metres, whichever is greater.</p> <p>AO6.7 Where in the General residential zone, other than the park residential precinct equipment, goods, or materials associated with the <i>home-based business</i> are located within the <i>dwelling house</i> and/or <i>domestic outbuilding</i>.</p> <p>OR</p> <p>AO6.8</p>
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~~Where in the Emerging community zone, Rural residential zone or General residential zone – park residential precinct, equipment, goods, or materials associated with the home based business which are located outdoors:~~

~~(a) do not exceed 30 square metres in area;~~
~~(b) are located behind the rear building line of the dwelling house; and~~
~~(c) are not visible from the street frontage.~~

~~OR~~

AO6.9
~~Where in the rural zone, equipment, goods, or materials associated with the home based business which are located outdoors:~~

~~(a) do not exceed 50 square metres in area;~~
~~(b) is located behind the rear building line of the dwelling house; and~~
~~(c) is not visible from the street frontage.~~

AO6.10
~~In addition to the persons who permanently reside at the premises, the maximum number of other persons employed on site is:~~

~~(a) 1 person in the General residential zone, General residential zone – park residential precinct, or Rural residential zone; or~~
~~(b) 2 persons in the Rural zone.~~

AO6.11
~~The activity does not require an environmentally relevant activity (ERA) to operate in the:~~

~~(a) General residential zone;~~
~~(b) General residential zone – park residential precinct;~~
~~(c) Emerging community zone; or~~
~~(d) Rural residential zone.~~

AO6.12
~~Home based businesses do not occur outside the hours of:~~

~~(a) 6am and 6pm Monday to Friday;~~
~~and~~
~~(b) 8am and 12pm on Saturday.~~

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Performance outcomes	Acceptable outcomes
Subordinate to dwelling house	
<p>PO6 <u>The home based business is small-scale and subordinate to the dwelling house in terms of, but not limited to:</u></p> <p>(a) <u>the number of employees relative to the typical or common number of people who comprise a household;</u> (b) <u>the scale and intensity of the use relative the gross floor area of the dwelling house;</u> (c) <u>the physical appearance of the activity, and visual compatibility with the dwelling house;</u> (d) <u>the physical appearance of the activity, and visual compatibility from the street frontage;</u> (e) <u>the hours of operation and impacts on amenity;</u> (f) <u>the emissions generated relative to the existing residential use and whether impacts are caused beyond the dwelling house or site;</u> (g) <u>traffic generation relative to the existing residential use;</u> (h) <u>the amenity expectations for the locality and adjacent and nearby land uses; and</u> (i) <u>the general nature of the use and suitability of the use in the locality having regard to reasonable community expectations in the respective zone.</u></p>	<p>AO6.1 <u>The home based business is conducted within a dwelling house or domestic outbuilding.</u></p> <p>AO6.2 <u>The external scale, appearance and character of the dwelling house has not been modified to accommodate the home based business.</u></p> <p>OR</p> <p>AO6.3 <u>Extensions or modifications to a dwelling house are undertaken in a manner that maintains the character, integrity, and architectural style of the building.</u></p> <p>AO6.4 <u>Where in the General residential zone, other than the park residential precinct the gross floor area does not exceed 30 percent of the gross floor area of the dwelling house, or 40 square metres, whichever is greater.</u></p> <p>OR</p> <p>AO6.5 <u>Where in the Emerging community zone, Rural residential zone or General residential zone - park residential precinct the gross floor area does not exceed 30 percent of the gross floor area of the dwelling house, or 60 square metres, whichever is greater.</u></p> <p>OR</p> <p>AO6.6 <u>Where in the Rural zone the gross floor area does not exceed 30 percent of the gross floor area of the dwelling house, or 100 square metres, whichever is greater.</u></p> <p>AO6.7 <u>Where in the General residential zone, other than the park residential precinct equipment, goods, or materials associated with the home based business are located within the dwelling house and/or domestic outbuilding.</u></p> <p>OR</p> <p>AO6.8</p>

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Performance outcomes	Acceptable outcomes
	<p><u>Where in the Emerging community zone, Rural residential zone or General residential zone - park residential precinct, equipment, goods, or materials associated with the home based business which are located outdoors:</u></p> <p><u>(a) do not exceed 30 square metres in area;</u> <u>(b) are located behind the rear building line of the dwelling house; and</u> <u>(c) are not visible from the street frontage.</u></p> <p>OR</p> <p>AO6.9 <u>Where in the rural zone, equipment, goods, or materials associated with the home based business which are located outdoors:</u> <u>(a) do not exceed 50 square metres in area;</u> <u>(b) is located behind the rear building line of the dwelling house; and</u> <u>(c) is not visible from the street frontage.</u></p> <p>AO6.10 <u>In addition to the persons who permanently reside at the premises, the maximum number of other persons employed on-site is:</u> <u>(a) 1 person in the General residential zone, General residential zone - park residential precinct, or Rural residential zone; or</u> <u>(b) 2 persons in the Rural zone.</u></p> <p>AO6.11 <u>The activity does not require an environmentally relevant activity (ERA) to operate in the:</u> <u>(a) General residential zone;</u> <u>(b) General residential zone - park residential precinct;</u> <u>(c) Emerging community zone; or</u> <u>(d) Rural residential zone.</u></p> <p>AO6.12 <u>Home based businesses do not occur outside the hours of:</u> <u>(a) 6am and 6pm Monday to Friday; and</u> <u>(b) 8am and 12pm on Saturday.</u></p>
Amenity	
<p>PO7 The home based business does not detract from the amenity of the locality or nearby sensitive land uses through unacceptable noise impacts.</p>	<p>AO7.4 No acceptable outcome provided.</p>

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Performance outcomes	Acceptable outcomes
<p>PO8 The <i>home based business</i> must not detract from the amenity of locality or nearby <i>sensitive land uses</i> through unacceptable impacts including:</p> <p>(a) vibration; (b) light; (c) odour; (d) emissions or by-products including fumes, smoke, vapour, steam, soot, ash, dust, grit, oil, <i>wastewater</i>; and (e) electrical or other interference.</p>	<p>AO8.1 The activity does not emit or cause vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, grit, oil, radio, electrical interference, or other environmental emissions.</p>
Hazardous goods	
<p>PO9 The storage and quantities of flammable and hazardous goods associated with the <i>home based business</i> does not compromise resident, employee, visitor or public safety.</p> <p><small>Note- The storage of flammable and combustible materials and liquids complies with the minor storage provisions of AS 1940 – The Storage and Handling of Flammable and Combustible Liquids.</small></p>	<p>AO9.1 No acceptable outcome provided.</p>
Infrastructure and waste collection	
<p>PO10 No load is imposed on any local utility or refuse collection service that is greater than that which is normally provided in the zone in which the <i>home based business</i> is situated.</p>	<p>AO10.1 No acceptable outcome provided.</p>
Bed and breakfast	
Location and site suitability	
<p>PO11 <i>Bed and breakfast</i> accommodation is located as to avoid land use conflicts with nearby <i>sensitive land uses</i> and rural activities on surrounding properties.</p>	<p>AO11.1 Where located in the General residential zone - park residential precinct, Rural residential zone, Emerging community zone, or Rural zone, the <i>site</i> has a minimum area of 2,000 square metres.</p> <p>AO11.2 The <i>bed and breakfast</i> accommodation is setback at least 50 metres from the boundary of an adjoining <i>dwelling</i> in the Rural zone.</p>
<p>PO12 The <i>home based business</i> is operated by bonafide occupants of the <i>dwelling house</i> in which the home based business operates.</p>	<p>AO12.1 The <i>home based business</i> is operated by persons of the <i>dwelling house</i> who permanently reside at the <i>premises</i>.</p>
Scale	

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Performance outcomes	Acceptable outcomes
<p>PO13 The <i>home based business</i> is small-scale and subordinate to the <i>dwelling house</i> in terms of, but not limited to:</p> <ul style="list-style-type: none"> (a) the number of employees relative to the typical or common number of people who comprise a household; (b) the scale and intensity of the use relative the <i>gross floor area</i> of the <i>dwelling house</i>; (c) the physical appearance of the activity, and visual compatibility with the <i>dwelling house</i>; (d) the physical appearance of the activity, and visual compatibility from the street frontage; (e) the hours of operation and impacts on amenity; (f) the emissions generated relative to the existing residential use and whether impacts are caused beyond the <i>dwelling house</i> or <i>site</i>; (g) traffic generation relative to the existing residential use; (h) the amenity expectations for the locality and adjacent and nearby land uses; and (i) the general nature of the use and suitability of the use in the locality having regard to reasonable community expectations in the respective zone. 	<p>AO13.1 The <i>home based business</i> is conducted within a <i>dwelling house</i>.</p> <p>AO13.2 The <i>home based business</i> does not include <i>habitable rooms</i>, or buildings, separate to the <i>dwelling house</i>.</p> <p>Note - Stand alone habitable rooms are deemed to be a short term accommodation use rather than a home based business use.</p> <p>AO13.3 The <i>home based business</i> is not self contained in General residential zone, Emerging community zone, or the Rural residential zone.</p> <p>AO13.4 The <i>bed and breakfast</i> in the Rural zone may include a kitchenette.</p> <p>AO13.5 Extensions or modifications to a <i>dwelling house</i> are undertaken in a manner that maintains the character, integrity, and architectural style of the building.</p> <p>AO13.6 The maximum number of rooms used to accommodate guests:</p> <ul style="list-style-type: none"> (a) in the General residential zone, other than the park residential precinct, is two; (b) in the Emerging community zone, Rural residential zone and General residential zone - park residential precinct is three. (c) in the Rural zone is four.
Infrastructure and waste collection	
<p>PO14 No load is imposed on any local utility or refuse collection service that is greater than that which is normally provided in the zone in which the <i>home based business</i> is situated.</p>	<p>AO14.1 No acceptable outcome provided.</p>

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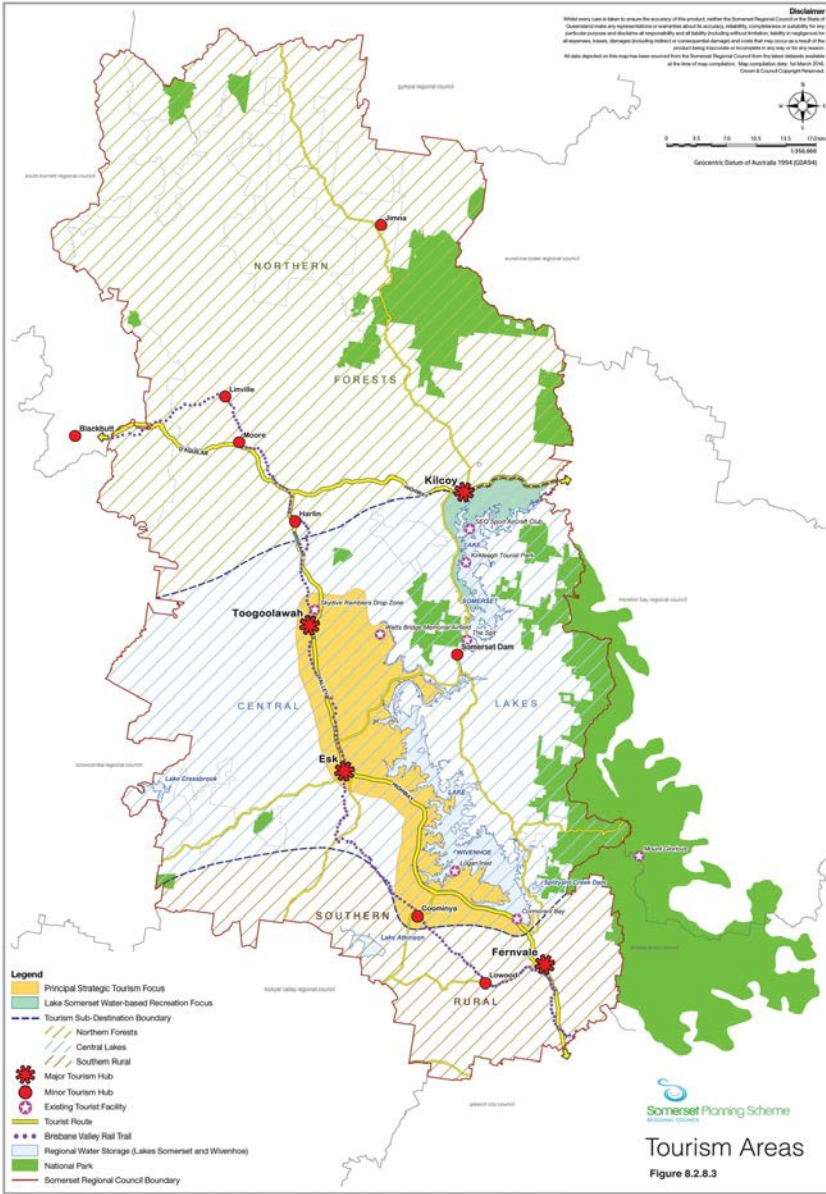


Figure 8.2.8.3- Tourism Areas

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8.2.9 Industrial activities code

8.2.9.1 Application

This code applies to assessing a material change of use for development involving industrial activities group, other than *extractive industry*.

8.2.9.2 Purpose

- (1) The purpose of the industrial activities code is to establish industrial uses that appropriately manage environmental risks, public safety and operational impacts. Industrial activities are functional and visually attractive.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) ensure that the environmental performance of industry achieves a satisfactory standard and minimises adverse impacts on natural environment, *sensitive land uses*, and public open spaces;
 - (b) ensure that ancillary *on-site activities remain subordinate to the primary industry use*; and
 - (c) the design provides a coherent *site layout* and an efficient, safe and visually attractive built form that includes landscaping and visual buffering where appropriate.

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8.2.9.3 Assessment benchmarks

Part A – Assessment benchmarks for assessable development

Table 8.2.9.3 - Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
Site layout, scale, and intensity	
<p>PO1 The <i>development</i> incorporates a <i>site layout</i>, scale, and intensity that:</p> <ul style="list-style-type: none"> (a) provides an efficient use of the <i>site</i>; (b) enhances the streetscape and softens the visual appearance; (c) ensures that <i>sensitive land uses</i> and public open spaces are not adversely affected; and (d) does not result in overdevelopment. 	<p>AO1.1 The building is setback not less than 5 metres to any boundary that adjoins land used or intended for <i>sensitive land uses</i> or public open space.</p> <p>AO1.2 <i>Gross floor area</i> does not exceed the area of the <i>site</i>.</p> <p>AO1.3 Vehicle unloading, outdoor activities and outdoor storage areas are sited to be unobtrusive from the street.</p> <p>AO1.4 The building design and layout locates potential noise sources away from <i>sensitive land uses</i>, street frontages and public open spaces.</p>

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Performance outcomes	Acceptable outcomes
	<p>AO1.5 Landscaping is provided along the street frontage of the <i>premises</i>, and has a minimum width of 2 metres (excluding access ways) in the Industry zone or 10 metres in the High impact industry zone.</p> <p>AO1.6 A minimum of 10 percent of the <i>site</i> is provided as landscaped open space.</p>
Fencing	
<p>PO2 Boundary fencing provides security to the <i>site</i> and promotes passive surveillance and fencing is designed and constructed of robust materials resistant to graffiti.</p>	<p>AO2.1 Security fencing is provided that is: (a) a maximum height of 1.8 metres; and (b) a minimum of 75 percent visually transparent.</p>
Administration and sales areas	
<p>PO3 Office and sales areas remain subordinate to the primary industrial use.</p>	<p>AO3.1 Areas for administration or sales purposes do not exceed 20 percent of the <i>gross floor area</i> of the industrial building.</p> <p>OR</p> <p>AO3.2 Where no industrial building is provided, standalone buildings for office and sales purposes do not exceed 150 square metres of <i>gross floor area</i>.</p>
Streetscape appearance, materials and finishes	
<p>PO4 Buildings are designed and finished to have a high quality appearance, and promote visual interest when viewed from the primary street frontage, <i>sensitive land uses</i> and public open spaces.</p>	<p>AO4.1 The main entry to the building is easily identifiable and directly accessible from the primary street frontage.</p> <p>AO4.2 The ground floor of the building is designed with office, display windows, entrance foyers and building forecourts that are orientated towards the primary street frontage.</p>
Operational impacts	
<p>PO5 Air quality is managed to acceptable levels and standards and does not cause <i>environmental nuisance</i> or <i>environmental harm</i>.</p>	<p>AO5.1 Development complies with the applicable requirements of: (a) <i>the Environmental Protection (Air) Policy 2008</i>; and (b) <i>the Environmental Protection (Noise) Policy 2008</i>.</p>

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Performance outcomes	Acceptable outcomes
<p>PO6 Noise is managed in accordance accepted standards and the use is of a scale, intensity, and duration that has minimal impacts on the surrounding area, <i>sensitive land uses</i>, and the enjoyment of public open spaces.</p>	<p>AO6.1 Activities occur between 7am to 6pm Monday to Friday and 7am to 2pm on Saturdays. No operations occur on Sundays or public holidays.</p>
<p>PO7 Liquid and solid waste disposal and emissions of contaminants to surface or groundwater (including contaminated stormwater) do not result in <i>environmental harm</i> or <i>environmental nuisance</i> or <i>adversely impact on water quality</i>.</p>	<p>AO7.1 Liquid or solid wastes (other than stormwater) are not discharged to land or waters.</p> <p>AO7.2 Storage of potentially contaminating substances or areas where potentially contaminating activities occur are roofed.</p> <p>AO7.3 Provision is made for spills to be bunded and retained <u>on-site</u> for removal and disposal by an approved means.</p> <p>AO7.4 Surfaces where spillages can occur are sealed with concrete, asphalt or similar impervious substance.</p> <p>AO7.5 Roof water is piped away from areas of potential contamination.</p> <p>AO7.6 Waste disposal bins are provided to contain potential contaminants for their removal and disposal <i>off-site</i>.</p>
<p>PO8 Industry operations minimise lighting impacts, taking into consideration the: (a) illumination levels; (b) period of illumination; (c) direction of lighting; (d) use of vegetation <i>buffers</i>; and (e) proximity to <i>sensitive land uses</i>.</p>	<p>AO8.1 Lighting complies with <i>Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>
<p>PO9 The risk to public safety, property and the environment from technological hazards (fire, explosion, and chemical release) and from the storage of dangerous goods is minimised and managed in accordance with accepted standards.</p>	<p>AO9.1 The storage of flammable and combustible materials and liquids complies with the minor storage provisions of <i>AS 1940:2004-The Storage and Handling of Flammable and Combustible Liquids</i>.</p>

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Performance outcomes	Acceptable outcomes
Material storage	
<p>PO10 Dust from the outdoor storage of materials does not extend beyond the boundary of the <i>site</i>.</p>	<p>AO10.1 Outdoor material storage bays/areas are: (a) a maximum of 3 metres in height; (b) enclosed on three sides; and (c) include dust suppression devices (e.g. water sprays).</p> <p>OR</p> <p>AO10.2 Material storage bays/areas are fully enclosed.</p>
<p>PO11 Outdoor material or product storage is not a visually dominant feature of the streetscape when viewed from the street frontage.</p>	<p>AO11-1 No acceptable outcome provided.</p>

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8.2.10 Intensive animal industry code

8.2.10.1 Application

This code applies to assessing material change of use for development involving *intensive animal industry*.

8.2.10.2 Purpose

- (1) The purpose of the intensive animal industry code is to locate and design the use in a way which protects surrounding uses and the environment from unacceptable impacts.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the use, even of a small scale, is not located:
 - (i) where the use could have adverse impacts on water quality in the catchments of the major drinking water storages;
 - (ii) where the use could conflict with amenity and image of a tourism or recreation focus area;
 - (iii) in areas with high scenic amenity values;
 - (iv) in areas of ecological significance; and
 - (v) in areas where the subdivision pattern is highly fragmented and there is potential for significant rural settlement;
 - (b) the use is established in areas which protects the scenic, visual and landscape character values of the locality;
 - (c) does not cause environmental harm or nuisance by way of air quality, noise, traffic, water quality, liquid and solid waste or any other operational aspects;
 - (d) *development* protects the productive capacity of the land in accordance with the applicable State Planning Policies;
 - (e) is sited to protect the viability of known extractive resources;
 - (f) avoids any potential adverse effects on the amenity and character of the locality or nearby sensitive uses; and
 - (g) protects the viable operation of existing *rural activities* from incompatible development .

8.2.10.3 Assessment benchmarks

Part A – Assessment benchmarks for assessable development

Table 8.2.10.3.A - Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
Scale and intensity	
PO1 The development incorporates a site layout, scale, and intensity that does not cause environmental nuisance or environmental harm and maintains: <ol style="list-style-type: none"> (a) the character, landscape and scenic and visual amenity values of the locality; (b) the amenity and environmental health of <i>sensitive land uses</i>; (c) water quality in the catchments of the major drinking water storages (d) amenity and image of a tourism or recreation focus area (e) areas of ecological significance; and (f) the operation of lawfully existing <i>rural activities</i>. 	AO1.1 All buildings and operational elements of a new or expanded facility are setback from boundaries in accordance with Table 8.2.10.3.B (except where for a poultry farm). AO1.2 New uses are separated from sensitive receptors in accordance with Table 8.2.10.3.C (except where for a poultry farm). AO1.3 The use does not cause environmental harm or nuisance. AO1.4 Where for a poultry farm:

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Performance outcomes	Acceptable outcomes
	<p>All buildings and operational elements of a new or expanded facility are setback in accordance with Table 8.2.10.3.D.</p> <p>AO1.5 Where for a poultry farm: Separation distances between the poultry farm building complex and a <i>sensitive land use</i> (not on the site of the poultry farm) are determined on a site-by-site basis using odour dispersion modelling.</p> <p>Where involving over 1,000 birds the modelling levels must be assessed against the following criteria:</p> <ul style="list-style-type: none"> (a) 2.5 OU, 99.5%, 1 hour average for a sensitive land use site in a Rural zone (b) 1.0 OU, 99.5%, 1 hour average for the boundary of a non-Rural zone. <p>AO1.6 Where for a poultry farm: Noise from the operation of the poultry farm does not cause unlawful environmental nuisance:</p> <ul style="list-style-type: none"> (a) access points and roads are located to minimise noise impacts on neighbouring sensitive land uses; and (b) the design and siting of all mechanical equipment, including fans, pneumatic feed systems and other equipment, minimises the generation of mechanical noise and the likelihood of off-site vibration.
Waste management	
<p>PO2 Liquid and solid waste disposal, and carcass disposal does not result in <i>environmental harm</i> or <i>environmental nuisance</i> or <i>adversely impact on water quality</i>.</p>	<p>AO2.4 No acceptable outcome provided.</p>

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Performance outcomes	Acceptable outcomes
Visual Amenity	
PO3 The intensive animal industry and associated infrastructure is screened from adjacent public places and nearby properties.	AO3.1 A 10m wide vegetated landscape strip is located between the facility and adjoining roads and properties.

Table 8.2.10.3.B – Boundary setbacks and minimum site area

Use	Minimum setback from boundaries
All intensive animal industry uses (except poultry farm)	
Piggery – 20 standard pig units or less	200 metres
Piggery – more than 20 standard pig units	300 metres
Feed lot – 49 or less standard cattle units or 349 or less standard sheep units	200 metres
Feedlot – more than 49 standard cattle units and less than 151 standard cattle units, or more than 349 standard sheep units and less than 3,500 standard sheep units	300 metres
Feedlot – more than 151 standard cattle units and less than 999 standard cattle units, or more than 3,499 standard sheep units and less than 6,999 standard sheep units	300 metres
Feedlot – more than 999 standard cattle units or more than 6,999 standard sheep units	500 metres

Table 8.2.10.3.C – Separation distances to sensitive receptors

Sensitive receptors	Minimum separation distance
All intensive animal industry uses (except poultry farm)	
Land in a town or <i>urban area</i> , small township, rural residential area, or other substantial settlement of established small rural lifestyle lots	2 kilometres
Land in the Principal Future Strategic Tourism Focus Area or the Lake Somerset Water-based Recreation Focus Area	2 kilometres
Land in the Glamorgan Vale Urban Investigation Area	2 kilometres
Regional Water Storage (Lake Wivenhoe, Lake Somerset, Lake Atkinson or Lake Cressbrook)	2 kilometres
Piggery	
Another piggery	2 kilometres
Water course including gullies and channels, wells and bores	200 metres
Existing houses in the Rural zone	20 or less standard pig units – 500 metres More than 20 standard pig units – 2 kilometres
Constructed road	100 metres
Feedlot	

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Sensitive receptors	Minimum separation distance
Water course including gullies and channels, wells and bores	200 metres
Existing houses in the Rural zone	49 or less standard cattle units or 349 or less standard sheep units – 200 metres 50 or more standard cattle units or 350 or more standard sheep units – 2 kilometres
Constructed road	100 metres

Table 8.2.10.3.D – Poultry farming (over 1000 birds) setbacks distances

Aspect	Distance in metres (measured from poultry farm building complex to relevant aspect)
Areas of environmental interest/sensitive receptor	
Surveyed bank of a permanent watercourse	100
Water supply dam	250
Upper flood margin level of an urban water supply storage	800
Wetlands and tidal waters	250
Other surface waters (not covered by other categories)	100
Constructed road	Public road carrying >50 vehicles per day – 200 Public road carrying <50 vehicles per day - 100
Another poultry farm	1 kilometre between new and existing meat chicken farm complexes and any alternative form of intensive poultry farming (chickens, turkeys, guineafowl, ducks, geese, quails, pigeons, pheasants, partridges, ostriches and emus reared or kept in captivity) 5 kilometres between a meat chicken farm complex and a meat chicken breeder farm
Property boundaries	
Own property boundary	100
Own property boundary (where also a non-rural zone boundary)	300

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8.2.11 Multiple dwelling and dual occupancy code

8.2.11.1 Application

This code applies to assessing a material change of use for development involving a multiple dwelling or a dual occupancy.

8.2.11.2 Purpose

- (1) The purpose of the multiple dwelling and dual occupancy code is to ensure that apartments, flats, townhouses, and duplexes are appropriately located and provide an alternative form of residential accommodation that maintains the character of the locality.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) ensuring *multiple dwellings* and *dual occupancies* are located in close proximity to higher order centre and community activities;
 - (b) ensuring that *multiple dwellings* and *dual occupancies* are compatible with the scale, form and character of the locality;
 - (c) ensuring that *multiple dwellings* and *dual occupancies* are provided with high standards of privacy, sunlight, ventilation and, private and communal open space;
 - (d) ensure that *multiple dwellings* and *dual occupancies* do not unreasonably impact on the amenity of adjoining *sensitive land uses*; and
 - (e) ensure that *multiple dwellings* and *dual occupancies* are designed to minimise pedestrian and vehicular conflict.

8.2.11.3 Assessment benchmarks

Part A – Assessment benchmarks for assessable development

Table 8.2.11.3 - Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
Dual occupancy	
Note - Except where varied by this Code, the performance criteria and acceptable solutions of the Queensland Development Code MP1.3 – Design and Siting Standard for Duplex Housing apply.	
Location	
PO1 <i>Dual occupancy development</i> is: (a) located within a short walking distance of higher order <i>centre activities</i> or <i>community activities</i> ; or (b) directly adjoining or directly opposite a public park and contributes to the passive surveillance of the park.	AO1.1 <i>Dual occupancy development</i> is located in the General residential zone where not in the park residential precinct.
Character, intensity and lot size	
PO2 The <i>development</i> : (a) contributes to a streetscape appearance that is compatible with the emerging or existing character of the locality; and (b) does not result in overdevelopment of the <i>site</i> .	AO2.1 The density does not exceed 1 <i>dwelling</i> per 400 square metres of <i>site</i> area. AO2.2 The <i>site</i> area is a minimum of 800 square metres. AO2.3 The <i>site</i> has a minimum <i>road</i> frontage width of 20 metres.
Frontage fencing and walls	

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Performance outcomes	Acceptable outcomes
<p>PO3 Fences and walls are designed, erected and finished to:</p> <ul style="list-style-type: none"> (a) enable outlook from <i> dwellings </i> to the street for safety and surveillance purposes; and (b) assist in noise attenuation where necessary. 	<p>AO3.1 Front fences and walls are no more than 1.2 metres high if solid, or up to 1.5 metres high if the fence has openings which make it no less than 50 percent transparent.</p> <p>OR</p> <p>AO3.2 The provision of solid front fence and walls up to 1.8 metre high, where the main <i> private open space </i> fronts the street, or where the <i> site </i> fronts a collector street, or higher order street.</p>
Private open space	
<p>PO4 Private open space is conveniently located and of a practical size that meets the reasonable needs of residents, having regard to:</p> <ul style="list-style-type: none"> (a) liveability; (b) recreation; (c) privacy; (d) outdoor entertaining; (e) landscaping; (f) amenity; (g) outlook; and (h) climate. 	<p>AO4.1 Each <i> dwelling </i> is provided with a <i> private open space </i> area that is:</p> <ul style="list-style-type: none"> (a) at least 40 square metres; (b) able to contain a circle with a minimum diameter of at least 4 metres; (c) directly accessible from a living room; and (d) not more than 10 percent slope.
Multiple dwellings	
Location	
<p>PO6 <i> Multiple dwellings </i> are:</p> <ul style="list-style-type: none"> (a) located within a short walking distance of higher order <i> centre activities </i> or <i> community activities </i>; or (b) directly adjoining or directly opposite a public park and takes advantage of the amenity of the park and contributes to the passive surveillance of the park. 	<p>AO6.1 <i> Multiple dwellings </i> are located:</p> <ul style="list-style-type: none"> (a) in the Centre zone; or (b) in the General residential zone where not in the park residential precinct, where: <ul style="list-style-type: none"> (i) located no more than 400 metres from the Centre zone, a school or a hospital; or (ii) directly adjoining a public park.
Character, intensity and lot size	
<p>PO7 The <i> site </i> size, frontage width, density and <i> site cover </i>:</p> <ul style="list-style-type: none"> (a) contributes to a streetscape appearance that is compatible with the emerging or existing character of the locality; and (b) does not result in overdevelopment of the <i> site </i>. 	<p>AO7.1 The density does not exceed 1 <i> dwelling </i> per 250 square metres of <i> site </i> area.</p> <p>AO7.2 The <i> site cover </i> does not exceed 40 percent.</p> <p>AO7.3 The <i> site </i> area is not less than 1,000 square metres.</p> <p>AO7.4</p>

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Performance outcomes	Acceptable outcomes
	The <i>site</i> has a minimum <i>road</i> frontage width of 20 metres.
Built form	
PO8 The building scale, roof form, detailing, materials and colours are compatible with the emerging or existing character of the locality.	AO8.1 No acceptable outcome provided.
PO9 The building is: (a) designed and articulated to provide visual interest; (b) oriented to address the street; and (c) promotes passive surveillance.	AO9.1 Buildings are oriented to the street frontage. AO9.2 Buildings have a maximum unarticulated length of 5 metres to the street frontage or 9 metres to a side or rear boundary. AO9.3 Facades are punctuated by windows, balconies, verandas, offsets, or other forms of <i>articulation</i> .
PO10 Car parking structures or areas located external to the main building are visually compatible with the building in terms of height, roof form, detailing, materials and colours.	AO10.1 No acceptable outcome provided.

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Performance outcomes	Acceptable outcomes
Setbacks	
<p>PO11 <i>Building setbacks:</i></p> <ul style="list-style-type: none"> (a) assist in providing landscaping opportunities; (b) protect the amenity of residents and <i>adjoining premises</i>; (c) provide space between <i>adjoining premises</i>; (d) ensure that <i>development</i> is not overbearing; and (e) contribute to a consistent streetscape character. 	<p>AO11.1 <i>Buildings</i> incorporate the following setbacks:</p> <ul style="list-style-type: none"> (a) minimum clearance from a <i>road</i> frontage of 6 metres; (b) minimum clearance from the rear boundary of 3 metres; and (c) minimum clearance from side boundaries of: <ul style="list-style-type: none"> (i) 1.5 metres for a building not exceeding 4.5 metres in height; and (ii) 2 metres plus 0.5 metres for every additional 3 metres or part thereof over 4.5 metres for buildings of a height in excess of 4.5 metres.
Open space	
<p>PO12 Landscaped open space contributes to an 'open' appearance that enhances the streetscape character of the locality and provides acceptable levels of separation between <i>adjoining premises</i>. The landscaped open space is of a practical size that meets the reasonable expectations of residents.</p>	<p>AO12.1 A minimum of 15 percent of the <i>site</i> area is provided as landscaped open space with a minimum width of 2 metres.</p> <p>AND</p> <p>AO12.2 The open space area is kept clear of all obstacles such as clothes hoists, driveways, parking spaces and waste receptacles.</p>
<p>PO13 Private open space is conveniently located and of a practical size that meets the reasonable needs of residents, having regard to:</p> <ul style="list-style-type: none"> (a) liveability; (b) recreation; (c) privacy; (d) outdoor entertaining; (e) landscaping; (f) amenity; (g) outlook; and (h) climate. 	<p>AO13.1 In addition to landscaped open space, each <i>ground level</i> unit is provided with a <i>private open space</i> area that has:</p> <ul style="list-style-type: none"> (a) a minimum area of 30 square metres; (b) a minimum width of 3 metres; and (c) direct access from a living room. <p>AO13.2 <i>Private open space</i> for units above ground storey are provided in the form of a balcony/ balconies having a minimum area of 8 square metres and a minimum width of 2 metres with direct access from a living room.</p>
<p>PO14 Communal open space for recreation is provided where a significant proportion of <i>dwellings</i> do not have access to <i>ground level private open space</i>.</p>	<p>AO14.1 Where more than 25 percent of <i>dwellings</i> do not have access to <i>ground level private open space</i>, communal open space is provided in addition to <i>private open space</i> with at least one continuous area of 50 square metres with a minimum width of 5 metres.</p>

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Performance outcomes	Acceptable outcomes
Fences and walls	
<p>PO15 Fences and walls are designed and constructed to:</p> <ul style="list-style-type: none"> (a) effectively define and screen <i>private open space</i> and service areas, such as garbage collection areas; (b) provide an adequate screen to living and open space areas on <i>adjoining premises</i>; (c) enable some outlook from buildings to the street for safety and surveillance; (d) assist in highlighting entrances; (e) assist in noise attenuation where necessary; (f) use materials which are compatible with existing or emerging character; and (g) be compatible with services such as mail collection. 	<p>AO15.1 Front fences and walls are no more than 1.2 metres high if solid, or up to 1.5 metres high if the fence has openings which make the wall no less than 50 percent transparent.</p> <p>OR</p> <p>AO15.2 The provision of solid front fence and walls up to 1.8 metre high, where the main <i>private open space</i> fronts the street, or where the <i>site</i> fronts a collector street, or higher order street.</p> <p>AO15.3 Front fences do not exceed 10 metres in length without <i>articulation</i> or detailing to provide visual interest.</p> <p>AO15.4 1.8 metre high screen fences are provided along the side (from the front line of the building) and rear boundaries.</p> <p>AO15.5 Mail boxes are easily accessible to Australia Post, couriers, and residents.</p>
Security, safety and privacy	
<p>PO16 <i>Site</i> layout and building design maximises casual surveillance and security.</p>	<p>AO16.1 <i>Dwellings</i> adjacent to public streets or public open space provide passive surveillance to that area by:</p> <ul style="list-style-type: none"> (a) including a balcony or veranda; or (b) <i>habitable room</i> windows. <p>AO16.2 Lighting is provided to all pedestrian paths between public <i>roads</i>, communal areas, parking areas and building entries.</p>

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Performance outcomes	Acceptable outcomes
<p>PO17 Habitable spaces do not directly overlook <i>private open spaces</i> or <i>habitable rooms</i> on the same <i>site</i> or on adjacent land.</p>	<p>AO17.1 Where <i>habitable room</i> windows directly face <i>habitable room</i> windows in an adjacent unit within 2 metres at <i>ground level</i> or 9 metres at levels above <i>ground level</i>, privacy is protected by:</p> <ul style="list-style-type: none"> (a) sill heights a minimum of 1.5 metres above floor level; or (b) fixed opaque glazing in any part of the window below 1.5 metres above floor level; or (c) fixed internal screens; or (d) if at <i>ground level</i>, fencing to a minimum of 1.5 metres above <i>ground level</i>. <p>AO17.2 Where screening of decks and balconies is required, screening consists of translucent screens, perforated panels or trellises that:</p> <ul style="list-style-type: none"> (a) are permanently fixed; and (b) have a maximum of 25 percent openings.
Footpaths	
<p>PO18 Internal access way and footpath systems provide for the safe and convenient access of pedestrians.</p>	<p>AO18-1 Footpaths are provided within or adjacent to access ways to connect unit buildings to external <i>roads</i>.</p>
Clothes drying	
<p>PO19 Communal open space for clothes drying is provided where a significant proportion of <i>dwellings</i> do not have access to <i>ground level private open space</i>.</p>	<p>AO19-1 Where more than 25 percent of <i>dwellings</i> do not have access to <i>ground level private open space</i>, outdoor areas for clothes drying facilities are provided with at least one continuous area of 25 square metres which has a minimum width of 5 metres.</p>
<p>PO20 Clothes drying areas:</p> <ul style="list-style-type: none"> (a) can be conveniently accessed by residents; and (b) are not visible from the street. 	<p>AO20-1 No acceptable outcome provided.</p>
Amenity	
<p>PO21 Siting and design achieves a high level of amenity for residents by minimising impacts from noise generating areas, such as streets, driveways, car parking areas, service areas, adjoining <i>development</i>, private and communal open space areas and mechanical equipment.</p>	<p>AO21-1 No acceptable outcome provided.</p>
<p>PO22 <i>Site</i> design incorporates landscaping in a manner that:</p> <ul style="list-style-type: none"> (a) maintains the visual amenity and character of the surrounding area; and 	<p>AO22-1 A landscape area with a minimum width of 2 metres is provided along the full frontage of any <i>road</i> frontage (excluding crossover and pedestrian access only).</p>

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Performance outcomes	Acceptable outcomes
(b) maintains the safety or security of pedestrians.	

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8.2.12 Recreation activities code

8.2.12.1 Application

This code applies to assessing a material change of use for development involving a recreation activity group.

8.2.12.2 Purpose

- (1) The purpose of the recreation activity code is to ensure that development for *recreation activities* is compatible with surrounding development and appropriately manages impacts.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) sport and recreation facilities are established in appropriate locations that best serve the community through accessibility, co-location and integration with other like facilities;
 - (b) recreation and sporting uses do not unduly impact on the amenity of the surrounding area;
 - (c) a safe environment for users is provided; and
 - (d) *development* is appropriately managed and does not *adversely impact on water quality*.

8.2.12.3 Assessment benchmarks

Part A – Assessment benchmarks for assessable development

Table 8.2.12.3 - Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
Location	
PO1 The <i>development</i> is: (a) highly accessible to the intended catchment; (b) in proximity to other community or recreational activities, where practicable; and (c) located to avoid conflict with incompatible land uses.	AO1.1 No acceptable outcome provided.
Site layout and design	
PO2 <i>Site</i> layout and design optimises pedestrian and vehicular accessibility.	AO2.1 No acceptable outcome provided.
Built form and character	
PO3 Buildings and structures are of form and character that is commensurate with the zone and locality in which the activity is located.	AO3.1 No acceptable outcome provided.
Scale and intensity	
PO4 The scale and intensity of the activity is commensurate with the zone and locality in which the activity is located.	AO4.1 No acceptable outcome provided.

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Performance outcomes	Acceptable outcomes
Building articulation	
PO5 Building design incorporates <i>articulation</i> to provide visual interest.	AO5.1 No acceptable outcome provided.
Building materials	
PO6 Buildings and structures are constructed of robust materials that are graffiti resistant.	AO6.1 No acceptable outcome provided.
Emissions	
PO7 Uses do not generate or emit noise, odour, smoke, ash or other particulate emissions that would cause <i>environmental harm</i> or <i>environmental nuisance</i> .	AO7.1 No acceptable outcome provided.
Outdoor lighting	
PO8 Lighting is designed in a manner to ensure ongoing amenity and safety whilst ensuring <i>sensitive land uses</i> are protected from undue glare or lighting overspill.	AO8.1 Fixed <i>site</i> lighting complies with Australian Standard AS4282 <i>Control of the Obtrusive Effects of Outdoor Lighting</i> . AO8.2 Outdoor lighting is not operated between the hours of 10 pm and 6am.
Hours of operation	
PO9 The hours of operation are within the reasonable expectations of the zone and locality.	AO9.1 No acceptable outcome provided.
Water quality	
PO10 The design and ongoing management of outdoor tracks and facilities minimises erosion and sedimentation and does not adversely impact on water quality.	AO10.1 No acceptable outcome provided.
CPTED	
PO11 The <i>site</i> layout and design incorporates crime prevention through environmental design (CPTED) principles.	AO11.1 No acceptable outcome proposed.
Emergency access	
PO12 <i>Development</i> provides for emergency medical treatment or evacuation commensurate with the nature of the activity.	AO12.1 The <i>site</i> provides unobstructed emergency access during hours of operation.

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8.2.13 Renewable energy facility code

8.2.13.1 Application

This code applies to assessing material change of use for development involving a *renewable energy facility*.

8.2.13.2 Purpose

- (1) The purpose of the renewable energy facility code is to ensure that renewable energy facilities are appropriately located to appropriately manage significant visual, scenic amenity, and landscape amenity values, and significant natural environmental features are protected.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) renewable energy facilities are designed and sited to:
 - (i) *development* appropriately protects the productive capacity of the land in accordance with the State Planning Policy;
 - (ii) is sited to protect the viability of known extractive resources;
 - (iii) protect significant visual and scenic amenity and landscape character values;
 - (iv) protects the streetscape character;
 - (v) protect significant natural environmental features;
 - (vi) appropriately manage *site* constraints, for example flooding and bushfire;
 - (vii) appropriately manage noise, glare, emissions and other forms of potential interferences and impacts to protect:
 - a. the amenity of *sensitive land uses*;
 - b. public health;
 - c. livestock health; and
 - d. public infrastructure;
 - (viii) ensure suitable access to the *site* can be provided;
 - (ix) ensure the activity can be connected to the power grid;
 - (x) ensure the *site* can be rehabilitated after the use has been decommissioned; and
 - (b) *development* is appropriately managed and does not *adversely impact on water quality*.

8.2.13.3 Assessment benchmarks

Part A – Assessment benchmarks for assessable development

Table 8.2.13.3 - Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
Site size and location of facility	
PO1 The <i>site</i> is of sufficient size and the use is suitably sited to avoid land use conflict.	AO1.1 For a solar panel array, the minimum <i>lot</i> size is 20 hectares. OR AO1.2 For a wind farm, the minimum <i>lot</i> size is 50 hectares. AO1.3 The use is located a minimum of 100 metres from an adjoining property boundary or <i>road</i> frontage.

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Performance outcomes	Acceptable outcomes
	AO1.4 A wind farm is located a minimum distance of 2 kilometres from a <i>sensitive land use</i> .
Public safety	
PO2 Public access to the <i>site</i> is managed to ensure public safety.	AO2.1 No acceptable outcome provided.
Siting	
PO3 The <i>renewable energy facility</i> is sited to appropriately protect or otherwise mitigate impacts on the amenity of nearby <i>sensitive land uses</i> , the <i>streetscape</i> , the zone, the locality, and broader region, having regard to: (a) the intent of the zone or precinct; (b) the significance of the visual and scenic values and landscape character; (c) the significance of other natural environmental features; (d) streetscape character; (e) cumulative impacts where similar facilities exist in proximity; (f) access roads; (g) reflection/ glare; (h) noise; (i) shadow flicker; and (j) blade glinting.	AO3.1 No acceptable outcome provided.
Interference with utilities and infrastructure	
PO4 The <i>renewable energy facility</i> is sited to avoid impacts on infrastructure and public utilities from electromagnetic radiation and interference, including, but not limited to: (a) transmission lines; (b) phone towers; (c) television; and (d) radio.	AO4.1 No acceptable outcome provided.
Network connection	

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Performance outcomes	Acceptable outcomes
<p>PO5 The <i>renewable energy facility</i> is connected to the power grid network having regard to:</p> <ul style="list-style-type: none"> (a) the operation and capacity of the power grid network; (b) safety of the network connection; (c) the location of the network connection and associated infrastructure, ensuring that any visual elements are sympathetic to scenic amenity and landscape character <p>Note – Compliance with PO5 may be achieved through submission of a technical assessment report prepared by a suitably qualified professional to address the type of electrical infrastructure required to support the development, details of how the injection of power from the development will impact on the operation of the existing network, and whether the development can be connected to the existing network from the site, and details of the impact of the network connection and its visual impact on the locality.</p>	<p>AO5.4 No acceptable outcome provided.</p>
Materials, colours, and finishes	
<p>PO6 A <i>renewable energy facility</i> and associated supporting infrastructure is constructed of materials, colours, and finishes that are:</p> <ul style="list-style-type: none"> (a) non-reflective; (b) sympathetic to the visual and scenic amenity of the locality; and (c) sympathetic to the landscape character of the locality. 	<p>AO6.4 No acceptable outcome provided.</p>

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8.2.14 Retirement facility and residential care facility code

8.2.14.1 Application

This code applies to assessing a material change of use for development involving a retirement facility or residential care facility.

8.2.14.2 Purpose

- (1) The purpose of the retirement facility and residential care facility code is to ensure that aged persons accommodation and aged care and special care is developed and managed in a way that meets the residential, social, care and amenity needs of residents, while maintaining a character of the locality.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) providing a range of housing types and levels of care for aged persons and persons with special care needs;
 - (b) ensuring that housing for older people and those with special care needs is well located and has good access to transport and a range of centre and community activities;
 - (c) ensuring an appropriate level of amenity for residents and surrounding properties is achieved and maintained;
 - (d) promoting a range of mobility options;
 - (e) ensuring the safety and security of residents;
 - (f) providing a comfortable, stimulating and attractive living environment that supports the social and physical needs of residents; and
 - (g) ensuring that developments are of a scale, intensity, and form that is visually compatible with the surrounding area.

8.2.14.3 Assessment benchmarks

Part A – Assessment benchmarks for assessable development

Table 8.2.14.3 - Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
Location and access to services	
PO1 The use is located on land that: (a) is in close proximity to <i>centre activities</i> and <i>community activities</i> ; or (b) provides <u>On-Site</u> convenience services and alternative transport options to centre activities and community activities where public transport is not available.	AO1.1 The use is located within 400 metres of public transport or the Centre zone. OR OR AO1.2 The use provides one or more of the following <u>On-Site</u> services for residents: chemist; (a) hairdresser; (b) convenience shopping; (c) postal facility; (d) public telephone; <u>or</u> (e) <u>basic medical services</u> ; (e) AND AND AO1.3

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Performance outcomes	Acceptable outcomes
	Provides a shuttle bus service to convenience and higher order shopping, and medical facilities.
PO2 The use is located on land that has a gradient conducive to aided mobility.	AO2.1 The use is located on <i>premises</i> where a minimum of 50 percent of the <i>site</i> has a slope that does not exceed 1 in 14.
Character, intensity and lot size	
PO3 The <i>site</i> is of a size that is commensurate with the operational needs of the use and level of care being provided and the physical layout and intensity does not overdevelopment.	AO3.1 The use: (a) has a density that does not exceed: (i) where independent units – 1 <i>dwelling</i> per 250 square metres of <i>site</i> area; (ii) where semi-independent units – 1 <i>dwelling</i> per 150 square metres of <i>site</i> area; (iii) where dependent units – 1 <i>dwelling</i> per 100 square metres of <i>site</i> area; (b) is located on a <i>lot</i> that is not less than 1,200 square metres; (c) has a minimum street frontage width of 25 metres; and (d) does not exceed 40 percent <i>site cover</i> .
Building height	
PO4 <i>Building height</i> does not detrimentally impact on the amenity of private and communal open spaces, <i>adjoining premises</i> , or the streetscape. <i>Development</i> exceeding 8.5 metres in height is for the purposes of providing a lift for mobility access purposes and the extent of area exceeding 8.5 metres in height is subordinate in scale to the overall proposal. Note - This code recognises that when aged persons and special needs buildings exceed a single storey, lifts may be required to facilitate a suitable level of mobility and access.	AO4.1 <i>Building height</i> does not exceed 8.5 metres or two <i>storeys</i> . OR AO4.2 One additional <i>storey</i> , not exceeding 10 percent <i>site cover</i> , may be provided, where the additional <i>storey</i> : (a) does not result in the overall <i>building height</i> exceeding 9.5 metres above ground; (b) does not cause overshadowing of private or communal open spaces or adjoining land for more than 3 hours between 9am and 3pm on June 21; and (c) provides boundary setbacks of at least 15 metres.

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Performance outcomes	Acceptable outcomes
Open space	
<p>PO5 Open space:</p> <ul style="list-style-type: none"> (a) includes clearly designated <i>private open space</i> areas that provide privacy for residents; (b) includes communal open space areas that are functional and accessible; (c) is of a useable size and dimension; (d) is of a suitable slope; (e) is directly accessible from the main living area for <i>private open space</i>; (f) is capable of receiving sufficient sunlight; (g) is located behind the front building line, and, where above ground, protects the privacy of adjoining and nearby <i>dwellings</i>; and (h) provides easy access to communal areas by the elderly and persons with special needs and promotes formal and informal social interaction. 	<p>AO5.1 No less than 20 percent of the <i>site</i> is provided as open space.</p> <p>AO5.2 Each <i>dwelling</i> provides a designated <i>private open space</i> area that is directly accessible from the main living area:</p> <ul style="list-style-type: none"> (a) where independent units: <ul style="list-style-type: none"> (i) at <i>ground level</i>, a minimum of 25 square metres with a minimum width of 4 metres; or (ii) above <i>ground level</i>, a minimum of 10 square metres with a minimum width of 2.5 metres; or (b) where semi-independent or dependent units, a minimum of 8 square metres with a minimum width of 2.5 metres. <p>AO5.3 Where 10 or more <i>dwellings</i> are proposed:</p> <ul style="list-style-type: none"> (a) communal outdoor areas are 10 percent of the <i>site</i> area, a minimum width of 15 metres and located in the one area; (b) communal indoor areas are provided at a rate of: <ul style="list-style-type: none"> (i) where independent units - 3 square metres; (ii) where semi-independent units - 6 square metres; (iii) where dependent units - 2 square metres; (c) the finished surface for private and communal open space areas at <i>ground level</i> does not exceed 1 in 14; (d) communal facilities, including outdoor recreation areas are accessed by pedestrian paths from individual <i>dwellings</i> and/or buildings containing groups of <i>dwellings</i>; and (e) communal indoor areas providing essential facilities, including toilets, kitchen/tea making facilities and storage areas.
Mobility and access	
<p>PO6 The pedestrian movement system:</p> <ul style="list-style-type: none"> (a) enables residents to easily navigate the <i>site</i> on foot or with the assistance of mobility aids; (b) provides non-discriminatory access; (c) incorporates covered or protected walkways, particularly those linking <i>dwellings</i> with communal facilities; 	<p>AO6.1 Internal pathways:</p> <ul style="list-style-type: none"> (a) are a width of 2 metres extending to 3.5 metres when combined with a seating area; (b) comply with <i>AS1428.1-4: 2010 - Design for Access and Mobility</i>; (c) have a firm, level, well drained non-slip surface;

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Performance outcomes	Acceptable outcomes
(d) provides comfortable vantage points to rest, socialise and observe surrounding activities; (e) provides a variety of circulation options; and (f) links with external pedestrian paths.	(d) provide handrails where there are grade changes or other areas of potential risk to pedestrians; (e) provide a covered principal walkway that links all <u>on-site</u> communal facilities; and (f) resting areas (seats and shade) are incorporated into the walkway design and provide hand rails where necessary.
PO7 Residents are provided with an appropriate level of access to <u>on-site communal</u> facilities commensurate with the mobility needs of the residents and level of care being provided.	AO7.1 Communal buildings are: (a) <u>centrally located</u> ; and (b) easily accessible to residents by foot, and by mobility aids and scooters.
PO8 Sufficient levels of wheelchair accessibility to car parking areas are provided commensurate with the mobility needs of the residents and level of care being provided.	AO8.1 20 per cent of covered and uncovered car parking spaces have minimum dimensions of 6 metres by 3.8 metres to permit wheelchair manoeuvring and access.
Emergency access	
PO9 <i>Dwellings</i> and communal buildings are easily accessible by emergency service vehicles.	AO9.1 No acceptable outcome provided.

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8.2.15 Roadside stall code

8.2.15.1 Application

This code applies to assessing material change of use for development involving a *roadside stall*.

8.2.15.2 Purpose

- (1) The purpose of the roadside stall code is to ensure that the use is low key, small scale and located and designed in a way which minimises the visual impact on surrounding uses, the environment and the *road* frontage.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) *roadside stalls* are of a very limited scale and intensity in order to protect amenity and limit the retail sale of goods outside urban areas;
 - (b) the primary produce sold at *roadside stalls* has a direct connection with the *premises* on which it is located;
 - (c) no additional vehicular access is provided; and
 - (d) informal on-site parking is provided.

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8.2.15.3 Assessment benchmarks

Part A – Requirements for accepted development and assessment benchmarks for assessable development

Table 8.2.15.3 - Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Location	
<p>PO1 The retail sale of primary produce is low key, small scale, and has a direct nexus with the land on which the use is located. The sale of primary produce from other <i>premises</i> does not occur.</p> <p>Editor's Note - For Roadside Stalls on a State-controlled road, contact the Department of Transport and Main Roads for further information about obtaining a 'Road Corridor Permit' under the <i>Transport Infrastructure Act 1994</i>.</p>	<p>AO1.1 Products offered for sale are produced on the <i>premises</i> or land holding on which the <i>roadside stall</i> is located.</p> <p>AO1.2 Only one <i>roadside stall</i> is provided per <i>premises</i>.</p>
Intensity, access, and parking	
<p>PO2 The display and sale of primary produce maintains the amenity, character and safety of rural areas.</p>	<p>AO2.1 Any <i>structure</i> used for the sale of produce is:</p> <ul style="list-style-type: none"> (a) limited to 20 square metres of <i>gross floor area</i>; and (b) setback a minimum of 15 metres from any <i>site</i> boundary.

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8.2.16 Rural industry code

8.2.16.1 Application

This code applies to assessing a material change of use for development involving for *rural industry* or *wholesale nursery* or a *winery*.

8.2.16.2 Purpose

- (1) The purpose of the rural industries code is to establish rural industry, wholesale nurseries or wineries in the Rural zone in order to support and value add to primary production activities.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) *rural industry, wholesale nurseries* and *wineries* complement and support rural activities;
 - (b) is sited to protect the viability of known extractive resources;
 - (c) *development* is located and designed so as not to adversely impact upon rural landscape character or scenic amenity;
 - (d) *development* appropriately protects the productive capacity of the land in accordance with the applicable State Planning Policy;
 - (e) ensure that the environmental performance of the activity achieves a satisfactory standard and minimises adverse impacts on natural environment, and *sensitive land uses*;
 - (f) ensure that office space remains subordinate to the primary use;
 - (g) ensure retail sales remain subordinate to the primary use;
 - (h) the design provides a visually attractive built form that is sited and landscaped to protect the visual amenity of the locality;
 - (i) the recreational needs of staff are accommodated; and
 - (j) *development* is appropriately managed and does not *adversely impact on water quality*.

8.2.16.3 Assessment benchmarks

Part A – Requirements for accepted development and assessment benchmarks for assessable development

Table 8.2.16.3 - Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Site layout, scale, and intensity	
PO1 The activity is located on a <i>site</i> which is sufficient in size and shape to accommodate the scale and intensity of the use.	AO1.1 The activity is located on a <i>site</i> that has a minimum area of 1 hectare.

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Performance outcomes	Acceptable outcomes
<p>PO2 The activity maintains the visual and scenic amenity and landscape character by:</p> <p>(a) providing for adequate setbacks of buildings, structures, and open space areas involved in the activity from:</p> <p>(i) <i>road</i> frontages; (ii) <i>site</i> boundaries; and (iii) <i>sensitive land uses</i> on surrounding <i>premises</i>; and</p> <p>(b) providing for <u>on-site</u> landscaping that effectively screens non-residential buildings, structures and outdoor areas from <i>roads</i> and <i>sensitive land uses</i>.</p>	<p>AO2.4 Any buildings, structures or outdoor areas associated with the activity are set back not less than:</p> <p>(a) 20 metres from a <i>road</i> frontage; (b) 10 metres from all other <i>site</i> boundaries; and (c) 50 metres from any existing <i>dwelling</i> on nearby <i>premises</i>.</p>
Administration	
<p>PO3 Office areas are subordinate to the primary activity.</p>	<p>AO3.1 Areas for administration purposes do not exceed 10 percent of the <i>gross floor area</i> of the industrial building.</p> <p>OR</p> <p>AO3.2 Where no industrial building is provided, standalone buildings for office purposes do not exceed 150 square metres of <i>gross floor area</i>.</p>
Operational impacts	
<p>PO4 Emissions of contaminants heat, radioactivity and electromagnetic radiation do not cause <i>environmental harm</i> or <i>environmental nuisance</i>.</p>	<p>AO4.1 No radioactivity or electromagnetic radiation is emitted by the rural industry.</p> <p>AO4.2 Any heat emitted by the rural industry is contained within <i>buildings</i>.</p>
<p>PO5 Air quality is managed to acceptable levels and standards.</p>	<p>AO5.1 No airborne pollutants are emitted by the rural industry.</p>
<p>PO6 Noise is managed in accordance accepted standards and the use is of a scale, intensity, and duration that has minimal impacts on the surrounding area, <i>sensitive land uses</i>, and the enjoyment of public open spaces.</p>	<p>AO6.1 Noise emissions from rural industry operations are contained within site boundaries.</p> <p>AO6.2 Activities occur between 7am to 6pm Monday to Friday and 7am to 2pm on Saturdays. No operations occur on Sundays or public holidays.</p>

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Performance outcomes	Acceptable outcomes
<p>PO7 Liquid and solid waste disposal and emissions of contaminants to surface or groundwater (including contaminated stormwater) do not result in <i>environmental harm</i> or <i>environmental nuisance</i> or <i>adversely impact on water quality</i>.</p>	<p>AO7.1 Liquid or solid wastes (other than stormwater) are not discharged to land or waters.</p> <p>AO7.2 Storage of potentially contaminating substances or areas where potentially contaminating activities occur are roofed.</p> <p>AO7.3 Provision is made for spills to be bunded and retained <u>on-site</u> for removal and disposal by an approved means.</p> <p>AO7.4 Surfaces where spillages can occur are sealed with concrete, asphalt or similar impervious substance.</p> <p>AO7.5 Roof water is piped away from areas of potential contamination.</p> <p>AO7.6 Waste disposal bins are provided to contain potential contaminants for their removal and disposal <i>off-site</i>.</p>
<p>PO8 Industry operations minimise lighting impacts, taking into consideration the: (a) illumination levels; (b) period of illumination; (c) direction of lighting; (d) use of vegetation <i>buffers</i>; and (e) proximity to <i>sensitive land uses</i>.</p>	<p>AO8.1 Lighting complies with <i>Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>
For assessable development	
Sales areas	
<p>PO9 Retail sales are subordinate to the primary activity.</p>	<p>AO9.1 Any incidental retail activity is no greater than 150 square metres <i>gross floor area</i>.</p>
<p>PO10 The risk to public safety, property and the environment from technological hazards (fire, explosion, and chemical release) and from the storage of dangerous goods is minimised and managed in accordance with accepted standards.</p>	<p>AO10.1 The storage of flammable and combustible materials and liquids complies with the minor storage provisions of <i>AS 1940:2004 – The Storage and Handling of Flammable and Combustible Liquids</i>.</p>
Material storage	
<p>PO11</p>	<p>AO11.1</p>

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Performance outcomes	Acceptable outcomes
Dust from the outdoor storage of materials does not extend beyond the boundary of the <i>site</i> .	Outdoor material storage bays/areas are: <ul style="list-style-type: none"> (a) a maximum of 3 metres in height; (b) enclosed on three sides; and (c) include dust suppression devices (e.g. water sprays). OR AO11.2 Material storage bays/areas are fully enclosed.

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8.2.17 Rural workers accommodation code

8.2.17.1 Application

This code applies to assessing a material change of use for development involving *rural workers accommodation*.

8.2.17.2 Purpose

- (1) The purpose of the rural workers accommodation code is to permit bona fide rural workers accommodation that directly serves the principal agricultural based rural activity.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) ensure that *rural workers accommodation* is a bona fide use associated with an agricultural based *rural activity* undertaken on the same *premises* or land holding;
 - (b) *rural workers accommodation* is subordinate to the primary use of the *premises*;
 - (c) *rural workers accommodation* is visually integrated with on-site buildings and the character of the locality;
 - (d) *rural workers accommodation* is provided with a reasonable standard of amenity; and
 - (e) the types of amenities and facilities provided are commensurate with the permanent or seasonal employment needs of the *rural activity*.

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8.2.17.3 Assessment benchmarks

Part A – Assessment benchmarks for assessable development

Table 8.2.17.3 - Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
Bona fide use	
PO1 Rural workers accommodation is provided for the sole purpose of housing employees or contractors and their families on the same <i>premises</i> as the agriculturally based <i>rural activity</i> .	AO1.1 The <i>rural workers accommodation</i> is occupied by an employee or contractor (other than a caretaker), who is directly involved in agriculturally based <i>rural activity</i> on the same <i>premises</i> . Note -If applicable, rural workers accommodation includes the employees or contractors immediate family.
Ancillary to bona fide agriculturally based rural activity	
PO2 There is a need for the <i>rural workers accommodation</i> is directly associated with a bona fide agriculturally based rural activity on the same <i>site</i> .	AO2.1 The <i>rural workers accommodation</i> is associated with an agriculturally based <i>rural activity</i> conducted on the same <i>premises</i> . AO2.2 The agriculturally based <i>rural activity</i> has a minimum use area of 10 hectares.
Worker facilities	
PO3 The types of facilities provided as part of the <i>rural workers accommodation</i> is commensurate with the needs of the	AO3.1 The accommodation is for permanent occupation and is self contained.

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Performance outcomes	Acceptable outcomes
employees and the permanent or seasonal nature of the employment.	OR AO3.2 The accommodation is for seasonal occupation and is either self-contained or shares facilities with an existing <i>dwelling house</i> or <i>caretaker's accommodation</i> .
Integration with the principal agricultural based rural activity	
PO4 The building is consistent with the character of the locality and is visually compatible with the principal rural activity in terms of: (a) built form; and (b) materials and finishes.	AO4.1 No acceptable outcome provided.

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8.2.18 Sales office code

8.2.18.1 Application

This code applies to assessing a material change of use for development involving a sales office.

8.2.18.2 Purpose

- (1) The purpose of the sales office code is to facilitate the temporary display or sale of land or buildings in a manner that does not adversely impact on the amenity of surrounding uses.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the use has a limited duration; and
 - (b) the use maintains the character and amenity of the surrounding area.

8.2.18.3 Assessment benchmarks

Part A – Requirements for accepted development and assessment benchmarks for assessable development

Table 8.2.18.3 - Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Duration of use	
PO1 The <i>sales office</i> is used for promotional purposes and operates for a finite period with a limited duration.	AO1.1 The <i>sales office</i> is limited in its duration to a period not greater than 2 years from the completion of construction.
Location	
PO2 A <i>sales office</i> is appropriately located to service land or <i>premises</i> that is: <ol style="list-style-type: none"> (a) for sale; (b) on display; or (c) able to be won as a prize. 	AO2.1 The <i>sales office</i> is located on land that has a direct connection with the <i>dwellings</i> and/ or land being marketed.
Hours of operation	
PO3 The hours of operation of the <i>sales office</i> does not affect the amenity of adjoining or nearby <i>sensitive land uses</i> .	AO3.1 The <i>sales office</i> is not conducted outside the hours 7:00 am to 7:00 pm, Monday to Saturday and 8:00 am to 7:00 pm Sunday and public holidays.

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8.2.19 Short-term accommodation code

8.2.19.1 Application

This code applies to assessing a material change of use for development involving *short-term accommodation* or *nature based tourism*.

8.2.19.2 Purpose

- (1) The purpose of the short-term accommodation code is to ensure that visitor and tourist accommodation is appropriately located and of a form, scale and intensity that maintains the character of the locality.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) facilitating short-term accommodation, other than *resource based tourism*, that is well located in urban areas, towns or small townships or in locations that are consistent with the tourism and recreation strategy;
 - (b) facilitating the establishment of *resource based tourism* in natural or rural settings, whilst protecting nature conservation, scenic amenity, landscape, cultural and heritage values;
 - (c) ensuring an appropriate range of amenities are provided commensurate with the reasonable expectations of the accommodation type; and
 - (d) ensuring that short-term accommodation does not unreasonably impact on the amenity of nearby *development*.

8.2.19.3 Assessment benchmarks

Part A – Requirements for accepted development and assessment benchmarks for assessable development

Table 8.2.19.3 – Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
<p>PO1 <i>Short-term accommodation, other than nature-based tourism or resource based tourism:</i></p> <ul style="list-style-type: none"> (a) has a high degree of accessibility to town centre services and facilities; or (b) is on a tourist route in a <i>Urban Area, Town</i> or a <i>Small Township</i>; or (c) is consistent with the tourism and recreation strategy. 	<p>AO1.1 Short-term accommodation, other than <i>nature-based tourism or resource based tourism</i>, is located in one of the following locations shown on Figure 8.2.19.3 – Tourism Areas:</p> <ul style="list-style-type: none"> (a) a Major Tourism Hub; or (b) a Minor Tourism Hub; or (c) a Principal Future Strategic Tourism Focus Area; or (d) the Lake Somerset Water-based Recreation Focus Area; or (e) adjacent to the Brisbane Valley Rail Trail.
<p>PO2 The use is small-scale and maintains the character and amenity of the local area.</p>	<p>AO2.1 <u>The accommodation units are setback at least 50 metres from a dwelling</u> <u>Where located in the General residential zone - park residential precinct, Rural residential zone, Emerging community zone, or Rural zone, the site has a minimum area of 2,000 square metres.</u></p> <p><u>OR</u></p>

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Performance outcomes	Acceptable outcomes
	<p>AO2.2 Where located in any other zone the Site has a minimum area of 1,000 square metres.</p> <p>AO2.23 8.3 The short term accommodation is setback at least 50 metres from the boundary of an adjoining dwelling in the Rural zone.</p>
<p>PO3 The building, including orientation of windows, is designed to ensure the use does not intrude on the privacy of other visitors/guests.</p>	<p>AO3.1 No windows have direct views into adjoining residential buildings or other accommodation units/rooms.</p>
<p>PO4 The use must provide a reasonable level of convenience for guests.</p>	<p>AO4.1 Where not in a reticulated water area, the short term accommodation is to be provided with a minimum potable water supply of 45,000 litres. Each accommodation unit is to be provided with a minimum potable water supply of 20,000 litres.</p> <p>AO4.2 Development provides: (a) one (1) car parking space for each accommodation unit; and (b) one (1) car parking space per three (3) accommodation units for employees where involving three (3) or more accommodation units.</p> <p>AO4.3 Where not in a sewerage area, the short-term accommodation is to be serviced by an on-site effluent disposal system which complies with AS/NZ 1546:2001; AS/NZ1547:2000; Plumbing and Drainage Act 2002 and Queensland plumbing and wastewater code.</p> <p><u>Note</u>—The on-site wastewater is to be verified by a competent person and verification submitted to Council with the development and plumbing application.</p> <p>Editor's note – A system treating sewerage from equal to or greater than 21 EP requires a licence from the Department of Environment and Heritage Protection.</p>

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Performance outcomes	Acceptable outcomes
Character and intensity	
<p>Where for short-term accommodation other than nature-based tourism or resource based tourism:</p> <p>PO5 The <i>site</i> size, frontage width, density and <i>site cover</i>:</p> <p>(a) <u>contributes to a streetscape appearance that is compatible with the emerging or existing character of the locality; and</u></p> <p>(b) <u>does not result in overdevelopment of the site.</u></p>	<p>Where for short-term accommodation other than nature-based tourism or resource based tourism:</p> <p>AO5.1 The <i>site cover</i> does not exceed 40 percent.</p> <p>AO5.2 The <i>site</i> has a minimum <i>road</i> frontage width of 20 metres.</p> <p>AO5.3 Where for a self-contained accommodation unit, the density does not exceed 1 accommodation unit per 250 square metres of <i>site area</i>.</p> <p>OR</p> <p>AO5.4 Where not for a self-contained accommodation unit, the density does not exceed 1 bedroom per 100 square metres of <i>site area</i>.</p> <p><small>Note: A self-contained accommodation unit includes a bed, food preparation facilities, a bath or shower, and a toilet and wash basin (for example, serviced apartment). Accommodation units that are not self-contained may provide a bed in each room with either private or shared bath or shower and toilet and wash basin, and food preparation facilities may or may not be provided (for example, a hotel or a backpacker hostel).</small></p>
Streetscape appearance	
<p>PO6 The frontage of the <i>site</i> is landscaped to enhance the streetscape appearance in an urban zone.</p>	<p>AO6 In an <i>urban area (except in the Centre zone)</i> a minimum 3 metre wide landscape strip is provided to the street frontage of the <i>site</i>.</p>
Guest facilities	
<p>PO7 An acceptable standard of facilities is provided for guests.</p>	<p>AO7</p> <p>(a) <u>Guest accommodation is self-contained; or</u></p> <p>(b) <u>A common area or building is provided for meals and other facilities.</u></p>
For assessable development	
Location	
<p>PO58 <i>Nature-based tourism or resource based tourism</i> is located in natural or rural setting, is consistent with the tourism and recreation strategy, and is appropriately sited with respect to:</p>	<p>AO85.1 No acceptable outcome provided.</p>

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Performance outcomes	Acceptable outcomes
(a) protecting scenic amenity values; (b) minimising visual impact; (c) maintaining landscape character; (d) natural hazard management; (e) the protection of existing <i>rural activities</i> and <i>sensitive land uses</i> ; (f) the protection of the productive capacity of the land; (g) maintaining conservation and ecological values.	
Character and intensity	
Where for short-term accommodation other than nature-based tourism or resource based tourism: PO6 The <i>site size</i> , <i>frontage width</i> , <i>density</i> and <i>site cover</i> : (a) contributes to a streetscape appearance that is compatible with the emerging or existing character of the locality; and (b) does not result in overdevelopment of the site.	Where for short-term accommodation other than nature-based tourism or resource based tourism: AO6.1 The <i>site cover</i> does not exceed 40 percent. AO6.2 The <i>site area</i> is not less than 1,000 square metres. AO6.3 The <i>site</i> has a minimum <i>road frontage width</i> of 20 metres. AO6.4 Where for a self-contained accommodation unit, the density does not exceed 1 accommodation unit per 250 square metres of <i>site area</i> . OR AO6.5 Where not for a self-contained accommodation unit, the density does not exceed 1 bedroom per 100 square metres of <u>site area</u> . Note: A self-contained accommodation unit includes a bed, food preparation facilities, a bath or shower, and a toilet and wash basin (for example, serviced apartment). Accommodation units that are not self-contained may provide a bed in each room with either private or shared bath or shower and toilet and wash basin, and food preparation facilities may or may not be provided (for example, a hotel or a backpacker hostel).
Where for nature-based tourism or resource based tourism: PO79 For <i>nature-based tourism</i> or <i>resource based tourism</i> the siting of buildings and access <i>roads</i> and the extent of works is	Where for nature-based tourism or resource based tourism: AO79.1 The <i>site area</i> is not less than 10 hectares. AO79.2 The <i>site cover</i> does not exceed 10 percent.

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Performance outcomes	Acceptable outcomes
sympathetic to the character of the <i>site</i> and the locality.	AO97.3 The position of any buildings or access roads or driveways does not result in the removal of established mature vegetation.
Where for nature-based tourism or resource based tourism: PO810 Buildings are consistent with the character of the locality and are visually compatible with the principal natural or rural nature of the site in terms of built form and materials and finishes.	Where for nature-based tourism or resource based tourism: AO108 No acceptable outcome provided.
Privacy and amenity	
PO119 Outdoor recreation areas do not create a nuisance or impact on the amenity of adjoining <i>sensitive land uses</i> .	AO119.4 Outdoor recreation areas are positioned as far as practical from adjoining <i>sensitive land uses</i> .
Outdoor activities and experiences	
PO102 Outdoor activities and experiences for <i>nature-based tourism</i> or <i>resource based tourism</i> are limited to the provision of low key pursuits.	AO120.4 No acceptable outcome provided.
Streetscape appearance	
PO113 The frontage of the <i>site</i> is landscaped to enhance the streetscape appearance in an urban zone.	AO131.4 In an <i>urban area</i> a minimum 3 metre wide landscape strip is provided to the street frontage of the <i>site</i> .
Setbacks and screening	
PO142 <i>Buildings</i> and <i>structures</i> associated with <i>nature-based tourism</i> or <i>resource based tourism</i> are visually separated from public streets, nearby <i>sensitive land uses</i> and activities on neighbouring properties.	AO142.4 <i>Buildings</i> and <i>structures</i> associated with <i>nature-based tourism</i> or <i>resource based tourism</i> are set back a minimum of: (a) 50 metres from a public road. (b) 20 metres from the boundary of the <i>site</i> .
Open space	
PO143 The <i>development</i> provides sufficient common open space on the <i>site</i> , which provides adequate and useable recreational areas required to service the needs of guests.	AO143.4 The <i>development</i> provides open space for common guest recreation purposes at the following rates: (a) 10 square metres for each <i>habitable room</i> within a self contained accommodation unit; and (b) 10 square metres for every 10 square metres, or part thereof, of the area provided for accommodation that is not self contained.
Accommodation that is self contained	
PO14 Self contained accommodation is provided with appropriate levels of	AO14.1 No acceptable outcome provided.

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Performance outcomes	Acceptable outcomes
<p>private amenities commensurate with the number of rooms and needs of the visitors/ guests, but not limited to:</p> <p>(a) cooking facilities; and</p> <p>(b) laundry and clothes drying.</p>	
<p>Accommodation that is not self contained</p> <p>PO15</p> <p>Accommodation options that are not self contained are provided with appropriate levels of shared amenities and services, commensurate with the number of rooms and needs of the visitors/ guests, but not limited to:</p> <p>(a) cooking facilities;</p> <p>(b) laundry and clothes drying;</p> <p>(c) on-site management; and</p> <p>(d) food services.</p>	<p>AO15.1</p> <p>No acceptable outcome provided.</p>

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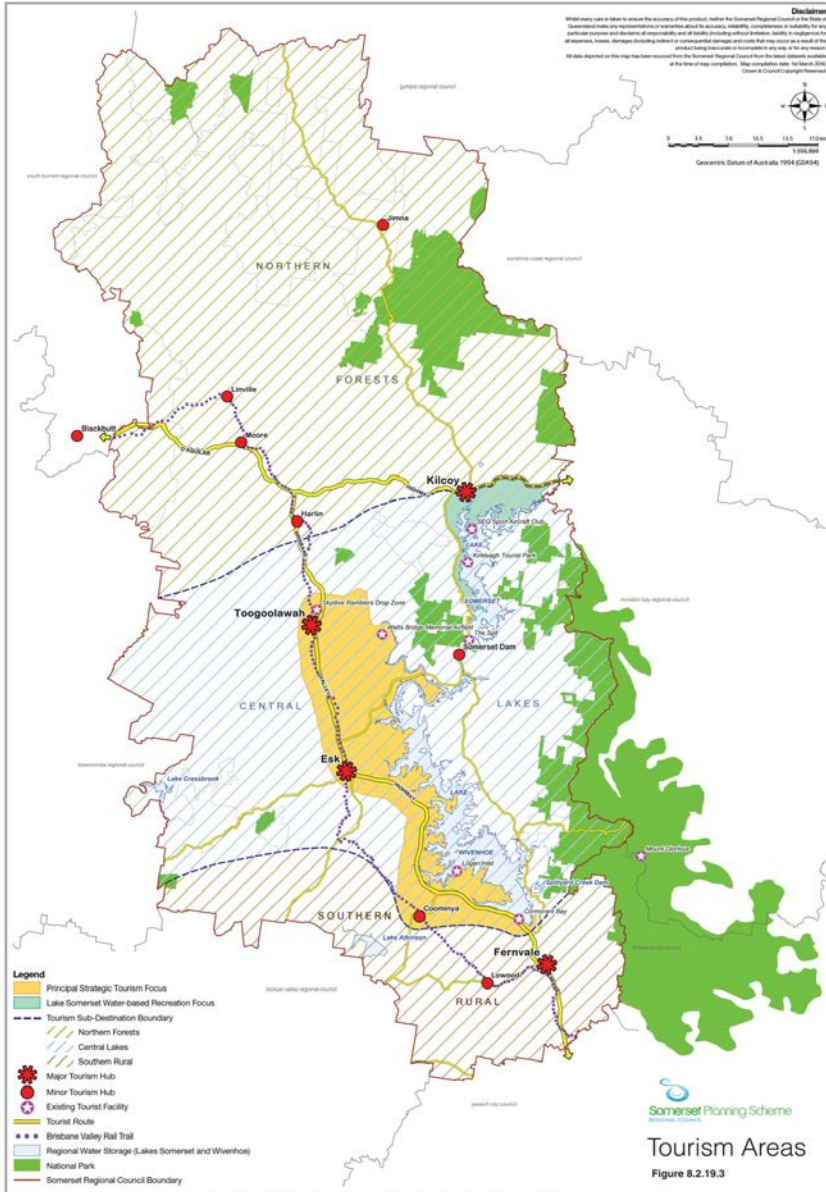


Figure 8.2.19.3 – Tourism Areas

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8.3.18.2.20 Telecommunications facilities code

8.3.18.2.20.1 Application

This code applies to assessing a material change of use for development for telecommunications facilities.

8.3.18.2.20.2 Purpose

- (1) The purpose of the code is to facilitate the provision of telecommunications 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 code will be achieved through the following overall outcomes:
 - (a) the design and location of telecommunications facilities protects community, environmental, local character and scenic amenity values;
 - (b) telecommunications facilities are located with compatible uses and 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.

8.3.18.2.20.3 Assessment benchmarks

Part A– Assessment benchmarks for assessable development

Table 8.2.20.3 -Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
Amenity	
PO1 The design and form of the tower mitigates visual impacts on the character of the locality to the greatest extent practicable and the tower does not cast shadows on nearby land such that the amenity of <i>sensitive land uses</i> or public open space is unacceptably reduced.	AO1.1 Where not located in the Rural zone, the height of a tower does not exceed 15 metres. AO1.2 The tower is located a minimum distance of 50 metres from a <i>sensitive land use</i> .
PO2 <i>Telecommunications facilities</i> 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.	AO2.1 <i>Telecommunications facilities</i> are constructed of non-reflective and visually recessive materials and colours.
PO3 Buildings and structures, other than towers, are of a scale, height, form and bulk that are compatible with the character of the locality.	AO3.1 No acceptable outcome provided.
Co-location	

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Performance outcomes	Acceptable outcomes
<p>PO4 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.</p>	<p>AO4.1 Telecommunications facilities are co-located with existing facilities.</p>
<p>PO5 Telecommunications facilities located on buildings are visually integrated with the host building.</p>	<p>AO5.1 No acceptable outcome provided.</p>
Operational impacts	
<p>PO6 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.</p>	<p>AO6.1 <i>Telecommunications facilities</i> which include potentially climbable structures are enclosed by a secure perimeter fence to prevent unauthorised access.</p> <p>AO6.2 Electromagnetic radiation (EMR) emissions from the telecommunications device or facility are in accordance with the maximum exposure levels set by the <i>Radiation Protection Standard – Maximum Exposure Levels to Radiofrequency Fields – 3kHz to 300GHz</i> (Australian Radiation Protection and Nuclear Safety Agency 2003).</p>

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8.3.28.2.21 Tourist park and relocatable home park code

8.3.2.18.2.21.1 Application

This code applies to assessing a material change of use for development involving a tourist park or a relocatable home park.

8.3.2.28.2.21.2 Purpose

- (1) The purpose of the tourist park and relocatable home park code is to ensure that these types of accommodation are developed in appropriate locations, and are designed and managed in a way that meets the accommodation needs of residents and visitors, while maintaining the character of the locality.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) facilitating short-term accommodation in locations that is consistent with the tourism strategy or is located in a *urban area*, town or small township;
 - (b) long term accommodation in the form of relocatable home parks are established in close proximity to centre facilities and community services, including schools;
 - (c) tourist parks and relocatable home parks are compatible with the amenity and character of the area; and
 - (d) tourist parks and relocatable home parks are established in locations that ensure high standards of protection from natural hazards.

8.3.2.38.2.21.3 Assessment benchmarks

Part A – Requirements for accepted development and assessment benchmarks for assessable development

Table 8.2.21.3.A- Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Size and Design	
<p>PO1 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</p> <p>Short term and long term accommodation densities are compatible with the character and amenity of the locality and does not result in overdevelopment of the <i>site</i>.</p> <p>A tourist park includes a mix of accommodation types.</p>	<p>AO1.1 A park has a minimum <i>site</i> area of 2 hectares.</p> <p>AO1.2 The <i>site cover</i> for permanent buildings, relocatable homes and covered structures does not exceed 40 percent.</p> <p>AO1.3 Separate areas are provided for each form of accommodation in the same park, for example, caravans, relocatable homes, tents and holiday cabins.</p>

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Performance outcomes	Acceptable outcomes
	<p>AO1.4 The proposal complies with the provision in Table 8.2.21.3.B with respect to:</p> <p>(a) minimum <i>site</i> area for each accommodation type;</p> <p>(b) setbacks to internal <i>road</i> frontages;</p> <p>(c) distances to amenities; and</p> <p>(d) distance from refuse storage areas.</p> <p>AO1.5 The relocatable home park provides communal recreation facilities for the exclusive use of residents.</p>
Accommodation purposes	
<p>PO2 The accommodation activity, built form and <i>site</i> layout is used for the intended accommodation purpose.</p>	<p>AO2.1 The tourist park provides short term accommodation not exceeding 3 months stay.</p> <p>AO2.2 The relocatable home park provides long term or permanent accommodation only.</p>
<p>PO3 Relocatable homes are designed to be able to be moved from one position to another within the <i>premises</i> or to another relocatable home park.</p>	<p>AO3.1 Relocatable homes are capable of being moved on and off the <i>site</i>.</p>
Amenities	
<p>PO4 The use must provide a reasonable level of convenience for guests.</p>	<p>AO4.1 <u>For a tourist park, where up to 40 sites are proposed, one (1) female toilet for every seven (7) sites, or part thereof and one (1) male toilet for every ten (10) sites or part thereof, are to be provided.</u></p> <p><u>For a tourist park, where in excess of 40 sites are proposed, six (6) female toilets and four (4) male toilets plus an additional one (1) toilet for each sex for every 15 sites or part thereof in excess of 40 sites are to be provided.</u></p> <p><u>Note - A site is taken to contain a maximum of three (3) people. Where more than three (3) people per site are proposed facilities in excess of the above may be required.</u></p> <p><u>Each tourist park site is provided with a toilet.</u></p> <p>AO4.2 Where not in a seweraged area, the <i>tourist park</i> is to be serviced by an on-site effluent disposal system which complies with the AS/NZ 1546:2001;AS/NZ1547:2000;</p>

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Performance outcomes	Acceptable outcomes
	Plumbing and Drainage Act 2002 and Queensland plumbing and wastewater code. Note—The on-site wastewater is to be verified by a competent person and verification submitted to Council with the development and plumbing application. Editor's note – A system treating sewerage from equal to or greater than 21 EP requires a licence from the Department of Environment and Heritage Protection.
For assessable development	
Location	
PO5 Short term tourist park accommodation: (a) has high degree of accessibility to town centre services and facilities; or (b) is on a major tourist route in an <i>Urban Area</i> ; or (c) is consistent with the tourism and recreation strategy.	AO5.1 No acceptable outcome provided.
PO6 Long term relocatable home park accommodation is located in a position that has high degree of accessibility to town centre services and community facilities.	AO6.1 No acceptable outcome provided.

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Table 8.2.21.3.B – Site design and layout requirements

Item	Type of Accommodation			
	Relocatable Home	Caravan	Tourist Park Holiday Cabin	Tent Site
Minimum site area	250 m ² with a minimum frontage of 15 metres square	70 metres m ² square	150 m ² with a minimum frontage of 15 metres square	40 metres m ² square
Minimum setback from any internal road frontage of a site to the nearest point of any vehicle or structure	1.5 metres	1.5 metres	1.5 metres	-
Minimum distance to any toilet or ablution building on the land	20 metres	20 metres	20 metres	20 metres
Maximum distance to any amenity building providing toilet, laundry and ablution facilities	100 metres	100 metres	100 metres	100 metres
Minimum distance to any bulk storage refuse bin	50 metres	50 metres	50 metres	50 metres
Minimum recreation space	10 per cent of total site area			

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8.3.38.2.22 Utility installation and substation code

8.3.38.2.22.1 Application

This code applies to assessing a material change of use for development involving a utility installation or substation.

8.3.38.2.22.2 Purpose

- (1) The purpose of the code is to allow for the effective and efficient development of utility installations and substations without negatively impacting on the character and amenity of the surrounding area or the environment.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Public utility and substation infrastructure does not cause *environmental harm* or *environmental nuisance*;
 - (b) the design and operation protects public health and safety;
 - (c) the character and amenity of the locality is protected; and
 - (d) the amenity of nearby *sensitive land uses* is maintained.

8.3.38.2.22.3 Assessment benchmarks

Part A – Assessment benchmarks for assessable development

Table 8.2.22.3 - Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
Location and site suitability	
PO1 The location and siting of the <i>utility installation</i> or <i>substation</i> : (a) is co-located or in close proximity to other public utilities where practicable; (b) is carried out on a <i>site</i> at a scale and intensity that can be operated to maintain the amenity of the locality; and (c) are appropriately separated from substations to protect public health and safety.	AO1.1 The <i>utility installation</i> or <i>substation</i> is co-located with existing utilities on the same <i>site</i> . AO1.2 <i>Substations</i> are setback a minimum of 5 metres to any boundary that adjoins land used or intended for use by <i>sensitive land uses</i> or public open space.
Safety and security	
PO2 <i>Utility installations</i> and <i>substations</i> are secure and are designed to minimise act of vandalism.	AO2.1 The boundary of the <i>site</i> is protected with visually permeable security fencing.
Built form and character	
PO3 Buildings and structures are of a form, position and character that minimises visual impact.	AO3.1 No acceptable outcome provided.
PO4	AO4.1 Transformers and other equipment are enclosed within buildings.

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Performance outcomes	Acceptable outcomes
<i>Substations</i> are designed and landscaped to substantively screen equipment from surrounding areas.	AO4.2 A minimum 3 metre wide strip of dense planting is provided within the site along all front, side and rear boundaries.
Scale and intensity	
PO5 The scale and intensity of the activity is commensurate with the zone and locality in which the activity is located.	AO5.1 No acceptable outcome provided.
Building articulation	
PO6 Building design incorporates <i>articulation</i> , colours and materials to provide visual interest and minimise visual prominence.	AO6.1 No acceptable outcome provided.
Building materials	
PO7 Buildings and structures are constructed of robust materials that are graffiti resistant.	AO7.1 No acceptable outcome provided.
PO8 Fencing is of a style and materials that is compatible with surrounding development.	AO8.1 No acceptable outcome provided.
Emissions	
PO9 Buildings, structures and equipment are designed in a manner to ensure ongoing amenity and safety whilst ensuring <i>sensitive land uses</i> are protected from undue glare, reflectivity or lighting overspill.	AO9.1 Fixed <i>site</i> lighting complies with Australian Standard AS4282 <i>Control of the Obtrusive Effects of Outdoor Lighting</i> . AO9.2 Buildings, structures and equipment are screened to avoid increased glare or reflectivity on adjoining <i>sensitive land uses</i> .
PO10 <i>Utility installations</i> and <i>substations</i> are designed to minimise noise impacts on adjoining land.	AO10.1 Noise levels generated do not exceed the levels stipulated in the <i>Environmental Protection (Noise) Policy 2008</i> .
Maintenance and access	
PO11 The facility has suitable agreements/ easements in place to ensure that it is accessible for maintenance and emergency purposes.	AO11.1 The <i>site</i> can be accessed by an existing public <i>road</i> .
PO12 The siting and operation of the <i>utility installation</i> or <i>substation</i> does not restrict existing legal public access.	AO12.1 The <i>utility installation</i> or <i>substation</i> does not prevent access to existing public spaces.

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8.48.3 Other development codes

8.4.18.3.1 Advertising devices code

8.4.18.3.1.1 Application

This code applies to assessing development purposes of a *billboard* where the advertising devices code has been identified as an applicable code.

Note -Advertising devices, other than for billboards, are administered in accordance with Subordinate Local Law No. 1.4 (Installation of Advertising Devices) 2011.

8.4.18.3.1.2 Purpose

- (1) The purpose of the advertising devices code is to ensure that *billboards* are designed and positioned in a manner which does not adversely impact on the amenity values of the locality in which the *billboard* is situated, or create a safety hazard.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) *billboards* are limited to the centre and industry zones;
 - (b) *billboards* are designed to minimise adverse impacts on traffic safety and public safety;
 - (c) the amenity of *sensitive land uses* is maintained; and
 - (d) the character, and visual and scenic amenity values of the Somerset Region are maintained.

8.4.18.3.1.3 Assessment benchmarks

Part A– Assessment benchmarks for assessable development

Table 8.3.1.3 - Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
Location	
PO1 <i>Billboards</i> are limited to the following urban zones: (a) Centre zone; or an (b) High impact industrial zone; (c) Industry zone; or (b)(d) Township zone. Note -Billboards are undesirable and not compatible with open space, urban residential, semi-rural or rural character and associated scenic amenity values.	AO1.1 <i>Billboards</i> are not located in the: (a) Community facilities zone; (b) Emerging community zone; (c) General residential zone (including the Park residential precinct); (d) Recreation and open space zone; (e) Rural residential zone; or (f) Rural zone including the Extractive industry precinct; or (g)(f) Township zone.
Public safety	
PO2 <i>Billboards</i> are designed to withstand local climatic conditions without failure and are constructed and anchored in a manner that protects public safety.	AO2.1 <i>Billboards</i> are securely mounted or fastened to prevent accidental damage or injury.
Amenity	

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Performance outcomes	Acceptable outcomes
<p>PO3 <i>Billboards</i> do not adversely impact on the amenity of an existing or planned <i>sensitive land use</i>.</p>	<p>AO3.1 Lighting complies with <i>AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i>.</p> <p>Note - Billboards with flashing lights or that revolve are undesirable and not compatible with the intended character of Somerset Region.</p>
Road safety	
<p>PO4 <i>Billboards</i> do not impact on <i>road safety</i> or efficiency or cause a traffic hazard. The positioning of <i>billboards</i> does not obscure other signs.</p> <p>Editor's Note - For Billboards and/or advertising devices on a State-controlled road, contact the Department of Transport and Main Roads for further information about obtaining a 'Road Corridor Permit' under the <i>Transport Infrastructure Act 1994</i>.</p>	<p>AO4.1 The <i>billboard</i> is not located within 100 metres of a traffic intersection.</p> <p>AO4.2 Moving, variable or illuminated <i>billboards</i> are not located adjacent to any <i>road</i> which has a traffic speed of more than 60 kilometres per hour.</p> <p>AO4.3 The <i>billboard</i> is not positioned in a location that obscures a traffic sign or street sign.</p>
Form and positioning	
<p>PO5 <i>Billboards</i> are designed and constructed to avoid clutter. <i>Billboards</i> are compatible with the streetscape character and do not adversely impact on the visual and scenic amenity values of the locality.</p>	<p>AO5.1 The <i>billboard</i> face has the following maximum dimensions: (a) the area does not exceed 8 square metres.</p> <p>AO5.2 The maximum height of the <i>billboard</i> (including supports) is 8.5 metres above ground.</p> <p>AO5.3 <i>Billboards</i> are located within private property and not within the <i>road</i> reserve.</p> <p>AO5.4 The <i>billboard</i> is not a revolving <i>advertising device</i>.</p>

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8.4.28.3.2 Filling and excavation code

8.4.28.3.2.1 Application

This code applies to assessing development where the filling and excavation code has been identified as an applicable code.

Note -This code does not apply to filling or excavation where part of building works that is only subject to code assessment against the Building Regulation.

8.4.28.3.2.2 Purpose

- (1) The purpose of the filling and excavation code is to ensure earthworks activities do not have adverse environmental or amenity impacts.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) ensure that there are no significant impacts on the character of the *site* and locality;
 - (b) seek to minimise the extent of filling and excavation;
 - (c) maintain environmental values including surface water quality, water flows, and significant vegetation;
 - (d) ensure that there are no adverse effects on the level and extent of flooding of upstream or downstream properties;
 - (e) ensure drainage performance does not alter or increase *off-site* drainage onto adjoining properties;
 - (f) filling and excavation does not *adversely impact on water quality* of permanent *watercourse, waterbody or wetland*;
 - (g) filling and excavation does not inhibit fish passage through permanent or ephemeral *watercourse, waterbody or wetland*;
 - (h) ensure the risk of land instability or the contamination of land does not increase; and
 - (i) no adverse impact on infrastructure, public utilities and underground services occurs, including the safe and efficient operation and maintenance of those services.

8.4.28.3.2.3 Assessment benchmarks

Part A – Assessment benchmarks for assessable development

Table 8.3.2.3 - Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
Impacts on character and amenity	
PO1 The extent and degree of excavation and filling is within the reasonable community expectations having regard to the intended character of the zone in which the <i>site</i> is located.	AO1.1 No acceptable outcome provided.
Stability and appearance	
PO2 Filling and excavation: (a) does not create an unreasonable height difference between <i>adjoining premises</i> ; or (b) adversely impact on the visual amenity of the locality.	AO2.1 Retaining walls do not exceed 1 metre in height. AO2.2 Where fencing is positioned above a retaining structure, it is sited, designed or landscaped to reduce the bulk of the entire structure.

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Performance outcomes	Acceptable outcomes
	AO2.3 Filling and excavation does not occur within 3 metres of the <i>site</i> boundary.
PO3 The finished land is stable and capable of accommodating the intended activity.	AO3.1 No acceptable outcome provided.
Environmental impact	
PO4 Filling and excavation does not adversely affect the environmental values of the <i>premises</i> or <i>adversely impact on water quality</i> of receiving environment. Filling and excavation does not inhibit fish passage through a watercourse (permanent or ephemeral), <i>wetland</i> , waterbody or other aquatic habitat.	AO4.1 For filling, only clean, uncontaminated fill is used. AO4.2 Filling and excavation does not occur on land that is on the Contaminated Land Register or the Environmental Management Register. AO4.3 No filling or excavation occurs in a <i>buffer</i> setback of a <i>watercourse</i> , <i>waterbody</i> or <i>wetland</i> as determined by the applicable overlay code. OR AO4.4 Where a <i>watercourse</i> , <i>waterbody</i> or <i>wetland</i> is not mapped, no filling or excavation activities occurs within 100 metres of the top bank of that <i>watercourse</i> , <i>wetland</i> , or <i>waterbody</i> .
Flooding and drainage	
PO5 Filling and excavation does not result in any adverse impact on the existing drainage regime or exacerbate flows upstream or downstream of the <i>site</i> .	AO5.1 Filling and excavation does not: (a) concentrate flows across adjoining sites; or (b) cause ponding on the <i>site</i> or on adjoining or nearby land.
Operational management	
PO6 Filling and excavation does not impact adversely on the visual amenity of the locality.	AO6.1 Spoil is not stockpiled in locations that can be viewed from adjoining properties or from a <i>road</i> frontage for a period exceeding 1 month. AO6.2 Finished slopes, surfaces and batters are graded to smooth contours and are seeded and turfed.

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Performance outcomes	Acceptable outcomes
<p>PO7 Emissions do not cause <i>environmental harm</i> or <i>environmental nuisance</i>.</p>	<p>AO7.1 Dust and odour emissions are contained within the boundaries of the <i>site</i>.</p> <p>AO7.2 Operations occur only between 7am to 6pm Monday to Friday, 8am-5pm Saturday excluding Sundays and public holidays.</p>
<p>Impacts on infrastructure, public utilities and easements</p>	
<p>PO8 Filling or excavation does not prejudice the integrity, operation, and maintenance of infrastructure, public utilities and easements.</p>	<p>AO8.1 Filling and excavation does not take place: (a) within an easement; (b) within 3 metres of public utilities; or (c) where underground infrastructure services would be impacted.</p> <p>OR</p> <p>AO8.2 Filling and excavation over existing sewers is in accordance with <i>Queensland Urban Utilities</i> standards.</p>

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8.4.38.3.3 Landscaping code

8.4.3.18.3.3.1 Application

This code applies to assessing development where the landscaping code has been identified as an applicable code.

8.4.3.28.3.3.2 Purpose

- (1) The purpose of the landscaping code is to provide for landscaping that is functional, attractive, and complements the built form and natural environment of the locality.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) landscaping complements and enhances the amenity and character of the locality, street and public places;
 - (b) suitable forms of buffering are established between potentially incompatible land uses and infrastructure;
 - (c) landscaping contributes to the enhancement of ecologically significant areas, scenic amenity, and landscape character;
 - (d) landscape design softens built form and hardscape areas;
 - (e) ensure significant on-site vegetation is retained and protected, where practicable;
 - (f) locally endemic and drought resistant species are incorporated;
 - (g) design facilitates a complementary transition between the public and private realm;
 - (h) landscaping design provides a safe environment; and
 - (i) landscaping is low maintenance.

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8.4.3.38.3.3.3 Assessment benchmarks

Part A – Assessment benchmarks for assessable development

Table 8.3.3.3- Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
Character	
PO1 Landscaping contributes to a sense of place or specific character having regard to the zone in which the <i>site</i> is located.	AO1.1 No acceptable outcome provided.
Retention of significant vegetation	
PO2 The <i>development</i> retains existing significant vegetation, and integrates the vegetation within the <i>site</i> layout and landscape concept, where practicable.	AO2.1 <i>Site</i> design integrates and retains existing significant vegetation.
PO3 Unavoidable removal or damage to existing vegetation of significance is replaced with compatible vegetation that contributes to the established or emerging streetscape character.	AO3.1 No acceptable outcome provided.
PO4 <i>Site</i> planning and on-site management procedures are undertaken to ensure new buildings, car parks and driveways are located in order to enable the retention and	AO4.1 Areas of cut or fill, buildings or structures, and vehicle movement areas are located outside the drip line of trees to be retained.

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Performance outcomes	Acceptable outcomes
long term health and viability of significant <u>on-site</u> vegetation.	
Amenity	
PO5 Landscaping enhances the function, operation and appearance of <i>development</i> .	AO5.1 Landscaping contributes to the creation of legible spaces by: (a) defining entry and exit points and assisting in way finding; (b) distinguishing between private property and public areas; and (c) incorporating street furniture and plantings to create a safe, comfortable, useable and attractive streetscape.
Streetscape	
PO6 Landscaping contributes to the established or emerging character of the street.	AO6.1 The scale and design of fences, walls and landscaped frontages complement existing boundary treatments in the street. AO6.2 Landscape design and street tree planting contributes to reinforcing desired traffic speeds, driver behaviour, and maintaining appropriate sight distances. AO6.3 Entrance features and streetscape treatments reflect a local character that features vegetation, rather than built structures, and integrates with an overall landscape theme.
Landscape buffering	
PO7 Landscape buffering effectively separates incompatible land uses, and appropriately mitigates the visual impact of <i>development</i> .	AO7.1 Vegetated <i>buffer</i> strips to common boundaries and street frontages include a combination of trees and shrubs and, where appropriate, earth mounds.
Road frontage wall and fence treatments	
PO8 Retaining walls, solid walls or fences, including acoustic fences located on <i>road</i> frontages are visually softened and screened.	AO8.1 Walls and fences exceeding 15 metres in length along a <i>road</i> frontage are: (a) recessed at regular intervals for a minimum of 25 percent of the length of the fence or wall; and (b) recesses are at least 1.2 metres deep. AO8.2 Planting and recessed areas are located within the <i>site</i> .

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Performance outcomes	Acceptable outcomes
	<p>AO8.3 Trees, shrubs and ground covers are planted within the recesses.</p> <p>AO8.4 Landscaping is provided to screen and soften the visual impact of service areas, retaining walls, long driveways, and long unbroken walls or blank walls.</p>
Car parking areas	
<p>PO9 Landscaping reduces the visual impact of car parking areas and provides shading to the <i>site</i>.</p>	<p>AO9.1 A landscape setback with a minimum width of two metres is provided along the street frontage of a <i>site</i> between at ground car park areas and the <i>road</i> reserve.</p> <p>AO9.2 Shade trees are planted uniformly throughout the car parking area, driveways and internal manoeuvring, with a minimum of one tree provided for every 6 car parking spaces.</p> <p>AO9.3 Trees within car parking areas are protected by raised kerbs, wheel stops or bollards.</p> <p>AO9.4 Trees within car parking areas are provided with: (a) a minimum planting area of 1.2 square metres (b) with a minimum topsoil depth of 0.8 metres (if surrounded by hard surfaces); and (c) permeable surface treatments for all spill over carparking areas.</p>
Species	
<p>PO10 Plants selected for landscaping: (a) are fit for the intended purpose; (b) are suitable for local environmental conditions; and (c) are low maintenance.</p>	<p>AO10.1 Native species or locally endemic species are used.</p> <p>AO10.2 Drought resistant species are utilised.</p> <p>AO10.3 Low maintenance species are utilised.</p> <p>AO10.4 Species that have the potential to become an environmental weed or are known to be toxic to people or animals are not used in any circumstance.</p>

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Performance outcomes	Acceptable outcomes
Safety	
PO11 Landscaping does not compromise vehicle and pedestrian safety.	AO11.1 Trees with a minimum clear trunk height of 1.8 metres are used when planted near street corners, intersections or driveways.
PO12 Landscaping enhances public safety and reduces the potential for crime and vandalism through Crime Prevention Through Environmental Design (CPTED) principles.	AO12.1 Landscaping enables passive surveillance of public areas. AO12.2 Dense shrubby vegetation over 1.2 metres in height is avoided along street frontages and adjacent to open space areas. AO12.3 Security lighting is provided on pedestrian pathways, site or building entries, and parking areas.
Maintenance of public infrastructure	
PO13 Landscaping does not interfere with the safety, operation or maintenance of infrastructure, public utilities and easements.	AO13.1 No acceptable outcome provided.
Site drainage	
PO14 Landscape design incorporates measures to: (a) minimise impacts on stormwater flow; (b) maximise stormwater harvesting; (c) sensitively integrate drainage; and (d) maximise landform and soil stability.	AO14.1 No acceptable outcome provided.

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8.4.48.3.4 Reconfiguring a lot code

8.4.4.18.3.4.1 Application

This code applies to assessing development where the reconfiguring a lot code has been identified as an applicable code.

8.4.4.28.3.4.2 Purpose

- (1) The purpose of the reconfiguring a lot code is to ensure lot reconfiguration provides for safe, accessible and environmentally responsive development.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) by encouraging a diverse range of *lot* sizes in residential areas to meet the needs of residents and provide housing choice;
 - (b) lots are of a suitable size and dimension to accommodate the intended use;
 - (c) lots are of a suitable size and configuration having regard to the slope of the land;
 - (d) *lot* layout and building envelopes are located to protect the safety of people and property from the risk of natural hazards;
 - (e) *site* layout avoids adversely impacting on ecologically significant values, including vegetation and *waterbodies*, *watercourses* and *wetlands*;
 - (f) infrastructure and services are supplied to meet the anticipated needs of future land use activities and the reasonable expectations of the community;
 - (g) *lot* layout and design provides safe and efficient access to the *road* network and does not adversely impact on the functioning of the *road* network;
 - (h) *lot* reconfiguration incorporates urban design principles that promote energy efficiency, and supports walking, cycling and public transport as alternative forms of transport to the private car, where practicable;
 - (i) *lot* reconfiguration provides for effective integration with existing or planned *development* on adjoining or nearby land; and
 - (j) *lot* reconfiguration contributes to an accessible and usable open space network.

8.4.4.38.3.4.3 Assessment benchmarks

Part A – Assessment benchmarks for assessable development

Table 8.3.4.3.A - Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
Lot size and subdivision design	
<p>PO1 <i>Lot</i> size and dimensions: (a) provide sufficient area for the siting and construction of buildings and structures; (b) provide for safe vehicular and pedestrian access; (c) respond appropriately to site characteristics including slope of the land and topography; and (d) are consistent with the intended character of the zone.</p>	<p>AO1.1 The minimum <i>lot</i> size and dimensions complies with Table 8.3.4.3.B– Minimum Lot Size and Dimensions.</p> <p>AO1.2 <i>Lots</i> in the General residential zone, Rural residential zone and Emerging community zone have an average slope of less than 12.5 percent.</p>
<p>PO2 <i>Lot</i> frontage width and access driveways for irregularly shaped allotments provide a safe vehicle entry and exit.</p>	<p>AO2.1 Irregularly shaped allotments have: (a) an average width not less than the minimum frontage for a rectangular allotment; and</p>

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Performance outcomes	Acceptable outcomes
	(b) the minimum frontage of the allotment is not less than one half the minimum frontage for a rectangular allotment.
<p>PO3 Reconfiguration retains and protects significant features, including, but not limited to:</p> <p>(a) significant vegetation and habitat links/corridors; (b) wetlands, waterbodies and watercourses; (c) cultural features; and (d) natural contours of the land</p>	<p>AO3.1 No acceptable outcome provided.</p>
Lot layout	
<p>PO4 Where in the Rural zone, lots must be of an appropriate size and configuration to sustain the utility and productive capacity of the land for rural purposes and to reduce potential for impacts on the natural environment by facilitating opportunities for the implementation of improved land management practices and through provision of safe and adequate water supply and sewerage disposal.</p>	<p>AO4.1 Lot boundaries relate to natural features such as ridges or other catchment boundaries, drainage lines or flood flows, or remnant stands of vegetation.</p> <p>AND</p> <p>AO4.2 The minimum lot size is in accordance with the provisions of Table 8.3.4.3.B – Minimum Lot Sizes and Dimensions.</p>
<p>Development involving a realignment of boundaries does not result in;</p> <p>(a) Fragmentation of rural lands and loss of land to rural production; (b) Conflict between farming and residential uses; (c) Loss of farming flexibility; (d) Ribbon development along rural roads; (e) Detrimental impacts on areas of ecological and scenic values; (f) Loss of practical access to extractive and mineral resources; or (g) A net increase in the number of lots within the Rural zone.</p>	<p>OR</p> <p>AO4.3 Where a proposed lot is smaller in size than provided for in AO4.2 and the reconfiguration is a boundary realignment that would not create any additional lots, it is to and would improve the relationship of the lots to the natural features of the land, or would otherwise provide for the implementation of improved land management practices.</p> <p>OR</p> <p>AO4.4 Where a proposed lot is smaller in size than provided for in AO4.2, and accommodates a new farming venture that then it is to can be demonstrated to that such activity will be a sustainable on a smaller lot (including demonstration of a secure and reliable water allocation for the venture).</p>
<p>PO54 Reconfiguring a lot in the General residential zone (other the park residential precinct), provides a mix of lot sizes and frontage widths that encourages:</p>	<p>AO54.1 No acceptable outcome provided.</p>

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Performance outcomes	Acceptable outcomes
(a) a variety of built forms and associated streetscape variation; and (b) dwelling mix.	
PO65 Reconfiguring a lot integrates with existing and planned <i>development</i> on adjoining land and the broader locality, having regard to: (a) road connections; (b) infrastructure; (c) pedestrian paths and bikeways; and (d) open space networks.	AO65.1 No acceptable outcome provided. No acceptable outcome provided.
PO7 Development provides for the realignment of a lot boundary or boundaries which results in each of the lots having a dimension and size that is consistent with providing for a lawful use intended for the lots and locality.	AO7.1 Lots created through the realignment of a boundary or boundaries achieve the relevant lot size and frontage width as identified in Table 8.3.4.3.B – ‘Minimum Lot Sizes and Dimensions’. OR AO7.2 The realignment of a lot boundary or boundaries results in an improvement to the existing situation whereby the proposed lots achieve at least one of the following:- (a) the rearrangement of lots remedies an existing boundary encroachment by a building or areas; (b) the rearranged lots will be made more regular in shape; (c) access is provided to a lot that previously had no access or an unsuitable access; (d) the rearranged lots better meet the overall outcomes for the zone in which the site is situated; (e) the rearrangement of lots remedies a situation where an existing lot has multiple zonings; (f) the rearrangement of lots provides for a significant improvement in rural productivity; or (g) the rearrangement of lots results in a significant improvement in the protection of environmental values.
PO86 The <i>lot</i> layout and physical design facilitates energy efficiency by: (a) maximising solar access to the north in winter; (b) minimising solar access to the east and west in the summer;	AO86.1 A minimum of 30 percent of lots allow for future <i>dwelling houses</i> to be orientated to within 20 degrees either side of north.

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Performance outcomes	Acceptable outcomes
(c) maximising access to any prevailing summer breezes; and (d) minimising exposure to prevailing winter winds.	
PO97 Reconfiguring a lot enhances public safety and minimises of potential for crime and vandalism by maximising opportunities for casual surveillance of streets and public spaces.	AO97.4 Lots are arranged to front streets and <i>public open space</i> .
Movement network and access	
PO108 <i>Development</i> provides for a <i>road</i> network that: (a) integrates with the external <i>road</i> network and provides safe and convenient access to transport routes; (b) provides high levels of internal accessibility for vehicles, pedestrians and cyclists; (c) creates a permeable and legible street pattern; (d) minimises through traffic on residential streets; (e) can accommodate public transport services; and (f) has sufficient capacity to safely and efficiently accommodate the likely traffic generation of the <i>development</i> .	AO108.4 No acceptable outcome provided.
PO119 Access to existing or future public transport services is provided where practicable and reasonably necessary having regard to the location of the <i>site</i> and access to public transport.	AO119.4 All lots are located within 500 metres (radial distance) of an existing or potential public transport route.
PO120 A network of pedestrian and cycle ways is provided having regard to: (a) opportunities to conveniently and safely link open space networks, and community facilities, including public transport stops, local activity centres and schools; (b) topography; (c) cyclist and pedestrian safety; (d) the principles of crime prevention through environmental design; (e) likely user volumes and types; (f) convenience; and (g) accessibility.	AO120.4 No acceptable outcome.

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Performance outcomes	Acceptable outcomes
<p>PO134 Rear <i>lot</i> access is appropriately managed to reduce vehicular conflict and provide legal access.</p>	<p>AO134.1 The minimum width of an access handle for rear lots is: (a) 6 metres for residential activities; and (b) 8 metres for other activities.</p> <p>AO134.2 The maximum length of an access handle for a rear allotment is 50 metres.</p> <p>AO134.3 Access easements are established over common access driveways to rear lots.</p>
Open space	
<p>PO142 <i>Development</i> provides for public open space that:</p> <ul style="list-style-type: none"> (a) is in accordance with the Priority Infrastructure Plan Local Government Infrastructure Plan; (b) is of a physical standard that enables the park to be used for its intended purpose; (c) is appropriately located, sized, and shaped to satisfy the local, district and/or regional recreational needs of the community; (d) contributes to the establishment and maintenance of local and regional open space network; (e) facilitates appropriate measures for stormwater and flood management; and (f) contributes to the retention of significant vegetation, watercourses and wetlands, and other habitat areas and associated <i>buffers</i> and linkages/corridors. 	<p>AO142.4 Public open space is provided in accordance with Part 4 – Priority Infrastructure Plan. Local Government Infrastructure Plan.</p> <p>AO142.23 Parks have a direct <i>road</i> frontage for 75 percent of the park perimeter.</p>
<p>PO153 Parks are embellished to a standard that enables the park to be used for its intended purpose.</p>	<p>AO153.4 No acceptable outcome provided.</p>
Proximity to Transport Noise Corridors	
<p>PO164 Sensitive land uses are protected from the adverse effects of transport corridor noise.</p> <p>Editor's Note – Refer to the Department of Transport and Main Roads' <i>Policy for Development on Land Affected by Environmental Emissions from Transport and Transport Infrastructure (version 2, 10 May 203)</i>.</p>	<p>AO164.4 No acceptable outcome provided.</p>

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Table 8.3.4.3.B - Minimum Lot Sizes and Dimensions

Zone/Precinct	Minimum Lot Size	Minimum frontage
Centre zone	200 square metres	6 metres
General residential zone (other than the park residential precinct)	600 square metres; or minimum lot size of 450 square metres where part of a planned estate with a diversity of lot sizes.	18 metres
General residential zone - park residential precinct	4,000 square metres	40 metres
Industry zone	1,000 square metres	20 metres
High impact industry zone	1 hectare	100 metres
Community facilities zone	N/A	N/A
Recreation and open space zone	N/A	N/A
Township zone	1,000 square metres where reticulated sewerage is available 1,500 square metres otherwise 400 square metres where located in Somerset Dam	20 metres
Rural residential zone	4,000 square metres	50 metres
Rural zone	100 hectares	300 metres
Emerging community zone	10 hectares	200 metres

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8.4.58.3.5 Services, works and infrastructure code

8.4.5.18.3.5.1 Application

This code applies to assessing development where the Services, works and infrastructure code has been identified as an applicable code.

8.4.5.28.3.5.2 Purpose

- (1) The purpose of the services, works and infrastructure code is to ensure that development is provided with the type and level of services and infrastructure that meet accepted standards and prevent unacceptable *off-site* impacts.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) *development* infrastructure and services are provided in a cost-effective, efficient and coordinated manner that maintains and protects environmental values;
 - (b) infrastructure and services are constructed to acceptable standards that maximise the whole of lifecycle cost of the works and infrastructure provided;
 - (c) the design and capacity of stormwater and drainage works do not *adversely impact on water quality* or detrimentally impact on hydraulic regimes;
 - (d) sewer, water, telecommunications and electricity services provided are of a standard consistent with the locality in which *development* is located;
 - (e) vegetation is managed to ensure the protection of ecological values, landscape character and amenity; and
 - (f) the operation of existing infrastructure and services is not compromised or damaged by adjacent works or nearby construction activities.

8.4.5.38.3.5.3 Assessment benchmarks

Part A— Requirements for accepted development and assessment benchmarks for assessable development

Table 8.3.5.3.A— Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
PO1 Premises have an adequate volume and supply of water that: <ul style="list-style-type: none"> (a) meets the needs of users; (b) is adequate for fire fighting purposes. (c) ensures the health, safety and convenience of the community; and (d) minimises adverse impacts on the receiving environment. 	AO1.1 Where the <i>site</i> is located in a reticulated water supply <i>service catchment</i> area, the <i>development</i> is connected to the reticulated water supply. OR AO1.2 Where the <i>site</i> is not located in a reticulated water supply <i>service catchment</i> area, the <i>development</i> is provided with a potable water supply. OR AO1.3 Where the <i>site</i> is not located in a reticulated water supply <i>service catchment</i> area, the <i>development</i> is provided with a potable water

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Performance outcomes	Acceptable outcomes
	<p>supply from a tank with a minimum storage capacity of 45,000 litres per <i>dwelling</i>.</p> <p>AO1.4 Where the <i>site</i> is not located in a reticulated water supply <i>service catchment</i> area, the <i>development</i> is connected to a potable water supply from an approved bore, and has a tank with a minimum storage capacity of 10,000 litres, per <i>dwelling</i>.</p>
<p>PO2 Provision is made for the treatment and disposal of sewage and effluent to protect public health and prevent contamination of soils, ground water or surface water or <i>adversely impact on water quality</i>.</p>	<p>AO2.1 Where the <i>site</i> is located in a reticulated sewerage <i>service catchment</i> area, the <i>development</i> is connected to the reticulated sewerage supply.</p> <p>OR</p> <p>AO2.2 Where the <i>site</i> is not located in a reticulated sewerage <i>service catchment</i> area, the development is connected to an on-site and efficient on-site waste water disposal system in accordance with <i>Queensland, Plumbing and Wastewater Code</i> and <i>Australian Standard A3500</i>.</p>
<p>PO3 Reticulated water and sewerage systems are designed and constructed in accordance with accepted standards.</p>	<p>AO3.1 Water supply systems and connections are designed and constructed in accordance with the Central SEQ Distributor-Retailer Authority (QUU) standards</p> <p>AO3.2 Sewerage systems and connections are designed and constructed in accordance with the Central SEQ Distributor-Retailer Authority (QUU) standards.</p>
<p>PO4 Safe and reliable electricity supply is provided to the <i>development</i>.</p>	<p>AO4.1 Other than in the Rural zone, <i>development</i> is connected to a reticulated electricity supply.</p>
<p>PO5 Reliable telecommunications is provided to the <i>development</i>.</p>	<p>AO5.1 Other than in the Rural zone, <i>development</i> is connected to a telecommunications network.</p>
Vegetation clearing	
<p>PO6 Vegetation must be protected to ensure that:</p>	<p>AO6.1 No vegetation clearing (unless <i>minor operational work</i>). OR</p>

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<ul style="list-style-type: none"> (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. 	<p>AO6.2 Vegetation clearing is essential for carrying out work authorised or required under another Act. OR</p> <p>AO6.3 Vegetation clearing is within the path of, or within three metres of road, water supply, sewage or stormwater drainage works. OR</p> <p>AO6.4 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</p> <p>AO6.5 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</p> <p>AO6.6 Vegetation clearing is essential for the survey of the property boundary by a licensed cadastral surveyor. OR</p> <p>AO6.7 Vegetation clearing is undertaken to: (a) maintain an existing fire break; (b) undertake works in order to implement an approved fire management plan; or (c) establish a fire break during a fire event or to contain fire in some other way during a fire event.</p>
<p>PO7 Vegetation cleared from the site is disposed of in a manner that does not result in smoke being released into an <i>urban area</i> which would likely cause an impact on human health and safety.</p>	<p>AO7.1 Vegetation is transported off-site for disposal or reuse. OR</p> <p>AO7.2 Vegetation is processed on site for use in landscaping or erosion and sedimentation control.</p>

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For assessable development	
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.	AO8.1 No acceptable outcome provided.
Protection of infrastructure	
PO9 <i>Development</i> near utility services does not: (a) adversely affect the function of the service; (b) protects the infrastructure from physical damage; and (c) allows ongoing necessary access for maintenance purposes.	AO9.1 No acceptable outcome provided.
Stormwater quantity	
PO10 Drainage and stormwater management systems: (a) are designed and constructed to ensure all lots are free draining; (b) do not adversely impact on the flooding or drainage performance of downstream properties; (c) direct stormwater to a point of lawful discharge; (d) protect the design flood immunity levels of infrastructure and other <i>development</i> ; (e) provide security of tenure for rights to convey and/or discharge stormwater through easements; and (f) protects the downstream built or natural environment.	AO10.1 A site based stormwater management plan (SBSMP) is prepared in accordance with PSP4 – Design Standards No acceptable outcome provided.
Water quality objectives	
PO11 <i>Development</i> implements stormwater quality treatment measures that do not <i>adversely impact on water quality</i> .	AO11.1 A site-based stormwater quality management plan (SQMP) is prepared, and provides for achievable stormwater quality treatment measures that meet design objectives listed in Table 8.3.5.3.B (SQMP Construction Phase) and Table 8.3.5.3.C (SQMP Post Construction Phase), or current best practice environmental management.

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Point source wastewater discharge (other than contaminated stormwater and sewage)	
<p>PO12 Where <i>wastewater</i> discharge to <i>watercourses</i>, <i>waterbodies</i> and <i>wetlands</i> cannot be avoided, <i>development</i> does not discharge <i>wastewater</i> unless demonstrated to be best practice environmental management for that <i>site</i> having regard to:</p> <ul style="list-style-type: none"> (a) ecological values of receiving waters; (b) cumulative effects including impacts on ecosystem health; and (c) the applicable water quality objectives for the receiving waters. 	<p>AO12.1 A wastewater management plan (WWMP) is prepared by a suitably qualified person and addresses:</p> <ul style="list-style-type: none"> (a) wastewater type and (b) climatic conditions; and (c) water quality objectives; and (d) best-practice environmental management. <p>AND</p> <p>AO12.2 The WWMP provides that wastewater is managed in accordance with a waste management hierarchy that:</p> <ul style="list-style-type: none"> (a) avoids wastewater discharges to waterways; or (b) if wastewater discharge to waterways cannot practicably be avoided, minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and groundwater.
<p>PO13 <i>Wastewater</i> discharge to <i>watercourses</i>, <i>waterbodies</i> and <i>wetlands</i> from nutrient hazardous areas or saline areas is managed in a way that maintains ecological processes, riparian vegetation, integrity, and downstream ecosystem health and does not <i>adversely impact on water quality</i></p>	<p>AO13-1 No acceptable outcome provided.</p>
Erosion and sediment control	
<p>PO14 Construction and operation does not adversely impact on water quality.</p>	<p>AO14-1 An erosion and sediment control plan (ESCP) is prepared by a suitably qualified person.</p>
Water cycle management	
<p>PO15 The design and management of the <i>development</i> integrates water cycle elements so that:</p> <ul style="list-style-type: none"> (a) potable water demand is reduced; (b) <i>wastewater</i> generation is minimised; (c) stormwater peak discharges and runoff volumes are not worsened; (d) natural drainage lines and hydrological regimes are maintained as far as practicable; 	<p>AO15-1 No acceptable outcome provided.</p>

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(e) large, uninterrupted impervious surfaces are minimised; (f) reuse of stormwater and grey water is encouraged where public health and safety will not be compromised; and (g) water is used efficiently.	
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Table 8.3.5.3.B— SQMP Construction Phase

Issue		Design Objectives
Drainage control	Temporary drainage works	(a) Design life and design storm for temporary drainage works: <ul style="list-style-type: none"> Disturbed area open for <12 months – 50% AEP flood event Disturbed area open for 12-24 months – 20% AEP flood event Disturbed area open for >24 months – 10% AEP flood event (b) Design capacity excludes minimum 150mm freeboard (c) Temporary culvert crossing – minimum 1 in 1 year ARI hydraulic capacity
Erosion control	Erosion control measures	(a) Minimise exposure of disturbed soils at any time (b) Divert water run-off from undisturbed areas around disturbed areas (c) Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable methods (d) Implement erosion control methods corresponding to identified erosion risk rating
Sediment control	Sediment control measures Design storm for sediment control basins Sediment basin dewatering	(a) Determine appropriate sediment control measures using: <ul style="list-style-type: none"> potential soil loss rate, or monthly erosivity; or average monthly rainfall (b) Collect and drain stormwater from disturbed soils to sediment basin for design storm events: <ul style="list-style-type: none"> Design storm for sediment basin sizing is 80th five day event or similar (c) Site discharge during sediment basin dewatering: <ul style="list-style-type: none"> TSS < 50mg/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	(a) Avoid wind-blown litter; remove gross pollutants (b) Ensure there is no visible oil or grease sheen on released waters (c) Dispose of waste containing contaminants at authorised facilities

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Waterway stability and flood flow management	Changes to the natural waterway hydraulics and hydrology	(a) For peak flow for the 100% AEP flood event, use constructed sediment basins to attenuate the discharge rate of stormwater from the site
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Table 8.3.5.3.C— SQMP Post Construction Phase

Design Objectives				Application
Minimum reductions in mean annual load from unmitigated development (%)				
Total suspended solids (TSS)	Total phosphorus (TP)	Total nitrogen (TN)	Gross pollutants >5mm	
80	60	45	90	Development for urban purposes within population centres greater than 3000 persons.
N/A	N/A	N/A	N/A	Development that is less than 35% impervious. In lieu of modelling, the default bio-retention treatment area to comply with load reduction targets for all Queensland regions is 1.5% of the contributing catchment area.
Waterway stability management <ul style="list-style-type: none"> Limit the peak 10% AEP flood event discharge within the receiving waterway to the pre-development peak 1 year ARI event discharge. 				Catchments contributing to un-lined receiving waterway. For peak flow for the 10% AEP flood event, co-located storages to attenuate site discharge rare of stormwater is used.

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8.4.68.3.6 Transport, access and parking code

8.4.6.18.3.6.1 Application

This code applies to assessing development where the Transport, access and parking code has been identified as an applicable code.

8.4.6.28.3.6.2 Purpose

- (1) The purpose of the transport, access and parking code is to ensure the safety and efficiency of the transport network is maintained and the appropriate transport and end of trip facilities are provided by development.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) *development* provides safe, efficient and accessible movement networks for vehicles, public transport, pedestrians and cyclists;
 - (b) *development* is consistent with the transport network and functional *road* hierarchy;
 - (c) the efficiency and safety of identified transport network is not diminished by incompatible *development*;
 - (d) *development* enhances accessibility to, and connectivity with active and public transport modes, wherever practicable;
 - (e) adequate provision for service vehicles and on-site parking is provided to meet the reasonable needs of the *development*;
 - (f) access, parking, servicing and associated manoeuvring areas are designed to be safe, functional, and avoid modal conflict;
 - (g) car parking areas do not dominate the street or detract from the streetscape character; and
 - (h) adverse impacts on the environment and *sensitive land uses* are avoided.

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8.4.6.38.3.6.3 Assessment benchmarks

Part A – Requirements for accepted development and assessment benchmarks for assessable development

Table 8.3.6.3.A - Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Parking of non-domestic vehicles associated with a dwelling house	
PO1 The parking of <i>non-domestic vehicles</i> in association with a <i>dwelling house</i> does not: <ul style="list-style-type: none"> (a) occur in urban residential areas; (b) detrimentally impact on the visual amenity of the residential street; (c) cause environmental nuisance to nearby <i>sensitive land uses</i>; and (d) impact on the safe operation of the road network. 	AO1.1 A maximum of one (1) <i>non-domestic vehicle</i> is parked on the <i>premises</i> at any time in the following zones: <ul style="list-style-type: none"> (a) Centre zone; (b) General residential zone—Park residential precinct only; (c) Rural residential zone; and (d) Township zone. AO1.2 <i>Non-domestic vehicles</i> must be parked on <i>premises</i> where: <ul style="list-style-type: none"> (a) the site area is a minimum 2,000 square metres; (b) the vehicle is parked behind the rear building line of <i>dwelling house</i>; and (b)–

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Performance outcomes	Acceptable outcomes
	(e) the vehicle can enter and leave the premises in a forward gear. (c)
All weather access in the Rural zone	
PO2 A suitable standard of access is provided to the <i>dwelling house</i> .	AO2 <i>All weather access</i> is provided to each <i>dwelling house</i> in the Rural zone.
Vehicle parking and servicing	
PO3 The amount of on-site car parking and service vehicle loading/ unloading is consistent with: (a) the nature of the use; (b) the traffic generation of the use; (c) the loading/ unloading needs of the use; (d) the availability of street parking in the Centre zone; and (e) the impact of the <i>road</i> network. Car parks, service vehicle access, loading and manoeuvring areas are of suitable standard for the intended use.	AO3.1 The minimum number of car parking spaces complies with Table 8.3.6.3.B– Minimum car parking requirements . AO3.2 The service vehicle complies with Table 8.3.6.3.B– Minimum loading vehicle requirements . AND AO3.3 The service vehicle is able to enter and leave the <i>site</i> in forward gear. AND AO3.4 Service vehicles stand entirely within the <i>site</i> while unloading/ loading.
For assessable development	
Impacts on residential streets	
PO4 Non-residential activities do not impact on the amenity of land zoned or intended for residential purposes.	AO4.1 Non-residential activities do not use residential streets for access or haulage purposes.
Site access	
PO5 Vehicular access points are positioned along the frontage where they do not impact on the safety, capacity and operation of the existing <i>road</i> network having regard to: (a) the amount and type of vehicular traffic; (b) the type of use and traffic generation; (c) the current and future on-street parking arrangements; (d) proximity to intersections; and (e) available sight distances.	AO5.1 Where the <i>site</i> has two street frontages, vehicular access is provided from the minor street. AO5.2 Direct access is not provided to an arterial or higher order <i>road</i> .

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Performance outcomes	Acceptable outcomes
<p>PO6 The number of crossovers and design standard is appropriate to the use, expected traffic volumes, vehicle types, and function of the <i>road</i>.</p>	<p>AO6.1 The maximum number of crossovers is two for non-residential activities and one for residential activities.</p>
Car parking locations and treatments	
<p>PO7 Car parking location minimises impacts on the streetscape and contributes to the intended character of the zone and locality.</p>	<p>AO7.1 Car parking is located behind or within a building.</p> <p>AO7.2 The location of visitor parking is discernible from the street or alternatively appropriate signage is provided.</p>
<p>PO8 Car parking areas are sensitively designed to minimise impacts on <i>sensitive land uses</i> and visually soften and provide shade to ground parking.</p>	<p>AO8.1 Screen fencing is provided next to any vehicle movement or vehicle parking areas along the side or rear boundary of a <i>site</i>.</p>
Bicycle parking	
<p>PO9 The provision of bicycle parking, storage and end of trip facilities is appropriate having regard to the nature and scale of the <i>development</i> activity.</p>	<p>AO9.1 Bicycle parking is provided in accordance with the <i>Australian Standards AS2890.3</i> and <i>AUSTROADS Guide to Traffic Management Part 11: Parking</i>.</p>
Vehicle standing and manoeuvring areas	
<p>PO10 Vehicle standing and manoeuvring areas are of suitable standard for the intended use and the areas are constructed to a standard that avoids <i>environmental nuisance</i>.</p>	<p>AO10.2 Internal manoeuvring and standing areas of the <i>site</i> are sealed.</p>
<p>PO11 Long driveways are designed and treated to soften their visual appearance when viewed from the street frontage.</p>	<p>AO11.1 Internal driveways <u>(except in the Rural zone)</u> do not exceed 50 metres in length.</p>
Refuse storage and collection	
<p>PO12 <u>On-site</u> facilities are located in areas that:</p> <ul style="list-style-type: none"> (a) provide reasonable standards of amenity to <i>sensitive land uses</i>; (b) maintains the amenity of <i>adjoining premises</i>; (c) are not visually obtrusive when viewed from the street; (d) are carefully sited so as to promote a cohesive streetscape in the Centre zone; and (e) can be conveniently accessed by contractors. 	<p>AO12.1 In the Centre zone refuse storage areas are located behind the front building line and are screened from view.</p> <p>AO12.2 For <i>multiple dwellings</i> refuse storage consists of:</p> <ul style="list-style-type: none"> (a) wheelie bins for up to 10 <i>dwellings</i>; or (b) a suitably sized bulk refuse bin(s) where there is more than 10 <i>dwellings</i>. <p>AO12.3 The refuse storage area:</p>

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Performance outcomes	Acceptable outcomes
	(a) is provided within the building and situated close to the point of collection; or (b) is an outdoor area that is: <ul style="list-style-type: none"> (i) no closer than 3 metres to any frontage and 1.5 metres to any other <i>site</i> boundary; (ii) enclosed on three sides with a screen wall extending 0.2 metres above the height of the refuse receptacles; (iii) screened by dense planting with or without mounding; and (iv) separated from <i>sensitive land uses</i> by a minimum of 10m so as to avoid any undesirable impact of odour or noise from refuse storage and collection services.
Loading and unloading	
PO13 Loading and unloading activities do not impact on the amenity of the <i>sensitive land uses</i> .	AO13-1 Where there are adjoining <i>sensitive land uses</i> , refuse collection and other loading and unloading activities occurs during the following period: <ul style="list-style-type: none"> (a) 7.00am and 6.00pm Monday to Friday; and (b) 8.00am to 5.00pm Saturday and Sunday.
Pick up/ set-down areas	
PO14 Car parking and pick-up/set-down areas are located in areas and designed in a way that does not detract from the amenity of streetscape and maintains the safety of users.	AO14-1 Car parking and pick-up/set-down areas are located so that: <ul style="list-style-type: none"> (a) they are visible from the <i>road</i>; (b) they can be overlooked from the use's buildings or associated outdoor spaces; (c) they maintain the amenity of the street and adjacent properties; and (d) pedestrians are not required to cross the pick-up/set-down areas to gain access to the building.
Vehicular and pedestrian conflict minimisation	
PO15 The design and arrangement of access, car parking and vehicle movements on the <i>site</i> facilitates the safe and convenient use by delivery vehicles, staff and customers.	AO15-1 Public access areas of the <i>site</i> are clearly separated from any area set aside for servicing the building.
Active transport	
PO16 <i>Development</i> contributes to an <i>active transport</i> movement network incorporating pedestrian pathways and cycleways.	AO16-1 No acceptable outcome provided
Road design standards and associated works	

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Performance outcomes	Acceptable outcomes
PO17 Development provides for a safe, legible and efficient road network.	AO17.4 No acceptable outcome provided.
Service stations	
PO18 The layout of the service station provides for sufficient on-site queuing that does not impact on the safe operation of the street network.	AO18.4 Minimum on-site queuing space, clear of any other access or manoeuvring path, is provided for 3 vehicles on the entry of any car wash bay or fuel pump.

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Table 8.3.6.3.B - Minimum car parking and service vehicle requirements

Use	Minimum car parking requirements ^{19,20}	Minimum service vehicle requirements
Adult Store	One (1) space per 25m ² GFA.	(1) Less than 500 square metres GFA – HRV. (2) 500 square metres – 1,999 square metres GFA – AV. (3) 2,000 square metres GFA plus – No specific rate.
Agricultural Supplies Store	One (1) space per 25m ² GFA.	AV.
Air Services	No specific rate.	No specific rate.
Animal Husbandry	Nil.	No specific rate.
Animal Keeping	One (1) space per employee 'Full Time Equivalent' (FTE).	Nil.
Aquaculture	One (1) space per employee (FTE).	No specific rate.
Garetaker's accommodation	1 space.	Nil.
Car wash	No specific rate.	No specific rate.
Cemetery	30 spaces plus one (1) space per two (2) employees (FTE) on the premises at any one time.	Nil.
Child care centre	One (1) space per five (5) children.	Nil.
Club	0.3 space per patron.	SRV.
Community care centre	No specific rate.	Nil.
Community residence	Two (2) parking spaces.	Nil.
Community use	0.4 space per patron.	No specific rate.
Crematorium	No specific rate.	No specific rate.
Cropping	Nil.	Nil.
Dual occupancy	Two (2) parking spaces per dwelling.	Nil.
Dwelling house	Two (2) spaces.	Nil.
Educational establishment	One (1) space per two (2) staff.	SRV.
Emergency services	No specific rate.	No specific rate.
Extractive industry	No specific rate.	Nil.
Food and drink outlet	One (1) space per 25 square metres gross floor area at ground level and one (1) space per 50 square metres gross floor area above ground level.	SRV.
Function facility	0.4 space per patron.	No specific rate.
Funeral parlour	0.3 space per seat or to each square metre of GFA whichever is greater.	SRV.
Garden centre	One (1) space per 40m ² GFA.	HRV.
Hardware and trade supplies	One (1) space per 40m ² GFA.	(1) Less than 500 square metres GFA – HRV.

¹⁹Where the number of car parking spaces calculated in accordance with Table 8.3.6.3.B is not a whole number, then the minimum number of spaces to be provided is to be the whole number next above the calculated number.
²⁰On street parking does not count towards minimum parking requirements.

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Use	Minimum car parking requirements ^{49,25}	Minimum service vehicle requirements	
		(2) 500 square metres – 1,999 square metres GFA – AV. (3) 2,000 square metres GFA plus – No specific rate.	
Health care services	Five (5) spaces for each practitioner on the premises at any one time.	One (1) ambulance vehicle pick-up and set-down space if more than two (2) practitioners work from the site at any one time.	
High impact industry	One (1) space for every 2 workers at the time of peak accumulation (two heaviest overlapping shifts) or two (2) spaces for every 100 square metres or part thereof of the total floor area, whichever is greater.	(1) Less than 500 square metres GFA – HRV. (2) 500 square metres – 1,999 square metres GFA – AV. (3) 2,000 square metres GFA plus – No specific rate.	
Home based business	For a bed and breakfast, and in addition to a dwelling house, 1 car space for each accommodation room separate to the owner/lessee's car parking area. Otherwise, and in addition to a dwelling house: • One (1) space if the area upon which the home business is conducted is more than 20 square metres; or • Two (2) spaces where an employee is engaged.	Nil.	
Hospital	One (1) space for every 4 beds, and in addition one (1) space for every 2 employees and one (1) space for every staff doctor.	No specific rate.	
Hotel	One (1) space for each 15 square metres or part thereof of the net bar room area, the net lounge area and beer garden floor area, and a further one space for each guest suite, and one (1) further space for each 3 employees.	AV.	
Indoor sport and recreation	One (1) space for every 20 square metres or part thereof of gross floor area.	No specific rate.	
Intensive animal industry	Nil.	No specific rate.	
Intensive horticulture	Nil.	No specific rate.	
Low impact industry	One (1) space for every 2 workers at the time of peak accumulation (two heaviest overlapping shifts) or two (2) spaces for every 100 square metres or part thereof of the total floor area, whichever is greater.	(1) Less than 500 square metres GFA – HRV. (2) 500 square metres – 1,999 square metres GFA – AV. (3) 2,000 square metres GFA plus – No specific rate.	
Market	No specific rate.	No specific rate.	
Medium impact industry	One (1) space for every 2 workers at the time of peak accumulation (two heaviest overlapping shifts) or two (2) spaces for every 100 square metres or part thereof of the total floor area, whichever is greater.	(1) Less than 500 square metres GFA – HRV. (2) 500 square metres – 1,999 square metres GFA – AV. (3) 2,000 square metres GFA plus – No specific rate.	
Motor sport facility	No specific rate.	No specific rate.	
Multiple dwelling	Dwelling no. of bedrooms	SRV where more than 10 units.	
	One bedroom		1 space
	Two bedroom		1.5 spaces
	Three bedroom		2 spaces
	Visitors parking	0.25 spaces per dwelling	
Nightclub entertainment facility	One (1) space per 5m ² GFA; plus 0.5 space per staff member (FTE).	No specific rate.	
Non-resident workforce accommodation	No specific rate.	Nil.	
Office	One (1) space per 25 square metres gross floor area at ground level and 1.	(1) Less than 500 square metres GFA – HRV.	

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Use	Minimum car parking requirements ^{49,25}	Minimum service vehicle requirements
	space per 50 square metres gross floor area above ground level.	(2) 500 square metres – 1,999 square metres GFA – AV. (3) 2,000 square metres GFA plus – No specific rate.
Outdoor sales	One (1) space per 150m ² of total use area.	AV.
Outdoor sport and recreation	One (1) space per 20 square metres or part thereof of gross floor area for a clubhouse, plus four (4) spaces per court, plus ten (10) spaces per 0.4 hectares of sports field, plus thirty (30) parking spaces for a bowling green, plus one (1) space for every 40 square metres of public swimming pool area.	Nil.
Park	No specific rate.	Nil.
Permanent plantation	Nil.	Nil.
Place of worship	One (1) space for every 10 seats or places.	SRV.
Relocatable home park	One (1) per dwelling, plus one (1) visitor space for every five (5) dwellings where developments contain five (5) or more dwellings.	No specific rate.
Renewable energy facility	No specific rate.	
Residential care facility	0.3 space per lodging room.	No specific rate.
Retirement facility	One (1) per dwelling, plus one (1) visitor space for every five (5) dwellings where development contains five (5) or more dwellings.	No specific rate.
Roadside stall	Three (3) spaces	Nil.
Rooming accommodation	0.5 space per Rooming Unit, plus 0.25 visitor space per Rooming Unit, plus one (1) space for an on-site manager (if applicable).	Nil.
Rural industry	One (1) space per 100m ² GFA.	(1) Less than 500 square metres GFA – HRV. (2) 500 square metres – 1,999 square metres GFA – AV. (3) 2,000 square metres GFA plus – No specific rate.
Rural workers accommodation	No specific rate.	No specific rate.
Sales office	One (1) space per 25 square metres gross floor area at ground level and one (1) space per 50 square metres gross floor area above ground level.	Nil.
Service industry	One (1) space per 25 square metres gross floor area at ground level and one (1) space per 50 square metres gross floor area above ground level.	(1) Less than 500 square metres GFA – HRV. (2) 500 square metres – 1,999 square metres GFA – AV. (3) 2,000 square metres GFA plus – No specific rate.
Service station	Four (4) spaces (plus car parking required for any commercial component).	AV.
Shop	One (1) space per 25 square metres gross floor area at ground level and one (1) space per 50 square metres gross floor area above ground level.	(1) Less than 500 square metres GFA – HRV. (2) 500 square metres – 1,999 square metres GFA – AV. (3) 2,000 square metres GFA plus – No specific rate.
Shopping centre	One (1) space per 25 square metres gross floor area at ground level and one (1) space per 50 square metres gross floor area above ground level.	No specific rate.
Short-term accommodation	One (1) car parking space for each accommodation unit. One (1) car parking space per three (3) accommodation units for employees	SRV.

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Use	Minimum car parking requirements ^{49,25}	Minimum service vehicle requirements
	where involving three (3) or more accommodation units.	
Showroom	One (1) space per 40m ² GFA.	(1) Less than 500 square metres GFA – HRV. (2) 500 square metres – 1,999 square metres GFA – AV. (3) 2,000 square metres GFA plus – No specific rate.
Telecommunications facility	No specific rate.	No specific rate.
Temporary use	No specific rate.	No specific rate.
Tourist attraction	No specific rate.	No specific rate.
Tourist park	One (1) space having a hard standing surface for each caravan site for the occupants vehicle, and provision is made for car washing bays on the basis of one bay per 100 sites with a maximum of four bays to be provided in any caravan park. Such bays are paved and drained. Provision is made for hard stand boat, car, caravan or trailer storage within the caravan park on the basis of an equivalent area to one car space for every 25 (or 100) sites.	SRV.
Utility installation	No specific rate.	No specific rate.
Veterinary services	Five (5) spaces for each practitioner (FTE) on the premises at any one time.	SRV.
Warehouse	One (1) space for every 2 employees.	(1) Less than 500 square metres GFA – HRV. (2) 500 square metres – 1,999 square metres GFA – AV. (3) 2,000 square metres GFA plus – No specific rate.
Winery	One (1) space per 25m ² of retail GFA plus three (3) spaces per 100m ² of manufacturing GFA.	No specific rate.
Any other use not specified in this table	Sufficient space to accommodate the amount of vehicular traffic, likely, in the opinion of the Council, to be generated by the particular development.	Sufficient space to accommodate the amount of vehicular traffic, likely, in the opinion of the Council, to be generated by the particular development.

Use	Minimum car parking requirements	Minimum bicycle parking requirements	Minimum service vehicle requirements
Adult Store	One (1) space per 25m ² GFA.	Nil	(4)(1) Less than 500 square metres GFA – HRV. (5)(2) 500 square metres – 1,999 square metres GFA – AV. (6)(3) 2,000 square metres GFA plus – No specific rate.
Agricultural Supplies Store	One (1) space per 25m ² GFA.	Nil.	AV.
Air Services	No specific rate.	Nil.	No specific rate.
Animal Husbandry	Nil.	Nil.	No specific rate.
Animal Keeping	One (1) space per employee 'Full Time Equivalent' (FTE).	Nil.	Nil.
Aquaculture	One (1) space per employee (FTE).	Nil.	No specific rate.
Caretaker's accommodation	1 space.	Nil.	Nil.
Car wash	No specific rate.	Nil.	No specific rate.
Cemetery	30 spaces plus one (1) space per two (2) employees (FTE) on the premises at any one time.	Nil.	Nil.
Child care centre	One (1) space per five (5) children.	Nil.	Nil.
Club	0.3 space per patron.	One (1) space per 100 square metres of GFA where ≥400 square metres.	SRV.

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<u>Use</u>	<u>Minimum car parking requirements</u>	<u>Minimum bicycle parking requirements</u>	<u>Minimum service vehicle requirements</u>
<u>Community care centre</u>	<u>No specific rate.</u>	<u>One (1) space per 100 square metres of GFA where ≥400 square metres.</u>	<u>Nil.</u>
<u>Community residence</u>	<u>Two (2) parking spaces.</u>	<u>Nil.</u>	<u>Nil.</u>
<u>Community use</u>	<u>0.4 space per patron.</u>	<u>One (1) space per 100 square metres of GFA where ≥400 square metres.</u>	<u>No specific rate.</u>
<u>Crematorium</u>	<u>No specific rate.</u>	<u>Nil.</u>	<u>No specific rate.</u>
<u>Cropping</u>	<u>Nil.</u>	<u>Nil.</u>	<u>Nil.</u>
<u>Dual occupancy</u>	<u>Two (2) parking spaces per dwelling.</u>	<u>Nil.</u>	<u>Nil.</u>
<u>Dwelling house</u>	<u>Two (2) spaces.</u>	<u>Nil.</u>	<u>Nil.</u>
<u>Educational establishment</u>	<u>One (1) space per two (2) staff.</u>	<u>One (1) space per 100 square metres of GFA where ≥400 square metres.</u>	<u>SRV.</u>
<u>Emergency services</u>	<u>No specific rate.</u>	<u>Nil.</u>	<u>No specific rate.</u>
<u>Extractive industry</u>	<u>No specific rate.</u>	<u>Nil.</u>	<u>Nil.</u>
<u>Food and drink outlet</u>	<u>One (1) space per 25 square metres gross floor area at ground level and one (1) space per 50 square metres gross floor area above ground level.</u>	<u>One (1) space per 100 square metres of GFA where ≥400 square metres.</u>	<u>SRV.</u>
<u>Function facility</u>	<u>0.4 space per patron.</u>	<u>One (1) space per 100 square metres of GFA where ≥400 square metres.</u>	<u>No specific rate.</u>
<u>Funeral parlour</u>	<u>0.3 space per seat or to each square metre of GFA whichever is greater.</u>	<u>Nil.</u>	<u>SRV.</u>
<u>Garden centre</u>	<u>One (1) space per 40m² GFA.</u>	<u>Nil.</u>	<u>HRV.</u>
<u>Hardware and trade supplies</u>	<u>One (1) space per 40m² GFA.</u>	<u>Nil.</u>	<u>(4)(1) Less than 500 square metres GFA – HRV. (5)(2) 500 square metres – 1,999 square metres GFA – AV. (6)(3) 2,000 square metres GFA plus – No specific rate.</u>
<u>Health care services</u>	<u>Five (5) spaces for each practitioner on the premises at any one time.</u>	<u>One (1) space per 100 square metres of GFA where ≥400 square metres.</u>	<u>One (1) ambulance vehicle pick-up and set-down space if more than two (2) practitioners work from the site at any one time.</u>
<u>High impact industry</u>	<u>One (1) space for every 2 workers at the time of peak accumulation (two heaviest over-lapping shifts) or two (2) spaces for every 100 square metres or part thereof of the total floor area, whichever is greater.</u>	<u>Nil.</u>	<u>(4)(1) Less than 500 square metres GFA – HRV. (5)(2) 500 square metres – 1,999 square metres GFA – AV. (6)(3) 2,000 square metres GFA plus – No specific rate.</u>
<u>Home based business</u>	<u>For a bed and breakfast, and in addition to a dwelling house, 1 car space for each accommodation room separate to the owner/lessee's car parking area. Otherwise, and in addition to a dwelling house:</u> <ul style="list-style-type: none"> <u>One (1) space if the area upon which the home business is conducted is more than 20 square metres;</u> <u>or</u> <u>Two (2) spaces where an employee is engaged.</u> 	<u>Nil.</u>	<u>Nil.</u>
<u>Hospital</u>	<u>One (1) space for every 4 beds, and in addition one (1) space for every 2 employees and one (1) space for every staff doctor.</u>	<u>One (1) space per 100 square metres of GFA where ≥400 square metres.</u>	<u>No specific rate.</u>
<u>Hotel</u>	<u>One (1) space for each 15 square metres or part thereof of the net bar room area, the net lounge area and beer garden floor area, and a further one space for each guest suite, and one (1) further space for each 3 employees.</u>	<u>Nil.</u>	<u>AV.</u>

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Use	Minimum car parking requirements	Minimum bicycle parking requirements	Minimum service vehicle requirements
<u>Indoor sport and recreation</u>	One (1) space for every 20 square metres or part thereof of gross floor area.	One (1) space per 100 square metres of GFA where >400 square metres.	No specific rate.
<u>Intensive animal industry</u>	Nil.	Nil.	No specific rate.
<u>Intensive horticulture</u>	Nil.	Nil.	No specific rate.
<u>Low impact industry</u>	One (1) space for every 2 workers at the time of peak accumulation (two heaviest over-lapping shifts) or two (2) spaces for every 100 square metres or part thereof of the total floor area, whichever is greater.	Nil.	(4)(1) Less than 500 square metres GFA – HRV. (5)(2) 500 square metres – 1,999 square metres GFA – AV. (6)(3) 2,000 square metres GFA plus – No specific rate.
<u>Market</u>	No specific rate.	Nil.	No specific rate.
<u>Medium impact industry</u>	One (1) space for every 2 workers at the time of peak accumulation (two heaviest over-lapping shifts) or two (2) spaces for every 100 square metres or part thereof of the total floor area, whichever is greater.	Nil.	(4)(1) Less than 500 square metres GFA – HRV. (5)(2) 500 square metres – 1,999 square metres GFA – AV. (6)(3) 2,000 square metres GFA plus – No specific rate.
<u>Motor sport facility</u>	No specific rate.	Nil.	No specific rate.
<u>Multiple dwelling</u>	Dwelling no. of bedrooms	One (1) space per five (5) dwellings.	SRV where more than 10 units.
	One bedroom		
	Two bedroom		
	Three bedroom		
	Visitors parking		
	Spaces per dwelling		
	1 space		
	1.5 spaces		
	2 spaces		
	0.25 spaces per dwelling		
<u>Nightclub entertainment facility</u>	One (1) space per 5m ² GFA; plus 0.5 space per staff member (FTE).	Nil.	No specific rate.
<u>Non-resident workforce accommodation</u>	No specific rate.	Nil.	Nil.
<u>Office</u>	One (1) space per 25 square metres gross floor area at ground level and 1 space per 50 square metres gross floor area above ground level.	One (1) space per 100 square metres of GFA where >400 square metres.	(4)(1) Less than 500 square metres GFA – HRV. (5)(2) 500 square metres – 1,999 square metres GFA – AV. (6)(3) 2,000 square metres GFA plus – No specific rate.
<u>Outdoor sales</u>	One (1) space per 150m ² of total use area.	Nil	AV.
<u>Outdoor sport and recreation</u>	One (1) space per 20 square metres or part thereof of gross floor area for a clubhouse, plus four (4) spaces per court, plus ten (10) spaces per 0.4 hectares of sports field, plus thirty (30) parking spaces for a bowling green, plus one (1) space for every 40 square metres of public swimming pool area.	One (1) space per hectare of site area.	Nil.
<u>Park</u>	No specific rate.	One (1) space per hectare of site area.	Nil.
<u>Permanent plantation</u>	Nil.	Nil.	Nil.
<u>Place of worship</u>	One (1) space for every 10 seats or places.	Nil.	SRV.
<u>Relocatable home park</u>	One (1) per dwelling, plus one (1) visitor space for every five (5) dwellings where developments contain five (5) or more dwellings.	One (1) space per five (5) dwellings.	No specific rate.
<u>Renewable energy facility</u>	No specific rate.	Nil.	
<u>Residential care facility</u>	0.3 space per lodging room.	Nil.	No specific rate.
<u>Retirement facility</u>	One (1) per dwelling, plus one (1) visitor space for every five (5) dwellings where development contains five (5) or more dwellings.	One (1) space per 100 square metres of GFA where >400 square metres.	No specific rate.
<u>Roadside stall</u>	Three (3) spaces	Nil.	Nil.
<u>Rooming accommodation</u>	0.5 space per Rooming Unit, plus 0.25 visitor space per Rooming Unit, plus one (1) space for an on-site manager (if applicable).	One (1) space per five (5) rooms.	Nil.

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<u>Use</u>	<u>Minimum car parking requirements</u>	<u>Minimum bicycle parking requirements</u>	<u>Minimum service vehicle requirements</u>
<u>Rural industry</u>	<u>One (1) space per 100m² GFA.</u>	<u>Nil.</u>	<u>(4)(1) Less than 500 square metres GFA – HRV.</u> <u>(5)(2) 500 square metres – 1,999 square metres GFA – AV.</u> <u>(6)(3) 2,000 square metres GFA plus – No specific rate.</u>
<u>Rural workers accommodation</u>	<u>No specific rate.</u>	<u>Nil.</u>	<u>No specific rate.</u>
<u>Sales office</u>	<u>One (1) space per 25 square metres gross floor area at ground level and one (1) space per 50 square metres gross floor area above ground level.</u>	<u>Nil.</u>	<u>Nil.</u>
<u>Service industry</u>	<u>One (1) space per 25 square metres gross floor area at ground level and one (1) space per 50 square metres gross floor area above ground level.</u>	<u>Nil.</u>	<u>(4)(1) Less than 500 square metres GFA – HRV.</u> <u>(5)(2) 500 square metres – 1,999 square metres GFA – AV.</u> <u>(6)(3) 2,000 square metres GFA plus – No specific rate.</u>
<u>Service station</u>	<u>Four (4) spaces (plus car parking required for any commercial component).</u>	<u>Nil.</u>	<u>AV.</u>
<u>Shop</u>	<u>One (1) space per 25 square metres gross floor area at ground level and one (1) space per 50 square metres gross floor area above ground level.</u>	<u>One (1) space per 100 square metres of GFA where >400 square metres.</u>	<u>(4)(1) Less than 500 square metres GFA – HRV.</u> <u>(5)(2) 500 square metres – 1,999 square metres GFA – AV.</u> <u>(6)(3) 2,000 square metres GFA plus – No specific rate.</u>
<u>Shopping centre</u>	<u>One (1) space per 25 square metres gross floor area at ground level and one (1) space per 50 square metres gross floor area above ground level.</u>	<u>One (1) space per 100 square metres of GFA where >400 square metres.</u>	<u>No specific rate.</u>
<u>Short-term accommodation</u>	<u>One (1) car parking space for each accommodation unit.</u> <u>One (1) car parking space per three (3) accommodation units for employees where involving three (3) or more accommodation units.</u>	<u>One (1) space per five (5) dwellings/sites.</u>	<u>SRV.</u>
<u>Showroom</u>	<u>One (1) spaces per 40m² GFA.</u>	<u>Nil.</u>	<u>(4)(1) Less than 500 square metres GFA – HRV.</u> <u>(5)(2) 500 square metres – 1,999 square metres GFA – AV.</u> <u>(6)(3) 2,000 square metres GFA plus – No specific rate.</u>
<u>Telecommunications facility</u>	<u>No specific rate.</u>	<u>Nil.</u>	<u>No specific rate.</u>
<u>Temporary use</u>	<u>No specific rate.</u>	<u>Nil.</u>	<u>No specific rate.</u>
<u>Tourist attraction</u>	<u>No specific rate.</u>	<u>One (1) space per hectare of site area.</u>	<u>No specific rate.</u>
<u>Tourist park</u>	<u>One (1) space having a hard standing surface for each caravan site for the occupants vehicle, and provision is made for car washing bays on the basis of one bay per 100 sites with a maximum of four bays to be provided in any caravan park. Such bays are paved and drained.</u> <u>Provision is made for hard stand boat, car, caravan or trailer storage within the caravan park on the basis of an equivalent area to one car space for every 25 (or 100) sites.</u>	<u>One (1) space per five (5) dwellings/sites.</u>	<u>SRV.</u>
<u>Utility installation</u>	<u>No specific rate.</u>	<u>Nil.</u>	<u>No specific rate.</u>
<u>Veterinary services</u>	<u>Five (5) spaces for each practitioner (FTE) on the premises at any one time.</u>	<u>Nil.</u>	<u>SRV.</u>

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<u>Use</u>	<u>Minimum car parking requirements</u>	<u>Minimum bicycle parking requirements</u>	<u>Minimum service vehicle requirements</u>
<u>Warehouse</u>	<u>One (1) space for every 2 employees.</u>	<u>Nil.</u>	(4) <u>(1) Less than 500 square metres GFA – HRV.</u> (5) <u>(2) 500 square metres – 1,999 square metres GFA – AV.</u> (6) <u>(3) 2,000 square metres GFA plus – No specific rate.</u>
<u>Winery</u>	<u>One (1) space per 25m² of retail GFA plus three (3) spaces per 100m² of manufacturing GFA.</u>	<u>Nil.</u>	<u>No specific rate.</u>
<u>Any other use not specified in this table</u>	<u>Sufficient space to accommodate the amount of vehicular traffic likely, in the opinion of the Council, to be generated by the particular development.</u>	<u>Sufficient space to accommodate the amount of bicycle traffic likely, in the opinion of the Council, to be generated by the particular development.</u>	<u>Sufficient space to accommodate the amount of vehicular traffic likely, in the opinion of the Council, to be generated by the particular development.</u>

Note:

- (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 AS 2890.2 – Off Street Parking – Commercial Vehicle Facilities).
- (3) HRV - means Heavy Rigid Vehicle (for vehicle dimensions and manoeuvring requirements see Australian Standard AS 2890.2 – Off Street Parking – Commercial Vehicle Facilities).
- (4) AV - means Articulated Vehicle (for vehicle dimensions and manoeuvring requirements see Australian Standard AS 2890.2 – Off Street Parking – Commercial Vehicle Facilities).

Editor's Note - All proposed access to a State-controlled Road requires approval from the Department of Transport and Main Roads

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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) The use definitions listed here are the definitions used in this planning scheme.
- (4) A use listed in table SC1.1.2, column 1, has the meaning set out beside that term in column 2.
- (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 which are not listed in column 1 form part of the definition.

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Table SC1.1.1 – Index of use definitions

Index of use definitions		
1. Adult store	32. Hardware and trade supplies	60. Place of worship
2. Agricultural supplies store	33. Health care services	61. Relocatable home park
3. Air service	34. High impact industry	62. Renewable energy facility
4. Animal husbandry	35. Home based business	63. <u>Research and technology industry</u>
5. Animal keeping	36. Hospital	64. Residential care facility
6. Aquaculture	37. Hotel	65. Resort complex
7. Bar	38. Indoor sport and recreation	66. Retirement facility
8. Brothel	39. Intensive animal industry	67. Roadside stall
9. Bulk landscape supplies	40. Intensive horticulture	68. Rooming accommodation
10. Caretaker's accommodation	41. Landing	69. Rural industry
11. Car wash	42. Low impact industry	70. Rural workers accommodation
12. Cemetery	43. Major electricity infrastructure	71. Sales office
13. Child care centre	44. Major sport, recreation and entertainment facility	72. Service industry
14. Club	45. Market	73. Service station
15. Community care centre	46. Medium impact industry	74. Shop
16. Community residence	47. Motor sport facility	75. Shopping centre
17. Community use	48. Multiple dwelling	76. Short-term accommodation
18. Crematorium	49. Nature based tourism	77. Showroom
19. Cropping	50. Nightclub entertainment facility	78. Special industry
20. Detention facility	51. Non-resident workforce accommodation	79. Substation
21. Dual occupancy	52. Office	80. Telecommunications facility
22. Dwelling house	53. Outdoor sales	81. Theatre
23. Dwelling unit	54. Outdoor sport and recreation	82. Tourist attraction
24. Educational establishment	55. Outstation	83. Tourist park
25. Emergency services	56. Park	84. Transport depot
26. Environment facility	57. Parking station	85. Utility installation
27. Extractive industry	58. Party house	86. Veterinary services
28. Food and drink outlet	59. Permanent plantation	87. Warehouse
29. Function facility		88. Wholesale nursery
30. Funeral parlour		89. Winery
31. Garden centre		

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Editor's note: The following terms and definitions within schedule 3 of the Planning Regulation 2017 have not been included in the planning scheme due to the applicability to an inland, non-coastal LGA:

- Marine industry
- Port services

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Table SC1.1.2 – Use definitions as per the regulated requirements

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
Adult store	adult store means the 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: (a) the sale, display or hire of printed or recorded matter (not of a sexually explicit nature); or (b) the sale or display of underwear or lingerie; or (c) the sale or display of an article or thing primarily concerned with or used in association with a medically recognised purpose.
Agricultural supplies store	agricultural supplies store means the use of premises for the sale of agricultural supplies and products. <i>Examples of agricultural supplies and products— animal feed, bulk veterinary supplies, chemicals, farm clothing, fertilisers, irrigation materials, saddlery, seeds</i>	<u>animal feed, bulk veterinary supplies, chemicals, farm clothing, fertilisers, irrigation materials, saddlery, seeds</u>	Bulk landscape supplies, garden centre, outdoor sales, wholesale nursery
Air service	air service means the use of premises for— (a) the arrival or departure of aircraft; or (b) housing, servicing, refuelling, 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	Airport, airstrip, heliport, public or private airfield	

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Regulated requirements		Guidance	
Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does <u>not</u> include the following examples
	<p>relating to aviation; or</p> <p>(e) aviation facilities; or</p> <p>(f) an activity that—</p> <p>(i) is ancillary to an activity or facility stated in paragraphs (a) to (e); and</p> <p>(ii) directly services the needs of aircraft passengers.</p> <p><i>Examples of an air service— airport, air strip, helipad</i></p>		
Animal husbandry	<p>animal husbandry means the use of premises for—</p> <p>(a) producing animals or animal products on native or improved pastures or vegetation; or</p> <p>(b) a yard, stable, temporary holding facility or machinery repairs and servicing, if the use is ancillary to the use in paragraph (a)</p> <p><i>Examples of animal husbandry— cattle stud, grazing of livestock, non-feedlot dairy</i></p>	Cattle studs, grazing of livestock, non-feedlot dairying	Animal keeping, aquaculture, intensive animal industry, feedlots, piggeries
Animal keeping	<p>animal keeping means the use of premises for—</p> <p>(a) boarding, breeding or training animals; or</p> <p>(b) a holding facility or machinery repairs and servicing, if the use is ancillary</p>	Aviaries, catteries, kennels, stables, wildlife refuge	Animal husbandry, aquaculture, cattle studs, <i>domestic pets</i> , feedlots, grazing of livestock, non-feedlot dairying, piggeries, poultry meat and egg production

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Regulated requirements		Guidance	
Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
	to the use in paragraph (a). <i>Examples of animal keeping— aviary, cattery, kennel, stables, wildlife refuge</i>		
Aquaculture	aquaculture means the use of premises for cultivating, in a confined area, aquatic animals or plants for sale.	Pond farms, tank systems, hatcheries, raceway system, rack and line systems, sea cages	Intensive animal industry
Bar	bar means the 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
Brothel	brothel means premises made available for prostitution by two or more prostitutes at the premises. Note – these the <i>Prostitution Act 1999, schedule 4.</i>		Adult store, club, nightclub, shop
Bulk landscape supplies	bulk landscape supplies means the 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	caretaker's accommodation means the use of premises for a dwelling for a caretaker of a non-residential use on the same premises.		Dwelling house

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Regulated requirements		Guidance	
Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does <u>not</u> include the following examples
Car wash	<i>car wash</i> means the use of premises for the commercial cleaning of motor vehicles.		Service station
Cemetery	<i>cemetery</i> means the use of premises for the interment of bodies or ashes after death.	Burial ground, columbarium, crypt, lawn cemetery, mausoleum, pet cemetery	Crematorium, funeral parlour
Child care centre	<i>childcare centre</i> means the use of premises for the care, education and minding, but not residence, of children. <i>Examples of a childcare centre—</i> <i>before or after school care; crèche; early childhood centre; kindergarten; vacation care</i>	Outside hours school care, crèche, early childhood centre, kindergarten	Educational establishment, home based child care, family day care
Club	<i>club</i> means the use of premises 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	<i>community care centre—</i> (a) means the use of premises for (i) providing social support to members of the public; or (ii) providing medical care to members of the public, if the use is ancillary to the use in subparagraph (i); but (b) does not include the use of premises for providing accommodation to members of the public.	Disability support services, drop in centre, respite centre, integrated Indigenous support centre	Child care centre, family day care, home based child care, health care services, residential care facility

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Regulated requirements		Guidance	
Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does <u>not</u> include the following examples
	<i>Examples of a community care centre— disability support service, drop-in centre, respite centre, indigenous support centre</i>		
Community residence	community residence — (a) means the use of premises for residential accommodation for— (i) no more than 6 persons requiring assistance or support with daily living needs; and (ii) no more than 1 support worker; and (b) includes a building or structure that is reasonably associated with the use in paragraph (a).	Hospice	Dwelling house, dwelling unit, hostel, residential care facility, short-term accommodation
Community use	community use means the use of premises for— (a) providing artistic, social or cultural facilities or community services to the public; or (b) preparing and selling food and drink, if the use is ancillary to the use in paragraph (a) <i>Examples of a community use— art gallery, community centre, community hall, library, museum</i>	Art gallery, community centre, community hall, library, museum	Cinema, club, hotel, nightclub entertainment facility, place of worship
Crematorium	crematorium means the use of premises for the cremation or aquamation of bodies.		Cemetery

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Regulated requirements		Guidance	
Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
Cropping	<p>cropping means the use of premises for—</p> <p>(a) growing and harvesting plants, or plant material, that are cultivated in soil, for commercial purposes; or</p> <p>(b) harvesting, storing or packing plants or plant material grown on the premises, if the use is ancillary to the use in paragraph (a); or</p> <p>(c) repairing and servicing machinery used on the premises, if the use is ancillary to the use in paragraph (a).</p> <p><i>Examples of cropping—</i> forestry for wood production, fodder and pasture production, producing fruits, nuts, vegetables and grains, plant fibre production, sugar cane growing, vineyard</p>	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	<p>detention facility means the use of premises for the lawful detention of persons.</p> <p><i>Example of a detention facility—</i> correctional facility</p>	Prison, detention centre, youth detention centre	Police station, court cell complex
Dual occupancy	<p>dual occupancy—</p> <p>(a) means a residential use of premises for 2 households involving</p> <p>(i) 2 dwellings (whether attached or detached) on a single lot or 2 dwellings (whether attached or detached) on separate lots that share a common property; and</p> <p>(ii) any domestic outbuilding associated with</p>	Duplex, two dwellings on a single lot (whether or not attached), two dwellings within one single community title scheme under the <i>Body Corporate and Community Management Act 1997</i> , two dwellings within the one body corporate to which the <i>Building Units and Group Title Act 1980</i> continues to apply	Dwelling house, multiple dwelling

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Regulated requirements		Guidance	
Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does <u>not</u> include the following examples
	<p>the dwellings; but</p> <p>(b) does not include a residential use of premises that involves a secondary dwelling.</p>		
Dwelling house	<p>dwelling house means a residential use of premises involving—</p> <p>(a) 1 dwelling for a single household and any domestic outbuildings associated with the dwelling; or</p> <p>(b) 1 dwelling for a single household, a secondary dwelling, and any domestic outbuildings associated with either dwelling.</p>		Caretaker's accommodation, dual occupancy, rooming accommodation, short-term accommodation, student accommodation, multiple dwelling
Dwelling unit	<p>dwelling unit means the use of premises containing a non-residential use for a single dwelling, other than a dwelling for a caretaker of the non-residential use.</p>	'Shop-top' apartment	Caretaker's accommodation, dwelling house
Educational establishment	<p>educational establishment means the use of premises for—</p> <p>(a) training and instruction to impart knowledge and develop skills; or</p> <p>(b) student accommodation, before or after school care, or vacation care, if the use is ancillary to the use in paragraph (a).</p> <p><i>Examples of an educational establishment—</i> college, outdoor education centre, primary school, secondary school, special education facility, technical institute, university</p>	Pre-preparatory, preparatory and primary school, secondary school, special education, college, university, technical institute, outdoor education centres	Child care centre, home based child care, family day care

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Regulated requirements		Guidance	
Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
Emergency services	<p>emergency services means the use of premises by a government entity or community organisation to provide—</p> <p>(a) essential emergency services; or</p> <p>(b) disaster management services; or</p> <p>(c) management support facilities for the services.</p> <p><i>Examples of emergency services—</i> ambulance station, evacuation centre, fire station, police station</p>	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
Environment facility	<p>environment facility—</p> <p>(a) means the use of premises for a facility for the appreciation, conservation or interpretation of an area of cultural, environmental or heritage value; but</p> <p>(b) does not include the use of premises to provide accommodation for tourists and travellers</p>	Nature-based attractions, walking tracks, seating, shelters, boardwalks, observation decks, bird hides	<u>Environment facility</u>
Extractive industry	<p>extractive industry means the use of premises for—</p> <p>(a) extracting or processing extractive resources; and</p> <p><u>(a)</u></p> <p><u>(b)</u> any related activities, including, for example, transporting the resources to market.</p>	Quarry	

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Regulated requirements		Guidance	
Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
Food and drink outlet	<p>food and drink outlet means the use of premises for—</p> <p>(a) preparing and selling food and drink for consumption on or off the premises; or</p> <p>(b) providing liquor for consumption on the premises, if the use is ancillary to the use in paragraph (a).</p> <p><i>Examples of a food and drink outlet—</i> café, coffee shop, drive-through facility, kiosk, milk bar, restaurant, snack bar, takeaway shop, tearoom</p>	Bistro, café, coffee shop, drive-through facility, kiosk, milk bar, restaurant, snack bar, take-away, tea room,	Bar, club, hotel, nightclub entertainment facility , shop,
Function facility	<p>function facility means the use of premises for—</p> <p>(a) receptions or functions; or</p> <p>(b) preparing and providing food and liquor for consumption on the premises as part of a reception or function.</p>	Conference centre, reception centre	Community use, hotel
Funeral parlour	<p>funeral parlour—</p> <p>(a) means the use of premises for—</p> <p>(i) arranging and conducting funerals, memorials and other similar events; or</p> <p>(ii) a mortuary; or</p> <p>(iii) storing and preparing bodies for burial or cremation; but</p> <p>(b) does not include the use of premises for the burial or cremation of bodies.</p>		Cemetery, crematorium, place of worship
Garden centre	<p>garden centre means the use of premises for—</p> <p>(a) selling plants; or</p> <p>(b) selling gardening and landscape products</p>	Retail plant nursery	Bulk landscape supplies, wholesale nursery ,outdoor sales

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Regulated requirements		Guidance	
Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does <u>not</u> include the following examples
	and supplies that are mainly in pre-packaged form; or (c) a food and drink outlet is ancillary to the use in paragraph (a).		
Hardware and trade supplies	hardware and trade supplies means the 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 services	health care service means the use of premises for medical purposes, paramedical purposes, alternative health therapies or general health care, if overnight accommodation is not provided on the premises. <i>Examples of a health care service— dental clinic, medical centre, physiotherapy clinic</i>	Dental clinics, medical centres, natural medicine practices, nursing services, physiotherapy clinic	Community care centre, hospital
High impact industry	high impact industry means the 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,	Abattoirs, concrete batching plant, boiler making and engineering and metal foundry Note : For additional examples also refer to 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

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Regulated requirements		Guidance	
Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does <u>not</u> include the following examples
	including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity		
Home based business	home-based business means the use of a dwelling or domestic outbuilding on premises for a business activity that is subordinate to the residential use of the premises.	Bed and breakfast, farm stay, home office, home based child care	Hobby, office, shop, warehouse, transport depot
Hospital	hospital means the 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 services, residential care facility
Hotel	hotel — (a) means the use of premises for— (i) selling liquor for consumption on the premises; or (ii) a dining or entertainment activity, or providing accommodation to tourists or travellers, if the use is ancillary to the use in subparagraph (i); but (b) does not include a bar	Pub, tavern	Bar, Nightclub entertainment facility

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Regulated requirements		Guidance	
Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does <u>not</u> include the following examples
Indoor sport and recreation	<p>indoor sport and recreation means the use of premises for a leisure, sport or recreation activity conducted wholly or mainly indoors.</p> <p><i>Examples of indoor sport and recreation— amusement parlour, bowling alley, gymnasium, squash court</i></p>	Amusement parlour, bowling alley, enclosed tennis courts, gymnasium, squash courts	Cinema, hotel, nightclub entertainment facility, theatre
Intensive animal industry	<p>intensive animal industry—</p> <p>(a) means the use of premises for—</p> <p>(i) the intensive production of animals or animal products, in an enclosure, that requires food and water to be provided mechanically or by hand; or</p> <p>(ii) storing and packing feed and produce, if the use is ancillary to the use in subparagraph (i); but</p> <p>(b) does not include the cultivation of aquatic animals.</p> <p><i>Examples of intensive animal industry— feedlot, piggery, poultry and egg production</i></p>	Feedlots, piggeries, poultry and egg production	Animal husbandry, aquaculture, drought feeding, milking sheds, shearing sheds, weaning pens
Intensive horticulture	<p>intensive horticulture—</p> <p>(a) means the use of premises for—</p> <p>(i) the intensive production of plants or plant material carried out indoors on imported media; or</p> <p>(ii) the intensive production of plants or plant material carried out outside using</p>	Greenhouse and shade house plant production, hydroponic farms, mushroom farms	Wholesale nursery

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Regulated requirements		Guidance	
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	<p>artificial lights or containers; or</p> <p>(iii) storing and packing plants or plant material grown on the premises, if the use is ancillary to a use in subparagraph (i) or (ii); but</p> <p>(b) does not include the cultivation of aquatic plants.</p> <p><i>Examples of intensive horticulture— greenhouse, hydroponic farm, mushroom farm</i></p>		
Landing	<p>landing means the use of premises for a structure—</p> <p>(a) for mooring, launching, storing and retrieving vessels; and</p> <p>(b) from which passengers embark and disembark.</p>	Boat ramp, jetty, pontoon	Marina
Low impact industry	<p>low impact industry means the use of premises for an industrial activity—</p> <p>(a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and</p> <p>(b) that a local planning instrument applying to the premises states is low impact industry; and</p> <p>(c) that complies with any thresholds for the activity states in a local planning instrument applying to the premises, including, for example, thresholds relating to the</p>	<p>Repairing motor vehicles, fitting and tuning workshop.</p> <p>Note :Additional examples also refer to SC1.1.2 industry thresholds.</p>	<p>Panel beating, spray painting or surface coating, tyre recycling, drum re-conditioning, wooden and laminated product manufacturing, service industry, medium impact industry, high impact industry, special industry</p>

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Regulated requirements		Guidance	
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	number of products manufactured or the level of emissions produced by the activity.		
Major electricity infrastructure	<p><i>major electricity infrastructure</i>— —means the use of premises for—</p> <p>(a) — (i) a transmission grid or supply network; or</p> <p>— (ii) a telecommunication facility, if the use is ancillary to the use in subparagraph (i); but</p> <p>(a)(b) does not include the use of premises for a supply network or private electricity works stated in schedule 6 [Development local categorising instrument is prohibited from stating is assessable development--], section 26(5), unless the use involves—</p> <p>(i) a new zone substation or bulk supply s the augmentation of a zone substation or bulk supply substation that significantly increases the input or output standard voltage</p>	Powerlines greater than 66kV	<i>Minor electricity infrastructure, substation</i>

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Regulated requirements		Guidance	
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	(i)		
Major sport, recreation and entertainment facility	<p>major sport, recreation and entertainment facility means the use of premises for large-scale events, including, for example, major sporting, recreation conference or entertainment events.</p> <p><i>Examples of a major sport, recreation and entertainment facility—</i> convention centre, exhibition centre, horse racing facility, sports stadium</p>	Convention and exhibition centres, entertainment centres, sports stadiums, horse racing	Indoor sport and recreation, local sporting field, motor sport, park, outdoor sport and recreation
Market	<p>market means the use of premises on a regular basis for—</p> <p>(a) selling goods to the public mainly from temporary structures, including, for example, stalls, booths or trestle tables; or</p> <p>(b) providing entertainment, if the use is ancillary to the use in paragraph (a).</p>	Car boot sales, farmers market, flea market	Shop, roadside stall
Medium impact industry	<p>medium impact industry means the use of premises for an industrial activity—</p> <p>(a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and</p> <p>(b) that a local planning instrument applying to the premises states is a medium impact industry; and</p> <p>(c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for</p>	<p>Spray painting and surface coating, wooden and laminated product manufacturing (including cabinetmaking, joining, timber truss making or wood working),</p> <p>Note: For additional examples also refer to SC1.1.2 industry thresholds.</p>	Concrete batching plant, chemically treating timber and plastic product manufacture, high impact industry, low impact industry, metal recovery (involving a fragmentiser), service industry, textile manufacture, tyre manufacturing and retreading, special industry.

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Regulated requirements		Guidance	
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	example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.		
Motor sport facility	<p>motor sport facility means the use of premises for—</p> <p>(a) organised or recreational motor sports; or</p> <p>(b) facilities for spectators, including, for example, stands, amenities or food and drink outlets, if the use is ancillary to the use in paragraph (a).</p> <p><i>Examples of a motor sport facility—</i> car race track, go-kart track, trail bike park, 4WD park</p>	Go-karting, lawn mower race tracks, 4WD and all terrain parks, motocross tracks, motorcycle or car race tracks, off road motorcycle facility, trail bike parks	Major sport, recreation and entertainment facility, outdoor sport, recreation
Multiple dwelling	multiple dwelling means a residential use of premises involving 3 or more dwellings, whether attached or detached, for separate households.	Apartments, flats, townhouses, units, row housing	Dual occupancy, duplex, granny flat, residential care facility, retirement facility, rooming accommodation
Nature-based tourism	<p>nature-based tourism means the use of premises for a tourism activity, including accommodation for tourists, for the appreciation, conservation or interpretation of—</p> <p>(a) an area of environmental, cultural or heritage value; or</p> <p>(b) a local ecosystem; or</p> <p>(c) the natural environment.</p> <p><i>Examples of nature-based tourism—</i></p> <ul style="list-style-type: none"> environmentally responsible accommodation facilities including 	Environmentally responsible accommodation facilities including lodges, cabins, huts and tented camps	Environment facility

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	cabins, huts, lodges and tents		
Nightclub entertainment facility	nightclub entertainment facility means the 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, indoor sport and recreation, pub, tavern, concert hall
Non-resident workforce accommodation	non-resident workforce accommodation means the use of premises for— (a) accommodation for non-resident workers; or (b) recreation and entertainment facilities for persons residing at the premises and their visitors, if the use is ancillary to the use in paragraph (a).	Construction camp, contractor's camp, single person's quarters, temporary workers accommodation	Relocatable home park, short-term accommodation, tourist park
Office	office — (a) means the use of premises for— (i) providing an administrative, financial, management or secretarial service or function; or (ii) the practice of a profession; or (iii) providing business or professional advice or services; but (b) does not include premises used for making, selling or hiring goods. Examples of an office —	Bank, real estate agent, administration building	Home based business, home office, outdoor sales, shop

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Regulated requirements		Guidance	
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	bank, real-estate-agency		
Outdoor sales	<p>outdoor sales means the use of premises for—</p> <p>(a) displaying, selling, hiring or leasing vehicles, boats, caravans, machinery, equipment or other similar products, if the use is mainly conducted outdoors; or</p> <p>(b) repairing, servicing, selling or fitting accessories for the products stated in paragraph (a), if the use is ancillary to the use in paragraph (a).</p>	Agricultural machinery sales yard, motor vehicles sales yard	Bulk landscape supplies, market
Outdoor sport and recreation	<p>outdoor sport and recreation means the use of premises for—</p> <p>(a) a recreation or sporting activity that is carried on outdoors and requires areas of open space; or</p> <p>(a) ...</p> <p>(b) providing and selling food and drink, change room facilities or storage facilities, if the use is ancillary to the use in paragraph (a).</p> <p><i>Examples of outdoor sport and recreation—</i> cricket oval, driving range, golf course, swimming pool, tennis court</p>	Cricket oval, driving range, football ground, golf course, pony club, swimming pool, tennis courts	Major sport, recreation and entertainment facility, motor sport, park, community use
Outstation	<p>outstation means the use of premises for—</p> <p>(a) cultural or recreation activities by Aboriginal people or Torres Strait Islanders; or</p> <p>(a) ...</p> <p>(b) facilities for short-term or long-term camping activities, if the use is ancillary</p>	Indigenous camp site	Dwelling house, hostel, multiple dwelling, relocatable home park, short-term accommodation, tourist park

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	to the use in paragraph (a).		
Park	park means the use of premises, accessible to the public free of charge, for sport, recreation and leisure activities and facilities.	Urban common	Outdoor sport and recreation, tourist attraction
Parking station	parking station means the use of premises for parking vehicles, other than parking that is ancillary to another use.	Car park, 'park and ride', bicycle parking	
Party house	party house means premises containing a dwelling 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	permanent plantation means the use of premises for growing, but not harvesting, plants for the carbon sequestration, biodiversity, natural resource management or another similar purpose.	Permanent plantations for carbon sequestration, biodiversity or natural resource management	Biofuel production, forestry for wood production
Place of worship	place of worship means the 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).	Chapel, church, mosque, synagogue, temple	Community use, child care centre, funeral parlour, crematorium

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Relocatable home park	relocatable home park means the use of premises for— (a) relocatable dwellings for long-term residential accommodation; or (b) amenity facilities, food and drink outlets, a manager's residence, or recreation facilities for the exclusive use of residents, if the use is ancillary to the use in paragraph (a).		Tourist park
Renewable energy facility	renewable energy facility — (a) means the 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 (b) does not include the use of premises to generate electricity or energy that is to be used mainly on the premises.	Solar farm, tidal power, wind farm, hydroelectric power, geothermal power	Wind turbine or solar panels supplying energy to domestic or rural activities on the same site
Research and technology industry	research and technology industry means the use of premises for an innovative or emerging industry that involves designing and researching, assembling, manufacturing, maintaining, storing or testing machinery or equipment. <i>Examples of research and technology industry—</i>	Aeronautical engineering, computer component manufacturing, medical laboratories, computer server facility	

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	aeronautical engineering, biotechnology industries, computer component manufacturing, computer server facilities, energy industries, medical laboratories		
Residential care facility	<p>residential care facility means the use of premises for supervised accommodation, and medical and other support services, for persons who—</p> <p>(a) can not live independently; and</p> <p>(b) require regular nursing or personal care.</p> <p><i>Examples of residential care facility—</i> convalescent home, nursing home</p>	Convalescent home, nursing home	Community residence, dual occupancy, dwelling house, hospital, multiple dwelling, retirement facility
Resort complex	<p>resort complex means the use of premises for—</p> <p>(a) tourist and visitor accommodation that includes integrated leisure facilities; or</p> <p><i>Examples of integrated leisure facilities—</i> bars, meeting and function facilities, restaurants, sporting and fitness facilities</p> <p>(b) staff accommodation that is ancillary to the use in paragraph (a); or</p> <p>(c) transport facilities for the premises, including, for example, a ferry terminal or air service.</p>	Island resort	
Retirement facility	<p>retirement facility means a residential use of premises for—</p> <p>(a) accommodation for older members of the community, or retired persons, in independent living</p>	Retirement village	Residential care facility

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	units or services 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	roadside stall means the use of premises for the roadside display and sale of goods in a rural area.	Produce stall	Market
Rooming accommodation	rooming accommodation means the 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 in the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> , 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	Boarding house, hostel, monastery, off-site student accommodation	Hospice, community residence, dwelling house, short-term accommodation, multiple dwelling

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	<p>or not the rooms, facilities, furniture or equipment are on the same or different premises;</p> <p>or</p> <p>(b) a manager's residence, an office or providing food or other services to residents, if the use is ancillary to the use in paragraph (a).</p> <p><i>Examples of rooming accommodation— boarding house, hostel, monastery, off-site student accommodation</i></p>		
Rural industry	<p>rural industry means the use of premises for—</p> <p>(a) storing, processing or packaging products from a rural use carried out on the premises or adjoining premises; or</p> <p>(b) selling products from a rural use carried out on the premises or adjoining premises, if the use is ancillary to the use in paragraph (a).</p>	Packing shed	Abattoir, agricultural supply store, intensive animal husbandry, intensive horticulture, roadside stall, wholesale nursery, winery
Rural workers accommodation	<p>rural worker's accommodation means the use of premises as accommodation, whether or not self-contained, for employees of a rural use, if—</p> <p>(a) the premises, and the premises where the rural use is carried out, are owned by the same person; and</p> <p>(b) the employees are not non-resident workers</p>	Farm workers accommodation	Short-term accommodation building, caretaker's accommodation, dual occupancy, dwelling house, nature or rural based tourist accommodation, non-resident workers accommodation, multiple dwelling
Sales office	sales office means the use of premises for temporary display of land	Display dwelling	Bank, office

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	parcels or buildings that— (a) are for sale or proposed to be sold; or (b) can be won as a prize in a competition		
Service industry	service industry means the 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. <i>Examples of service industries—</i> audio-visual equipment repair, bicycle repairs, clock and watch repairs, computer repairs, dry cleaning, film processing, hand engraving, jewellery making, laundromat, locksmith, picture framing, shoe repairs, tailor	Audio visual equipment repair, bicycle repairs, clock and watch repairs, computer repairs, dry cleaning, film processing, hand engraving, jewellery making, laundromat, locksmith, picture framing, shoe repairs, tailor	Cabinet making, high impact industry, low impact industry, medium impact industry, special industry, shop fitting, sign writing, small engine mechanical repair workshop, tyre depot
Service station	service station means the 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).	Electric vehicle charging station	Car wash
Shop	shop means the use of premises for— (a) displaying, selling or hiring goods; or (b) providing personal services or	Betting agencies, department store, discount department store, discount variety store, hairdresser, liquor store, supermarket, corner store	Adult shop, food and drink outlet, showroom, market

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	<p>betting to the public.</p> <p><i>Examples of a shop—</i> betting agency, corner store, department store, discount variety store, hair dressing salon, liquor store, supermarket</p>		
Shopping centre	shopping centre means the use of premises for an integrated shopping complex consisting mainly of shops.		
Short-term accommodation	<p>short-term accommodation—</p> <p>(a) means the use of premises for</p> <p>(i) providing accommodation of less than 3 consecutive months to tourists or travellers; or</p> <p>(ii) a manager's residence, office, or recreation facilities for the exclusive use of guests, if the use is ancillary to the use in subparagraph (i); but</p> <p>(b) does not include a hotel, nature-based tourism, resort complex or tourist park.</p>	Backpackers, cabins, motel, serviced apartments, hotel accommodation, farm stay, serviced apartment	Hostel, rooming accommodation, tourist park
Showroom	<p>showroom means the use of premises for the sale of goods that are of—</p> <p>(a) a related product line; and</p> <p>(b) a size, shape or weight that requires—</p> <p>(i) a large area for handling, display or storage; and</p> <p>(ii) direct vehicle access to the building that contains the goods by members of the public to enable the loading and</p>	Bulky goods sales, motor vehicles sales showroom, bulk stationary supplies	Food and drink outlet, shop, outdoor sales

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	<p>unloading of the goods.</p> <p>Examples of a showroom—bulk stationary supplies, bulky goods sales, motor vehicle sales showroom</p>		
Special industry	<p>special industry means the use of premises for an industrial activity—</p> <p>(a) that is manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating products; and</p> <p>(b) that a local planning instrument applying to the premises states is a special industry; and</p> <p>(e) that complies with any thresholds for the activity states in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.</p> <p><u>(c)</u></p>	<p>Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers</p> <p>Note—additional examples may be shown in SC1.1.2 industry thresholds.</p>	<p>Low impact industry, medium impact industry, high impact industry, service industry</p>
Substation	<p>substation means the use of premises—</p> <p>(a) as part of a transmission grid or supply network to—</p> <p>(i) convert or transform electrical energy from one voltage to another; or</p> <p>(ii) regulate voltage in an electrical circuit; or</p> <p>(iii) control electrical circuits; or</p> <p>(iv) switch electrical current between circuits; or</p> <p>(b) for a telecommunications facility for—</p>	<p>Substations, switching yards</p>	<p>Major electricity infrastructure, <i>minor electricity infrastructure</i></p>

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Regulated requirements		Guidance	
Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does <u>not</u> include the following examples
	(i) works, as defined under the Electricity Act, section 12(1); or — workforce operational and safety communications		
Telecommunications facility	telecommunications facility means the 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 <i>Telecommunications Act 1997</i>
Theatre	theatre means the 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 a 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. <i>Examples of a theatre— cinema, concert hall, film studio, music recording studio</i>	Cinema, movie house, concert hall, dance hall, film studio, music recording studio	Community hall, hotel, indoor sport and recreation facility, temporary film studio
Tourist attraction	tourist attraction means the 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	Theme park, zoo	Hotel, major sport, recreation and entertainment facility, nightclub entertainment facility

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Regulated requirements		Guidance	
Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
	premises, if the use is ancillary to the use in paragraph (a). <i>Examples of a tourist attraction— theme park, zoo</i>		
Tourist park	tourist park means the 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, short-term accommodation building, tourist attraction, non-resident workforce accommodation
Transport depot	transport depot means the 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). <i>Examples of a transport depot— using premises to store buses, taxis, trucks, heavy vehicles or heavy machinery.</i>	Premises used for storing buses, taxis, heavy vehicles or heavy machinery, contractors depot	Home based business, low impact industry, service industry, warehouse
Utility installation	utility installation means the 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	Sewerage treatment plant, mail depot, pumping station, water treatment plant	Major electricity infrastructure, <i>minor electricity infrastructure</i> , renewable energy facility, substation, telecommunications tower, transport depot

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Regulated requirements		Guidance	
Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does <u>not</u> include the following examples
	(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).		
Veterinary services	veterinary services means the 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
Warehouse	warehouse means the 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). <i>Examples of a warehouse—self-storage facility, storage yard</i>	Self-storage sheds	Hardware and trade supplies, outdoor sales, shop, showroom
Wholesale nursery	wholesale nursery means the 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	winery means the use of premises for— (a) making wine; or (b) selling wine that is made on the premises.		Rural industry

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SC1.1.1 Defined activity groups

- (1) Defined uses listed in Table SC1.1.2 are able to be clustered into activity groups.
- (2) An activity group listed in column 1 clusters the defined uses 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

Index of defined activity groups		
<ul style="list-style-type: none"> • Accommodation activities • Business activities • Centre Activities 	<ul style="list-style-type: none"> • Entertainment activities • Industry activities • Community activities 	<ul style="list-style-type: none"> • Recreation activities • Rural activities • Other activities

Table SC1.1.1.2 – Defined activity groups

Column 1 Activity group	Column 2 Uses
Accommodation activities	<ul style="list-style-type: none"> • Caretaker's accommodation • Community residence • Dual occupancy • Dwelling house • Dwelling unit • Home based business • Multiple dwelling • Nature based tourism • Non-residential workforce accommodation • Relocatable home park • Residential care facility • Retirement facility • Rooming accommodation • Short-term accommodation • Tourist park
Business activities	<ul style="list-style-type: none"> • Adult store • Agricultural supplies store • Car park • Food and drink outlet • Garden centre • Hardware and trade supplies • Market • Office • Outdoor sales • <u>Parking station</u> • Sales office • Service station • Shop • Shopping centre • Showroom • <u>Theatre</u> • Veterinary services
Centre Activities	<ul style="list-style-type: none"> • Bar • Caretaker's accommodation • Child care centre • Community care centre • Community use • Educational establishment (where excluding exclusive outdoor recreation facilities) • Food and drink outlet

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Column 1 Activity group	Column 2 Uses
	<ul style="list-style-type: none"> • Function facility • Health care services • 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 • Theatre
Community activities	<ul style="list-style-type: none"> • Cemetery • Child care centre • Community care centre • Crematorium • Community use • Educational establishment • Emergency services • Funeral parlour • Health care services • Hospital • Place of worship
Entertainment activities	<ul style="list-style-type: none"> • Club • Function facility • Hotel • Nightclub entertainment facility • Tourist attraction
Industry activities	<ul style="list-style-type: none"> • Extractive industry • High impact industry • Low impact industry • Medium impact industry • Service industry • Transport depot • Warehouse
Recreation activities	<ul style="list-style-type: none"> • Indoor sport and recreation • Major sport, recreation and entertainment facility • Motor sport facility • Outdoor sport and recreation • Park
Rural activities	<ul style="list-style-type: none"> • Animal husbandry • Animal keeping • Aquaculture • Cropping • Intensive animal industry • Intensive horticulture • Permanent plantation • Roadside stall • Rural industry

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Column 1 Activity group	Column 2 Uses
	<ul style="list-style-type: none"> • Wholesale nursery • Winery
Other activities	<ul style="list-style-type: none"> • Air services • Major electricity infrastructure • Renewable energy facility • Substation • Telecommunications facility • Utility installation

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SC1.1.2 Industry thresholds

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

Table SC1.1.2.1 – Industry thresholds table

Use	Additional examples include
Low impact industry	<ul style="list-style-type: none"> (1) Repairing and servicing motor vehicles, including mechanical components, radiators, electrical components, wheel alignments, exhausts, tyres, suspension or air conditioning, not including spray painting; (2) Repairing and servicing lawn mowers and outboard engines; (3) Fitting and tuning workshop; (4) Assembling or fabricating products from sheet metal or welding steel, producing less than 10 tonnes a year and not including spray painting; (5) Assembling wood products not involving cutting, routing, sanding or spray painting; (6) Dismantling automotive or mechanical equipment, not including debonding brake or clutch components.
Medium impact industry	<ul style="list-style-type: none"> (1) Metal foundry producing less than 10 tonnes of metal castings per annum; (2) Boiler making or engineering works producing less than 10 000 tonnes of metal product per annum; (3) Abrasive blasting facility using less than 10 tonnes of abrasive material per annum; (4) Enamelling workshop using less than 15 000 litres of enamel per annum; (5) Galvanising works using less than 100 tonnes of zinc per annum; (6) Anodising or electroplating workshop where tank area is less than 400 square metres; (7) Powder coating workshop using less than 500 tonnes of coating per annum; (8) Spray painting workshop (including spray painting vehicles, plant, equipment or boats) using less than 20 000 litres of paint per annum; (9) Scrap metal yard (not including a fragmentiser), dismantling automotive or mechanical equipment including debonding brake or clutch components; (10) Manufacturing clay or ceramic products including bricks, tiles, pipes and pottery goods, less than 200 tonnes per annum; (11) Processing, smoking, drying, curing, milling, bottling or canning food, beverages or pet food, less than 200 tonnes per annum; (12) Vegetable oil or oilseed processing in works with a design production capacity of less than 1000 tonnes per annum; (13) Manufacturing wooden products including cabinet making, joinery, wood working, producing less than 500 tonnes per annum; (14) Manufacturing medium density fibreboard, chipboard, particle board, plywood, laminated board or wood veneer products, less than 250 tonnes per annum; (15) Sawmilling, wood chipping and kiln drying timber and logs, producing less than 500 tonnes per annum; (16) Recycling and reprocessing batteries; (17) Manufacturing substrate for mushroom growing; (18) Recycling or reprocessing tyres including retreading; (19) Transport depot, distribution centre, contractors depot and storage yard; (20) Concrete batching and producing concrete products;

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Use	Additional examples include
	(21) 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); or (22) Reconditioning metal or plastic drums;
High -impact industry	(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) Treating timber for preservation using chemicals including copper, chromium, arsenic, borax and creosote; (18) 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; (19) Manufacturing fibreglass pools, tanks and boats; (20) 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); (21) Manufacturing tyres, asbestos products, asphalt, cement; glass or glass fibre, mineral wool or ceramic fibre; (22) Abattoir; (23) Recycling chemicals, oils or solvents; (24) Waste disposal facility (other than waste incinerator); (25) Recycling, storing or reprocessing regulated waste; (26) Manufacturing batteries; (27) Manufacturing wooden products including cabinet making, joinery, wood working, producing greater than 500 tonnes per annum; or (28) Abrasive blasting facility using 10 tonnes or greater of abrasive material per annum.

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SC1.2 Administrative terms and definitions

- (1) Administrative terms and definitions assist with the interpretation of the planning scheme but do not have meaning in relation to a use.
- (2) A term listed in table SC1.2.2 column 1 has the meaning set out beside that 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 terms and definitions

Index of administrative terms and definitions		
<ul style="list-style-type: none"> • Access strip* • Active transport* • Adjoining premises • Adversely impact on water quality* • Advertising device • Affordable housing • All weather access* • Ancillary * • Animal enclosure* • Annual exceedance probability (AEP)* • Apiculture* • Articulation* • Australian height datum (AHD)* • Average width • Aviary* • Aviation facilities* • Base date • Basement • Bed and breakfast* • Billboard* • Boundary clearance • Buffer* • Building* • Building height • Cattery* • Conductor shadow area (CSA)* • Corner lot* • Council* • Crime prevention through environmental design (CPTED)* • <u>Defined flood event (DFE)*</u> • <u>Defined flood level (DFL)*</u> • Demand unit 	<ul style="list-style-type: none"> • Environmental harm* • Environmental nuisance* • Environmentally relevant activity (ERA)* • Equivalent demand unit* • Exempt clearing work • Filling or excavation* • <u>Floodplain*</u> • <u>Forest practice*</u> • Freeboard* • Free range standards* • Gross floor area • Ground level • Habitable room* • Hazardous materials* • Heritage place* • High bank* • High impact activities* • High impact activity exclusion areas * • Horse keeping* • Home based child care* • Home occupation* • Household • Industrial home enterprise* • Kennel* • Key Resource Area* • Koala habitat tree* • Light refreshment booth* • Lot* • Low impact aquaculture* • Major recreation activities* • Minor building work • Minor electricity infrastructure • Minor filling and excavation* 	<ul style="list-style-type: none"> • Native vegetation* • Not developable area • Non- domestic vehicles* • Non-juvenile koala habitat trees* • Non-resident worker • Outbuilding* • Outermost projection • Overland flow path* • Planning assumption • Plot ratio • Premises* • Primary street frontage* • Private open space* • <u>Projection area*</u> • Property maintenance activity* • <u>Public open space*</u> • <u>Rail Trail activity*</u> • Reasonably necessary* • Resource based tourism* • Road* • Secondary dwelling • Sensitive land use* • Service catchment • Setback • Site • Site cover • State-controlled road* • Storey • Streetscape* • Structure* • Temporary use • Threatened species* • Total Use Area* • Ultimate development • Urban Area*

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Index of administrative terms and definitions		
<ul style="list-style-type: none"> Development footprint Domestic pet* Domestic outbuilding* Dwelling 	<ul style="list-style-type: none"> Minor operational work* Minor renewable energy facility* Native vegetation* Net developable area 	<ul style="list-style-type: none"> Vulnerable uses* Wastewater* Waterbody* Watercourse* Water netserv plan Wetland*

Note - * denotes where a term and definition is an addition to the Planning Regulation 2017- schedule 4 column 2.

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Table SC1.2.2 – Administrative terms and definitions

Column 1	Column 2
Administrative Term	Definition
Access strip*	access strip means that part of a site which is used for providing access to a road.
Active transport*	active transport means Non-motorised travel such as walking and cycling.
Adjoining premises	adjoining premises means premises that share a common boundary, including premises that meet at a single point on a common boundary.
Adversely impact on water quality*	adversely impact on water quality has the meaning as referred to Section 2.4 of the Seqwater Development Guidelines – Development Guidelines for Water Quality Management in Drinking Water Catchments (2010).
Advertising device	advertising device means (a) a permanent sign, structure or other device used, or intended to be used, for advertising; and (b) includes a structure, or part of a building, the primary purpose of which is to support the sign, structure or device.
Affordable housing	affordable housing means 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.
All weather access*	all weather access means access which is capable of being traversed by a two wheel drive vehicle during and after a storm event with no significant damage or deformation to the Access. Maintenance will be performed to preserve the access as all weather. Drainage structures are to be placed in water courses that have flowing water greater than 200mm in depth during non storm events.
Ancillary*	ancillary means any use or activity incidental to and necessarily associated with the use of the premises.
Animal enclosure*	animal enclosure means a building or structure or other thing used for concentrating animals in a specific place. This can include roofed and unroofed enclosures e.g. pens, stockyards, roundyards, holding yards or stables. It does not include a normal stock fence for a paddock or a stock fence on a property boundary.
Annual exceedance probability (AEP)*	annual exceedance probability (AEP) means the likelihood of occurrence of a flood of a given size or larger in any one year, usually expressed as a percentage. For example, if a peak flood discharge of 500 cubic metres per second has an AEP of five percent, it means that there is a five percent risk (i.e. probability of 0.05 or a likelihood of one in 20) of a peak flood discharge of 500 cubic metres per second or larger occurring in any one year. The AEP of a flood event gives no indication of when a flood of that size will occur next.
	Note – definition from State Planning Policy (December 2013).

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Column 1 Administrative Term	Column 2 Definition
	(d) another activity prescribed under section 19 of the <i>Environmental Protection Act 1994</i> as an environmentally relevant activity.
	Note—definition from the <i>Environmental Protection Act 1994</i> .
Equivalent demand unit*	A standard of unit measurement representing the consumption of capacity of a trunk infrastructure network by one detached dwelling. equivalent demand unit For Transport (Roads): means one (1) demand unit is equivalent to the demand from a single detached Dwelling House, which is equivalent to 8 vehicle trips. equivalent demand unit For Public Parks and Land for Community Facilities: means one (1) demand unit is equivalent to the demand from a single detached Dwelling House.
Exempt clearing work	exempt clearing work means operational work that is the clearing of native vegetation — — on prescribed land, if the clearing is — — clearing, or for another activity or matter, stated in schedule 21, part 1; or — clearing stated in schedule 21, part 2 for the land; or — that, under the <i>Vegetation Management Act</i> , section 74, is not affected by that Act.
Filling and excavation*	filling and excavation means removal or importation of material to, from or within a lot that will change the ground level of the land.
Floodplain*	floodplain means an area of land adjacent to a creek, river, estuary, lake, dam or artificial channel, which is subject to inundation by the defined flood event.
Forest practice*	forest practice means planting trees, or managing, felling and removing standing trees, on freehold land or indigenous land on which the State does not own the trees, for an ongoing forestry business in a — (a) plantation; or (b) native forest, if, in the native forest — i. all the activities are conducted in a way that is consistent with the accepted development vegetation clearing code applying to conducting a native forest practice; or ii. if the code does not apply to the activities, all the activities are conducted in a way that — A. ensures restoration of a similar type, and to the extent of the removed trees; and B. ensures trees are only felled for the purpose of being sawn into timber or processed into another value

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Schedule 2 Mapping

SC2.1 Map index

The table(s) below list any strategic framework, zoning and overlay maps applicable to the planning scheme area.

Editor's note—mapping for the [PIP-LGIP](#) is contained within Schedule 3 of the planning scheme.

Table SC2.1.1—Map index

Map number	Map title	Gazettal date
Strategic framework maps		
SFM-001	Settlement Pattern	5 February 2016
SFM-001a	Settlement Pattern	5 February 2016
SFM-001b	Settlement Pattern	5 February 2016
SFM-001c	Settlement Pattern	5 February 2016
SFM-001d	Desired Settlement Pattern: Emerging Community Areas	5 February 2016
SFM-001e	Desired Settlement Pattern: Emerging Community Areas	5 February 2016
SFM-001f	Desired Settlement Pattern: Emerging Community Areas	5 February 2016
SFM-001g	Desired Settlement Pattern: Emerging Community Areas	5 February 2016
SFM-001h	Desired Settlement Pattern: Emerging Community Areas	5 February 2016
SFM-001i	Glamorgan Vale Urban Investigation Area Notional Development Scenario	5 February 2016
SFM-002	Natural Environment	5 February 2016
SFM-002a	Natural Environment	5 February 2016
SFM-002b	Natural Environment	5 February 2016
SFM-002c	Natural Environment	5 February 2016
SFM-003A	Community Identity and Regional Landscape Character	5 February 2016
SFM-003Aa	Community Identity and Regional Landscape Character	5 February 2016
SFM-003Ab	Community Identity and Regional Landscape Character	5 February 2016
SFM-003Ac	Community Identity and Regional Landscape Character	5 February 2016
SFM-003B	Community Identity and Regional Landscape Character	5 February 2016
SFM-003Ba	Community Identity and Regional Landscape Character	5 February 2016
SFM-003Bb	Community Identity and Regional Landscape Character	5 February 2016
SFM-003Bc	Community Identity and Regional Landscape Character	5 February 2016
SFM-003C	Town Identity – Esk	5 February 2016
SFM-003D	Town identity – Fernvale	5 February 2016
SFM-003E	Town Identity – Kilcoy	5 February 2016
SFM-003F	Town Identity – Lowood	5 February 2016
SFM-003G	Town Identity - Toogoolawah	5 February 2016
SFM-004	Economic Development and Natural Resources	5 February 2016

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Map number	Map title	Gazettal date
SFM-004a	Economic Development and Natural Resources	5 February 2016
SFM-004b	Economic Development and Natural Resources	5 February 2016
SFM-004c	Economic Development and Natural Resources	5 February 2016
SFM-005	Access, Mobility and Infrastructure	5 February 2016
SFM-005a	Access, Mobility and Infrastructure	5 February 2016
SFM-005b	Access, Mobility and Infrastructure	5 February 2016
SFM-005c	Access, Mobility and Infrastructure	5 February 2016
SFM-006	Water Supply	5 February 2016
SFM-007	Tourism Strategy	5 February 2016
Zone maps		
ZM-001a	Regional Zone Map	5 February 2016
ZM-001b	Regional Zone Map	5 February 2016
ZM-002	Esk	5 February 2016
ZM-003	Fernvale	5 February 2016
ZM-004	Kilcoy	5 February 2016
ZM-005	Lowood	5 February 2016
ZM-006	Toogoolawah	5 February 2016
ZM-007a	Coominya, Glamorgan Vale, Harlin, Jimna and Linville	5 February 2016
ZM-007b	Minden, Moore, Somerset Dam and Tarampa	5 February 2016
ZM-008	Minden North Rural Residential	5 February 2016
Overlay maps		
OM-01a	Agricultural Land Overlay	5 February 2016
OM-01b	Agricultural Land Overlay	5 February 2016
OM-002	Air Transport Overlay	5 February 2016
OM-003a	Biodiversity Overlay	5 February 2016
OM-003b	Biodiversity Overlay	5 February 2016
OM-003c	Biodiversity Overlay —Koala Conservation	5 February 2016
OM-003d	Biodiversity Overlay —Koala Conservation	5 February 2016
OM-003e	Biodiversity Overlay —Wetlands	5 February 2016
OM-003f	Biodiversity Overlay —Wetlands	5 February 2016
OM-004a	Bushfire Hazard Overlay	5 February 2016
OM-004b	Bushfire Hazard Overlay	5 February 2016
OM-005a	Catchment Management Overlay	5 February 2016
OM-005b	Catchment Management Overlay	5 February 2016
OM-006a	Extractive Resources Overlay	5 February 2016
OM-006b	Extractive Resources Overlay	5 February 2016
OM-007a	Flood Hazard Overlay	5 February 2016
OM-007b	Flood Hazard Overlay	5 February 2016
OM-007c	Flood Hazard Overlay— Esk	5 February 2016
OM-007d	Flood Hazard Overlay—Fernvale	5 February 2016
OM-007e	Flood Hazard Overlay— Kilcoy	5 February 2016
OM-007f	Flood Hazard Overlay— Lowood	5 February 2016
OM-007g	Flood Hazard Overlay— Toogoolawah	5 February 2016
OM-008a	High Impact Activities Management Area Overlay	5 February 2016
OM-008b	High Impact Activities Management Area Overlay	5 February 2016
OM-009a	Infrastructure Overlay	5 February 2016
OM-009b	Infrastructure Overlay	5 February 2016
OM-009c	Infrastructure Overlay	5 February 2016

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Map number	Map title	Gazettal date
OM-009d	Infrastructure Overlay	5 February 2016
OM-009e	Infrastructure Overlay	5 February 2016
OM-009f	Infrastructure Overlay	5 February 2016
OM-009g	Infrastructure Overlay: Kilcoy, Esk, Toogoolawah, Lowood and Fernvale	5 February 2016
OM-0010a	Landslide Hazard Overlay	5 February 2016
OM-0010b	Landslide Hazard Overlay	5 February 2016
OM-011a	Local Heritage Register Overlay	5 February 2016
OM-011b	Local Heritage Register Overlay	5 February 2016
OM-011c	Local Heritage Register Overlay	5 February 2016
OM-011d	Local Heritage Register Overlay	5 February 2016
OM-012a	Scenic Amenity Overlay	5 February 2016
OM-012b	Scenic Amenity Overlay	5 February 2016
OM-013a	Stock Route Overlay	5 February 2016
OM-013b	Stock Route Overlay	5 February 2016

SC2.2 Strategic framework maps

Refer to Volume 2 of the planning scheme for strategic framework maps.

SC2.3 Zone maps

Refer to Volume 2 of the planning scheme for zone maps.

SC2.4 Local plan maps

There are no local plan maps.

SC2.5 Overlay maps

Refer to Volume 2 of the planning scheme for overlay maps.

SC2.6 Other plans maps

There are no other plans maps.

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Schedule 3 Local government infrastructure plan mapping and tables

SC3.1 Planning assumption tables

Table SC3.1.1—Existing and projected population

Column 1 Projection Area	Column 2 LGIP development type	Column 3 Existing and projected population					
		2011 (Existing)	2016	2021	2026	2031	Ultimate development (capacity)
Esk	Single dwelling	915	926	947	977	1,057	1,687
	Multiple dwelling	20	20	20	21	23	36
	Other dwelling	30	30	31	32	34	55
	Total	964	976	998	1,030	1,114	1,778
Fernvale	Single dwelling	1,518	2,030	2,607	3,086	3,050	2,972
	Multiple dwelling	32	43	56	66	65	64
	Other dwelling	49	66	85	100	99	97
	Total	1,600	2,140	2,747	3,252	3,214	3,132
Kilcoy	Single dwelling	2,003	2,219	2,400	2,552	2,608	2,894
	Multiple dwelling	43	47	51	55	56	62
	Other dwelling	65	72	78	83	85	94
	Total	2,111	2,338	2,529	2,690	2,749	3,050
Lowood	Single dwelling	1,820	2,419	3,054	3,722	3,694	3,660
	Multiple dwelling	39	52	65	80	79	78
	Other dwelling	59	79	99	121	120	119
	Total	1,918	2,549	3,218	3,923	3,893	3,857
Toogoolawah	Single dwelling	985	1,009	1,035	1,051	1,114	1,483

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Column 1 Projection Area	Column 2 LGIP development type	Column 3 Existing and projected population					
		2011 (Existing)	2016	2021	2026	2031	Ultimate development (capacity)
	Multiple dwelling	21	22	22	22	24	32
	Other dwelling	32	33	34	34	36	48
	Total	1,039	1,063	1,090	1,107	1,175	1,563
	Single dwelling	7,241	8,603	10,041	11,388	11,524	12,695
Inside PIA (total)	Multiple dwelling	155	184	215	244	247	272
	Other dwelling	235	280	326	370	374	413
	Total	7,631	9,067	10,582	12,002	12,145	13,379
	Single dwelling	14,218	15,703	17,216	18,611	21,132	31,791
Outside PIA (total)	Multiple dwelling	304	336	368	398	452	680
	Other dwelling	462	510	559	605	687	1,033
	Total	14,984	16,549	18,143	19,614	22,271	33,504
	Single dwelling	21,459	24,306	27,257	29,999	32,656	44,486
Somerset Regional Council	Multiple dwelling	459	520	583	642	699	952
	Other dwelling	697	790	886	975	1,061	1,446
	Total	22,616	25,616	28,726	31,616	34,416	46,883

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Table SC3.1.2—Existing and projected employees

Column 1 Projection Area	Column 2 LGIP development type	Column 3 Existing and projected employees				
		2011 (Existing)	2016	2021	2026	Ultimate
Esk	Retail	24	24	24	25	38
	Commercial	56	57	58	59	94
	Industry	26	26	27	28	45
	Community Purposes	13	13	13	13	20
	Rural and Other Uses	31	31	32	33	52
	Total	150	151	154	158	249
Fernvale	Retail	43	54	66	76	74
	Commercial	151	190	234	271	262
	Industry	95	120	148	171	166
	Community Purposes	25	32	40	46	45
	Rural and Other Uses	65	81	99	114	111
	Total	379	477	587	679	657
Kilcoy	Retail	66	71	75	78	86
	Commercial	153	165	175	183	201
	Industry	330	355	376	394	434
	Community Purposes	47	50	53	56	61
	Rural and Other Uses	119	129	138	145	162
	Total	714	770	817	856	945
Lowood	Retail	44	55	67	80	79
	Commercial	127	159	192	227	224
	Industry	108	135	163	193	191
	Community Purposes	29	36	43	51	50
	Rural and Other Uses	75	95	117	139	137
	Total	383	480	583	691	680
Toogoolawah	Retail	26	27	27	27	37

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Column 1 Projection Area	Column 2 LGIP development type	Column 3 Existing and projected employees				
		2011 (Existing)	2016	2021	2026	Ultimate
	Commercial	68	69	70	71	93
	Industry	45	46	47	48	63
	Community Purposes	23	24	24	24	32
	Rural and Other Uses	38	39	40	41	55
	Total	201	205	209	211	279
Inside PIA (total)	Retail	202	230	260	287	313
	Commercial	555	639	729	811	875
	Industry	604	682	761	833	897
	Community Purposes	137	155	173	191	208
	Rural and Other Uses	328	376	426	472	516
	Total	1,827	2,083	2,349	2,595	2,810
Outside PIA (total)	Retail	400	423	447	469	703
	Commercial	699	772	846	916	1,655
	Industry	754	809	868	924	1,538
	Community Purposes	390	410	431	451	629
	Rural and Other Uses	960	1,044	1,131	1,211	1,839
	Total	3,202	3,459	3,724	3,971	6,363
Somerset Regional Council	Retail	602	653	707	756	1,016
	Commercial	1,254	1,412	1,575	1,727	2,530
	Industry	1,358	1,491	1,629	1,758	2,435
	Community Purposes	526	565	605	642	838
	Rural and Other Uses	1,288	1,420	1,557	1,684	2,355
	Total	5,029	5,541	6,073	6,566	9,174

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

Column 1 Zone	Column 2 Precinct	Column 3 Planned density		Column 4 Demand generation rate for a trunk infrastructure network		
		Non-residential density (floor space/net dev Ha)	Residential density (dwellings/ net dev ha)	Transport network (EDUs/ net dev ha)	Stormwater network (EDUs / Lot)	Public Parks and community land network (EDUs/ net dev ha)
Residential development						
Emerging Community		Refer to relevant assumptions for the Zone or Precinct that appropriately reflects the intended land use outcome as per the Strategic Framework in Section 3.3.2.2 of the Planning Scheme.				
General Residential			9.33	9	1	9
General Residential	Park Residential		2	2	NA	2
Rural Zone			0.01	1	NA	1
Rural Residential			2	2	NA	2
Township Zone			5	5	1	5 (Residential lots only)
Non-residential development						
Centre		Retail – 60% Commercial – 80%		44	1	NA
Industry		60%		22	1	NA
High Impact Industry		60%		22	1	NA
Community Facilities		80%		Determined at time of assessment	1	NA

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Table SC3.1.4—Existing and projected residential dwellings

Column 1 Projection Area	Column 2 LGIP development type	Column 3 Existing and projected residential dwellings					
		2011 (Existing)	2016	2021	2026	2031	Ultimate development (capacity)
Esk	Single dwelling	349	360	372	390	429	700
	Multiple dwelling	11	11	12	12	13	22
	Other dwelling	15	15	16	17	18	30
	Total	375	386	399	419	460	752
Fernvale	Single dwelling	580	788	1,024	1,232	1,237	1,234
	Multiple dwelling	18	24	32	38	38	38
	Other dwelling	25	34	44	53	53	53
	Total	623	846	1,099	1,323	1,328	1,325
Kilcoy	Single dwelling	765	862	943	1,019	1,058	1,201
	Multiple dwelling	24	27	29	32	33	37
	Other dwelling	33	37	40	44	45	51
	Total	822	925	1,012	1,094	1,136	1,290
Lowood	Single dwelling	695	939	1,200	1,486	1,498	1,519
	Multiple dwelling	22	29	37	46	46	47
	Other dwelling	30	40	51	63	64	65
	Total	746	1,008	1,288	1,595	1,609	1,631
Toogoolawah	Single dwelling	376	392	406	419	452	616
	Multiple dwelling	12	12	13	13	14	19
	Other dwelling	16	17	17	18	19	26
	Total	404	421	436	450	485	661
Inside PIA (total)	Single dwelling	2,766	3,340	3,944	4,546	4,674	5,271

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Column 1 Projection Area	Column 2 LGIP development type	Column 3 Existing and projected residential dwellings					
		2011 (Existing)	2016	2021	2026	2031	Ultimate development (capacity)
	Multiple dwelling	86	103	122	141	145	163
	Other dwelling	118	143	169	194	200	225
	Total	2,970	3,587	4,235	4,881	5,018	5,659
	Single dwelling	5,432	6,097	6,763	7,429	8,570	13,199
Outside PIA (total)	Multiple dwelling	168	189	209	230	265	408
	Other dwelling	232	261	289	317	366	564
	Total	5,832	6,547	7,261	7,977	9,202	14,171
	Single dwelling	8,198	9,438	10,707	11,975	13,244	18,469
Somerset Regional Council	Multiple dwelling	254	292	331	371	410	572
	Other dwelling	350	403	458	512	566	789
	Total	8,802	10,133	11,496	12,857	14,219	19,830

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

Column 1 Projection Area	Column 2 LGIP development type	Column 3 Existing and projected non-residential floor space (m ² GFA)				
		2011 (Existing)	2016	2021	2026	Ultimate
Esk	Retail	591	596	606	620	945
	Commercial	1,127	1,138	1,158	1,188	1,889
	Industry	3,901	3,942	4,017	4,129	6,720
	Community Purposes	252	254	258	264	401
	Rural and Other Uses	2,490	2,515	2,559	2,625	4,158
	Total	8,362	8,446	8,598	8,826	14,113
Fernvale	Retail	1,065	1,340	1,649	1,906	1,845
	Commercial	3,014	3,800	4,685	5,420	5,245
	Industry	14,321	18,024	22,190	25,653	24,831
	Community Purposes	505	644	799	928	897
	Rural and Other Uses	5,167	6,468	7,931	9,148	8,859
	Total	24,072	30,275	37,253	43,056	41,678
Kilcoy	Retail	1,648	1,771	1,874	1,961	2,156
	Commercial	3,062	3,296	3,493	3,659	4,030
	Industry	49,435	53,219	56,397	59,076	65,073
	Community Purposes	936	1,006	1,065	1,115	1,227
	Rural and Other Uses	9,525	10,351	11,045	11,629	12,938
	Total	64,605	69,643	73,873	77,439	85,423
Lowood	Retail	1,096	1,380	1,681	1,998	1,969
	Commercial	2,544	3,172	3,838	4,539	4,474
	Industry	16,224	20,251	24,519	29,013	28,594
	Community Purposes	575	715	863	1,018	1,004
	Rural and Other Uses	6,008	7,626	9,341	11,146	10,978
	Total	26,448	33,144	40,242	47,714	47,018
Toogoolawah	Retail	651	664	678	686	918

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Column 1 Projection Area	Column 2 LGIP development type	Column 3 Existing and projected non-residential floor space (m ² GFA)				
		2011 (Existing)	2016	2021	2026	Ultimate
	Commercial	1,358	1,381	1,407	1,423	1,858
	Industry	6,788	6,912	7,047	7,132	9,405
	Community Purposes	466	474	483	489	638
	Rural and Other Uses	3,072	3,133	3,200	3,241	4,363
	Total	12,335	12,565	12,816	12,972	17,182
Inside PIA (total)	Retail	5,051	5,751	6,488	7,171	7,833
	Commercial	11,104	12,788	14,581	16,230	17,495
	Industry	90,669	102,349	114,170	125,002	134,622
	Community Purposes	2,734	3,093	3,468	3,814	4,167
	Rural and Other Uses	26,263	30,093	34,076	37,790	41,296
Total	135,822	154,073	172,782	190,007	205,414	
Outside PIA (total)	Retail	10,005	10,586	11,176	11,726	17,579
	Commercial	13,980	15,450	16,926	18,315	33,096
	Industry	113,086	121,373	130,250	138,653	230,646
	Community Purposes	7,791	8,202	8,625	9,021	12,586
	Rural and Other Uses	76,778	83,498	90,453	96,902	147,089
Total	221,640	239,109	257,430	274,616	440,995	
Somerset Regional Council	Retail	15,056	16,337	17,664	18,897	25,412
	Commercial	25,085	28,238	31,507	34,544	50,591
	Industry	203,755	223,721	244,420	263,655	365,268
	Community Purposes	10,525	11,295	12,093	12,835	16,753
	Rural and Other Uses	103,041	113,591	124,528	134,692	188,385
Total	357,462	393,182	430,212	464,623	646,409	

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SC3.2 Schedules of works

Table SC3.2.1A – Transport (Roads) schedule of works

MAP REFERENCE	ASSET TYPE	ROAD NAME	HIERARCHY	LENGTH (m)	TIMING	ESTABLISHMENT ²¹ COST	Remainder of Shire				
							Toonoolawah (TR1)	Esk (TR2)	Lowood (TR3)	Fernvale (TR4)	Kilcoy (TR5)
TRF01	Road	McCulkins La	Dual Carraigeway	600	2015	\$1,264,244				Y	
TRF02	Road	Vogler Rd	Trunk Collector	454	2021	\$596,912				Y	
TRF03	Road	Beeston Dr	Collector Street	406	2016	\$423,361				Y	
TRF04	Road	Allen Rd	Collector Street	596	2012	\$595,211				Y	
TRF05	Road	Future Link #4	Trunk Collector	1,864	2021	\$3,269,186				Y	
TRF06	Road	Kerr St	Collector Street	1,189	2041	\$1,817,801					Y
TRF07	Road	Carseldine St	Collector Street	794	2041	\$1,213,814					Y
TRF08	Road	Glenhaven Drive	Collector Street	759	2036	\$1,160,326					Y
TRF09	Road	Northern Link Road	Trunk Collector	1,321	2041	\$2,391,942					Y
TRF10	Road	Hedley Drive	Collector Street	575	2016	\$852,794					Y
TRF11	Road	Northern Link Road	Trunk Collector	3,321	2041	\$6,014,596					Y
TRF12	Road	Muckerts Lane	Dual Carraigeway	227	2031	\$619,720				Y	
TRF13	Road	Future Link #4	Trunk Collector	796	2021	\$1,396,419				Y	
TRF14	Road	Future Link #4	Trunk Collector	447	2036	\$612,635				Y	
TRF15	Road	Unnamed Road	Collector Street	694	2021	\$1,029,151				Y	
TRF16	Road	Beeston Dr	Collector Street	142	2016	\$148,117				Y	
TRF17	Road	Chatham St	Collector Street	341	2021	\$356,280				Y	
TRF18	Road	Chatham St	Collector Street	495	2021	\$516,619				Y	
TRF19	Road	Graham Rd	Collector Street	342	2021	\$357,240				Y	
TRF20	Road	McCulkins La	Dual Carraigeway	809	2041	\$1,851,966				Y	
TRF21	Road	Millar Road	Dual Carraigeway	66	2041	\$150,932				Y	
TRF22	Road	Millar Road	Dual Carraigeway	544	2041	\$1,244,095				Y	
TRF23	Road	Fairney View - Fernvale Rd	Dual Carraigeway	145	2041	\$331,864				Y	
TRF24	Road	Fairney View - Fernvale Rd	Trunk Collector	1,404	2021	\$1,845,246				Y	
TRF25	Road	Sea Eagle Drive - Peregrine Drive Connection	Collector Street	595	2016	\$882,572			Y		
TRF27	Road	Muckerts Lane	Dual Carraigeway	1,377	2041	\$3,151,047				Y	

²¹The establishment cost is expressed in current cost terms as at the base date.

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MAP REFERENCE	ASSET TYPE	ROAD NAME	HIERARCHY	LENGTH (m)	TIMING	ESTABLISHMENT ²¹ COST	Remainder of Shire				
							Toogoolawah (TR1)	Esk (TR2)	Lowood (TR3)	Fernvale (TR4)	Kilcoy (TR5)
TRF28	Road	Muckerts Lane	Dual Carraigeway	728	2041	\$1,665,657				Y	
TRF29	Road	Northern Link Road	Trunk Collector	1,321	2041	\$1,810,878					Y
TRF30	Road	New Road	Collector Street	90	2031	\$98,445				Y	
TRF31	Road	Winya Road	Collector Street	864	2021	\$901,550	Y	Y	Y	Y	Y
TRF32	Road	Winya Road	Collector Street	222	2021	\$231,334	Y	Y	Y	Y	Y
TRF33	Road	Carseldine Street	Collector Street	173	2041	\$187,927					Y
TRF34	Road	Lindemans Road	Trunk Collector	161	2031	\$220,635			Y		
TRF35	Road	Allen Rd	Collector Street	146	2021	\$152,365				Y	
TRF36	Road	Brouff Road	Trunk Collector	410	2031	\$562,105				Y	
TRF37	Road	Muckerts Lane	Dual Carraigeway	786	2031	\$1,798,170				Y	
TRF38	Road	Vogler Rd	Trunk Collector	248	2021	\$325,625				Y	
TRF39	Road	Kerr St	Collector Street	50	2021	\$52,239					Y
TRF40	Road	Kerr St	Collector Street	91	2021	\$94,918					Y
TRF41	Road	Kerr St	Collector Street	112	2021	\$116,377					Y
TOTAL						\$42,312,317					

Table SC3.2.1B – Transport (Intersections) schedule of works

MAP REFERENCE	ASSET TYPE	ROAD NAME	TIMING	ESTABLISHMENT ²² COST	Remainder of Shire				
					Toogoolawah (TR1)	Esk (TR2)	Lowood (TR3)	Fernvale (TR4)	Kilcoy (TR5)
INTF04	Prioritised Intersection	Graham Rd and Fairney View-Fernvale Rd	2021	\$218,575				Y	
INTF06	Prioritised Intersection	No Name Available	2021	\$218,575				Y	
INTF18	Prioritised Intersection	No Name Available	2036	\$228,078				Y	
INTF20	Prioritised Intersection	Honeywood Dr and Fairney View-Fernvale Rd	2021	\$218,575				Y	
INTF21	Prioritised Intersection	Chatham St and Clive St	2021	\$218,575				Y	
INTF22	Prioritised Intersection	Honeywood Dr and Fernvale Rd	2016	\$218,575				Y	

²² The establishment cost is expressed in current cost terms as at the base date.

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MAP REFERENCE	ASSET TYPE	ROAD NAME	TIMING	ESTABLISHMENT ²² COST	Toogoolawah (TR1)	Esk (TR2)	Lowood (TR3)	Fernvale (TR4)	Kilcoy (TR5)	Remainder of Shire
INTF23	Prioritised Intersection	Muckerts La and Fernvale Rd	204 1	\$228,078				Y		
INTF24	Prioritised Intersection	Vogler Rd, Natan Rd and Brouff Rd	201 6	\$218,575				Y		
INTF25	Prioritised Intersection	Old Fernvale Rd and Vogler Rd	203 1	\$228,078				Y		
INTF26	Prioritised Intersection	Muckerts La and Old Fernvale Rd	203 1	\$228,078				Y		
INTF27	Prioritised Intersection	No Name Available	203 1	\$228,078				Y		
INTF29	Prioritised Intersection	No Name Available	203 6	\$228,078					Y	
INTF30	Prioritised Intersection	No Name Available	204 1	\$228,078					Y	
INTF31	Prioritised Intersection	William St and Mary St	202 6	\$228,078					Y	
INTF34	Prioritised Intersection	No Name Available	204 1	\$228,078					Y	
INTF37	Prioritised Intersection	Hedley Drive and Northern Link Road	204 1	\$228,078					Y	
TOTAL				\$3,592,230						

Table SC3.2.1C – Transport (Bridges / Structures) schedule of works

MAP REFERENCE	ASSET TYPE	ROAD NAME	SPANS	LANES	TIMING	ESTABLISHMENT COST	Toogoolawah (TR1)	Esk (TR2)	Lowood (TR3)	Fernvale (TR4)	Kilcoy (TR5)	Remainder of Shire
STRF01	Culvert	No Name Available	5	2	2041	\$2,280,781					Y	
STRF02	Culvert	Carseldine St Extension	5	2	2041	\$2,280,781					Y	
STRF03	Bridge	Brouff Rd - Clive St Link Road	2	2	2021	\$874,299				Y		
TOTAL						\$5,435,862						

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Table SC3.2.2 – Public parks and community land schedule of works²³

MAP REFERENCE	PARK NAME / PROJECT DESCRIPTION	PARK TYPE	AREA	TIMING	ESTABLISHMENT COST	Toogoolawah (PPCL1)	Esk (PPCL2)	Lowood (PPCL3)	Fernvale (PPCL4)	Kilcoy (PPCL5)	Remainder of LGA (PPCL6)
OSF001	Fernvale 1	Local	5,000	2031	\$433,772				Y		
OSF002	Fernvale 3	Local	5,000	2026	\$198,049				Y		
OSF003	Fernvale 4	Local	5,000	2036	\$433,772				Y		
OSF004	Fernvale 2	Local	5,000	2016	\$427,976				Y		
OSF005	Lowood 1	Local	5,000	2011	\$422,179			Y			
OSF006	Fernvale 6	Township Sports	100,000	2016	\$3,000,000			Y	Y		Y
OSF007	Lowood 2	Local	5,000	2036	\$433,772			Y			
OSF009	Lowood 4	Local	5,000	2021	\$427,976			Y			
OSF010	Parlows Park	Local	5,139	2016	\$34,242				Y		
OSF013	Lakeview Park	Local	19,738	2011	\$73,170		Y				
OSF014	Stumer Park	Township Sports	42,052	2026	\$408,979			Y	Y		Y
OSF015	Stumer Park	Township Sports	42,052	2012	\$189,545			Y	Y		Y
OSF016	Fernvale Camp Draft & Recreation Reserve	Shire Destination	82,147	2026	\$869,511	Y	Y	Y	Y	Y	Y
OSF018	Lowood Recreation Reserve	Township Sports	73,934	2026	\$600,000			Y	Y		Y
OSF019	Lowood Recreation Reserve	Township Sports	10,000	2016	\$900,000			Y	Y		Y
OSF020	Lowood Bend	Shire Destination	10,131	2016	\$895,789	Y	Y	Y	Y	Y	Y
OSF021	Lowood Reservoir Park	Township	19,701	2026	\$512,000			Y	Y		Y
OSF022	Fielding Reserve	Shire Destination	35,249	2020	\$703,457	Y	Y	Y	Y	Y	Y
OSF023	Fielding Reserve	Shire Destination	35,249	2015	\$183,970	Y	Y	Y	Y	Y	Y
OSF024	Esk Showground Reserve	Shire Destination	264,344	2026	\$934,737	Y	Y	Y	Y	Y	Y
OSF025	Mill End Park	Local	619	2026	\$136,655		Y				
OSF026	Unnamed Park	Open Space	1,194	2026	\$42,572	Y	Y	Y	Y	Y	Y
OSF027	Toogoolawah Lions Park	Local	8,699	2026	\$32,233	Y					
OSF028	Childrens's Park, Toogoolawah	Local	5,430	2026	\$74,012	Y					
OSF029	Toogoolawah Showgrounds	Shire Destination	214,322	2026	\$0	Y	Y	Y	Y	Y	Y
OSF031	Coominya Railway Community Centre & Park	Village	127,339	2011	\$28,572						Y
OSF033	Tennis Courts & Park, Moore	Village Sports	2,565	2026	\$493,073						Y
OSF034	Minden Village Park	Village	48,044	2026	\$55,206						Y
OSF035	Minden Park	Village	19,841	2026	\$75,844						Y
OSF036	Good Family Park	Village	1,385	2026	\$98,067						Y

²³ The establishment cost is expressed in current cost terms as at the base date.

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MAP REFERENCE	PARK NAME / PROJECT DESCRIPTION	PARK TYPE	AREA	TIMING	ESTABLISHMENT COST	Toogoolawah (PPCL1)					
						Esk (PPCL2)	Lowood (PPCL3)	Fernvale (PPCL4)	Kilcoy (PPCL5)	Remainder of LGA (PPCL6)	
OSF037	Hills Reserve	Shire Destination	46,008	2026	\$934,310	Y	Y	Y	Y	Y	Y
OSF038	Nerreman Reserve	Shire Destination	40,597	2026	\$934,737	Y	Y	Y	Y	Y	Y
OSF039	Colinton Memorial Park	Village	1,854	2026	\$88,631						Y
OSF040	Gravel Pit Park	Local	5,411	2026	\$126,012			Y			
OSF041	Langton Park, Toogoolawah	Local	4,898	2026	\$139,118	Y					
OSF042	Edith Maude Park, Coominya	Village	3,918	2026	\$92,080						Y
OSF043	Plumb Park	Village	650	2026	\$94,874					Y	Y
OSF044	Len Haines Park	Village	4,914	2026	\$89,157						Y
OSF046	Wells Park	Village	16,452	2026	\$139,118						Y
OSF047	Monsildale Reserve	Village	75,634	2026	\$139,118						Y
OSF048	Brisbane Valley Pony Club	Local	500,728	2026	\$139,118						Y
OSF049	Poll Crandall (B.E.M) Park, Toogoolawah	Rest Area	30,637	2026	\$31,489	Y	Y	Y	Y	Y	Y
OSF050	Sim Lord Park	Village	6,218	2026	\$102,020						Y
OSF051	Haslingden Park North	Local	2,592	2026	\$139,118			Y			
OSF052	Haslingden Park	Local	3,715	2026	\$139,118			Y			
OSF054	Fernvale To Lowood Trail	Shire Destination	211,593	2026	\$934,737	Y	Y	Y	Y	Y	Y
OSF056	Jensen Swamp Environmental Reserve	Township	188,158	2026	\$455,744			Y	Y		Y
OSF057	Lowood Skate Park	Township	2,728	2026	\$403,967			Y	Y		Y
OSF058	Wilf Dargush Park Toogoolawah	Open Space	19,488	2026	\$42,572	Y	Y	Y	Y	Y	Y
OSF059	Coominya Recreation Reserve (Syd Linde Oval)	Village Sports	18,180	2026	\$513,901		Y	Y	Y		Y
OSF060	Coominya Recreation Reserve	Village	119,963	2026	\$139,118						Y
OSF061	Esk Lions Park	Local	12,320	2026	\$139,118		Y				
OSF062	Twin Bridges Precinct	Shire Destination	192,115	2015	\$856,842	Y	Y	Y	Y	Y	Y
OSF063	Toogoolawah Skate Park	Township	49,104	2026	\$541,648			Y	Y		Y
OSF064	McConnell Park, Toogoolawah	Township	27,476	2026	\$541,648			Y	Y		Y
OSF065	Fernvale Memorial Park	Township	34,299	2026	\$584,584			Y	Y		Y
OSF066	Fernvale Memorial Park	Township	34,299	2012	\$90,591			Y	Y		Y
OSF067	Savages Crossing	Shire Destination	11,030	2020	\$699,129	Y	Y	Y	Y	Y	Y
OSF068	Savages Crossing	Shire Destination	11,030	2015	\$183,970	Y	Y	Y	Y	Y	Y
OSF069	Somerset Dam Park and Camping Ground Precinct	Shire Destination	85,462	2026	\$0	Y	Y	Y	Y	Y	Y
OSF070	Moore Pony & Hack Club	Village	51,604	2026	\$139,118						Y
OSF071	Lowood Railway Precinct	Township	45,691	2026	\$1,074,046			Y	Y		Y
OSF072	Esk Sport and Recreation Precinct	Shire Destination	263,857	2011	\$412,376	Y	Y	Y	Y	Y	Y

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MAP REFERENCE	PARK NAME / PROJECT DESCRIPTION	PARK TYPE	AREA	TIMING	ESTABLISHMENT COST	Toogoolawah (PPCL1)	Esk (PPCL2)	Lowood (PPCL3)	Fernvale (PPCL4)	Kilcoy (PPCL5)	Remainder of LGA (PPCL6)
OSF073	Esk Sport and Recreation Precinct	Shire Destination	263,857	2011	\$220,534	Y	Y	Y	Y	Y	Y
OSF074	New Park - Near Kilcoy-Murgon Road	Local	7,600	2041	\$407,843					Y	
OSF075	Yowie Park	Township	47,453	2015	\$0					Y	Y
OSF076	Hedley Drive	Local	33,555	2015	\$0					Y	
OSF077	Fernvale 2	Local	5,000	2011	\$422,179				Y		
OSF078	Brown Street Park	Local	3,785	2015	\$261,357					Y	
OSF079	New Park - Creek Corridor - Sheep Station Ck	Local	5,000	2036	\$315,911					Y	
OSF080	New Park - Creek Corridor - Kilcoy Ck	Local	7,600	2031	\$407,843					Y	
OSF081	New Park - Creek Corridor - Sheep Station Ck	Local	5,000	2041	\$315,911					Y	
TOTAL					\$26,551,835						

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SC3.3 Local government infrastructure plan maps

Refer to Volume 2 of the planning scheme (Somerset Region Planning Scheme Maps) for local government infrastructure plan maps.

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Schedule 4 Notations required under the Planning Act 2016

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

Table SC4.1.1—Notation of decisions under section 89 of the Act

Date of decision	Location (real property description)	Decision type	File/Map reference
<u>12 April 2017</u>	<u>Lot 315 on SP178650</u>	<u>Decision to approve a Request to apply superseded planning scheme to a new development proposal for 97 residential lots with a balance lot</u>	<u>DA17198</u>

Editor's note—this schedule must include:

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

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

Table 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
29 June 2011	1 July 2011		<p>For more information contact Council on (07) 5424 4000. A copy of the adopted infrastructure charges resolution can be obtained online at: http://www.dsdip.qld.gov.au/resources/map/infrastructure-charges/somerset-regional-council.pdf</p>
11 July 2012	11 July 2012	Adopted Charges Resolution 2012	
26 February 2014	26 February 2014	Adopted Infrastructure Charges Resolution 2014	
16 June 2015	16 June 2015	Charges Resolution June 2015	
1 March 2016	1 March 2016	Charges Resolution (No. 1) 2016	
31 August 2016	31 August 2016	Charges Resolution (No. 2) 2016	
24 May 2017	24 May 2017	Charges Resolution (No. 1) 2017	
<u>28 June 2018</u>	<u>2 July 2018</u>	<u>Charges Resolution (No. 1) 2018</u>	

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SC4.3 Notation of registration for urban encroachment provisions under section 267 of the Act

Table SC4.3.1—Notation of registrations made under section 267 of the Act

Date of registration of the premises	Location of premises (real property description)	Details of registration	Terms of registration

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Schedule 5 Designation of premises for development

Table SC5.1—Designation of premises for development infrastructure under section 42 of the Act

Date the designation, amendment, extension or repeal takes effect	Location of premises (real property description)	Street address (including the relevant local government area if the notation is outside the planning scheme area)	Type of infrastructure
22 February 2010	Insofar as the community infrastructure designation relates to the Somerset Regional Council area; part of: Lot 64 on CA311285 Lot 62 on CA311284 Lot 63 on CA311284 #2128 Road AP16436 Lot 59 on CA311284 Lot 68 on RP12462 Buaraba Creek South Branch AP16437 Lot 78 on CA31627 Lot 90 on CA31905 Palm Tree Road AP16437 Lot 2 on CA311356 Kavanaghs Road AP16438 Buaraba Creek (North Branch) AP16439 Unnamed Road AP16439 Lot 80 on CA31750 Lot 68 on CA311356 #2131 Road AP16440 Lot 3 on CSH1612 Esk Hampton Road AP16441 Lot 528 on FTY1041 Little Oaky Creek AP16442 Lot 58 on CSH2241 Lot 9 on SP117255 Lot 10 on SP117255	Various	(k) operating works under the <i>Electricity Act 1994</i>
The type of community infrastructure for which the land has been designated is operating works under the <i>Electricity Act 1994</i> . Specifically, these operating works are Powerlink's proposed			

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Date the designation, amendment, extension or repeal takes effect	Location of premises (real property description)	Street address (including the relevant local government area if the notation is outside the planning scheme area)	Type of infrastructure
Springdale to Halys 500 kilovolt (kV) transmission lines and the new Halys 500/275 kV substation.			

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3 October 2011	<p>Insofar as the community infrastructure designation relates to the Somerset Regional Council area; part of: Lot 2 on RP139532 Bumsteads Road AP17042 Lot 8 on RP139532 Lot 9 on RP139532 Lot 5 on RP139532 Lot 11 on RP139532 Lot 6 on RP139532 Lot 7 on RP139532 Lot 12 on RP139532 Lot 2 on RP31150 Bichels Road AP20536 Lot 2 on RP203631 Lot 1 on RP31162 Lot 2 on RP32228 Prenzlau Road AP20535 Lot 390 on CH31915 Lot 2 on RP31197 Plain Creek AP17040 Lot 2 on CC2169 Lowood Minden Road AP17039 Lot 601 on RP853835 Lot 1 on RP157220 Lot 28 on RP32356 Reinke Road AP17038 Lot 27 on RP32356 Frohloffs Road AP17037 Lot 43 on RP32359 Lot 42 on RP32355 Lot 20 on RP227736 Lot 40 on RP32355 Lot 39 on RP32355 Lot 38 on RP32355 Lot 37 on RP32355 Proposed Road AP17036 Lot 663 on CH31841 Lot 2 on SP139976 Lot 470 on CC2052 Lot 534 on CC2221 Marburg Road AP17035 Lot 32 on SP103149 Lot 1 on RP123346 Linnings Road AP17034</p>	Various	(k) operating works under the <i>Electricity Act 1994</i>
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Date the designation, amendment, extension or repeal takes effect	Location of premises (real property description)	Street address (including the relevant local government area if the notation is outside the planning scheme area)	Type of infrastructure
	Lot 370 on SP154103 Lot 318 on CH31257 Claus Road AP17033 Lot 3 on SP225629 Proposed Road AP17032 Lot 216 on CH3117 Lot 215 on CH3117 Lot 214 on CH3117		
<p>The type of community infrastructure for which the land has been designated is operating works under the <i>Electricity Act 1994</i>. Specifically, these operating works are ENERGEX's Abermain to Lockrose 110 kilovolt (kV) Network Upgrade Project which consists of:</p> <ul style="list-style-type: none"> • Refurbishment and upgrading of ENERGEX's existing 34.7 kilometre 110 kV distribution line connecting to Powerlink's Abermain and ENERGEX's Lockrose substations. This refurbishment will be undertaken in two stages. Firstly, ENERGEX will construct a new 6.85 kilometre double circuit 110 kV line connecting Abermain substation to Velvet St, Pine Mountain. Secondly, ENERGEX will refurbish the existing 110 kV line by replacing existing poles and upgrading the line from a single to double circuit configuration. • ENERGEX's 110kV assets within the Abermain substation. • The Lockrose substation operating at 110 kV and lower voltages. 			
15 November 2012	Insofar as the community infrastructure designation relates to the Somerset Regional Council area; part of: Hannah Lane Lot 214 on CH3117 Lot 215 on CH3117 Lot 216 on CH3117 Lot 217 on CH3117 Unnamed Road Lot 3 on SP225629 Claus Road Lot 318 on CH31257 Lot 370 on SP154103 Lot 697 on CH311891 Linnings Road Lot 1 on RP123346 Lot 32 on SP103149 Lot 3 on SP103149 Marburg Road Lot 534 on CC2221 Lot 470 on CC2052 Lot 2 on SP139976 Lot 663 on CH31841 Unnamed Road Lot 37 on RP32355	Various	(k) operating works under the <i>Electricity Act 1994</i>

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Date the designation, amendment, extension or repeal takes effect	Location of premises (real property description)	Street address (including the relevant local government area if the notation is outside the planning scheme area)	Type of infrastructure
	Lot 38 on RP32355 Lot 39 on RP32355 Lot 40 on RP32355 Lot 20 on RP227736 Lot 42 on RP32355 Lot 43 on RP32359 Frohloffs Road Lot 27 on RP32356 Reinke Road Lot 28 on RP32356 Lot 1 on RP157220 Lot 601 on RP853835 Lot 30 on RP140441 Lowood Minden Road Lot 1 on RP35911 Lot 4 on CC2169 Plain Creek Lot 2 on CC2242 Lot 2 on CC2169 Lot 2 on RP31197 Lot 1 on RP31197 Lot 390 on CH31915 Prenzlau Road Lot 4 on RP894689 Schulz Road Lot 2 on RP32228 Bichels Road Lot 1 on RP31162 Lot 2 on RP32227 Lot 1 on RP32227 Lot 2 on RP31151 Petrea Road Lot 1 on RP31151 Lot 1 on RP31152 Lot 1 on RP31159 Lot 1 on SP201340 Lot 6 on SP201340 Court Avenue Lot 108 on CH311698 Lot 106 on SP176180 McLaughlans Lane Lot 2 on SP176180 Lot 1 on N25425 Lot 1 on RP31183 Lot 2 on RP31183 Brightview Road Lot 459 on CC184 Lot 458 on CC184		
The type of community infrastructure for which the land has been designated is operating works under the <i>Electricity Act 1994</i> . Specifically, these operating works are Powerlink Queensland's			

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Date the designation, amendment, extension or repeal takes effect	Location of premises (real property description)	Street address (including the relevant local government area if the notation is outside the planning scheme area)	Type of infrastructure
proposed Springdale to Blackwall 500kV transmission line project, planned to be initially energised at 275kV, approximately 50.5 kilometres in length.			
05 August 2013	Lot 130 on CC3041 Lot 216 on CC3041	1605 Brisbane Valley Highway, Fernvale	4 community and cultural facilities, including facilities where an education and care service under the Education and Care Services National Law (Queensland) is operated or a child care service under the Child Care Act 2002 is conducted, community centres, meeting halls, galleries and libraries. 6 education facilities 15 storage and works depots and the like including administrative facilities associated with the provision or maintenance of the community infrastructure
The land has been designated for the Fernvale State School and Kindergarten and Associated facilities.			

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Schedule 6 Planning scheme policies

SC6.1 Planning scheme policy index

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

Table SC6.1.1—Planning scheme policy index

SC6.2 – Planning Scheme Policy 1 – Ecological Assessment Guidelines

SC6.3 – Planning Scheme Policy 2 – Heritage Places

SC6.4 – Planning Scheme Policy 3 – Catchment Management Analysis Guidelines

SC6.5 – Planning Scheme Policy 4 – Design Standards

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SC6.2 Planning Scheme Policy 1 – Ecological Assessment Guidelines

SC6.2.1 Introduction

The Somerset Regional Council area includes tracts and patches of remnant vegetation and associated habitat with high conservation value. While some of these values are already protected in the conservation estate, many are found outside of areas that are explicitly protected. This includes tracts of remnant and regrowth vegetation and the watercourses and wetlands that not only provide habitat for native plants and animals but also corridors between conservation reserves.

The **Biodiversity Areas Overlay Maps OM-003a-f** delineate the known location of these and other ecological values present in the Somerset Regional Council area. However, as this mapping is derived from existing knowledge it is likely that some ecological features have not been adequately represented. As such, there is a need to undertake on ground assessments so that development can respond to prevailing ecological values.

SC6.2.2 Application

This planning scheme policy is for the specific purpose of assessing ecological values within the Somerset Regional Council area as triggered by the **Biodiversity Areas Overlay Maps OM-003a-f**. The policy does not aim to replace assessments triggered by or undertaken in response to other government legislation or policy. For instance, the guideline should not be used to assess Matters of National Significance for the purposes of the *Environmental Protection and Biodiversity Conservation Act 1999* and will not discount the need for the assessment against the provisions of the *Vegetation Management Act 1999* or *Nature Conservation Act 1992*. However assessments undertaken for any other purpose will assist in the preparation of an ecological assessment prepared in accordance with these guidelines.

SC6.2.3 Ecological Assessment

SC6.2.3.1 Type of Assessment

The type of assessment required at a site triggered by the **Biodiversity Areas Overlay Maps OM-003a-f** and where required by the Biodiversity Overlay Code in **Part 8.2** will be largely dictated by the values mapped for the site and prevailing diversity and integrity of vegetation associations.

Desktop assessments are an integral component of all ecological assessments. The level of effort applied to desktop assessments should remain relatively constant irrespective of the level of field assessment required.

Whilst it is acknowledged that a spectrum of field survey effort can be considered, this ecological assessment guideline categorises two levels:

- 1) **Basic** - Assessment is undertaken over the period of a day or less. Trapping is not undertaken, although diurnal searches for fauna are desirable. Vegetation structure is likely to be readily assessed using Quaternary sites, although transect information may be useful in some situations. All prevailing environments are assessed.
- 2) **Detailed** - Assessment is undertaken over a five day / four night period. Trapping is undertaken. To adequately describe vegetation structure a mix of Secondary and Quaternary sites are required. All prevailing environments are assessed. In some instances seasonal survey information may be required (e.g. Summer and Winter surveys).

Listed below are the ecological features delineated in **Biodiversity Areas Overlay Maps OM-003a-f** and the of field level assessment required where development is likely to impact the feature:

Detailed assessments are required where the site is mapped as including one or more of the following features:

- Protected areas;

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- Wildlife habitat;
- Regulated vegetation;
- Legally secured offset areas;
- Watercourses; ~~and~~
- Wetlands ~~and~~
- [Bushland Koala Habitat – Primary Habitat Areas.](#)

Basic assessments are required where the site is mapped as including one or more of the following features:

- Biodiversity corridors; ~~and/or~~
- [Bushland Koala Habitat – Secondary Habitat Areas.](#)

For sites where there are features triggering either basic or detailed assessments are present, the level of assessment should be determined by the dominant feature for the site or in consultation with Council.

Assessments should not be restricted to portions of the site mapped as a constraint to the feature, but to the entire site so that spatial extent of ecological features can be accurately determined at the property level.

Whilst this represents a guide for the likely level of assessment required, advice should be sought from Council regarding the proposed approach. For example, a large site supporting a limited area of significant vegetation in a remote corner may not justify a full detailed assessment, whereas a site completely covered in remnant vegetation is likely to trigger assessment. Over time the knowledge of the local environment will improve and as such there may be instances where Council may recommend a greater or reduced effort of survey.

SC6.2.3.2 Recommended Contents

Irrespective of the level of assessment required it will be necessary to establish and describe the following:

- **Author's Qualifications** - The skills and qualifications of the author of the ecological assessment;
- **Trigger for Ecological Assessment** - A description of the values that are mapped for the site in the Biodiversity Overlay maps;
- **Background Information** - Desktop assessment of known and likely values (see section SC6.2.3.3 for guidance);
- **Methods of Field Assessment** - See section SC6.2.3.4 for guidance;
- **Description of Habitat Values** - Describe the vegetation communities / regional ecosystems present on site. Identify the known flora and fauna species occurring on or utilising the site as an extension of its habitat. Provide lists of these species. Extent of significant habitat areas and features;
- **Condition** - The condition of the site and the presence of threatening processes such as elements such as weeds;
- **Species / Communities of Conservation Significance** - The known or likely presence of flora and fauna species or ecological communities that are of conservation significance;
- **Water and Drainage** - The presence or otherwise of water features including rivers and streams, freshwater wetlands, estuarine or marine environments;
- **Ecological Corridors** - Location, alignment and width of ecological corridors. This includes regional, local and site based corridors. The degree to which a site contributes to corridor function must be discussed (note, some sites may be entirely located within a corridor);
- **Response to Ecological Values** - How the development proposal considers the identified ecological values;
- **Mitigation** - Mitigation measures associated with the development. Any offset measures proposed; and
- **Impacts** - The likely residual impacts of the development proposal.

It is recommended that the above list forms the basis for a table of contents for the ecological assessment.

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The report should include appropriately scaled maps and photographs of the site.

SC6.2.3.3 Desktop Assessment

The following is a list of some of the resources that might be reviewed to inform the field work component and the final written ecological assessment:

- Aerial photography, both current and historical;
- Existing reports that are specific to the site or region;
- Planning scheme overlays;
- Databases (e.g. the Queensland Herbarium's Herbrecks and Corveg, Wildnet, EPBC Protected Matters, Birds Australia and Queensland Museum); and
- Existing mapping resources (e.g. regional ecosystem remnant and regrowth maps, Biodiversity Planning Assessments, geological, waterways and topographic).

If an area is mapped as State, Regional or Local significance an assessment of the criteria that lead to it's designation should be made.

SC6.2.3.4 Field Assessment

Flora

All vegetation communities should be assessed in terms of the structure and floristics. The Queensland Herbarium's "Methodology for Survey and Mapping of Vegetation Communities and Regional Ecosystems in Queensland" (Nelder *et. al.*, 2005) provides a framework against which vegetation communities can be delineated and described. A useful method for capturing vegetation structure and dominant floristics elements is the use of Secondary and Quaternary sites. At a property scale delineation of vegetation communities should be at a scale of 1:10,000 or better.

If wetlands are present they should be delineated according to "Part B of the draft Queensland Wetland Definition and Delineation Guideline" (DERM, 2011).

A flora list should be established for the site that adequately samples all vegetation communities present. Threatened species identified in the desktop assessment should be targeted. At a minimum the species list must include the common name, scientific name and status (conservation status or pest status).

Fauna

For basic assessments a description of habitat values should be included. The known or likely occurrence of significant species should be described. Diurnal searches including the following would ideally be undertaken:

- Diurnal bird searches;
- Diurnal ground searches;
- Tracks, scats and other trace analysis; and
- Opportunistic observations.

For detailed assessments the following techniques should be employed:

- Diurnal/nocturnal bird searches;
- Ground searches;
- Elliott trapping;
- Cage trapping where appropriate;
- Pitfall &/or funnel trapping;
- Hair funnel trapping;
- Spotlighting;
- Anabat bat detection;
- Call playback; and
- Habitat assessment.

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SC6.2.4 Qualification Requirements to Prepare an Ecological Assessment

Tertiary qualifications in environmental science with skills and/or training in field ecology are required. Preferably the consultant will be a Certified Environmental Practitioner. Individuals undertaking field work should have appropriate licences, approvals and permits required by State Government and the Animal Ethics Committee.

SC6.2.5 How Does the Ecological Assessment Inform Development Design?

The site design should respond to the findings of the ecological assessment. Important ecological features should be retained.

Important ecological features should also be buffered. Buffers to freshwater wetlands, watercourses should follow current best practice.

Where corridors are identified the design should include unencumbered movement paths. For wooded sites these should aim to be at least 350 metres wide. For sites with no to little vegetation provisions should be made to retain and restore the corridor.

Ecological features should be delineated in an opportunities and constraints map. The final ecological assessment should demonstrate how the proposed plan of development responds to site values.

SC6.2.6 Describe the Impacts

The impacts of the development should be described. This should include not only direct impacts such as the clearing of vegetation, but also the indirect impacts affected areas both on and off site (e.g. what the likely edge effects on vegetation or what is the likely impact of storm water runoff to receive sites). Both permanent (e.g. removal of a hollow bearing tree) and temporary (e.g. establishment of a temporary creek crossing) should be discussed.

Not all impacts are negative. A proposal that results in the overall enhancement of the natural environment through ecological restoration or removal of weeds will have a positive impact. A net benefit might also be achieved if an environmental offset (such as those delivered in accordance with current State government policy) results in a net increase in vegetation cover and/or the habitat of a threatened species.

SC6.2.7 References

Department of Environment and Resource Management., 2011, *Queensland Wetland Definition and Delineation Guideline*. Queensland Government, Brisbane.

Neldner, V.J., Thompson, E.J., Bean, A.R. and Dillewaard, H.A. with contributions from Wilson, B.A., Sparshott, K.M., Grimshaw, P., Dowling, R., Stephens, K.M., Price, R. and Stanely, T.D., 2005. *Methodology for Survey and Mapping of Vegetation Communities and Regional Ecosystems in Queensland*.(Ed.sNeldner, V.J., E.J. Thompson, A.R. Bean and H.A. Dillewaard). Queensland Herbarium, Queensland Environmental Protection Agency, Australia.

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SC6.3 Planning Scheme Policy 2 – Heritage Places

The Heritage Places listed in Table SC6.5.1 are for the purposes of interpretation of the **Local heritage overlay map OM-0011** and the Local heritage overlay code in Part 8.2.11:

Table SC6.3.1 – Heritage Places

Place ID	Place Name	Street No.	Street Name	Locality	Real Property Description	QLD Heritage Place ID	National Estate Place ID
SRC-HP-001	Dental Surgery	-	Railway Street	Lowood	1RP32261	600496	-
SRC-HP-002	Esk War Memorial and Memorial Park	57	Ipswich Street	Esk	217CSH2144	600494	-
SRC-HP-003	Inverness	58	Fulham Street	Toogoolawah	3RP71417	600498	-
SRC-HP-004	Lockyer Creek Railway Bridge (Clarendon)	-	Mahons Road	Coominya	35SP122398	600495	-
SRC-HP-005	McConnell Park & Toogoolawah War Memorial	-	Gunyah Street	Toogoolawah	1RP167506	600499	-
SRC-HP-006	St Agnes Rectory & Church	-	Ipswich Street	Esk	3SP156225	600493	-
SRC-HP-007	St Andrews Presbyterian Church	-	Ipswich Street	Esk	110E1721	602408	-
SRC-HP-008	St Andrew's Church	-	Mangerton Street	Toogoolawah	1RP7722	600502	-
SRC-HP-009	St Andrew's Rectory	-	Mangerton Street	Toogoolawah	3RP7722	600501	-
SRC-HP-010	St Andrew's Church Hall	-	Mangerton Street	Toogoolawah	1-2RP7722	600500	-
SRC-HP-011	Stonehouse	-	D'Aguiar Highway	Moore	16SP122811	601626	-
SRC-HP-012	Cressbrook Homestead	-	Cressbrook-Caboonbah Road	Cressbrook	100SP127366	600503	-

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Place ID	Place Name	Street No.	Street Name	Locality	Real Property Description	QLD Heritage Place ID	National Estate Place ID
SRC-HP-013	Castleholme Homestead	-	Bryden - Crossdale Road	Bryden	164SP119637	600491	-
SRC-HP-014	Bellevue Homestead	-	West Road	Coominya	2RP150954	600492	-
SRC-HP-015	Caboonbah Homestead	-	Esk-Kilcoy Road	Caboonbah	Part of 241SL11000	601139	-
SRC-HP-016	Jimna Fire Tower	-	Murgon-Kilcoy Road	Jimna	207FTY1885	601814	-
SRC-HP-017	Kilcoy Homestead	-	Kilcoy-Murgon Road	Winya	28RP887549	600638	-
SRC-HP-018	Yimbun Railway Tunnel	-	Sinnamons Lane	Gregors Creek	1RP7674 & 2RP7693	602637	-
SRC-HP-019	Harlin Rail Bridge	-	Over Ivory Creek	Harlin	33SP122422 & 41SP122423	602636	-
SRC-HP-020	Jimna Single Men's Barracks (former)	4	Tip Road	Jimna	99LX2541	602685	-
SRC-HP-021	Linville War Memorial	-	George Street	Linville	102SP122432	602701	-
SRC-HP-022	Monsildale Homestead	2532	Monsildale Road	Monsildale	1RP160196	602704	-
SRC-HP-023	Mount Tarampa State School	9	Profkes Road	Mt Tarampa	2SP161914	602853	
SRC-HP-024	Tarampa State School	18	Manthey Road	Tarampa	102N25129	602849	
SRC-HP-025	Prenzlau State School	357	Prenzlau Road	Prenzlau	185CC3501	602856	

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SC6.4 – Planning Scheme Policy 3 – Catchment Management Analysis Guidelines

SC6.4.1 Introduction

The Somerset Regional Council area includes a number of water resource catchments, including Lake Wivenhoe, Lake Somerset, Lake Atkinson, Lake Cressbrook and the Mid-Brisbane River below Wivenhoe Dam. The ongoing protection of these resources and their catchments is a priority not only for Somerset, but for the broader South East Queensland region.

The **Catchment Management Overlay Maps OM-005** identify the location of water bodies and their catchments within the Somerset Regional Council Area. The **Catchment Management Overlay Maps OM-005** also reflect the statutory Water Supply Buffer Area to principal water storages of Lake Wivenhoe and Lake Somerset.

SC6.4.2 Application

This planning scheme policy is called up by the **Catchment Management Overlay Code**.

This planning scheme policy is for the specific purpose of assessing how development responds to catchment management and water quality within Somerset Region. In this respect, the planning scheme policy seeks that a Catchment Management Analysis be prepared in accordance with the content of the planning scheme policy.

The planning scheme policy contains different sections, which relate to various components that may be addressed in a Catchment Management Analysis. All Catchment Management Analyses shall include a Site Analysis and Site Management Plan (refer section SC6.4.3). A Catchment Management Analysis should also address the sections relevant to the development in terms of Elements and Impacts of Development (refer section SC6.4.4) and/or Specific Land Uses and Activities (refer section SC6.4.5).

The policy does not aim to replace assessments triggered by or undertaken in response to other government legislation or policy. However, assessments undertaken for any other purpose will assist to support a Catchment Management Analysis prepared in accordance with these guidelines.

SC6.4.3 Site Analysis and Site Management Plan

SC6.4.3.1 Purpose

A site analysis and management plan should be undertaken as part of the Catchment Management Analysis to present the necessary baseline information required to demonstrate that the proposal contributes to maintaining and improving water quality.

An ecological assessment prepared in accordance with Planning Scheme Policy 1 – Ecological Assessment Guidelines may also assist in the preparation of a site analysis and management plan.

SC6.4.3.2 Site Analysis

It is recommended that the site analysis contain the following content:

- Contour data at 5 metre intervals for a development parcel and down to 1 metre intervals for the nominated building and/or activity pad/area and any land disposal area(s);
- A slope assessment indicating slopes with gradients between 0-10%, 11-15%, 16-20%, 21-25% and greater than 25%;
- Soil and geology types including areas prone to erosion, instability, dispersive soils, swelling clays, rock outcrops, salinity, acid soils, and areas where chemical residue may occur due to previous activities on the site;

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- Poorly draining and seasonally waterlogged areas including springs, wetlands and flood plains, ground water levels, recharge areas and aquifer intake points;
- Existing natural and constructed water bodies;
- Flood heights for the major event nominated under the local government requirements;
- Existing natural and constructed drainage patterns and likely changes to such with management of stormwater quality;
- Extent and condition of any riparian lands and remnant *native vegetation* with management of such illustrated;
- Assessment of slopes, vegetation and the aspect for the site and surrounds with regards to bushfire risk with illustration of the approach for managing development;
- Micro climatic conditions relevant to the site including prevailing winds and rainfall;
- Existing and proposed structures, buildings, and improvements;
- Likely areas/extent of earthworks and clearing, plus recommended envelopes for building pads;
- The envelope for any effluent disposal field/system;
- The approach to any arable and pastoral activities on the site, including keeping of horses and dogs, as relevant to the scale and intensity of the uses;
- Any proposed retention, removal or planting of vegetation proposed to occur, demonstrated through a vegetation management plan that identifies the location and details of retained, removed or new vegetation and provides details of any maintenance and monitoring regime;
- Analysis of how the development responds to the water quality of the applicable catchment and water storages.

The site analysis should include appropriately scaled maps and photographs of the site.

SC6.4.3.3 Site Management Plan

Site Management Plan (SMP) is prepared by a suitably qualified and experienced professional/s to demonstrate the appropriate ongoing management of any use that has the potential to impact on water quality. This plan should include:

- The objectives of the plan;
- The impacts of the development during site works and ongoing operation;
- Ongoing monitoring;
- Progressive restoration;
- All protection and mitigation measures, backed by adequate management, technical and financial resources which ensure commitments for environmental management and timeframes;
- Clean-up and emergency procedures;
- Maintenance programs for machinery and equipment, including measures to prevent contaminants from operation, standing and repair areas;
- Water quality monitoring programs;
- Responsibilities for its implementation and maintenance;
- Processes for notifying the relevant local government and/or state government of any incident (likely/real) of environmental harm; and
- Processes for monitoring the SMP, recommended to occur:
 - 6 monthly testing for water quality (surface and groundwater);
 - Testing of stormwater, wastewater, treated wastewater and irrigation areas;
 - Testing prior to release/irrigation of treated wastewater or fertiliser;
 - Testing post release of treated wastewater and fertiliser;
 - Immediately after rainfall events; and
 - Annual audits of results, practices and site management.

Seqwater are a major stakeholder in relation to catchment management. Seqwater may therefore be consulted in the preparation of a Site Management Plan.

SC6.4.4 Elements and Impacts of Development

SC6.4.4.1 Waste Management

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Where waste or other solid or liquid emissions (including dust but excluding noise, light and odour) which may cause an adverse impact on water quality are likely to occur, the Catchment Management Analysis should identify how these emissions are to be managed. The analysis should identify measures proposed to prevent contaminants from entering surface water or groundwater bodies. This should involve the preparation of a Waste Management Plan, which details

- All processes that generate wastes and/or emissions;
- The quantities, storage and handling of materials and by-products;
- The source, quantity and biological/chemical characteristics of the waste or emissions; and
- Options for waste minimisation.

The Waste Management Plan should also consider the characterisation of waste and emissions in terms of their capacity to emit contaminants including through the breakdown of matter, liquid waste, stormwater run-off and airborne contaminants.

In considering the management of waste, the Waste Management Plan should identify the location of land uses and activities relevant to waste management. This may include (but is not limited to) storage and treatment areas. The location of these areas should be informed by the site analysis undertaken, while also locating these uses to:

- Be on land with a low capability of becoming unstable or collapsing; and
- Not be on areas that perform ground water recharge or discharge functions.

The characterisation of waste and emissions should also specifically consider those that have the potential to become airborne. The Waste Management Plan should consider the volume and level of contaminants that may be dispersed based on the nature of emissions and climatic factors. Where the risk is determined to have the potential for an adverse impact on water quality, either by being deposited on surface waters or on land where the emission or waste can be transported to surface water or groundwater bodies, the source is treated to remove this risk.

Where the Waste Management Plan identifies that collection and initial treatment of waste and emissions is required, this is undertaken so that:

- Water use is minimised to reduce effluent volumes;
- Dry methods or high pressure water use is maximized;
- Wash and process wastewater is isolated from stormwater and any cleaner streams;
- Suspended matters and solids are isolated;
- Highly contaminated wastewater is isolated for sufficient pre-treatment in holding tanks with off-site disposal of contaminants by a licensed contractor;
- All areas where contamination may occur (e.g. storage areas, handling areas, wash down areas, servicing/maintenance areas, process areas, waste storage areas) are located in weatherproofed buildings with a perimeter bund;
- Activities avoid kerosene, petrol and organic solvent cleaners and minimise the use of slow degreasers and detergents;
- The installation of substance recovery units in servicing bays allows for maximum reuse followed by collection in secure, weatherproof containers for disposal of used substances by a licensed contractor;
- Collection and storage areas are provided with impervious sealed floors and bunds graded to contain worst case spills and wash water, with discharge to a system of imperviously lined pits/basins and sumps to permit settling of solids, neutralising of heavy metals and separation of oils and emulsifiers for separate, appropriate chemical treatment without threat of overflow; and
- The sizing of collection and initial treatment areas is to accommodate minimal long term volume and back-up storage.

The Waste Management Plan should also identify methods for the treatment and disposal of collected waste and emissions so that:

- Treatment reflects the volumes, strengths and constituents of wastewater (e.g. total suspended solids, nutrients, pH, heavy metals, BOD, salinity);

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- Waste is treated through a series of approved systems (e.g. storage/treatment lagoons) designed by a suitably qualified and experienced engineer;
- Provision of sufficient storage capacity is made to allow for maximum first-flush holding capacity to provide for hydraulic and waste loadings (including sufficient *freeboard*) in major storm events;
- Provision of sufficient storage capacity is made for wet weather, maintenance, accidental spills, system down-time and shock loading without necessitating release of untreated wastewater;
- Storage and treatment occurs on existing or created impermeable surfaces to prevent leaching;
- Periodic desludging of storages is undertaken to maximise silt settlement and sludge retention with uncontaminated organic matter recycled in the process or stored. Contaminants are to be removed from the site by a licensed contractor;
- Treated waste that is high in heavy metals, biological parameters, hazardous dusts, by-products, separated oils, grease, hydrocarbons, chemical sludge and floor waste is to be placed in secured, weather proofed containers/tanks in a bunded area and removed by a licensed contractor for disposal at a registered disposal or refuse facility;
- Saline effluent is separated and directed to facilities to permit appropriate removal of salt;
- Where it is practical, wastewater is treated to a standard to allow it to be:
 - Recycled; or
 - Evaporated at a lined evaporation facility; or
 - Irrigated in accordance with an approved irrigation management plan.
- Where effective reuse of wastewater on a site is not possible for water quality or other reasons, provision is made for tertiary treatment prior to discharge;
- No incineration or burial of waste is to be undertaken on-site, with solid waste being collected and stored in weather proofed, sealed waste receptacles, located in roofed and bunded areas, for collection by a licensed contractor for disposal at a licensed facility;
- Provision is made for ongoing monitoring of water in pits and ponds and for the adjustment of practices to optimise treatment and control nutrients; and
- Stockpiling and spreading of waste in a form appropriate as a soil conditioner should be minimised, with such activities occurring in accordance with these Guidelines.

Note-This requirement does not apply to development involving a dwelling where any waste or emissions are generally associated and consistent with this use.

SC6.4.4.2 Water Recycling and Re-Use

Where the proposed development involves the recycling or reuse of water for any purpose, other than other than a system for on-site wastewater treatment and effluent disposal which has a peak design capacity of less than 21 equivalent persons, the proposed system of recycling or reuse, including treatment, storage and reuse components are designed, constructed, operated and maintained so as not to cause any adverse impact on water quality. This may be achieved by:

- Adopting as a minimum, the recommended class of treatment and monitoring requirements for the particular reuse purpose as specified in the Queensland Water Recycling Guidelines;
- Preparing a draft Recycled Water Management Plan which provides an assessment of all risks and associated mitigation strategies for preventing any adverse impact on water quality within the higher risk catchment areas identified in shown on **Catchment Management Overlay Maps OM-005**;
- Ensuring that elements of the recycling or reuse system achieve compliance with the setback requirements of the Catchment Management Overlay Code;
- Preparing a recycled water agreement while recognises the location of the site within a drinking water supply catchment and includes a requirement that any party to the agreement who becomes aware of an actual or potential threat to water quality within the drinking water supply catchment notify Seqwater; and
- Consulting Seqwater where the direct or indirect release of recycled water to surface or groundwater bodies is proposed.

Where a Recycled Water Management Plan is prepared, this plan should provide for the regular monitoring of potentially affected surface or groundwater bodies both upstream and downstream during the design, construction, operation, maintenance and decommissioning of the proposed development. Monitoring should be undertaken in accordance with the DERM Monitoring and Sampling Manual 2009, or the Australian Guidelines for Water Quality Monitoring and Reporting. Where any water quality

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parameter measured downstream of the proposal exceeds the result measured upstream by greater than 10%, the results of monitoring should be forwarded to Seqwater.

SC6.4.4.3 Stormwater in Catchments

Where generating a net increase in stormwater runoff, the Catchment Management Analysis should also address stormwater/runoff management. While a Site Based Stormwater Management Plan prepared in accordance with other requirements of the planning scheme is likely to assist in this part of the analysis, the Catchment Management Analysis should also consider how the type, amount and location of stormwater from construction and operation directly impacts on the water quality of water storages and catchments. Stormwater should be able to be captured and treated on-site, ensuring that the scale, location and intensity of development ensure that appropriate capturing and treating of stormwater can occur wholly within the site. Treatment of stormwater should involve best practice stormwater quality control measure including retention and detention as appropriate to the site and the land use. Treatment may be accommodated in features including, but not limited to, basins, swales, traps, buffers strips and wetlands. These features should be appropriately sized to ensure that stormwater impacts associated with the development do not adversely impact on water quality.

SC6.4.4.4 On-Site Wastewater Treatment and Effluent Disposal Requirements

SC6.4.4.4.1 Design and Location

Where development involves on-site treatment of sewage, being associated with a dwelling house or involving a system designed for up to 20 equivalent persons, a site evaluation should be undertaken in combination with a site analysis (refer to SC6.4.3). This evaluation should be undertaken by a suitably qualified person and should address the:

- Depth to bedrock and seasonal groundwater;
- Nature of site water supply;
- Local climatic conditions;
- Site stability;
- Soil profile in accordance with Australian Standard; and
- Soil characteristics, particularly Cation Exchange Capacity, dispersal potential, permeability, depth of topsoil to impermeable layer and structure.

The findings of the site evaluation should inform the location of the on-site wastewater treatment and effluent disposal facilities proposed. These facilities should include the following:

- A disinfection process to achieve the required microbiological quality and processes including: chlorination, UV radiation, oxidation or membrane processes as per the Queensland Plumbing and Wastewater Code, if surface irrigation is the desired disposal method;
- For a dwelling, provide emergency storage capacity of 1,000 litres and adequate buffering for shock loading/down time and the like;
- For other than a dwelling, provide emergency storage capable of holding 3 – 6 hours peak flow of treated effluent in the event of emergencies/overload, with provision for desludging; and
- For other than a dwelling, provide back-up pump installation and backup power capable of dealing with failures. All fittings will be annually certified by a licensed electrician and plumber.

The proposed use should produce a minimum secondary treatment effluent, which is characterised by:

- Biochemical Oxygen Demand (BOD) less than or equal to 20mg/L with no sample over 30mg/L;
- Total Suspended Solids less than 30mg/L with no sample over 45mg/L; and
- Faecal coliforms less than 200cfu/100mL with no sample over 1000cfu/L.

Where a composting or other alternative waste treatment system is to be provided, it should be demonstrated that the treated material does not cause an adverse impact on water quality through material allowing nutrients to enter surface waters or groundwater systems including where the treated material is used for fertiliser or other soil improvement, or disposed of.

Effluent land application areas should be sustainably sized and provided with an irrigation method that prevents any adverse impacts on water quality. Irrigation may be via traditional trench, sub-surface drip

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irrigation, surface drip, sand mound or evapotranspiration-absorption *wetland*. Their location should be informed by the site evaluation undertaken with their size taking into account:

- Soil type, texture and permeability;
- Climate conditions, including rainfall, evaporation and evapotranspiration;
- The rate of uptake of nitrogen, phosphorus and soluble salts in soils, allowing no leaching of nutrients to groundwater or surface water.

The location, sizing and design of the application area should not cause risk of salinisation, overland flow, ponding or seepage. The area should therefore be vegetated, with sizing of the area considering vegetation type and capacity for up-take. A reserve land application area of up to 100% of the effluent irrigation design area should also be available on the lot. Both the application area and the reserve area should be located on land that:

- has a low capability of becoming unstable or collapsing during construction/operation;
- is not susceptible to salinisation, unless appropriate soil amelioration with organic matter, gypsum or lime is conducted;
- has a good aspect for enhanced exposure to sunlight and prevailing breezes;
- is free of, or not susceptible to, depressions where runoff may pond on the application area;
- has soils with permeability between 0.06m/day and 3.0 m/day;
- does not contain rock outcrops, faults, areas underlain by fractured rock, coarse alluvium or similar which may short-circuit wastewater to groundwater;
- has a base that is at least 2 metres above the seasonal high water table/bedrock (whichever is the less vertical distance below the base of the application area); and
- is not located in overland flow paths or on areas that perform ground water recharge or discharge functions.

The location of effluent disposal should also not impact on water quality within the catchment. Siting of this facility should therefore be in accordance with the Queensland Plumbing and Wastewater Code and consider the protection of public health and the protection of surface and groundwater quality including diversion mounds upslope of the application area so that these waters do not flow onto or across the application area.

SC6.4.4.2 Management and Monitoring

Once operational, the facility should be subject to ongoing management and monitoring to ensure no additional effect on water quality occurs. Owners and occupiers should:

- be made aware of the ongoing operational requirements of the wastewater treatment and effluent disposal system before the system is operational, or at the time of purchase/occupation where the system is already operational.
- be made aware of actions to be undertaken should the system fail or where failure is imminent.
- maintain the Vegetation Management Plan (refer SC6.4.5) with regard to vegetation in the application area to ensure that nutrients beyond natural state levels do not emit from the site.

Ongoing monitoring should be undertaken annually from the time of commissioning to determine the quality of the waste water produced from the effluent treatment system. Monitoring of the soils, vegetation and groundwater in the application area should also be undertaken every three years to establish that treated effluent is not percolating into groundwater.

Sampling and testing associated with monitoring should be undertaken in accordance with relevant regulatory requirements and manuals such as those provided by the DERM, and testing is undertaken through an accredited Laboratory.

Continuous monitoring should also be undertaken by the system owner for any water on the surface of the application area, down-slope resurfacing, change in plant growth on or around the application area and any other signs of problems, and problems addressed through maintenance.

SC6.4.5 Specific Land Uses and Activities

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Certain land uses or activities are likely to generate a higher level of impact on water quality and catchment management. In order to ensure that these land uses and activities contribute to the maintained and improved water quality of the catchments in Somerset Region, a Catchment Management Analysis prepared for specific land uses and activities may require consideration against additional criteria. Specific land uses identified as requiring additional analysis are:

- Filling and Excavation
- Industrial Activities, Business Activities and Utility Installations
- Rural Activities
- Intensive Animal Industry
- Animal Keeping and Animal Husbandry

SC6.4.5.1 Filling and Excavation

During the completion of the works, the location of ancillary activities, such as land disposal of treated wash water and contaminated runoff; buildings, structures, stockpiles, wash down areas, chemical storage/handling areas, loading/unloading areas, ponds/dams, should prevent contamination and/or interference with flows in any surface water or groundwater bodies. This may be achieved by locating these activities:

- On flat to gently sloping land (generally less than 10%) which is not prone to erosion, salinity and seasonal waterlogging;
- Where the seasonal ground water level is more than 3 metres below surface level;
- On predominantly loamy soils with more than 15% clay content and which avoids fractured rock;
- More than 50 metres from a surveyed *high bank* of a river, creek, stream or other waterway or to a groundwater recharge point; and
- Above the 1 in 50 year ARI flood line.

On completion of the works, revegetation of areas subject to these activities should achieve 60% surface coverage after approximately six months and minimise weed invasion.

SC6.4.5.2 Industrial Activities, Business Activities and Utility Installations

In addition to those considerations of the site analysis, these uses may also be sited to:

- Reflect hydrogeological assessments which demonstrates that seepage can be controlled;
- Avoid areas above aquifers or soils that are: highly acidic or alkaline; saline or highly sodic; highly permeable; erosion prone; dispersive or unstable; prone to seasonal waterlogging;
- Ensure the highest seasonal ground water level is 3 metres below surface level;
- Contain development on slopes that are free draining;
- Position all development above known or local government prescribed flood levels;
- Ensure adequate and reliable water supply for drinking, sanitation, processing, fire fighting, dust suppression and the like, which is not saline or needing excessive chemical treatment. Ensure there is adequate storage capacity for water supply;
- Ensure water storage and abstraction do not adversely affect the quality and quantity of water in the water supply catchments;
- Ensure an adequate and reliable power supply, with back-up, that guarantees failures do not undermine the operation of any facility that could impact on water quality; and
- Minimise clearing of *native vegetation* or grasslands which help to control runoff.

Whether the nature or design of the proposal presents a high risk of impact on water quality, setbacks to waterways, groundwater recharge areas, on-site water supplies and urban water supply storages should be informed by detailed hydraulic and nutrient mass balance modelling which establishes zero direct or indirect discharge from the site.

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SC6.4.5.3 Rural Activities

A Property Management Plan may be prepared for the proposed use which identifies:

- Slopes with gradients 0-2%, 3-10%, 11-15%, 16-20% and greater than 20%;
- Areas of erosion incidents, dispersive soils, salinity, acidity, contamination, sodicity hazard, stoniness and slope failure;
- Seasonally waterlogged areas, springs, wetlands and flood plains;
- Ground water levels, recharge areas and aquifer intake points;
- Local drainage catchments, watercourses and drainage lines;
- Remnant *native vegetation*;
- Micro climatic conditions (winds/frost);
- Existing structures and farm improvements; and
- Cross sections of proposed structures, storage areas, sediment controls, drainage and water retention networks, and the like.

The ongoing management of the proposed use should be consistent with the details of the plan.

In addition to those considerations of the site analysis, these uses may also be sited to avoid:

- Unstable and constrained areas or soils with poor nutrient retention ability, unless they can be sensitively rehabilitated for sustainable use;
- Land that is regularly inundated (for example more than once in a 20 year period), with buildings having a greater flood immunity in accordance with local government requirements;
- Remnant *native vegetation*;
- Land less than 2 metres above the seasonal high water table;
- Annual cropping on land with slopes over 10% in gradient, with soil conservation procedures for slopes greater than 2-3%; and
- Perennial tree and vine cropping, horticulture and forestry on slopes over 15% in gradient.

SC6.4.5.4 Intensive Animal Husbandry, Animal Keeping and Animal Husbandry

Where for an Intensive Animal Husbandry, Animal Keeping and Animal Husbandry use the management of stormwater in association with the use shall have no adverse impact on water quality. This may be achieved through:

- Clean runoff which is not captured in rain water tanks, being diverted around contaminated or disturbed areas through measures engineered to prevent scour, erosion and ponding, for discharge into storage ponds;
- Clean runoff in storage ponds being reused onsite or discharged
- Sheds are roofed, with impervious floors that are raised above ground level and/or bunded to contain contaminated waters; and
- Pens and animal movement areas are located on compacted, well drained surfaces which provide for the capture of contaminated runoff for appropriate treatment and disposal. Where practical, turf is maintained to reduce the potential for nitrogen to be leached to groundwater and reduce the potential for erosion. Overland flow and natural drainage lines are maintained in a well vegetated state with trails located, formed and maintained to minimise scour and erosion and to avoid banks, steep gullies and erosion prone areas; and
- Contaminated runoff is directed to treatment areas.

Where associated with intensive animal husbandry only, all facilities should be located to minimise potential impact on water quality. This may be achieved, through the location of these uses on land that is:

- Free draining to avoid waterlogging;
- At least 5 metres (for feedlots and piggeries) or 2 metres (for poultry sheds) above the seasonal high groundwater level and outside of groundwater recharge areas;
- Outside potentially unstable and constrained areas (such as soils which are highly impermeable, acidic or contaminated; have swelling clays or rocky outcrops; or are prone to salinity or erosion);

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- Provided with reliable water supply for animal health and sanitation (which is not saline or in need of excessive chemical treatment);
- Ensured a water supply (via storage or abstraction) that does not adversely impact on the quality and quantity of water in the water supply catchment;
- Provided with suitable water for fire fighting, dust controls and dilution of effluent waters;
- Connected to an electricity supply with generators for back-up; and
- Provided with all-weather sealed road access onto and off site.

Where treated wastewater associated with the use is discharged via irrigation, the analysis includes MEDLI modelling to assess irrigation rates and sizing of irrigation areas.

SC6.4.8 References

Seqwater. 2012. *Seqwater Development Guidelines 2012: Development Guidelines for Water Quality Management in Drinking Water Catchments*. Seqwater

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SC6.5 – Planning Scheme Policy 4 – Design Standards

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SC6.5 – Planning Scheme Policy 4 – Design Standards

SC6.5.1 INTRODUCTION

The purpose of this planning scheme policy is to provide a uniform standard for works within the Somerset Region.

This planning scheme policy supplements the engineering analyses and judgement that are to be applied to projects and emphasises cost-effective, environmentally conscious and context sensitive design sought to be applied within the Somerset Regional Council local government area. The complexity of projects may sometimes require the designer to make fundamental trade-off decisions that balance competing considerations. Although this adds to the complexity of design, it acknowledges the unique needs of specific projects.

Consultation with Council's design and development manager is encouraged, especially early in the concept or design stages as this will assist in the early identification and resolution of matters and issues that may cause delays in the approval and/or construction of subsequent works.

SC6.5.2 APPLICATION

This planning scheme policy applies to operational work applications where they involve any of the following:

- Earthworks;
- Roads, driveways, pathways and cycleways;
- Stormwater;
- Openspace, public parks and land for community facilities;
- Electricity supply, lighting and telecommunications; or
- Landscaping.

SC6.5.3 ENVIRONMENTAL DESIGN STANDARDS

This section outlines the environmental design standards to be achieved by all works.

SC6.5.3.1 Contaminated Land

Where land to be developed may have been subject to contamination, then investigation and/or clearance in accordance with the "Environmental Protection Act 1994" will be required.

SC6.5.3.2 Noise and Dust

The design and construction is to comply with the "Environmental Protection Act 1994", "Environmental Protection (Noise) Policy 2008", "Part 2A (Environmental Nuisance) Environmental Protection Regulations 2008", "Environmental Protection Agency Queensland's Nuisance Laws" and other relevant State legislation.

SC6.5.3.3 Waste Management

The design and construction is to comply with Environmental Protection (Waste Management) Regulation 2000.

SC6.5.3.3.1 Waste Storage

Skip bins are required for commercial and industrial premises unless the specific use proposed for the premises can demonstrate that the waste output generated will not be of a sufficient quantity to warrant a skip bin. This skip bin must be located on the premises.

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SC6.5.4 ENVIRONMENTAL MANAGEMENT PLAN REQUIREMENTS

SC6.5.4.1 General

An Environmental Management Plan (EMP) is to demonstrate that the impacts of development on the environment are adequately controlled. This can include construction, operational and decommissioning stages of a development. This section describes the requirements and provides an example structure of an Environmental Management Plan.

SC6.5.4.2 Applicable Topics

Issues which may be required to be addressed include, but are not limited to, the following:

- (a) Air quality;
- (b) Biting insects;
- (c) Buffer area management;
- (d) Building/structure conservation or retention;
- (e) Energy efficiency and management;
- (f) Erosion and sediment control;
- (g) Management of activities and events, including monitoring and corrective action;
- (h) Management of the impacts of land uses on surrounding sites;
- (i) Natural and cultural heritage preservation/management;
- (j) Noise control;
- (k) Rehabilitation/landscaping;
- (l) Rehabilitation of sites;
- (m) Resource and waste management;
- (n) Stormwater management;
- (o) Vegetation management;
- (p) Visual amenity;
- (q) Water quality/waterway health;
- (r) Weed control.

SC6.5.4.3 Essential components

- (1) Establishment of agreed performance criteria and objectives in relation to environmental and social impacts;
- (2) Detailed prevention, minimisation and mitigation strategies (including design standards) for controlling environmental impacts at specific sites;
- (3) Details of the proposed monitoring of the effectiveness of remedial measures against the agreed performance criteria in consultation with relevant government agencies and the community;
- (4) Details of implementation responsibilities for environmental management;
- (5) Timing (milestones) of environmental management initiatives;
- (6) Reporting requirements and auditing responsibilities for meeting environmental performance objectives; and
- (7) Corrective actions to rectify any deviation from performance standards.

SC6.5.4.4 Introduction Section

- (1) Description of the development proposal;
- (2) The need for the EMP in relation to the development;
- (3) Structure and scope.

SC6.5.4.5 Aim Section

- (1) As a framework for practically addressing and monitoring the significant environmental impacts of the proposal;
- (2) Compliance with legislative requirements and government policies;
- (3) Evidence that the works and operations are being conducted in an environmentally responsible manner.

SC6.5.4.6 Identification Section

- (1) Includes identification of environmental issues or environmentally impacting activities and associated management actions.
- (2) Provide for each issue or environmentally impacting activity details of:
 - Policy for addressing the issue/activity;
 - Performance criteria;

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- Implementation strategy;
 - Monitoring program;
 - Details of how reporting will influence mitigation measures and how reporting is to take place.
- (3) A site rehabilitation plan is prepared addressing the following matters:
- After use options, including the most likely or preferred option;
 - Conceptual design of after use infrastructure:
 - Proposed final surface contours;
 - Capping material to be used;
 - Drainage system including final discharge point;
 - Provision for irrigation measures to promote vegetation growth; and
 - Anticipated period of after care.

SC6.5.5 TREE PRESERVATION

All clearing is to be undertaken in accordance with an effective development permit for vegetation clearing, a copy of which is to be available on site upon request. Where clearing is exempt and no development permit was required, written confirmation of the exemption from the relevant state and/or federal government department is required to be available on site upon request.

SC6.5.6 LANDSCAPING ENVIRONMENTAL DESIGN STANDARDS

SC6.5.6.1 General

- (i) All landscape designs are to be prepared by a qualified landscape architect and should give due consideration to all environmental matters.
- (ii) All requirements of the approved ecological assessment report, approved environmental management plan and development conditions are to be met.

SC6.5.6.2 Landscape Vegetation

- (i) All landscape vegetation implemented should be endemic to the development site and consistent with the relevant Regional Ecosystem species assemblage, or the pre-clearing Regional Ecosystem species assemblage. Where it can be demonstrated that vegetation species endemic to the development site are unsuitable for particular landscaping purposes, alternate native (native to Australia) species should be utilised.
- (ii) No vegetation species (introduced or native) with potential to become environmental weeds on the development site, or within the local context, will be accepted.
- (iii) Where landscaping for streetscaping purposes, SC6.5.8.2.1 provides a list of preferred tree species for character consistency across and within Somerset townships.
- (iv) Where landscaping vegetation may potentially impact upon service infrastructure (ie power, water, sewer) written confirmation from the service provider is to be provided demonstrating that selected species will not adversely impact on these services.

Table SC6.5.6.2.1 – Streetscaping Tree Species

TREES	Common Name	Appropriate under powerlines
<i>Acacia harpophylla</i>	Brigalow	
<i>Acmena smithii</i>	Lilly Pilly	
<i>Atalaya salicifolia</i>	Brush Whitewood	
<i>Auranticarpa rhombifolia</i>	Hollywood	
<i>Backhousia citriodora</i>	Lemon-scented Myrtle	
<i>Brachychiton australis</i> <i>bidwilli</i>	Large-leaved Bottle Tree	Little
<i>Brachychiton discolor</i>	Lacebark	
<i>Brachychiton populneus</i>	Kurrajong	
<i>Buckinghamia celsissima</i>	Ivory Curl Flower	✓
<i>Callistemon salignus</i>	Willow Bottle-brush	
<i>Callistemon viminalis</i> (<i>slim narrow variety</i>)	Weeping Bottle-brush (Emblem)	✓
<i>Callitris baileyi</i>	Bailey's Cypress	

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<i>Cryptocarya glaucescens</i>	Jackwood	
<i>Cupaniosis anacardioides</i>	Tuckaroo	
<i>Dissiliaria baloghioides</i>	Lancewood	
<i>Elaeocarpus obovatus</i>	Hard-Quandong	
<i>Eucalyptus curtisii</i>	Plunket Mallee	
<i>Euroshinus falcatus</i>	Ribbonwood	
<i>Flindersia australis</i>	Crows Ash	
<i>Flindersia schottiana</i>	Bumpy Ash	
<i>Flindersia xanthoxyla</i>	Yellow Ash	
<i>Geijera salicifolia var latifolia</i>	Broad-leaved Brush-Wilga	
<i>Guioa semiglauca</i>	Wild Quince	
<i>Fraxinus griffithii</i>	Himalayan Ash	
<i>Harpullia pendula</i>	Tulipwood	
<i>Hymenosporum flavum</i>	Native Frangipani (Emblem)	
<i>Lagerstroemia indica</i>	Crepe-myrtle	
<i>Lophostemon confertus</i>	Brush Box	
<i>Melaleuca irbyana</i> (<i>Callistemon</i>) 'King's Park Special')	Swamp Tea-tree Kings Park Bottle Brush	✓
<i>Melaleuca quinquenervia</i>	Paperbark Tea-tree	
<i>Melaleuca viminalis</i> (slim narrow variety)	Weeping Bottle-brush	✓
<i>Melicope micrococca</i>	White Euodia	
<i>Polyalthia nitidissima</i>	Canary Beech	
<i>Rhodosphaera rhodanthema</i>	Deep Yellow-wood	
<i>Sterculia quadrifida</i>	Peanut Tree	
<i>Syzygium australe</i>	Scrub Cherry	
<i>Syzygium luehmannii</i>	Small-leaved Lilly Pilly	
<i>Tristaniopsis laurina</i>	Water Gum	
<i>Tabebuia Palmeri alba</i>	Pink Trumpet Tree	
<i>Waterhousia floribunda</i>	Creek Lilly Pilly	

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SC6.5.6.3 Prominent Local Soil Types

The "Land Management Manuals" published by the State government are to be referenced with regard to local environment and soil types.

SC6.5.7 EARTHWORKS DESIGN STANDARDS

SC6.5.7.1 General

- (i) The development earthworks are to be designed to avoid worsening of any stormwater ponding, or concentration of flow or nuisance to land adjacent to the development.
- (ii) The minimum fall on lots in the General residential zone or General residential zone - park residential precinct is to be 1 in 200 in any direction.
- (iii) No proposed cut or fill is to have a deleterious effect on the visual amenity of adjoining properties.
- (iv) The standards for the provision of Earthworks are to be in accordance with Australian Standard AS 3798-2007 "Guidelines on Earthworks for Commercial and Residential Developments", modified to suit local conditions and practices.

SC6.5.7.2 Materials for Filling

- (i) The following materials are considered unsuitable as structural fill—
 - a. organic soils;
 - b. silts;

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- c. materials prone to dissolving or which undergo physical or chemical changes on exposure to moisture;
- d. contaminated soil.

Such material, with the exception of contaminated soil, should be confined to non-critical areas, such as parkland.

SC6.5.7.3 Compaction

For areas of structural filling, the minimum relative compaction values are to be those outlined in **Table SC6.5.7.3.1** below.

Table SC6.5.7.3.1 – Minimum Relative Compaction by Development Type

Item	Project	Minimum relative compaction, percentage	
		Minimum dry density ratio (Cohesive Soils) (See Note 1)	Minimum Density Index (Cohesionless soils) (See Note 2)
1	Residential Lot fill	95 (3)	65
2	Commercial, fills to support minor loadings	98 (4)	70
3	Roads embankments:		
	(a) > 0.3m below pavement subgrade	95	65
	(b) < 0.3m below pavement subgrade	100	80

Source: adapted from Table 5.1 – AS 3798-2007

Notes:

1. Density ratio may be either dry density ratio (see AS 1289.5.4.1) or Hilf density ratio (see AS 1289.5.7.1) as applicable. These test methods require reporting to the nearest 0.5% and this is assumed in these values.
2. Density index as a means for control of achieved relative compaction may be difficult to use and interpret. Local correlations with other methods may exist and can be used where these are well established.
3. Developments on this fill will be restricted to single and some double storey free standing houses with floor slab average loadings not exceeding 20 Kpa, and strip or pad footings not exceeding bearing pressures of 100 Kpa. Residential developments other than these are considered as commercial. A minimum dry density ratio of 98% or higher may need to be considered if collapse on saturation, excessive settlement, or dispersive soils are likely to occur. Not applicable where differential settlement is likely to occur.
4. Commercial developments are likely to impose loads on fills which will have a more severe effect than those of freestanding houses, even when contact pressures are limited. The engineer must assess the load carrying capacity and associated deformations associated with proposed filling to ensure the fill can perform its required function. Where highly loaded fills are proposed, the minimum relative compaction may need to be increased.

SC6.5.7.4 Imported Filling

No transport of filling operations are to be commenced on Council-controlled roads until the transport route is approved by Council.

SC6.5.7.5 Previously Filled Land

- (i) Where development is to be carried out on land subject to prior filling, then an RPEQ Supervision Certificate and Test Certificates detailing the compaction of the fill to the minimum compaction standards contained in this document and as defined in AS3798 will be required, where available.
- (ii) If certificates and results are unavailable, test pits and density testing is to be carried out with density testing every 300mm until the natural ground surface is reached.
- (iii) 1 Test Pit to natural ground is required for every 1000m² of previously filled area.
- (iv) Any test result indicating compaction less than the specified amount or indicating that deleterious material is present in the fill will necessitate either the removal of all fill from the site and replacement under RPEQ supervision or the provision of an appropriate site classification certificate.
- (v) A minimum interval for testing along previously filled areas of road reserves is 50m.

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SC6.5.7.6 Building Pad Requirements

- (i) The minimum building pad level is to be Council's Defined Flood Level (DFL).
- (ii) Refer to **Table SC6.5.7.6.1– Minimum Building Envelope Area by Precinct** below for the minimum Building Pad areas.
- (iii) Building Pad is to have a slope less than 10%. New allotments with a slope of 10% or steeper will need to demonstrate a building pad.
- (iv) Building Pad is to extend a minimum of 3m from buildings
- (v) Building Pad to have a maximum batter slope of 1 in 4.

Table SC6.5.7.6.1 – Minimum Building Envelope Area by Precinct

Zone/Precinct	MINIMUM BUILDING AREA ABOVE DFL FLOOD AREA AND <10% SLOPE
Centre Rural	N/A
Community facilities	N/A
General residential	15m x 15m
General residential - Park residential precinct	1,000m ²
High impact industry	N/A
Industry	N/A
Emerging community	N/A
Recreation and open space	N/A
Rural Residential	1,000m ²
Rural	N/A
Township	17m x 17m

SC6.5.7.7 Filling Below the DFL Flood Level

- (i) Where any filling is to be carried out within the DFL flood line, it must be undertaken in accordance with an approved hydraulic (flood hazard assessment) report. Refer to section **SC6.5.11.1.4** for Hydraulic (Flood Hazard Assessment) Report requirements.

SC6.5.7.8 Filling Over Existing Structures

- (i) Where filling over any Sewer Main occurs refer to section **SC6.5.12**
- (ii) Where filling over any Water Main occurs refer to section **SC6.5.13**

SC6.5.7.9 Spoil Control

- (i) Where excess spoil is generated by the proposed earthworks, it must be nominated in the application detailing the proposed spoil dump site.
- (ii) Where spoil is to be transported along Council-controlled roads, the transport route for the spoil is to be approved by Council.

SC6.5.7.10 Batter Treatments

- (i) Internal allotment boundaries are not to have cut and fill batters steeper than 1 in 4 and external boundaries are not to have batters extending into existing or proposed parkland, bushland areas or road reserves.
- (ii) The toe of any fill batter and the top of any cut batter is to be a minimum 300mm clear of the boundary line of an adjoining property.
- (iii) Batters are not to exceed 1 in 6 in areas to be ultimately maintained by Council
- (iv) Batters to a maximum slope of 1 in 3 will be approved subject to acceptance of the landscaping treatment required by the Landscaping section of this manual.
- (v) Batters to a maximum slope of 1 in 2 will be approved subject to acceptance of the landscaping treatment and geotechnical advices confirming the structural and erosive stability.
- (vi) Batters are acceptable within road reserves in accordance with the Standard Drawing. Steeper gradients within road reserves will require approval with consideration for surface and geotechnical stability.

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SC6.5.7.11 Retaining Walls

- (i) Batters steeper than 1 in 4 can be accommodated by a retaining structure with fully detailed design and RPEQ structural certification. All walls or structures are to be constructed 25-150mm from the boundary and contained fully within the allotment which is being serviced. The upper allotment is typically the one being serviced.
- (ii) If the retaining wall is not subject to surcharge (i.e. retaining the earth only and no imposed loads), the detailed design and structural certification is to be provided where the wall height exceeds 1.0m.

SC6.5.7.12 Earthworks in Parks

All earthworks within a proposed park or existing parkland are to be in accordance with the grade requirements stated in the Open Spaces – Parks Landscaping Design Standards section of this manual or an approved landscape design.

SC6.5.8 ROADWORKS DESIGN STANDARDS

SC6.5.8.1 Road Design Standards

SC6.5.8.1.1 General

- (i) This manual is to be read in conjunction with the Standard Drawings as shown in the Appendix.
- (ii) Refer to the following documents for criteria not contained within this manual or the standard drawings.
 - a) IPWEAQ - Queensland Streets Manual.
 - b) Austroads Design Manuals.
 - c) Australian Roads Research Board (ARRB) – Sealed Local Roads Manual.
 - d) Australian Roads Research Board (ARRB) – Unsealed Roads Manual.
 - e) Queensland Department of Transport and Main Roads (DTMR) – Standard Drawings.
 - f) Queensland Department of Transport and Main Roads (DTMR) – Road Planning and Design Manual.
 - g) Queensland Department of Transport and Main Roads (DTMR) – Manual of Uniform Traffic Control Devices (MUTCD).
 - h) Australian Standards.

SC6.5.8.1.2 New Roads

- (i) Refer to the Standard Drawings and the following tables for design requirements for the various development types.
- (ii) Except as specifically varied hereafter, the design of Access Streets, Access Places, Local Industrial Streets, Collector Streets, Trunk Collector Streets and Industrial Collector Streets is to be based on Queensland Streets.
- (iii) The maximum length of a cul-de-sac is 250 meters.

Table SC6.5.8.1.2.1 – Design Geometry Locality Requirements

ZONES and PRECINCTS	ROAD TYPE	MIN ROAD RESERVE WIDTH	PAVEMENT WIDTH	EDGE TREATMENT	MIN VERGE WIDTH
		(m)	(Nominal Kerb lines or Pavement edge)	TYPE REQUIRED	
General residential Community facilities Recreation and open space Township	Access Place	16.20.0	8.0	Layback Kerb	4.0
	Access Street	20.0	8.0	Layback Kerb	4.0
	Collector	20.0	10.0	Layback Kerb	4.0
	Trunk Collector - Single	20.0	12.0	Barrier Kerb	4.0
	Trunk Collector - Dual	25.0	12.0	Barrier Kerb	4.0
	Arterial	25.0	To be determined by Council.		
Rural residential zone Rural Zone	Access Place/Place	20.0	8.0 [7.0m bitumen seal]	Standard verge and access profile	4.0

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ZONES and PRECINCTS	ROAD TYPE	MIN ROAD RESERVE WIDTH	PAVEMENT WIDTH	EDGE TREATMENT	MIN VERGE WIDTH
		(m)	(Nominal Kerb lines or Pavement edge)	TYPE REQUIRED	
General residential - Park residential precinct	Collector	20.0	8.0 [7.0m bitumen seal]	Standard verge profile for Collector Roads	4.0
	Trunk Collector - Single	20.0	10.0 [7.0m bitumen seal]	Standard verge profile for Collector Roads	4.0
	Trunk Collector - Dual	25.0	10.0 [7.0m bitumen seal]	Standard verge profile for Collector Roads	4.0
Emerging community	All road types	To be determined by Council.			
Centre	All road types	20.0	10.0	Barrier Kerb	4.0
Industry High impact industry	Industrial road	25.0	13.0	Barrier Kerb	4.0

Note:

- Maximum Street length is to be in accordance with Queensland Streets.
- Bitumen Seal required in Rural subdivisions if three or more lots are proposed.

Table SC6.5.8.1.2.2 – Road Standard by Traffic Volume

Traffic Volume AADT	Surface Type Required	Surface Width	Formation Width
0-50	Gravel	4	8
50-150	Bitumen Seal / Asphalt	7	8
150-500	Bitumen Seal / Asphalt	7	8
500-1000	Bitumen Seal / Asphalt	7	8
>1000	Bitumen Seal / Asphalt	7	10

- (i) A 4m Bitumen seal and 8m formation may be used in rural areas where predicted traffic would not exceed 150 vpd per an approved Traffic Engineering Report. The minimum information required to be provided for a Traffic Engineering Report is listed below.
- The nature of the existing road system servicing the property.
 - An outline of any existing Traffic Studies affecting the applicable area, undertaken by Council or other bodies.
 - Assessment of the adequacy of the existing receiving road system to cater for the additional traffic flows generated by the proposed development, and proposed solutions, where required.
 - Assessment of whether or not the traffic volumes generated would result in the need for a noise attenuation barrier.

Table SC6.5.8.1.2.3 – Design Speed and Number of Dwellings by Road Type

ROAD TYPE	MAXIMUM NUMBER OF DWELLING UNITS SERVED	MAXIMUM DESIGN SPEED (km/hr)
Access Place	10	30
Access Street	75	40
Collector Street	300	60
Trunk Collector	1,000	60 / 70
Arterial Road	As required by relevant authority	
Industry	n/a	60
Rural Road	Site specific solutions apply	

- (i) All vehicles must be able to safely negotiate intersections, roadways, entrances, parking facilities, and such without damaging other vehicles, buildings, infrastructure and roadside furniture. Design vehicles will be used for showing vehicular movements. =
- (ii) Design vehicles are as specified in Austroads Design Vehicles and Turning Templates. Four design vehicles are used for most purposes:

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- a. Passenger vehicle/car/van (5.2m)
 - b. Service Vehicle (8.8m)
 - c. Single unit truck/bus (12.5m)
 - d. Single articulated vehicle/Semi-trailer (19m).
- (iii) Curve widening will be based on the design vehicle for the section of road.
- (iv) For car parks and access to allotments, the use of the design car will be appropriate except where it is known that larger vehicles, such as a refuse collection truck or delivery vehicle, need to be catered for.
- (v) The design is undertaken in accordance with the design vehicle but is checked with a larger vehicle. The “check vehicle” will be chosen according to the potential for such vehicles to use the facility and will be at least the next larger vehicle.
- (vi) The check vehicle may operate with reduced clearances or encroach onto adjacent lanes. Kerbed areas should be mountable or semi-mountable kerbing. Avoid locating road furniture within the swept path of a check vehicle.

Table SC6.5.8.1.2.4 – Selection of design and checking vehicle and the recommended turning radii

Intersecting ROAD TYPE	Design	Checking
Access/Access (Residential)	Service vehicle (8.8m) Radius 9m	Single unit truck/bus (12.5m) Radius 12.5m
Access/Access (Industrial)	Single articulated (19m) Radius 12.5m	Long single articulated (25m) Radius 12.5m or B-double (25m) Radius 12.5m
Collector/Access (Residential)	Service vehicle (8.8m) Radius 9m	Single unit truck/bus (12.5m) Radius 12.5m
Collector/Collector (Residential)	Single unit truck/bus (12.5m) Radius 12.5m	Single articulated (19m) Radius 12.5m
Collector/Collector (Industrial)	Single articulated (19m) Radius 12.5m	Long single articulated (25m) Radius 15m or B-double (25m) Radius 15m
Arterial/Local (Residential)	Service vehicle (8.8m) Radius 9m	Single unit truck/bus (12.5m) Radius 12.5m
Arterial/Collector	Single unit truck/bus (12.5m) Radius 12.5m	Single articulated (19m) Radius 12.5m
Rural Roads	Single articulated (19m) Radius 12.5m	Long single articulated (25m) Radius 12.5m or B-double (25m) Radius 12.5m
Arterial/Arterial	As required by relevant authority	

SC6.5.8.1.3 Extractive Industry Haul Route

For an extractive industry, the proposed haul route must have at least a 7 meter bitumen seal and 8 meter formation.

SC6.5.8.1.4 Frontage Requirements

The following are to be provided where they do not already exist at the frontage of the site:

- (i) reinforced concrete industrial crossing or crossings where development is other than for a rural or residential purpose, in accordance with the standard drawings included in the Appendix of this manual;
- (ii) verge formation suitable to site specific conditions;
- (iii) footpath or bicycle path as applicable for the full length of the road frontage or frontages of the land:

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- (iv) full width footpath where development is on land within the Centre zone;
- (v) kerb and channelling along the full frontage or frontages of the land other than within the General residential zone – park residential precinct, Rural residential zone and Rural zone;
- (vi) where the road is partly paved, construction and pavement of the carriageway between the existing pavement and the edge of the carriageway along the full frontage or frontages of the land;
- (vii) the alteration or repair of existing roadworks required as a result of the construction works for the development;
- (viii) where the street/road frontage to a development is unsealed or unformed at the time of development approval, it is to be constructed to a standard specified in the conditions of approval or where not specified in the conditions of approval no less than the greater of one half of the full width/road or 5.5 metres from the nominal kerb line to the bitumen edge;
- (ix) an existing sealed frontage street/road to a development is to be reconstructed to one half of the full width of the street/road unless the existing pavement is adequate for the ultimate design conditions, in which case the pavement shall be widened only with kerb and channel provided at the nominated alignment;
- (x) If a maintained gravel road finishes short of the proposed development, then roadworks across the full frontage of the lot and back to the existing Council road within the road reserve are to be carried out in accordance with the standard drawings.
- (xi) 6m x 3 chord truncations are to be created on property boundaries at all road intersections. All improvements and obstructions are to be removed from the area of the corner truncation(s) and area of dedicated road.

SC6.5.8.1.5 Road Crossfall

All streets are to have a minimum 3.0% crossfall and a maximum 5.0% crossfall

SC6.5.8.1.6 Road Longitudinal Grade

- (1) The minimum grade for all Roads which will ultimately include kerb and channel is to be 0.5%;
- (2) The minimum grade for all Roads which will ultimately have earth table drains, is to be 1.0%;
- (3) Maximum 10% grade for all Commercial or Industrial road types;
- (4) Absolute maximum grade is 17.5% for Access Place/Street, 12% for Collector Street, and 10% for Trunk Collector;
- (5) Absolute minimum grade on straights is to be 0.3%;
- (6) Absolute minimum grade on bends is to ensure a minimum 0.3% grade along the invert of the outer length of kerb and channel.
- (7) Grades steeper than 10% are to be bitumen sealed at a minimum.
- (8) Grades steeper than 25% are to be concrete.

SC6.5.8.1.7 Superelevation

Superelevation of the carriageway is required for Trunk Collector roads only in accordance with Austroads, as applicable.

SC6.5.8.1.8 Horizontal Curves

The minimum centreline radius of a roadway in the High impact industry zone and Industry zone is to be 150m.

SC6.5.8.1.9 Vertical Curves

- (i) A minimum 10m vertical curve is to be provided where a side road joins a through road at three way intersections.
- (ii) The tangent point of a vertical curve in the side road is to be located at, or outside of the kerb line of the through road.
- (iii) A crest vertical curve that masks the commencement of a horizontal curve is to be avoided.

SC6.5.8.1.10 Road Widening

- (i) Road widening is to match existing surface treatment type grade and crossfall.
- (ii) Road widening is accepted for Trunk Collector roads and subject to assessment for Collector Streets.
- (iii) Road widening will not be considered for Access Place/Streets.

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SC6.5.8.1.11 Vertical Sight Distance

- (i) The minimum sight distance for Access Streets/Places is 40m.
- (ii) The minimum sight distance for Collector Streets is 60m.
- (iii) The minimum sight distance for Trunk Collector Streets is 110m.

SC6.5.8.1.12 Pathways and Bikeways

- (i) Pathways and Bikeways refer to the total corridor width for a pedestrian footpath or Cyclepath not contained within a road reserve.
- (ii) Refer to Standard Drawings for footpath and cyclepath alignments and details within pathways and bikeways.
- (iii) The minimum width of land for a pathway is 4.0m.
- (iv) A 1.8m high screen fence is to be constructed on both sides of the pathway.
- (v) Bollards are to be installed on either end of the pathway to restrict vehicle access.
- (vi) Bikeways are to be in accordance with Austroads Part 6A: Pedestrian and Cyclist Paths and MUTCD Part 9: Bicycle Facilities.
- (vii) The minimum width of land for a bikeway is 5.0m to accommodate a 2.5m wide concrete paved cyclepath.
- (viii) Bikeways located in Parks are to be constructed above the Q₁ storm event.

Table SC6.5.8.1.12.1 – Footpath and Cyclepath Requirements by Road Type

ROAD TYPE	PAVED FOOTPATH REQUIREMENTS	CYCLEPATH REQUIREMENTS
Pedestrian Pathway	1.5m wide	No
Bikeway	N/A	2.5m wide
Access Place	No	No
Access Street	1.5m wide (one side)	No
Collector Street	1.5m wide (one side)	No, but carriageway cycle lane where determined by Council
Trunk Collector (town centre)	Full width	No
Trunk Collector (otherwise)	1.5m wide (both sides)	2.5m wide as a cycle path (on one side) or as a carriageway cycle lane where required (on both sides)
Arterial Road	As required by Main Roads	
Industrial Road	No	No
Rural or Park Residential	No	No

Note: Provision for cyclists is to be considered on all sub-arterial and arterial roads, irrespective of whether off-road bicycle or shared bicycle/pedestrian facilities are also provided on an adjacent verge.

SC6.5.8.1.13 Verges

- (i) Refer to the Standard Drawings and **Table SC6.5.10.1.2.1** above for the cross section widths, grades, service corridors and other requirements of the various development and road types.
- (ii) Absolute minimum verge width is to be 4.0m from invert of kerb.
- (iii) For table drain requirements refer to the section **SC6.5.11** of this policy.
- (iv) All verges to be grassed except in the Centre zone, which is to be full width footpath.
- (v) All tree planting is to be in accordance with the section **SC6.5.14** of this policy.
- (vi) All verges are to be formed to permanent levels and are to be left with a surface of fine grained materials graded to prevent scouring and able to support a good growth of grass.

SC6.5.8.1.14 Access to Allotments

- (i) Refer to standard drawings for access widths, grades and other requirements for various development types.
- (ii) Provide 6.5m minimum access (3m pavement width) for one allotment.
- (iii) Provide 8m minimum access (5.5m pavement width) to more than one allotment.
- (iv) Access handles are to be sealed in urban areas.
- (v) Access shall be wide enough to contain all drainage and cut/fill slopes.
- (vi) Access shall have non worsening drainage affects on neighbouring properties.
- (vii) Driveway access to have a minimum 50% AEP cross drainage.
- (viii) All Weather Access = Access which is capable of being traversed by a two wheel drive vehicle during and after a storm event with no significant damage or deformation. Maintenance will be

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performed to preserve the access as all weather by the property owner. Drainage structures are to be placed in water courses that have flowing water greater than 200mm in depth during non-storm events.

(viii) ~~The location of the driveway shall provide for adequate sight distance to and from the access point in accordance with Australia Standard AS/NZ 2890.1 for sight distance requirements at the access driveway.~~

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Table SC6.5.8.1.14.1 – Access Grades by Use Type

USE TYPE	DESIRABLE GRADE	ABSOLUTE GRADE
Rural	16.6%	20%
Residential	16.6%	25%
Commercial	10%	16.6%
Industrial	10%	16.6%

SC6.5.8.1.15 Vehicle Crossings

All vehicular verge crossings and the necessary adjustments to the kerb & channel are to be constructed in accordance with the standard drawings.

The minimum driveway access distance to an intersection is 10 meters.

SC6.5.8.1.16 Rural Access

- (i) Access onto a gravel road requires:
 - a gravel invert crossing if situated on the crest of a road; or
 - the installation of a concrete stormwater pipe/s placed within the invert of the table drain with concrete headwalls, wingwalls and apron in accordance with the Standard Drawing.
- (ii) A road base material with a minimum CBR 45 is to be used as cover pavement material and is to comply with those pavement material properties specified in this division.
- (iii) ~~The location of the driveway shall provide for adequate sight distance to and from the access point in accordance with Australia Standard AS/NZ 2890.1 for sight distance requirements at the access driveway.~~

SC6.5.8.1.17 Entry Statements

Pavement Thresholds are acceptable at intersections in Access Place or Access Streets. Contact council prior to detailed design to confirm proposed configuration.

SC6.5.8.1.18 Truncations

Truncations to property boundaries are to be provided as required to maintain minimum verge and roadway widths at any point, particularly at traffic calming devices, intersections, bends, cul-de-sac heads and roundabouts.

SC6.5.8.1.19 Pavement Tapers

- (i) Pavement tapers to existing construction is to be designed in accordance with the current AUSTRROADS design manuals based on the design speed of the road.
- (ii) Tapers are to be constructed to the same standard as the proposed full road pavements.

SC6.5.8.1.20 Intersections

- (i) Intersections on state roads are to be designed to the current DTMR Road Planning and Design Manual – Chapter 13 Intersections at grade, Austroads Part 4: Intersections and Crossings – General, and Austroads – Part 4A: Unsignalised and Signalised Intersections.
- (ii) Rural Intersection are to be in accordance with Austroads Part 4A: Unsignalised and Signalised intersections.

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- (iii) All other intersections are to be designed and located in accordance with Queensland Streets, except as specifically modified by this manual and the standard drawings.
- (iv) All intersections are preferably to be designed as a three way intersection.
- (v) Where unavoidable, four way intersections are to be designed as roundabouts or be provided with other appropriate traffic control devices.
- (vi) All new turnouts shall be connected to the existing road pavements.

Table SC6.5.8.1.20.1 – Intersection Spacing by Road Type

ROAD TYPE	MINIMUM INTERSECTION SPACING	
	ON SAME SIDE OF THROUGH ROAD	ON OPPOSITE SIDE OF ROAD
Access Place	60m	40m
Collector Street	60m	40m
Arterial Road	As required by the responsible authority	
Other Road	Site Specific conditions apply	

SC6.5.8.1.21 Roundabouts

Roundabouts on state roads, arterial, trunk collector and collector roads are to be designed to the current DTMR – Chapter 14 Roundabouts and Austroads – Part 4B: Roundabouts. All other Roundabouts are to be designed and located in accordance with Queensland Streets, except as specifically modified by this manual.

SC6.5.8.1.22 Cul-De-Sac Heads

- (i) Residential head kerb invert circle radius of 9.0m minimum.
- (ii) Residential approach kerb invert curve radius of 20m minimum.
- (iii) Industrial head kerb invert circle radius of 12.5m minimum.
- (iv) Industrial approach kerb invert curve radius of 30.0m minimum.
- (v) Bin deposition areas are required to be provided for all lots in the cul-de-sac head area.

SC6.5.8.1.23 Kerb and Channel

- (i) Refer to **Table SC6.5.8.1.2.1** for required edge treatments by road type.
- (ii) Park Areas are to be fronted with Barrier Kerb and Channel in all areas.
- (iii) Traffic Islands of all types are to be Semi Mountable Kerb in all areas
- (iv) Refer to Somerset Regional Council standard drawing SRC-ROAD-011 for cross sections and details and the Australian Standard.
- (v) See **Table SC6.5.8.1.2.1** for where kerb and channel is required.
- (vi) Concrete kerb and channel is to be provided on both sides of all streets.
- (vii) For roads, refer to the relevant applicable Standard Drawing to determine if concrete kerb and channel is required.
- (viii) The standard kerb and channel for streets is to be Drive-Over, Type M1 or S1 in accordance with Standard Drawing.
- (ix) Barrier type kerb and channel with 450mm channel (type B1) in accordance with Somerset Regional Council standard drawing SRC-ROAD-011 is to be used in the following cases—
- (x) in streets adjacent to parks;
- (xi) industrial streets, where heavy duty barrier type is to be used (i.e. standard barrier type, with additional 50mm base thickness);
- (xii) Shopping Centres and in locations where high pedestrian volumes are likely or for greater pedestrian safety, e.g. on the frontage of schools, major sporting facilities and parks.
- (xiii) Semi-mountable type kerb is to be used in the following cases—
- (xiv) at Medians and Traffic Islands, semimountable or low profile kerb type SM34 for concrete infilled treatments and type SM5 for landscaped treatments in accordance with Somerset Regional Council standard drawing SRC-ROAD-011.
- (xv) At Roundabouts, kerb type M5 on the outer island and type SM4 on the centre island in accordance with Somerset Regional Council standard drawing SRC-ROAD-011.
- (xvi) Where proposed construction adjoins existing kerb and channel the new construction is to be tapered smoothly to the existing kerb and channel.
- (xvii) The grading of kerb and channel is to conform to the road centreline grading, although at locations where the kerb and channel grading diverts from the centreline grade, such as at intersections or on superelevated curves, the minimum channel grade is to be 0.4%.
- (xviii) At all changes in horizontal alignment, kerbs and kerb and channel are to be constructed with horizontal curves.

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- (xix) Kerb ramps are to be provided at all kerb returns and at park entrances.
- (xx) Kerb and channel will be stamped or engraved above each end of under road conduits. Refer to Somerset Regional Council standard drawing SRC-ROAD-024.
- (xxi) Kerb engraving or stamp over conduits shall be W (Water), T (Telephone), E (Electricity), G (Gas). Refer to Somerset Regional Council standard drawing SRC-ROAD-024.

SC6.5.8.1.24 Traffic Calming Devices

- (i) In existing roads, the vertical displacement devices will only be considered where the re-alignment to accommodate for horizontal devices is limited by site constraints.
- (ii) A minimum traffic lane width of 2.75m is required through the calming device.
- (iii) The traffic calming device shall be checked with a Design Vehicle per Section 3.1.2.
- (iv) Speed control should be provided by street alignment wherever possible and the use of speed control devices should be regarded as a last resort. Layout configuration (limiting the extents of straights to 120m) and side friction (landscaping, kerb bulb outs) may be used.
- (v) Traffic calming devices in existing residential areas may result in loss of street parking, increased noise and vehicular emissions next to traffic calming structures due to slowing down and then gathering speed, increased glare at night from car lights and additional street lighting, increased maintenance costs, increased traffic volume in neighbouring streets and slower access for emergency vehicles.

As such, the installation of traffic calming devices in existing residential areas will involve establishing the need (i.e. traffic survey to show warrant of speeding vehicles) and consultation with community (i.e. support of neighbours and at where the devices are proposed).

SC6.5.8.1.25 Street Parking

- (i) Residential low density lots with a frontage of less than 17m will require street parking in accordance with the requirements of Queensland Streets Section 2.
- (ii) Minimum 1.8m wide verge is required to all indented parking areas.

SC6.5.8.1.26 Road Marking

Permanent road markings and road edge guide posts are to be in accordance with DTMR "Manual of Uniform Traffic Control Devices (MUTCD)".

SC6.5.8.1.27 Traffic Islands

- (i) Traffic Islands are to be signed and delineated in accordance with the requirements of the DTMR "Manual of Uniform Traffic Control Devices (MUTCD)".
- (ii) The maximum crossfall on grassed medians on divided roads is to be desirably 1 in 6 with an absolute maximum of 1 in 4.
- (iii) At median openings, the pavement crossfall is not to exceed 5%.
- (iv) Traffic islands are to be indicated by raised kerb islands.
- (v) Islands may include channelling (or directional) islands, roundabouts, median islands, medians, separators, pedestrian refuge islands and are to be classified in accordance with the DTMR "Manual of Uniform Traffic Control Devices".
- (vi) Raised kerbed islands less than 12.0m² or less than 2.0 metres in width between kerb faces are to be constructed with a minimum 100mm thickness N25 reinforced concrete on a compacted sand base.
- (vii) The surface treatment for these islands is to be brushed or stencilled concrete.
- (viii) Raised kerb islands greater than 12.0 m² and wider than 2.0 metres are to be grassed or landscaped in accordance with the approved landscape drawings.
- (ix) A water service conduit is to be installed approximately every 80 metres, with a minimum of one service per median.
- (x) Where the fall across an island is greater than 1 in 4, the island is to be surfaced with brushed or stencilled concrete.
- (xi) Sub-soil drainage (connected to an underground drainage system) is required in all islands where the surface treatment is other than concrete.

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SC6.5.8.2 ROAD SUBSOIL DRAINAGE DESIGN STANDARDS

SC6.5.8.2.1 General

Subsoil Drainage is to be provided in the following locations.

- (i) Under all kerb and channel unless the subgrade material is a free draining porous material and the deletion of subsoil drains is approved by Council.
- (ii) Under all traffic islands containing landscaping.
- (iii) Wherever a pavement layer is surrounded by a material of a lower permeability.
- (iv) In all locations where the wet weather water table is above the subgrade.
- (v) Mitre drains are required in all locations where the seepage appears in the centre of the pavement.
- (vi) Trenches are to be a minimum 100mm wider than the nominated outside diameter.

SC6.5.8.2.2 Subsoil Drainage Alignment

- (i) Where kerb and channel has been or is to be constructed, the subsoil drainage is to be located immediately below the back of kerb as detailed on the Somerset Regional Council standard drawing SRC-ROAD-020.
- (ii) The minimum grade is to be 0.2%.
- (iii) Where the underground stormwater piped drainage runs parallel to the kerb and channel, the subsoil drainage can be laid within the sand bedding of the stormwater pipe.

SC6.5.8.2.3 Treatment of Islands and Speed Control Devices

- (i) A Mitre Drain is to be constructed to drain sub-surface water from these structures into the nearest stormwater pit or manhole.
- (ii) Landscaped Islands are to have perimeter sub-soil drainage discharging into the nearest stormwater pit or manhole.

SC6.5.8.2.4 Type of Pipe

- (i) Subsoil drainage pipes are to be Humes "DrainCoil" or similar perforated plastic drainage pipe complying with AS 2439 – Part 1 – Perforated Plastic Pipes and Fittings.
- (ii) Perforations 0.7mm diameter.
- (iii) A subsoil drain crossing a road to outlet is to become an unperforated pipe.

SC6.5.8.2.5 Pipe Sizing

The minimum pipe diameter is 100mm outside diameter.

SC6.5.8.2.6 Bedding and Filter Materials

- (i) A subsoil drain crossing a road to an outlet is to be backfilled with a low permeability material across the pavement subgrade.
- (ii) Generally, the subsoil drain is to be bedded and surrounded with a minimum of 50mm of graded filter material in accordance with the standard drawing.

SC6.5.8.2.7 Outlets

- (i) All sub-soil drainage pipes are to be connected to gully pits, as outlined in the Somerset Regional Council standard drawing SRC-ROAD-021 or open channels below the edge of the road shoulder or at the edge of an embankment.
- (ii) For outlets not connected into gully pits, a concrete headwall is to be provided to the outlet.
- (iii) The headwall is to be at least 100mm thick and is to extend for a minimum of 150mm on all sides of the pipe.
- (iv) The outlets to the pipes are to be fully enclosed by vermin proof flaps.

SC6.5.8.2.8 Clean Outs

- (i) Clean-outs as outlined in the Somerset Regional Council standard drawing SRC-ROAD-021 are to be located at the head of the subsoil drain and at subsequent spacings not exceeding 90m.
- (ii) Clean outs located at gully pits are to be constructed with caps or plugs as outlined in the Somerset Regional Council standard drawing SRC-ROAD-021.
- (iii) A marker is to be installed in the kerb adjacent to clean out points as outlined in the Somerset Regional Council standard drawing SRC-ROAD-021.

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SC6.5.8.3 PARKING DESIGN STANDARDS

SC6.5.8.3.1 General

- (i) Location, design and construction of driveways, turning areas, parking spaces and vehicle standing areas are to be generally in accordance with Austroads.
- (ii) The minimum width for all carparks is to be 2.8 meters, or provide justification why it is not able to be achieved.
- (iii) Refer to AS 2890 for criteria not contained within this manual or the standard drawings.
- (iv) All parking areas in urban areas are to be sealed. Parking areas of less than ≤10 are to have a minimum bitumen seal. Parking areas >10 are to use concrete, asphalt concrete, and designed by RPEQ.

SC6.5.8.3.2 Minimum Parking Requirements

- (i) Car parking is to be provided in accordance with **Table SC6.5.8.3.2.18.3.6.3.B** below. Where the number of car parking spaces calculated in accordance with **Table SC6.5.8.3.2.18.3.6.3.B** is not a whole number then the minimum number of spaces to be provided is to be the whole number next above the calculated number. Further, existing on-street parking does not count towards the minimum requirements specified in **Table SC6.5.8.3.2.18.3.6.3.B**.
- (ii) Bicycle parking is to be provided in accordance with **Table SC6.5.8.3.2.1 below 8.3.6.3.B**. Where the number of car parking spaces calculated in accordance with **Table SC6.5.8.3.2.18.3.6.3.B** is not a whole number then the minimum number of spaces to be provided is to be the whole number next above the calculated number.
- (iii) Disabled parking is to be provided in accordance with **Table SC6.5.8.3.2.2** below. Disabled car parking spaces need not be designated (marked) where there will be a total of five (5) or less car parking spaces, but the space must be provided.

Table SC6.5.8.3.2.1 – Minimum car parking, bicycle parking and service vehicle requirements

Use	Minimum car parking requirements	Minimum bicycle parking requirements	Minimum service vehicle requirements
Adult Store	One (1) space per 25m ² GFA.	Nil	(7) Less than 500 square metres GFA – HRV. (8) 500 square metres – 1,999 square metres GFA – AV. (9) 2,000 square metres GFA plus – No specific rate.
Agricultural Supplies Store	One (1) space per 25m ² GFA.	Nil.	AV.
Air Services	No specific rate.	Nil.	No specific rate.
Animal Husbandry	Nil.	Nil.	No specific rate.
Animal Keeping	One (1) space per employee 'Full Time Equivalent' (FTE).	Nil.	Nil.
Aquaculture	One (1) space per employee (FTE).	Nil.	No specific rate.
Carotaker's accommodation	1 space.	Nil.	Nil.
Car wash	No specific rate.	Nil.	No specific rate.
Cemotory	30 spaces plus one (1) space per two (2) employees (FTE) on the premises at any one time.	Nil.	Nil.
Child care centre	One (1) space per five (5) children.	Nil.	Nil.
Club	0.3 space per patron.	One (1) space per 100 square metres of GFA where ≥400 square metres.	SRV.
Community care centre	No specific rate.	One (1) space per 100 square metres of GFA where ≥400 square metres.	Nil.
Community residence	Two (2) parking spaces.	Nil.	Nil.
Community use	0.4 space per patron.	One (1) space per 100 square metres of GFA where ≥400 square metres.	No specific rate.
Crematorium	No specific rate.	Nil.	No specific rate.
Cropping	Nil.	Nil.	Nil.
Dual occupancy	Two (2) parking spaces per dwelling.	Nil.	Nil.
Dwelling house	Two (2) spaces.	Nil.	Nil.

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Use	Minimum car parking requirements	Minimum bicycle parking requirements	Minimum service vehicle requirements
Educational establishment	One (1) space per two (2) staff.	One (1) space per 100 square metres of GFA where ≥ 400 square metres.	SRV.
Emergency services	No specific rate.	Nil.	No specific rate.
Extractive industry	No specific rate.	Nil.	Nil.
Food and drink outlet	One (1) space per 25 square metres gross floor area at ground level and one (1) space per 50 square metres gross floor area above ground level.	One (1) space per 100 square metres of GFA where ≥ 400 square metres.	SRV.
Function facility	0.4 space per patron.	One (1) space per 100 square metres of GFA where ≥ 400 square metres.	No specific rate.
Funeral parlour	0.3 space per seat or to each square metre of GFA whichever is greater.	Nil.	SRV.
Garden centre	One (1) space per 40m ² GFA.	Nil.	HRV.
Hardware and trade supplies	One (1) space per 40m ² GFA.	Nil.	(7) Less than 500 square metres GFA – HRV; (8) 500 square metres – 1,999 square metres GFA – AV; (9) 2,000 square metres GFA plus – No specific rate.
Health care services	Five (5) spaces for each practitioner on the premises at any one time.	One (1) space per 100 square metres of GFA where ≥ 400 square metres.	One (1) ambulance vehicle pick-up and set-down space if more than two (2) practitioners work from the site at any one time.
High impact industry	One (1) space for every 2 workers at the time of peak accumulation (two heaviest overlapping shifts) or two (2) spaces for every 100 square metres or part thereof of the total floor area, whichever is greater.	Nil.	(7) Less than 500 square metres GFA – HRV; (8) 500 square metres – 1,999 square metres GFA – AV; (9) 2,000 square metres GFA plus – No specific rate.
Home-based business	For a bed and breakfast, and in addition to a dwelling house, 1 car space for each accommodation room separate to the owner/lessee's car parking area. Otherwise, and in addition to a dwelling house: • One (1) space if the area upon which the home business is conducted is more than 20 square metres; or • Two (2) spaces where an employee is engaged.	Nil.	Nil.
Hospital	One (1) space for every 4 beds, and in addition one (1) space for every 2 employees and one (1) space for every staff doctor.	One (1) space per 100 square metres of GFA where ≥ 400 square metres.	No specific rate.
Hotel	One (1) space for each 45 square metres or part thereof of the net bar room area, the net lounge area and beer garden floor area, and a further one space for each guest suite, and one (1) further space for each 3 employees.	Nil.	AV.
Indoor sport and recreation	One (1) space for every 20 square metres or part thereof of gross floor area.	One (1) space per 100 square metres of GFA where ≥ 400 square metres.	No specific rate.
Intensive animal industry	Nil.	Nil.	No specific rate.
Intensive horticulture	Nil.	Nil.	No specific rate.
Low impact industry	One (1) space for every 2 workers at the time of peak accumulation (two heaviest overlapping shifts) or two (2) spaces for every 100 square metres or part thereof of the total floor area, whichever is greater.	Nil.	(7) Less than 500 square metres GFA – HRV; (8) 500 square metres – 1,999 square metres GFA – AV; (9) 2,000 square metres GFA plus – No specific rate.
Market	No specific rate.	Nil.	No specific rate.

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Use	Minimum car parking requirements	Minimum bicycle parking requirements	Minimum service vehicle requirements	
Medium impact industry	One (1) space for every 2 workers at the time of peak accumulation (two heaviest overlapping shifts) or two (2) spaces for every 100 square metres or part thereof of the total floor area, whichever is greater.	Nil.	(7) Less than 500 square metres GFA – HRV; (8) 500 square metres – 1,999 square metres GFA – AV; (9) 2,000 square metres GFA plus – No specific rate.	
Motor sport facility	No specific rate.	Nil.	No specific rate.	
Multiple dwelling	Dwelling no. of bedrooms	One (1) space per five (5) dwellings.	SRV where more than 10 units.	
	One bedroom			1 space
	Two bedroom			1.5 spaces
	Three bedroom			2 spaces
Visitor parking	0.25 spaces per dwelling			
Nightclub entertainment facility	One (1) space per 5m ² GFA, plus 0.5 space per staff member (FTE).	Nil.	No specific rate.	
Non-resident workforce accommodation	No specific rate.	Nil.	Nil.	
Office	One (1) space per 25 square metres gross floor area at ground level and 1 space per 50 square metres gross floor area above ground level.	One (1) space per 100 square metres of GFA where ≥400 square metres.	(7) Less than 500 square metres GFA – HRV; (8) 500 square metres – 1,999 square metres GFA – AV; (9) 2,000 square metres GFA plus – No specific rate.	
Outdoor sales	One (1) space per 150m ² of total use area.	Nil.	AV.	
Outdoor sport and recreation	One (1) space per 20 square metres or part thereof of gross floor area for a clubhouse, plus four (4) spaces per court, plus ten (10) spaces per 0.4 hectares of sports field, plus thirty (30) parking spaces for a bowling green, plus one (1) space for every 40 square metres of public swimming pool area.	One (1) space per hectare of site area.	Nil.	
Park	No specific rate.	One (1) space per hectare of site area.	Nil.	
Permanent plantation	Nil.	Nil.	Nil.	
Place of worship	One (1) space for every 10 seats or places.	Nil.	SRV.	
Relocatable home park	One (1) per dwelling, plus one (1) visitor space for every five (5) dwellings where developments contain five (5) or more dwellings.	One (1) space per five (5) dwellings.	No specific rate.	
Renewable energy facility	No specific rate.	Nil.		
Residential care facility	0.3 space per lodging room.	Nil.	No specific rate.	
Retirement facility	One (1) per dwelling, plus one (1) visitor space for every five (5) dwellings where development contains five (5) or more dwellings.	One (1) space per 100 square metres of GFA where ≥400 square metres.	No specific rate.	
Roadside stall	Three (3) spaces	Nil.	Nil.	
Rooming accommodation	0.5 space per Rooming Unit, plus 0.25 visitor space per Rooming Unit, plus one (1) space for an on-site manager (if applicable).	One (1) space per five (5) rooms.	Nil.	
Rural industry	One (1) space per 100m ² GFA.	Nil.	(7) Less than 500 square metres GFA – HRV; (8) 500 square metres – 1,999 square metres GFA – AV; (9) 2,000 square metres GFA plus – No specific rate.	
Rural workers accommodation	No specific rate.	Nil.	No specific rate.	
Sales office	One (1) space per 25 square metres gross floor area at ground level and one (1) space per 50 square metres gross floor area above ground level.	Nil.	Nil.	

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Use	Minimum car parking requirements	Minimum bicycle parking requirements	Minimum service vehicle requirements
Service industry	One (1) space per 25 square metres gross floor area at ground level and one (1) space per 50 square metres gross floor area above ground level.	Nil.	(7) Less than 500 square metres GFA—HRV; (8) 500 square metres—1,999 square metres GFA—AV; (9) 2,000 square metres GFA plus—No specific rate.
Service station	Four (4) spaces (plus car parking required for any commercial component).	Nil.	AV.
Shop	One (1) space per 25 square metres gross floor area at ground level and one (1) space per 50 square metres gross floor area above ground level.	One (1) space per 100 square metres of GFA where ≥ 400 square metres.	(7) Less than 500 square metres GFA—HRV; (8) 500 square metres—1,999 square metres GFA—AV; (9) 2,000 square metres GFA plus—No specific rate.
Shopping centre	One (1) space per 25 square metres gross floor area at ground level and one (1) space per 50 square metres gross floor area above ground level.	One (1) space per 100 square metres of GFA where ≥ 400 square metres.	No specific rate.
Short-term accommodation	One (1) car parking space for each accommodation unit. One (1) car parking space per three (3) accommodation units for employees where involving three (3) or more accommodation units.	One (1) space per five (5) dwellings/sites.	SRV.
Showroom	One (1) spaces per 40m ² GFA.	Nil.	(7) Less than 500 square metres GFA—HRV; (8) 500 square metres—1,999 square metres GFA—AV; (9) 2,000 square metres GFA plus—No specific rate.
Telecommunications facility	No specific rate.	Nil.	No specific rate.
Temporary use	No specific rate.	Nil.	No specific rate.
Tourist attraction	No specific rate.	One (1) space per hectare of site area.	No specific rate.
Tourist park	One (1) space having a hard standing surface for each caravan site for the occupants vehicle, and provision is made for car washing bays on the basis of one bay per 100 sites with a maximum of four bays to be provided in any caravan park. Such bays are paved and drained. Provision is made for hard stand boat, car, caravan or trailer storage within the caravan park on the basis of an equivalent area to one car space for every 25 (or 100) sites.	One (1) space per five (5) dwellings/sites.	SRV.
Utility installation	No specific rate.	Nil.	No specific rate.
Veterinary services	Five (5) spaces for each practitioner (FTE) on the premises at any one time.	Nil.	SRV.
Warehouse	One (1) space for every 2 employees.	Nil.	(7) Less than 500 square metres GFA—HRV; (8) 500 square metres—1,999 square metres GFA—AV; (9) 2,000 square metres GFA plus—No specific rate.
Winery	One (1) space per 25m ² of retail GFA plus three (3) spaces per 100m ² of manufacturing GFA.	Nil.	No specific rate.
Any other use not specified in this table	Sufficient space to accommodate the amount of vehicular traffic likely, in the opinion of the Council,	Sufficient space to accommodate the amount of bicycle traffic likely, in the opinion of the Council, to be	Sufficient space to accommodate the amount of vehicular traffic likely, in the opinion of the

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Use	Minimum car parking requirements	Minimum bicycle parking requirements	Minimum service vehicle requirements
	to be generated by the particular development.	generated by the particular development.	Council, to be generated by the particular development.

Note:

- (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 AS 2890.2 – Off Street Parking – Commercial Vehicle Facilities).
 - (3) HRV – means Heavy Rigid Vehicle (for vehicle dimensions and manoeuvring requirements see Australian Standard AS 2890.2 – Off Street Parking – Commercial Vehicle Facilities).
 - (10) AV – means Articulated Vehicle (for vehicle dimensions and manoeuvring requirements see Australian Standard AS 2890.2 – Off Street Parking – Commercial Vehicle Facilities).
- Editor's Note** – All proposed access to a State-controlled Road requires approval from the Department of Transport and Main Roads

Table SC6.5.8.3.2.2 – Minimum disabled car parking requirements

Total Car Spaces	Disabled Spaces
1 - 20	Not less than 1
21 – 50	Not less than 2
Every additional 50 or part there of	Not less than 1

SC6.5.8.4 Road Furniture Design Standards

SC6.5.8.4.1 Lighting

Refer to the Lighting section of this manual for details.

SC6.5.8.4.2 Street Signs

- (i) Regulatory signs are defined in Queensland Transport's "Manual of Uniform Traffic Control Devices" (MUTCD) and include Stop, Give way and Speed Signs.
- (ii) Bikeways are to be signed in accordance with MUTCD – Part 9, Bicycle Facilities.
- (iii) Heights are to be for urban use only and minimum 2m high per MUTCD 1.12.3.5.

SC6.5.8.4.3 Entry Statements

Entry statements are to be fully contained within private property and are not to revert to Council ownership.

SC6.5.8.4.4 Seating

All seating is to be in accordance with AS 1428.2.

SC6.5.8.4.5 Bins

No bins are to be provided by the developer.

SC6.5.8.4.6 Road Edge Guide Posts and Safety Barriers

- (i) Road edge guide posts are to be provided with all roadways where concrete kerb and channel is not constructed (e.g. tapers, ends of roads etc).
- (ii) For the requirements and locations of safety barriers, refer to DTMR – Road Planning and Design Manual – Chapter 8, Safety Barriers and Roadside Furniture.

SC6.5.8.4.7 Acoustic Fencing

Acoustic fencing is to be entirely contained within the private property and is subject to the approval of the relevant authority.

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SC6.5.8.5 Flexible Pavement Design Standards

SC6.5.8.5.1 Determination of Subgrade Strength

- (i) A design CBR is to be determined for each identifiable unit defined on the basis of topography, geological and drainage condition of the site.
- (ii) The four day soaked CBR at a compaction of 100% Standard compaction is to be the standard test.
- (iii) Tests are to be carried out in a NATA registered laboratory.
- (iv) The sampling is to be randomly located within each length of the proposed roadway with constant subgrade material.
- (v) For less than five results the Design CBR shall be the least estimated insitu CBR result.
- (vi) For five or more results, the Design CBR shall be the 10th percentile of all estimated insitu CBR results.
- (vii) The samples shall be taken generally in the position of the outer wheel path on both sides of the proposed road.
- (viii) The frequency of testing required is to be in accordance with the specifications outlined in the table below

Table SC6.5.8.5.1 – Type and Frequency of Subgrade Testing by Road Length

Testing Type	Roads < 120 M	Roads > 120 M
LABORATORY	Sample at 2 sites	Sample at 1 site every 60 to 100 m
Soaked CBR's and Routine Soil Tests	Lab tests on all relevant materials	Lab tests on all relevant materials
FIELD	3 tests on subgrade	1 test on subgrade every 50m
Dynamic Cone and Field Moisture Content	routine soil tests on subgrade from 1 of these	routine soil tests on subgrade from 1 site in 3

SC6.5.8.5.2 Pavement Materials

- (i) Pavement materials are to be in accordance with the requirements of DTMR Specification "MRTS05 Unbound Pavements".
- (ii) Pavement types are to be as defined in **Table SC6.5.8.5.4.1 – "Minimum Pavement Thickness"**
- (iii) Pavement materials are to be Type 2 in accordance with DTMR Specification "MRTS05 Unbound Pavements".

SC6.5.8.5.3 Determination of Design Traffic

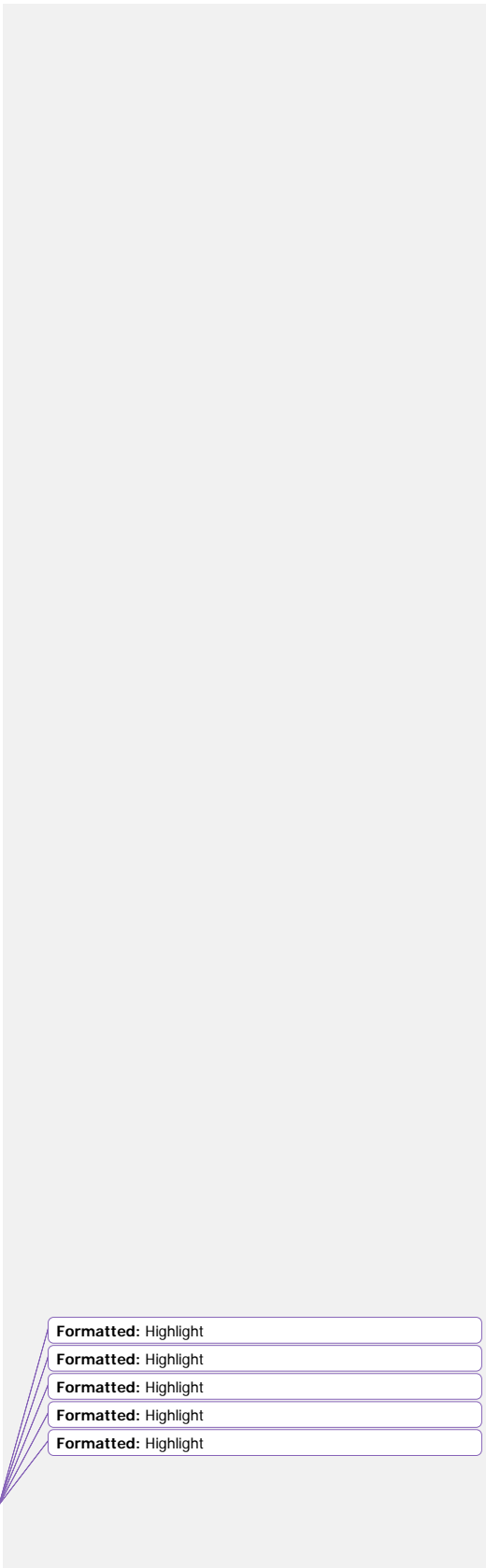
Design traffic loadings for the various road classifications are to be as outlined in the table below

Table SC6.5.8.5.3.1 – Design ESA's by Road Type

Description	Road Class	ESA's
Access Place	A (30 Lots Max.)	5 x 104
Access Street	A1(75 Lots Max.)	1.0 x 105
Collector	B(300 Lots Max.)	2.0 x 105
Trunk Collector	C (1000 lots Max.)	1.0 x 106
Sub-Arterial	D	2.0 x 106
Industrial	E	7.0 x 106
Arterial	F	DTMR Design Standards

SC6.5.8.5.4 Minimum Pavement Thickness

- (i) Minimum pavement thickness is to be as set out in the table below.
- (ii) If the Design CBR determined for the subgrade is less than the minimum CBR given in Table 3.5.4.1 (i.e. CBR less than 3) and the subgrade is expected to be of sufficient strength to allow pavement construction to proceed (ie. The subgrade does not exhibit visible signs of deformation or instability under proof rolling), the designed pavement thickness is to be determined as follows:
 - CBR 2 = 100mm + design depth based on a design subgrade CBR of 3;
 - CBR 1 = 200mm + design depth based on a design subgrade CBR of 3.



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- (iii) For subgrades that are expected to be at, or near, the design strength at the time of construction (i.e. will not support a loaded water cart without deformation), the material should be treated as a soft subgrade and one of the following measures is to be adopted:
- some form of working platform is to be provided (minimum depth 300mm, CBR 15 material);
 - use of geofabric sheeting;
 - stabilise the soil by use of a mixture of cement or lime.

Table SC6.5.8.5.4.1 – Minimum Pavement Thickness

Minimum Total Pavement Thickness (mm) (excluding AC Surfacing)							
CBR of Subgrade	A	A1	B	C	D	E	F Refer all Type F Roads to DTMR
1 and 2	Refer above						
3	450	470	495	550	560	670	
4	375	395	420	465	520	620	
5	325	340	360	390	480	580	
6	290	310	325	350	450	550	
7	265	280	295	320	425	520	
8	240	255	265	295	400	500	
9	225	230	245	275	380	480	
10	225	225	225	255	365	465	
12	225	225	225	225	325	430	
14	225	225	225	225	305	400	
16	225	225	225	225	290	375	
18	225	225	225	225	275	355	
20	225	225	225	225	275	335	
Minimum Course Thickness							
Asphalt	25	25	25	50	50	50	
Base Course Type 2.1 (Min CBR80)	125	125	125	125	125	125	
Upper Sub Base Type 2.3 (Min CBR45)	100	100	100	100	150	150	
Lower Sub Base Type 2.5 (Min CBR15)	As required to obtain minimum thickness (100mm minimum layer thickness)						

Source: A, A1, B, C type ARRB Special Report No. 41 - Figure 7 / D, E, F type DTMR Pavement Design Chart 1.

Notes for Table:

1. This table has been derived from ARRB Special Report No. 41, Figure 7 and DTMR Pavement Design Manual 1990, Design Chart 1.
2. To cater for the difference in the mechanisms of pavement failure, Class A, A1, B and C road pavement designs are based on ARRB curves and Class D and E road pavement designs are based on Department of Transport curves.
3. All Class F roads are to be designed to DTMR standards.
4. CBR is the 4 day soaked CBR value.
5. If upper sub-base course minimum thickness cannot be achieved, then base course material is to be used for full pavement depth.
6. Kerb and Channel shall be in accordance with the relevant section of this manual.
7. The above pavement thicknesses are gravel thicknesses only.
8. AC surfacing thickness is to be added to the gravel thickness to determine the total box depth.
9. 2 coat bitumen seal is acceptable for rural pavements.

SC6.5.8.5.5 Rural Pavements

- (i) The wearing course gravel pavement is to be a minimum depth of 100mm, but may increase depending on the soil strength (CBR) of the subgrade material.

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- (ii) Where the subgrade material is unsatisfactory with respect to the soil strength (CBR), one of the following measures is to be undertaken:
 - replacement of the deficient pavement to a minimum depth of 300mm with a material of CBR 15 or higher;
 - use of geofabric;
 - stabilise the soil by use of a mixture of cement and/or lime; or
 - increase wearing course depth.
- (iii) The wearing course pavement material is to be well graded, gravel-sand mixtures with a small proportion of clayey fines with the following properties:
 - fines to sand ratio between 0.2 and 0.4;
 - Plasticity Index range between 4 to 15;
 - Linear Shrinkage range between 2 to 8; and
 - a minimum CBR 45 for the material.
- (iv) The Grading Limits for the wearing course pavement material are to be as outlined in the Table Below.

Table SC6.5.8.5.1 – Rural Pavement Grading Limits

AS Sieve Size	37.5mm	19.0mm	9.50mm	4.75mm	2.36mm	425µm	75µm
% by Mass Passing Sieve Designated	100	55-90	40-70	28-55	20-45	10-25	4-15

SC6.5.8.5.6 Rural Subgrade Set Out

- (i) The subgrade is to be set out and formed so that the centre line or crown of the road is centrally aligned within the road reserve.
- (ii) The longitudinal gradient of the formation is to be no greater than 10 % although limited sections not exceeding 100m may have a maximum gradient of 20%.
- (iii) Where grades exceed 10%, sections are to be bitumen sealed.

SC6.5.9 STORMWATER DESIGN STANDARDS

SC6.5.9.1 Stormwater Design Standards

SC6.5.9.1.1 General

- (i) All stormwater drainage is to be in accordance with the Queensland Urban Design Manual (QUDM), AS 3500.3, DTMR Road Drainage Manual and as modified by the requirements of this manual.
- (ii) Stormwater Quality Management objectives are to be in accordance the Environment section of this manual.
- (iii) The design of the drainage system and the earthworks for the proposed development is to be such that the upstream and downstream drainage, property and environment are not adversely affected.
- (iv) The design is to prevent ponding for a prolonged period of time.
- (v) Runoff rates and pollutant loads will not be made worse on downstream properties unless provided for in an adopted Catchment Management Plan.
- (vi) The design of the stormwater system will accommodate the future developed peak flows from upstream catchments based on the applicable zone stated the Planning Scheme.
- (vii) The design is to be to a standard that is accessible, durable, cost effective and easily maintainable.
- (viii) The design is to prevent accumulation of silt and blockage by debris.
- (ix) The design is to allow the safe passage of vehicles at reduced operating speeds on streets affected by runoff.
- (x) Where topography allows the design is to direct all drainage to the front all lots discharging to street gutters.
- (xi) If no pre-design meeting is undertaken then the Engineering Summary Report lodged with the application is to outline the methodology, assumptions and site specific coefficients and calculation methods adopted in the design which are not stated in QUDM or this manual and the substantiation of their use (i.e. determination and adopted start HGL level).

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- (xii) Electronic Data files are to be provided (where software has been used) with the hard copy of the tabulated design calculations.
- (xiii) If Inlet or Discharge works are to be located within the adjacent properties, written approval authorising these works is to be obtained from the affected property owners.
- (xiv) Cement Mortar benching to half the height of the pipe diameter is to be constructed in all Stormwater Pits, Field Inlets, and Manholes with large chambers examined for special N20 concrete benching.

SC6.5.9.1.2 Stormwater Quantity Design Standards

- (i) The preparation of a site based Stormwater Management Plan (SBSMP) for intensive and major developments demonstrates development and stormwater quantity measures are in accordance with this policy do not result in:
 - increased peak discharges; and/or
 - increased flood levels or volumes outside the boundaries of the site.
- (ii) Assess impact of stormwater discharge from the proposed development on downstream and adjacent properties.
- (iii) Identify legal point of downstream discharge and whether there is a need for any intervening easements or drainage reserves.
- (iv) If retardation or detention basins are proposed, identify location and assess required size/capacity, and whether intended to be “wet” or “dry”.
- (v) Copies of models, mapping (i.e MapInfo), and all relevant files in an acceptable format to Council.

SC6.5.9.1.3 Stormwater Quality Design Standards

SC6.5.9.1.3.1 General

- (i) The water quality objectives are to be nominated and the temporary and permanent methods of satisfying these objectives are to be identified utilising the integration of water quantity, water quality and waterway corridor issues into the design.
- (ii) Engineering drawings of the proposed methods of water quality control.
- (iii) Discussion and model calculations which demonstrate the achievement of the objectives.
- (iv) A maintenance plan stating how the proposed methods are to be maintained including as applicable:
 - Inspection and approximate clean out frequency, access and consumables;
 - Dewatering and waste disposal frequency;
 - Staff training, equipment and Workplace Health and Safety requirements; and
 - Approximate maintenance cost and recommended performance monitoring.
- (v) Where practical, designs are to incorporate the principals of Water Sensitive Urban Design (WSUD) into the development in accordance with Healthy Waterways (2006) - “Water Sensitive Urban Design – Technical Design Guidelines for South East Queensland”. See www.waterbydesign.com.au.
- (vi) Erosion and Sediment Control is to be designed in accordance with standard and current best-practice documents such as the International Erosion Control Association (IECA) - “Best Practice Erosion and Sediment Control”, Queensland Department of Transport and Main Roads – “Road Drainage Design Manual – Chapter 5, Erosion and Sediment Control”, and prepared and certified by a suitably qualified and experienced professional.
- (vii) Refer to the Operational Works Application Supporting Documents section of this policy for the items which are required to be addressed in the Stormwater Quality Management Plan.
- (viii) Water quality catchment modelling is to be undertaken using programs such as XP-Storm, MUSIC or other software considered acceptable to Council in order to demonstrate how water quality objectives have been achieved.
- (ix) A single or combination of water quality treatment devices are to be sized to be capable of treating all run-off from impervious surfaces for an Annual Recurrence Interval (ARI) of 3 months (or first flush where approved) for all Community Title Developments and developments on land in the Centre zone, Community facilities zone, High impact industry zone and Industry zone.
- (x) The requirement to install water quality treatment devices will be assessed on an individual basis dependant on the nature of the proposal.

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SC6.5.9.1.3.2 Water Quality Objectives

The Water Quality Objectives to be achieved are articulated in **Tables 9.5.4.3.A, 9.5.4.3.B and 9.5.4.3.C** of the Services, works and infrastructure code and **Planning Scheme Policy 3 – Catchment Management Analysis Guidelines** where development is proposed in higher risk catchment areas identified on **Overlay Maps OM005a-b**.

SC6.5.9.1.3.3 Proprietary Stormwater Quality Devices

- (i) Any proprietary Gross Pollutant Trap, Forebay, Trash Rack or similar Stormwater Quality Devices proposed for a development is to be fully detailed in the Stormwater Management Plan and the Civil Engineering Plans and is subject to Council approval.
- (ii) The devices respective pollutant removal rates and maintenance requirements are to be provided.

SC6.5.9.1.3.4 Temporary Methods of Erosion Control

- (i) Temporary measures to be employed during the construction phase that will be accepted include contour banks, hay bales, sand bags, gully baskets, sedimentation/detention basins and traps, staging of works, hydromulching, channel lining with rip rap, energy dissipaters, truck wheel washes, geotextile matting and proprietary products.
- (ii) Vegetation above and below the disturbed areas is to be retained to prevent silt laden runoff entering and leaving the site.
- (iii) All excess material is to be removed immediately or safely stockpiled after excavation.
- (iv) An area is to be nominated on the plans which show the location of the storage of the soil stockpiles.
- (v) Cut-off drains and other soil erosion control measures are to be provided where necessary above and below the excavated site and maintained throughout the construction.
- (vi) The construction program and staging of operations which will assist in the control are to be examined and detailed on the design plans.
- (vii) Inlet protection is to be provided to all gullies.
- (viii) Removable "Gully baskets" or other suitable approved protection is to be provided to all pits.
- (ix) Trenches are to be backfilled within 24 hours of inspection and approval.

SC6.5.9.1.3.5 Permanent Methods of Erosion Control

- (i) All unpaved areas where earthworks operations have been undertaken are to be grass seeded to achieve grass coverage as stated in the landscaping section and permanently revegetated.
- (ii) Footpaths, parks, allotments and other disturbed areas are to be topsoiled to a minimum depth of 75mm and grass seeded.
- (iii) Vegetation treatment other than grass, including temporary erosion control matting, hydromulching etc during establishment can be used to stabilise batters and swales.
- (iv) Verges to be grass turfed minimum 1m behind back of kerb/sidewalk and in accordance with section **SC6.5.10.1.13**.

SC6.5.9.1.4 Hydraulic (Flood Hazard Assessment) Report Requirements

- (i) The flood study will be required to clearly identify the flood levels and flow velocities of both the existing and developed scenarios.
- (ii) Presentation is to include the following:
 - Catchment map;
 - Summary of all modelling parameters and assumptions used in the model;
 - Stream flood profile and bed profile for the study area showing cross section locations;
 - Cross sections of the stream and flood plain;
 - Tabulated calculations of the pre and post developed scenarios;
 - Plan showing proposed finished surface contours with the flood line interpolated;
 - 1% Annual Exceedance Probability (AEP) levels are to be shown where the flood line crosses property boundaries; and
 - Copies of the models and all relevant files.
- (iii) Full set of drawings and calculations are to be submitted for the pre-development and post development drainage strategies.
- (iv) Unless provided for in an existing strategy it is necessary to determine the 1% AEP level and Council Defined Flood Level (DFL) in the stream/waterway adjacent to a proposed development, incorporating an impact study detailing pre and post development scenarios.
- (v) The study will then be utilised to determine the infrastructure requirements and the minimum building pad levels of the development.

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- (vi) Where fill is to be placed within the flood plain it will be necessary to verify that the placement of fill will not detrimentally affect any existing flooding upstream or downstream of the development by analysing the existing and developed cases.
- (vii) Review any flood studies which have been previously undertaken within the relevant catchment.
- (viii) Identification of potential flooding impact from a range of flows including 10% AEP, 2% AEP, 1% AEP, 0.2% AEP and PMF floods, where applicable.
- (ix) Mapping of both depth and hazard (As per Queensland Reconstruction Authority's *Planning for stronger, more resilient floodplains Part 2 – Measures to support floodplain management in future planning schemes*)

SC6.5.9.1.5 Legal Point of Discharge

- (i) The point is to be identified and nominated by Council and is to comply with the requirements defined in QUDM.
- (ii) Drainage reserves/easements or written approval is to be obtained by affected properties between the development site to the point of discharge.
- (iii) If the development increases, re-directs or alters the natural flow path, a written drainage discharge agreement is to be signed by the affected property owners and submitted to Council.
- (iv) Unless the Legal Point of Discharge is within a trunk drainage system that has been designed to cater for the developed flow, the developer will be required to provide evidence that the development will not adversely affect the drainage system beyond the legal point of discharge.
- (v) The legal point of discharge will be one of the following depending on the site situation.
 - To an existing trunk drainage system.
 - To concrete kerb and channel, gullies or existing stormwater drainage system abutting the allotment.
 - To the road reserve provided the concentration of stormwater does not adversely affect the drainage capacity of the road and/or adjoining properties.
 - To an existing drainage system provided the system has the current and future capacity required.
 - To concrete kerb and channel or to a new stormwater inlet pit provided by the developer at a location removed from the site.

SC6.5.9.1.6 Drainage Reserves and Easements

- (i) Concentrated Stormwater flows from upstream overland flow paths are to be contained within public land and easements to the legal point of discharge.
- (ii) Land below the minor storm inundation boundary including open channels, overland flow paths, flood plains, detention basins, and lakes is to be provided within a dedicated drainage reserve, public reserve, road or pathway.
- (iii) An easement or reserve is to be provided to the 1% AEP inundation boundary.
- (iv) Underground infrastructure and interallotment drainage servicing all lots is to be contained within a dedicated drainage reserve, easement, public reserve, road or pathway.
- (v) Stub easements are the minimum requirement over culvert outlets for land in the Rural zoned.
- (vi) All easements or reserves are to be dedicated to Council.
- (vii) Minimum stormwater easement width is to be in accordance with QUDM section 3.8.5.

SC6.5.9.1.7 Alignment of Stormwater Pipes and Box Culverts

- (i) The stormwater pipes are to be located in dedicated drainage easements or reserves.
- (ii) The stormwater line from structure to structure is to be located beneath the kerb and channel and generally not located beneath the road carriageway.
- (iii) Road Crossings are to be as perpendicular to the road centreline as possible to avoid acute angles of crossing.
- (iv) No more than 20% of the piped network is to be located beneath road pavement.
- (v) Pipe and box culvert covers are to be sufficient to support T44 standard wheel loadings in accordance with the manufacturer's specification for the appropriate class of pipe.
- (vi) Where uPVC pipes are used the minimum cover within the road reserves is to be 500mm, unless concrete bridging is utilised.
- (vii) The use of permanently submerged pipe systems will not be approved without the installation of cut-off valves to allow for maintenance. Valves will be required as a minimum at the outlet of the pipe and at the upstream point of the submergence.
- (viii) Inverts of pipes discharging to permanent water bodies will be above normal standing water level unless specifically motivated and approved by Council.

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SC6.5.9.1.8 Pipe or Box Culvert Sizing

- (i) Minimum pipe or box culvert sizing for all drainage structures installed in roads, drainage reserves, or parks and open spaces are to be in accordance with QUDM section 7.8.3(a) (i.e. minimum 375mm dia unless connecting to a single upstream pit).
- (ii) Refer to the Pipe Capacity section in this manual for additional sizing by capacity requirements.

SC6.5.9.1.9 Conflict with Other services

- (i) The minimum vertical and horizontal clearance between a stormwater pipe and any other service conduit or pipe is to be 300mm. This can be reduced to no less than 100mm provided that the special treatment applicable to the service is undertaken. Refer to the relevant section of this manual.
- (ii) If a water or sewer main intersects with a stormwater structure then the penetration will be accepted subject to the following conditions.
 - The penetrated pipe or manhole is large enough to permit access for internal maintenance.
 - The penetrating segment is a single length of ductile iron for the entire span with no joints.
 - Flexible joints are to be provided either side of the penetrated structure.
 - The drainage design makes allowance for the restriction of flow and is unlikely to cause blockages.

SC6.5.9.1.10 Stormwater Pipe, Box Culvert, Joint and Structure Materials

- (i) Pipe, material and jointing standards will be as detailed in section 7.8 of QUDM and conform to the requirements of AS 4058 - Precast concrete pipes.
- (ii) Pipes < 300mm diameter will be uPVC.
- (iii) UPVC will be rubber ring jointed or solvent weld jointed.
- (iv) Pipes > 300mm diameter will be either precast reinforced concrete or fibre reinforced concrete.
- (v) RC pipes are to have flush joints (ie Internal rebates and external bands).
- (vi) Any other materials proposed will have to be identified and substantiated in the Engineering Summary Report lodged with the operational works documents.
- (vii) The class of the pipe is to be specified in accordance with the strength requirements of pipes in roadways, deep trenches or under fills with a minimum class 2.
- (viii) Reinforced concrete pipes are to be subjected to the Load and Absorption Test as specified in AS 3725, with the load being the three edge bearing method.
- (ix) Box culverts are to be precast reinforced concrete.
- (x) All precast box culverts are to consist of a separate invert slab and a single invert u-shaped section forming the deck and the two walls.
- (xi) The top of the culvert shall be joined to the base with cement mortar.
- (xii) Joints between lengths of box culverts, tops and sides are to be covered outside by a mortar band not less than 150 mm in width and a minimum of 20 mm thickness.
- (xiii) Mortar bands are to be reinforced with chicken wire for a minimum width of 130 mm.
- (xiv) uPVC or plastic pipes are not to be used for cross road drainage or within 5m of outlets/discharge points. Plastic pipes will be allowed for interallotment drainage, driveways, house connections (roofwater lines) or where approved by Council.

SC6.5.9.1.10.1 Stormwater Pipe and Box Culvert Bedding

- (i) Where uPVC pipes are used the bedding is to be in accordance with the pipe bedding area of the Sewerage Reticulation section of this manual.
- (ii) Pipes are to be bedded as shown on the standard drawing.
- (iii) Pipes are to have minimum bed depth 100mm.

SC6.5.9.1.10.2 Stormwater Pipe and Box Culvert Backfill

Stormwater pipes and Box Culverts are to be backfilled as shown on standard drawings and in accordance with the Stormwater Construction section of this manual.

SC6.5.9.1.10.3 Stormwater Pits

- (i) For Stormwater pits, grates and frames refer to Somerset Regional Council standard drawings SRC-STM-001 to 009.
- (ii) Precast Gully pits are permitted, subject to Council approval.
- (iii) Gully pits are to be located to QUDM section 7.5.3 requirements to reduce the likelihood of conflict with a future driveway location.
- (iv) Stormwater pits are to be located on straights wherever possible.

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- (v) Anti Ponding Gullies in curves are to be side entry type, chamber and grate only and are to be avoided wherever possible.
- (vi) Sag pits are only acceptable where a relief overland flow path is provided.
- (vii) No Step Irons are to be provided.
- (viii) Stormwater pits in excess of 1.5m deep are to be a stormwater pit / access chamber structure.
- (ix) No grates are to be used in roads, footpaths or cycleways, unless the location and design is specifically approved by Council.
- (x) Surcharge Pits are to ensure that there is a minimum 300mm freeboard to the inlet level of the upstream inlet pits.
- (xi) Soakage pits are to be accompanied by a geotechnical report supporting its ability to achieve the desired standard of drainage.
- (xii) The grate and frame for the standard inlet pit is to be Class D to AS 3996 and is to be hot dip galvanised to AS 1650.
- (xiii) The precast Lintel is to be of an approved type as shown on the standard drawings or approved engineering plans.

SC6.5.9.1.10.4 Field Inlet Pits

- (i) Field Inlet pits are to be designed and located in accordance with QUDM section 7.5.4.
- (ii) Raised Grate Inlets are preferred for field inlets.
- (iii) In parks and areas subject to pedestrian traffic, the raised grate inlet pit is to be identified by an arch rail 1.2m high with reflectorised marking.
- (iv) All field inlets are to have a 250mm concrete apron surrounding the pit.
- (v) The grate and frame for the standard inlet pit is to be Class D to AS 3996 and is to be hot dip galvanised to AS 1650.

SC6.5.9.1.10.5 Stormwater Manholes

- (i) Manholes are to be located in accordance with QUDM Section 7.6.
- (ii) No Step irons are to be provided.
- (iii) Non standard structures are to be fully detailed and certified by a Structural RPEQ.
- (iv) Precast manholes will be accepted providing that they are installed in accordance with the manufacturer's specifications.
- (v) Manufactured bends of maximum 45 degrees and bandaged junctions are acceptable on 1500mm dia pipes or 1500mm high Box Culverts, provided a manhole is provided within 30m of the bend or junction.
- (vi) Manholes located in pavements are to be capable of supporting T44 traffic loads.
- (vii) All cast iron surfaces are to be coated with hot bitumen before being placed in the works.
- (viii) Covers and frames are to comply with the details shown on the standard drawings.
- (ix) The initials SW are to be clearly visible on all access chamber covers.
- (x) The covers are to be cast iron where access chambers are situated within the road boundaries or other trafficable areas and concrete infilled elsewhere.
- (xi) Frames are to be cast in the reinforced concrete access chamber topslabs.
- (xii) The topslabs are to be bedded on a maximum of 12 mm cement mortar on top of the concrete collar of the manhole so that the top of the cover is flush with the finished pavement or ground surface.
- (xiii) The concrete used in the construction of the access chamber lid is to be grade N32/10 in accordance with AS 1379 and AS 3600.

SC6.5.9.1.10.6 Stormwater Headwalls

- (i) Where located in state controlled roads, Headwalls are to be provided in accordance with DTMR Standard Drawings.
- (ii) The outlet structure is to be designed to ensure that the flow leaving the structure is sub-critical and be of sufficient length to contain the hydraulic jump.
- (iii) Precast headwalls may be used provided they are constructed to the following criteria:
 - Precast headwalls are to be laid on a clean stable foundation and bedded in a minimum 200 mm deep layer of grade N25 concrete which is to be sluiced, pumped or vibrated in place to ensure no voids are present in the completed work.
 - Apron cut-off walls extend below the edge of the apron by a minimum of 600mm and are constructed of minimum grade N25 concrete.
 - The headwalls are backfilled with approved free draining material.
 - Weepholes are provided to drain the bedding material.

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- (iv) The inlet and outlet headwalls, embankment walls and aprons are to produce a smooth transition of stormwater flowing in the open drain into the pipe and culvert inlet or out of the pipe or culvert into the open drain in order to reduce energy loss and reduce upstream backwater.
- (v) Energy dissipaters and scour protection are to be detailed as required.
- (vi) Sloping headwalls are to be provided in accordance with standard drawings.

SC6.5.9.1.11 Somerset Region Intensity Frequency Duration Tables

SC6.5.9.1.11.1 Time of Concentration

- (i) Refer to QUDM Table 4.6.4 for determining standard inlet times for small fully urbanised catchments.
- (ii) Refer to section 4.6.6 of QUDM (Figure 4.6 - Friend's Equation Nomograph) and section 4.6.11 for determining inlet times for catchments that are not completely urbanised.
- (iii) Where a software package has been used to create hydrographs, details of how they were determined are to be included in the model details submitted to Council.

Tables SC6.5.9.1.11.1.1 – Values required from ARR Charts

Log-Normal Intensities			
	1 hour	12 hour	72 hour
2 year	45	7	1.8
	(chart 1)	(chart 2)	(chart 3)
50 year	87	14	3.8
	(chart 4)	(chart 5)	(chart 6)

Other Factors	
G	0.28
	(chart 7)
F2	4.38
	(chart 8)
F50	17.35
	(chart 9)

Table SC6.5.9.1.11.1.2 – Rainfall Intensities in mm/hr by Duration and Return Interval

Duration	Average Recurrence Interval (years)						
	1	2	5	10	20	50	100
5 min	108.6	141.1	180.3	204.8	238.2	283.9	320.3
6	101.9	132.4	169.3	192.4	223.9	266.9	301.2
10	83.5	108.6	139.1	158.3	184.4	220.1	248.6
20	61.0	79.3	102.0	116.3	135.7	162.3	183.6
30	49.7	64.6	83.3	95.1	111.0	133.0	150.6
1 hour	34.0	44.2	57.2	65.5	76.6	92.0	104.3
2	20.4	26.5	34.5	39.6	46.4	55.8	63.4
3	15.1	19.6	25.5	29.3	34.3	41.4	47.0
6	8.9	11.6	15.1	17.4	20.5	24.7	28.2
12	5.3	6.9	9.0	10.4	12.3	14.8	16.9
24	3.2	4.2	5.5	6.4	7.6	9.2	10.6
48	1.9	2.5	3.3	3.9	4.6	5.6	6.4
72	1.4	1.8	2.4	2.8	3.3	4.0	4.7

SC6.5.9.1.12 Design Storms

- (i) Refer to QUDM Table 7.02.1 for the determination of major and minor design storm events.
- (ii) No major storm is to be piped through private property.
- (iii) Major roads stated in the QUDM table refer to Trunk Collector roads and above.

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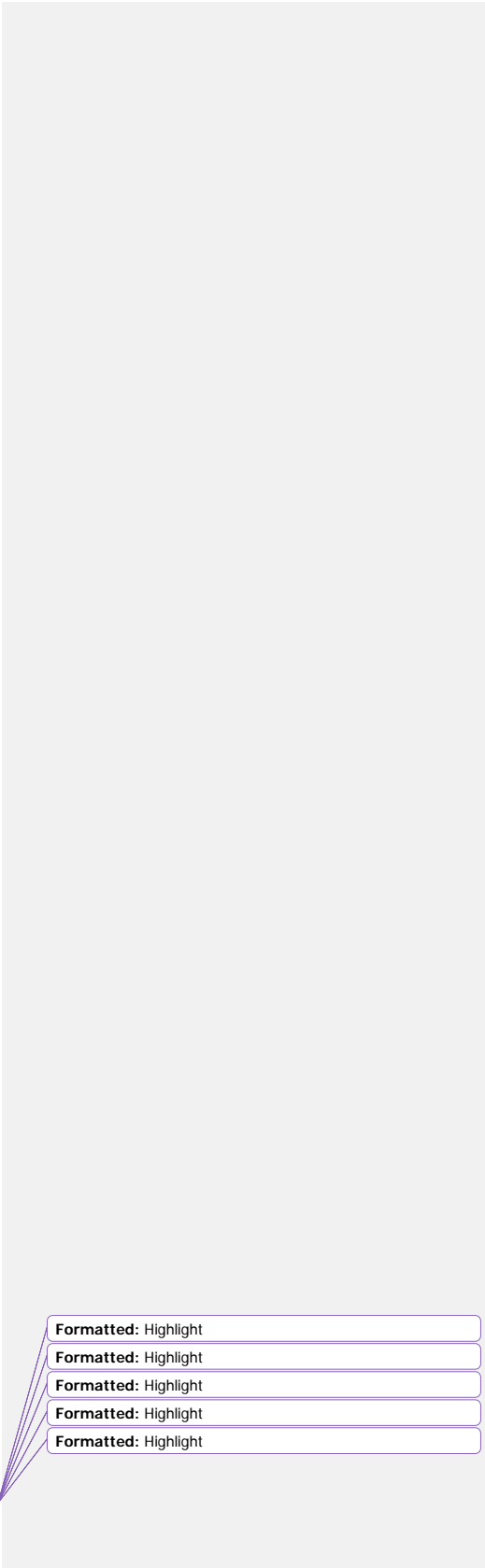
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Table SC6.5.9.1.12 – Design Storms by Zone and Precinct

ZONES	MINOR (PIPED) DRAINAGE	MAJOR (OVERLAND) DRAINAGE
Community facilities zone Emerging community General residential zone – including Park residential precinct Recreation and open space zone Rural residential Rural zone Township zone	50% AEP	1% AEP
Centre zone High impact industry zone Industry zone	10% AEP	1% AEP

Note: Refer to the Culvert Design section of this manual for cross drainage design storm.

SC6.5.9.1.13 Overland Flow Paths

- (i) Overland flow paths are to be formalised and contained within easements, roads, pathways, or drainage reserves for all new developments. Refer to the section **SC6.5.11.1.5** for requirements.
- (ii) All roadway and pathway overland flow paths are to be in accordance with Sections 7.1.3 and 7.3.6 of QUDM.
- (iii) Overland flow through parks and open space is acceptable providing it does not compromise the intent of the park or open space.
- (iv) Overland flow paths are to be provided for at all sag points in the road.
- (v) Refer to the section **SC6.5.11.6** for determination of whether an Overland Flow path is deemed to be an open channel and subject to the requirements of that section.
- (vi) Negative crossfall of the road verge is permissible to define the path of flow and will be subject to weir flow depth/velocity criteria for safety and freeboard requirements as stated in QUDM.
- (vii) Overland flow paths are to be shaped so as to contain the flow within the designated boundary at a non-scouring velocity less than 1.2m/sec unless appropriate scour protection is provided.

SC6.5.9.1.14 Flow Depths and Width Limitations

- (i) Roadway Flow limits are to be in accordance with QUDM section 7.3.1 where major roads are defined as Trunk Collector and above, and minor roads defined as Collector Roads, Access Streets and Access Places.
- (ii) Refer to the Culvert Design section **SC6.5.32** of this policy for floodway depth and width limitations.

SC6.5.9.1.15 Stormwater Pit and Field Inlet Capacities

- (i) The inflow of grated field inlets is to be in accordance with the weir or orifice flow in accordance with QUDM section 7.5.4. The lesser of the two is to be used.
- (ii) Design blockage factors of QUDM table 7.5.1 apply for all storm events.

SC6.5.9.1.16 Pipe Flow Velocities

Refer to QUDM Table 7.12.1 for acceptable pipe velocities with no more than 20% of the pipe system outside the desirable limits stated.

SC6.5.9.1.17 Outlet Velocities

The outlet velocity of a piped system is to be checked for velocity scour protection requirements and scour protection is to be provided at any outlets where outlet velocities or the nature of the soil in the vicinity of the outlet have the potential to cause scouring problems.

SC6.5.9.1.18 Design Freeboard

- (i) The freeboard requirements are to be in accordance with QUDM section 7.3.12 and Council's Defined Flood Level (DFL).
- (ii) Refer to section **SC6.5.10.1.14** of this policy for immunity requirements for property accesses.
- (iii) Refer to section **SC6.5.11.1.3** of this policy for immunity requirements for culverts, floodways and bridges.

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SC6.5.9.1.19 Starting Hydraulic Grade Levels (HGLs)

- (i) The HGL level at the outlet will not be lower than the following:-
 - In a free outlet - the obvert of pipe;
 - In detention basin, creek or open channel - the estimated water level for the design; or
 - Where connecting to an existing pipe system - the calculated HGL from the outlet of the existing system.

SC6.5.9.1.20 Pipe Capacity

Mannings equation for determining pipe capacity is to be in accordance with QUDM Section 7.16.7.

SC6.5.9.1.21 Pit and Entrance Losses

- (i) Losses within inlet pits and manholes are to be determined from Section 7.16.8 and the charts in Appendix 2 of QUDM.
- (ii) The application of pit loss reduction factors for the provision of benching is acceptable.

SC6.5.9.1.22 Bikepath Immunity

All bikepaths are to have a minimum 50% AEP drainage immunity and satisfy the requirements of the **Table SC6.5.10.1.12.1** of this policy.

SC6.5.9.2 Interallotment Drainage Design Standards

SC6.5.9.2.1 General

- (i) The use of interallotment drainage will only be permitted where the minor design storm for a fully developed upstream catchment can be accommodated in a pipe less than 375mm diameter.
- (ii) The design including capacities and levels of the drainage system is to comply with Section 7.13 of QUDM except as amended by this policy.
- (iii) Lots in the General residential zone (excluding the Park residential precinct) and Community Title developments are to be provided with a Level III drainage system.

SC6.5.9.2.2 Alignment of Interallotment Drainage

SC6.5.9.2.2.1 Interallotment Drainage Pipe Alignment

- (i) The main line is to be offset 0.6m from the rear or 1.2m from side boundaries.
- (ii) Detailing of satisfactory backfilling will be required when the alignment is in the zone of influence of another service alignment or structure.
- (iii) Refer to the Stormwater section of this manual for service separation and penetration conditions.
- (iv) Minimum cover within private property is 500mm except as required to discharge into kerb and channel.

SC6.5.9.2.2.2 Interallotment Drainage Manhole and Chamber Alignment

- (i) Manholes in interallotment drains are to be provided at change of grade, pipe size, direction and at the end of the line.
- (ii) Chambers can replace manholes where depth to invert is less than 1.2m and will be precast or cast insitu concrete boxes, or precast FRC or RC pipe system to the dimensions shown in the table below.

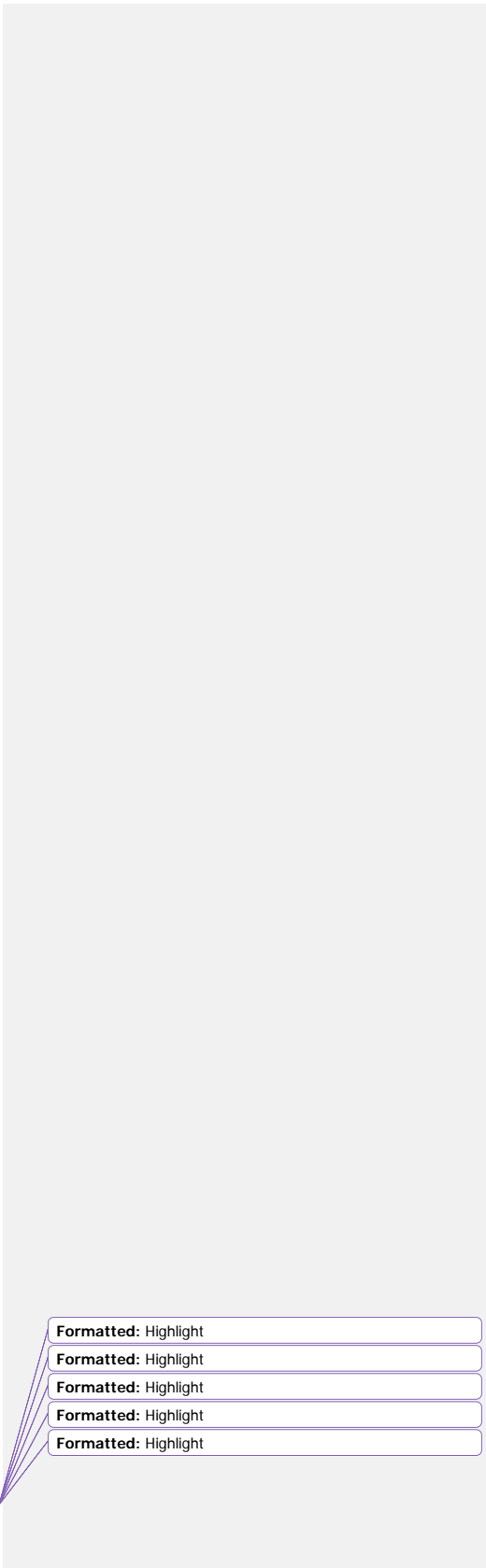
Table SC6.5.9.2.2.1 – Interallotment Chamber Sizing Requirements by Depth

Maximum Depth to Invert (mm)	Boxes – Internal Dimensions (mm)	FRC or RCP manholes
< 900 (<750)	600 x 600*	600mm dia
900 < 1200 (750<1500)	600 x 900*	750mm dia (900)

*minimum wall thickness of 100mm

SC6.5.9.2.2.3 Interallotment Drainage House Connection Alignment

- (i) At least one branch connection is to be provided on the main line for each property.
- (ii) To determine the minimum depth of the house connection, grade along the longest path at 1 in 100 with 200mm cover at the downpipe.



- (iii) Junction chambers are to be provided at the connection with the interallotment drain line in Commercial and Industrial lots being served.

SC6.5.9.2.2.4 Interallotment Drainage Outlet Location

- (i) Outlet is to be to a legal point of discharge.
- (ii) Outlet to a road reserve is to be to an existing or new pit or manhole.
- (iii) If agreed, Council will give permission for interallotment drainage to outlet to the kerb and channel where no alternative is available.
- (iv) Where the interallotment drainage outlets onto private property other than the allotment to be serviced, an easement is to be created over the drainage outlet.

SC6.5.9.2.3 Interallotment Drainage Pipe and Culvert Sizing

Pipe sizing is to be in accordance with QUDM section 7.13 and is to be a minimum 150mm diameter.

SC6.5.9.2.4 Interallotment Drainage Materials

SC6.5.9.2.4.1 Interallotment Drainage Pipe Bedding and Backfilling

- (i) Where uPVC pipes are used, the bedding is to be in accordance with the pipe bedding area of the Sewerage Section of this manual.
- (ii) Where RCP or FRC pipes, bedding is to be in accordance with the Stormwater Section of this manual.
- (iii) Detailing of satisfactory backfilling will be required when the alignment is in the zone of influence of another service alignment or structure.

SC6.5.9.2.4.2 Interallotment Drainage Pipe Material

- (i) Pipe material is to be in accordance with QUDM Table 7.13.4.
- (ii) uPVC is to be minimum sewer class SH solvent welded to AS 1260; RCP is to be Class 2 rubber ring jointed to AS 4058; and FRC is to be Class 2 rubber ring jointed to AS 4139. Refer to Kerb Outlet section of this manual for material types across road verges to kerb adapters.
- (iv) Flexible joints in the form of a short pipe 600mm maximum at the junction of all stormwater drainage structures are to be provided.
- (v) For uPVC systems:
 - flexible joints are not necessary, however rubber ring jointed connections are to be provided at all drainage structures to accommodate expansion or contraction; and
 - all pipes are to have sanded ends suitable for bonding to concrete.

SC6.5.9.2.4.3 Interallotment Drainage Manholes, Chambers and Lids

- (i) Refer to Alignment section of this manual for sizing requirements. When over 1.2m in depth, refer to the standard stormwater manhole details.
- (ii) Lids to cast in-situ chambers are to be pre-cast concrete and:
 - be a standard concrete infilled access chamber cover and frame.
 - be embossed "roofwater".
 - have infill concrete at grade N25.
 - match the finished ground slope and sit 50mm proud.
- (iii) Cast insitu boxes are to have close fitting cast iron, galvanised steel or concrete infilled type lids or grates of generally light duty standard to suit the internal dimensions.
- (iv) FRC and RCP manholes are to have the manufacturer's proprietary concrete or concrete infill type lids.
- (v) Infill concrete is to be Class N25.
- (vi) Lids are to match the finished surface level and slope unless depressed grates.
- (vii) Lids are to be impressed with "stormwater" into the infill.

SC6.5.9.2.4.4 Interallotment Drainage House Connections

- (i) House connections or Junction Chambers are to be in accordance with the IPWEAQ Standard Drawing.
- (ii) At least one connection point is to be provided on the main line for each property.
- (iii) The connection is to be in the form of a Slope Junction installed in the line with the property branch line diameter being a minimum of 100mm (I.D.)
- (iv) An inspection opening is to be located at the end of the property branch line similar to a sewer house connection branch.

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- (v) The connection point is to terminate 0.5m past any adjacent sewer.
- (vi) Stormwater marking tape is to be tied to the cap of the inspection opening and extend vertically to be tied to a wooden peg at finished surface level.

SC6.5.9.2.4.5 Interallotment Drainage Outlets.

- (i) Interallotment roofwater drainage systems are to discharge into a suitably located stormwater pit or access chamber in the street; or
- (ii) Interallotment drainage will be outlet through a standard precast headwall.
- (iii) Refer to the Erosion and Sediment Control section of this manual for detail of scour requirements.

SC6.5.9.2.4.6 Interallotment Drainage Kerb Outlet

- (i) Where no alternative outlet is available, refer to Standard Drawing for the outlet to the kerb and channel and the kerb adapter and saw cutting detail.
- (ii) Residential developments are to use 90mm dia uPVC under street verge.
- (iii) Where servicing a commercial development, galvanised RHS with minimum 4mm thickness is to be provided to accommodate the capacity required and to withstand traffic loading at reduced cover locations unless a splitter box and multiple 90mm dia pipes are used.
- (iv) For lots discharging to kerb and channel where a concrete footpath/cyclepath is provided in the verge, a roofwater drainage connection point is to be provided at the lowest corner of the lot, i.e. a 100mm dia (or RHS) line discharging to kerb and channel via an approved kerb adaptor.

SC6.5.9.3 Culverts, Floodways and Bridge Design Standards

SC6.5.9.3.1 General

- (i) Culverts, aprons, headwalls and wingwalls are to be provided in accordance with DTMR Standard Drawings and the DTMR Road Drainage Manual where not amended by this manual.
- (ii) Refer to the Table below for design culvert capacities required for various cross road culverts.

Table SC6.5.9.3.1.1 – Road Cross Culvert Capacity (Minor Event) by Zone, Precinct and Road Types

ZONES and PRECINCTS	ROAD TYPE	STORMWATER TRUNK CROSS DRAINAGE (MINOR EVENT)
Rural zone [#]	Access Place	50% AEP
	Access Street	50% AEP
	Collector	10% AEP
General residential zone - Park residential precinct	Access Place	10% AEP
	Access Street	10% AEP
Rural residential zone	Collector	10% AEP
Community facilities zone General residential zone (excluding park residential precinct)	Access Place	10% AEP
	Access Street	10% AEP
	Collector	10% AEP
Recreation and open space zone	Trunk Collector	2% AEP
Township zone		
Centre zone	Access Street	10% AEP
High impact industry zone	Collector	10% AEP
Industry zone		
Emerging community zone	Access Place	To be determined by Council
	Access Street	
	Collector	
	Trunk Collector	

[#] See Table 6.5.9.3.1.3 for indicative pipe sizes for rural catchment areas.

- (iii) Refer to the table below for design floodway event and criteria to be assessed with all culvert designs.

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Table SC6.5.9.3.1.2 – Floodway Event (Major) Design Criteria by Road Type

CRITERIA	TRUNK COLLECTOR OR GREATER	SEALED ROAD	UNSEALED ROAD
Design Floodway Event (Major)	1% AEP	1% AEP	1% AEP
Maximum width of floodway [#]	20m	50m	100m
Maximum depth of flow	100mm	200mm	300mm
Maximum dV (refer QUDM)	0.2m ² /s	0.4m ² /s	0.6m ² /s

[#] Maximum is not to exceed width of downstream accepting path.

- (iii) Backwater from the Major Floodway event is not to enter upstream properties in events of similar return frequency.
- (iv) Maximum batter slope from road shoulder to top of headwall is to be 1 in 2.
- (v) Refer to the Safety Devices section of this manual for Inlet Protection and Safety Fencing requirements.
- (vi) The design submitted will be required to provide calculations supporting the width, depth and dV of the major storm event over the road.
- (vii) Culverts located in General residential zone – Park residential precinct are to be piped 30m beyond the frontage of the proposed allotment.
- (viii) The cross road drainage is to be constructed with the invert of the pipe culvert a minimum of 300mm below the finished road level, and the pipe is to have concrete or stone pitch concrete headwalls, wingwalls and aprons on both the inlet and outlet of the culvert.
- (ix) The minimum pipe size to be used for any cross road culvert is 375mm diameter.
- (x) Culverts are to be laid with a minimum fall of 100mm across the width of the road.
- (xi) The inlet and outlets to the culverts are to be clear, flat and unobstructed for a distance of 1.5m.
- (xii) The grade of any earth batters leading into or out of the culvert are to have a maximum slope of 1 in 6.
- (xiii) Two (2) flexible road edge guide posts per DTMR MRTS14 Road Furniture, are to be installed on either side of the culvert structure on both sides of the road in accordance with DTMR Standard Drawing for Roadworks No. 1356.
- (xiv) Rural Cross road drainage is to be constructed in accordance with one of the pipe sizes outlined in the table below.

Table SC6.5.9.3.1.3 – Indicative Pipe Sizes for Rural Catchment Areas

Rural Catchment Area (Ha)	Pipe Size Required (mm)	Discharge (m ³ /S)
1.5	300	0.15
2.0	375	0.20
3.0	450	0.30
5.0	525	0.45
7.0	600	0.60
9.0-11.0	2 x 525	0.80
12.0	2 x 600	1.00
15.0 to 100	RPEQ Engineer Design Required	RPEQ Engineer Design Required

SC6.5.9.3.2 Hydraulics

- (i) For entrance losses and mannings coefficients refer to QUDM tables 7.16.5 and 7.16.3, respectively.
- (ii) Tailwater levels used in culvert design are to be determined from the open channel depth calculated for the receiving flow.
- (iii) Input tables and calculated results from culvert design software are to reflect these parameters to account for whether the road crossing is Inlet or Outlet controlled.

SC6.5.9.3.3 Headwater Depth Criteria

- (i) Culverts located in areas other than Rural Zone or the Park Residential Precinct of Town Zone are to have a headwater depth at a minimum 150mm depth below the invert of the road kerb and channel or the road shoulder point if no kerb and channel is present for the minor storm event.

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- (ii) Culverts located in Rural Zone or the Park Residential Precinct of Town Zone are to have a headwater depth at a minimum 100mm below the road shoulder point for the minor storm event.
- (iii) The headwater inundation is not to increase existing upstream property flood levels.
- (iv) The effect of flooding to house sites caused by the floodway event is to be considered with all culvert designs.

SC6.5.9.3.4 Culvert Road Furniture

- (i) Culverts located in Rural Zone or the Park Residential Precinct of Town Zone are required to be delineated with road edge guide posts.
- (ii) If the culvert measures 5.0m long in the direction of the roadway then four road edge guide posts are to be provided on either side of the cross road structure on both sides of the road.
- (iii) In addition to the above, floodways greater than 20.0m long in the direction of the roadway are to have flood gauge posts installed.
- (iv) The delineator posts are to be installed with the inside face of the post in line with the shoulder of the road.
- (v) Delineator posts are to be installed so that the red delineator is on the left side and the white delineator is on the right side of the road in both directions.

SC6.5.9.3.5 Bridges

Bridges are to be certified by an RPEQ structural engineer and to applicable authorities' standards and guidelines.

SC6.5.9.4 Detention Basins Design Standards

SC6.5.9.4.1 General

- (i) Detention Basins are to be designed in accordance with QUDM section 5, where not amended by this manual.
- ~~(ii)~~ Refer to the Safety Devices section of this manual for Inlet Protection and Safety Fencing requirements.
- ~~(ii)(iii)~~ For Dams see *Minor filling and excavation in Schedule 1 – Administrative terms and definitions*

SC6.5.9.4.2 Dry Detention Basins

- (i) Dry detention basins are defined as an area for the temporary storage of stormwater, which for the majority of the time holds no water.
- (ii) Any inlet pit at the low point of a detention basin is to be fitted with an approved anti-blockage grate.

SC6.5.9.4.3 Wet Detention Basins

- (i) Wet Detention Basins (or Permanent Water Bodies) are defined as an area, whether natural or man made, that has a standing water level.

SC6.5.9.5 Rainwater Tank Design Standards

SC6.5.9.5.1 General

- (i) Where conditioned as a requirement of a development or where it is elected to install Rainwater Tanks for connection to a development, refer to the criteria in this section.
- (ii) Where the incorporation of rainwater tanks into a development is used to demonstrate the attenuation requirements of the site the methodology and software input criteria are to be reviewed at the Pre-Design Meeting prior to detailed design. Rainwater tanks are to be installed as part of the development.
- (iii) All software data files (PURRS, DRAINS, etc) are to be included in the submitted operational works lodgement complete with the associated drawings and engineering summary report.

SC6.5.9.6 Open Channels Design Standards

SC6.5.9.6.1 General

- (i) Where an overland flow path:-
 - Conveys a flow from an Upstream catchment; or
 - Has a 1% AEP flow greater than 1.2m deep; or

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- Has batter slopes steeper than 1 on 6; or
 - Is a roadside table drain;
- it is considered to be an Open Channel and is subject to the design requirements of QUDM Section 9 and the following.
- (ii) The design capacity for all open channels is to be 1% AEP unless approved otherwise with the exclusion of table drains in the Rural zone, Rural residential zone or the General residential zone - Park residential precinct (refer to section below).
 - (iii) All open channels are to be contained within drainage reserves or easements (refer to **section SC6.5.9.1.6** of this policy).
 - (iv) All open channels are to satisfy the freeboard requirements of QUDM table 9.3.1 with the exception of table drains (refer to section below).
 - (v) Open channels located in areas other than Rural zone, Rural residential zone or the General residential zone - Park residential precinct will require safety fencing (refer to **section 6.5.9.7** of this policy).

SC6.5.9.6.2 Table Drains

- (i) Table Drains located in Rural zone, Rural residential zone or the General residential zone - Park residential precinct shall be formed, loamed and grassed where determined by council and anti-scouring measures provided where it is determined that the road grades or soil type so require
- (ii) Table drains are to be provided to all roads located in Rural zone, Rural residential zone or the General residential zone - Park residential precinct.
- (iii) The Drainage Capacity is to be 5% AEP at 100mm below the shoulder point.
- (iv) Maximum batter slopes are 1 on 4 on the road side and 1 in 2 on the property side.
- (v) The maximum depth is 800mm below the shoulder point of the road.
- (vi) Minimum longitudinal grades are 0.5% unless concrete invert or earth reinforcing is provided. Where it is provided, it is a minimum 0.25% longitudinal grade.
- (vii) Maximum longitudinal grade is 16% and grades over 10% will require demonstration that scouring will not occur, provide a concrete channel and need to be designed by RPEQ engineer.
- (viii) The channels are to be fully grassed such that not less than 0.8m² per m² is covered with a healthy growth of grass.
- (ix) Refer to QUDM table 9.5.2 for maximum flow velocities using 50% vegetal cover for erosion resistant soils, as applicable.

SC6.5.9.6.3 Natural Creeks and Waterways

- (i) All natural creeks and waterways are to be contained within drainage reserves or easements as detailed in **section SC6.5.9.1.6** of this policy.
- (ii) Any environmental flows are to be maintained.
- (iii) Refer to QUDM table 9.3.1 for freeboard requirements.

SC6.5.11.6.4 Hard Faced Channels

- (i) All hard faced channels are to be contained within drainage reserves (refer to **section SC6.5.9.1.6** of this policy for details).
- (ii) Refer to the Safety Devices section of this manual for details of the safety fence requirements.

SC6.5.9.6.5 Grassed Channels located in areas other than Rural zone, Rural residential zone or the General residential zone - Park residential precinct

- (i) These channels are to be contained within drainage reserves, unless stated otherwise in **section SC6.5.9.1.6** of this policy.
- (ii) Refer to QUDM table 9.5.2 for maximum flow velocities using 70% vegetal cover for erosion resistant soils as applicable.

SC6.5.9.6.6 Grassed Channels located in Rural zone, Rural residential zone or the General residential zone - Park residential precinct

- (i) These channels are to be contained within the road reserve or easements across private property, as stated in the **section SC6.5.9.1.6** of this policy.
- (ii) Where a channel outlets into private property, a minimum stub easement of 6.0m x 6.0m is to be provided or as required to contain earthworks associated with the outlet.

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- (iii) Refer to QUDM table 9.5.2 for maximum flow velocities using 50% vegetal cover for erosion resistant soils, as applicable.

SC6.5.9.6.7 Replicated Natural Channels

Refer to Brisbane City Councils Natural Channel Design Guidelines 2003 and QUDM Section 9.6 for design of channels to replicate natural waterways.

SC6.5.9.7 Safety Devices Design Standards

SC6.5.9.7.1 General

- (i) Safety structures are to be installed on all new drainage structures located in or adjacent to land in all areas other than Rural zone, Rural residential zone or the General residential zone - Park residential precinct.
- (ii) Appropriate warning signage is to be installed in locations where there is a perceived hazard such as a detention basin.
- (iii) Where an identifiable hazard exists with no defined solution in this manual, then a risk analysis is to be undertaken and an appropriate treatment included in the design.

SC6.5.9.7.2 Fencing

- (i) Safety fencing is to be provided around detention basins, along open channels and across culvert headwalls where:-
 - The batter slope is greater than 1 on 4 and the 5% AEP water level is greater than 1.2m deep; or
 - The batter slope is greater than 1 on 2 and the batter is higher than 1.0m; or
 - To Hard Faced Channels between the top of the drain and the drainage reserve boundary; or
 - The structure is in the vicinity of public congregation areas, including schools and shopping facilities; or
 - The structure is on a route frequented by school children, mobility impaired persons, or a high number of general public; or
 - Egress from a drainage structure would be difficult and no other installation has been provided to reduce the risk; or
 - There will be a risk to the public.
- (ii) Safety fences are to be a minimum of 1.0m high, consisting of galvanised posts with a top and bottom rail and PVC covered chainmesh wire and designed to not facilitate the climbing of the fence.

SC6.5.9.7.3 Inlet Protection

- (i) Inlet Protection is to be provided at the inlet to all box culverts and pipes greater than 300mm diameter where:-
 - The structure is greater than 25.0m in length; or
 - The flow within the structure attains critical depth in any storm event; or
 - The inlet is contained in a drop structure.
- (ii) Inlet protection structures are to comply with the requirements detailed in QUDM section 12.5 with minimum 30 degrees and maximum 60 degrees to the horizontal.

SC6.5.9.7.4 Dry Detention Basin Safety Devices

Detention basin warning signs are to be installed on all sides of basins that can be accessed by the public, approximately 1.0m from the high water mark, to the satisfaction of Council.

SC6.5.9.7.5 Wet Detention Basin Safety Devices

- (i) Preliminary designs and risk analysis of the safety structures to be installed as part of a wet detention basin will need to be prepared by the consulting engineer for Council approval of the proposal as early in the design process as possible and specifically identified in the final design.
- (ii) The matters to be considered in the proposal will include:-
 - The location of the basin in relation to housing and public congregation areas;
 - The probability that unsupervised children will be present in the area;
 - The depth of the still water in the basin in relation to the Building Act which requires safety fencing for depths greater than 450mm;

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- The batter slopes above and below the water level and the ease with which a person will enter or leave the water;
- The potential provision of a berm below the still water level on which water plants will grow and provide a natural barrier to the deeper water;
- The potential to plant wetland plants to the perimeter of the basin to provide a natural barrier to the waters edge;
- The rate at which water level is likely to rise in the basin; and
- The effectiveness of the warning signage in the area of the basin.

SC6.5.10 SEWER DESIGN STANDARDS

SC6.5.10.1 General

- (i) Except as specifically varied hereafter, the design and construction of reticulation sewers is to comply with the Queensland Urban Utilities (QUU) design and construction standards and this policy.
- (ii) Evidence of the QUU's agreement to provide services is to be given to Council prior to sealing of plans of survey.

SC6.5.10.2 Road and Rail Crossings

- (i) A sewer may cross a road to reduce the number of manholes to be used, provided house connections are not located within the road reserve.
- (ii) Crossings of existing roads will generally be bored. Council will approve open trenching to roads below Collector subject to the condition of the existing pavement and surfacing, space available for boring pits and substrate conditions.
- (iii) Written approval from either the Queensland Department of Transport and Main Roads or Queensland Rail is required if a sewer is to be constructed on land under the control of these bodies. In such cases the crossings will generally be designed and constructed in accordance with relevant bodies' requirements.

SC6.5.10.2.1 Sewer Backfill in Existing Roads

Where crossings are not able to be bored and where approved by Council, excavation is to be carried out across existing roads and expediency in the backfilling of the trenches is required, the following methods in accordance with the standard drawing are to be employed—

- (i) If HDPE pipe is used with no joints/welds underneath roadways nor within 300mm beyond back of the K+C or edge of pavement where no kerb is provided, than no envelope pipe would be required.
- (ii) Trenching, where permitted, should be at or incorporate existing joints in pavement. Trenching is to be as per standard drawing IPWEA SEQ R-170

SC6.5.10.2.2 Filling over Existing Sewers

Where fill is placed over an existing sewer:-

- (i) Applicant will need to comply with QUU requirements.

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SC6.5.11 WATER DESIGN STANDARDS

SC6.5.11.1 General

- (i) Except as specifically varied hereafter, all water reticulation mains are to be designed in accordance with the Queensland Urban Utilities (QUU) Design and Construction Standards and this policy.
- (ii) Evidence of the QUU's agreement to provide services is to be given to Council prior to sealing of plans of survey.

SC6.5.11.2 Road Crossings

- i. All water main crossings of new and existing roads will be constructed in an enveloper pipe of ductile iron or similar. The enveloper (i.e. iron, steel, concrete) pipe will extend a minimum of 300mm beyond the back of the kerb and channel or the edge of pavement where no kerb is provided.
- ii. If HDPE pipe is used with no joints/welds underneath roadways nor within 300mm beyond back of the K+C or edge of pavement where no kerb is provided, than no enveloper pipe would be required.
- iii. Trenching, where permitted, should be at or incorporate existing joints in pavement. Trenching is to be as per the Standard Drawings IPWEA SEQ R-170.

SC6.5.11.3 Major Road Crossings

All road crossings underneath a road under the control of the Queensland Department of Transport to be in accordance with Queensland Transport's "Installation of Underground Conduits within the Boundaries of Declared Roads".

SC6.5.11.4 Crossings of Existing Roads

- (i) Unless otherwise approved in writing, all crossings of existing roads and streets will be bored or jacked with no disturbance to the pavement, shoulders or kerb.
- (ii) Council will permit open trenching to streets below Collector determined by the location, traffic conditions, and age of the existing pavement.
- (iii) The details of the crossing, pipe materials and grouting will be submitted to Council for approval.

SC6.5.11.4.1 Water Backfill in Existing Roads

Where crossings are not able to be bored and where approved by Council, excavation is to be carried out across existing roads and expediency in the backfilling of the trenches is required, the following methods in accordance with the standard drawing are to be employed—

- (i) approved sand bedding to within 600mm of the finished surface is to be placed and compacted by flooding, vibrating or other approved means; and
- (ii) the top 600mm is to be restored with lean mix low slump concrete (1:20) and 25-40mm of asphalt surfacing.

SC6.5.11.4.2 Water Main Backfilling to Footpaths and Other Non Trafficable Areas

- (i) Backfilling is to be carried out using selected material from excavation.
- (ii) The material is to be placed in layers not exceeding 300mm in depth and is to be compacted to a minimum consolidation of 95% Standard Compaction.

SC6.5.11.5 Railway Crossings

If the water main is to be constructed underneath a railway line the crossing will be in accordance with the requirements of Queensland Rail.

SC6.5.11.6 Markers

- (i) Kerb and channel will be stamped or engraved above each end of under road conduits. Refer to Somerset Regional Council Standard Drawings SRC-ROAD-024.
- (ii) Hydrant and Valve markers will be as per Queensland Urban Utilities' requirements.

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SC6.5.12 LANDSCAPING DESIGN STANDARDS

SC6.5.12.1 General

Landscape design is to demonstrate that efficient use of available water supply has been maximised, possible impacts from weed infestation has been minimised, and that it is in keeping with the character of the existing vegetation in the Region.

SC6.5.12.1.1 General Species Selection Criteria

Plant species should be reflect the principles outlined in section **SC6.5.8** and should be consistent with the following criteria:

- (i) Species which have proven to be locally reliable, given conditions within their range of requirements.
- (ii) Suitable growth habit for amenity planting - trees need to be trained before planting.
- (iii) Hardy, including tolerance to average winds.
- (iv) Reasonable life expectancy.
- (v) Reasonable growth rate.
- (vi) Species which do not require regular maintenance and which have the ability to recover from pruning and/or damage.
- (vii) No species with a potential to become environmental weeds.
- (viii) No species known to have large surface roots.
- (ix) No species known to have brittle branches.
- (x) No species with prickles, thorns or irritant hairs.
- (xi) No species with messy flowers or fruits or hard, heavy pods.
- (xii) No species known to produce any poisonous properties.
- (xiii) No species known to produce problem suckers.

SC6.5.12.1.2 General Construction Sites

- (i) All unpaved areas where earthworks have been undertaken are to be grass seeded to achieve a good grass cover.
- (ii) Following the placing and spreading of topsoil to a minimum depth of 75mm won from the site or imported, the footpaths, parks, allotments, and other disturbed areas are to be seeded.

SC6.5.12.2 General Landscaping Softworks

SC6.5.12.2.1 Seeding

Seeding is to consist of dehusked couch seed mixed with other seeds and fertilisers in accordance with the following criteria:

- (i) the seed is to be thoroughly mixed with fertiliser and loam in the following proportions:
 - 200g, dehusked couch seed;
 - 10kg, super phosphate fertilizer or equivalent; and
 - 12kg, loam;
- (ii) the resultant mixture is to be spread evenly over the surface at the rate of 21kg of mixture to 100 square metres; and
- (iii) the mix is to also include a nursery grass (e.g. millet).

SC6.5.12.3 Open Spaces – Parks Landscaping Design Standards

SC6.5.12.3.1 General

- (i) Parks are to be designed and constructed in accordance with the Somerset Regional Council Standard Drawings and this policy.
- (ii) Park land is to be free from the following hazards and constraints, including:
 - Land listed on the Contaminated Land Register of Environmental Management Register;
 - Land under High Voltage Power lines or within 50m of the Power Easement; and
 - Land constrained by Easements.
- (iii) Land for parks is to be a minimum 15m wide unless part of a linkage or minor entry point which is to be an absolute minimum of 5m.
- (iv) Land for sporting use must be 150m or greater for any dimension.
- (v) Buffers to incompatible land uses are to include vegetation corridors, planted mounds and/or fencing as designed by a qualified Landscape Architect.
- (vi) Constructed Stormwater Drains are not suitable for parkland.

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Table SC6.5.12.3.1.1 – Table General Criteria by Park Type

Park type	Min Size	Max Service Access Radius ⁽¹⁾	Minimum Road Frontage	Useable area for main purpose ⁽²⁾	Slope and Topography (maximum)	Flooding and other hazards	Paths and access	Other requirements
Local Park	0.5 Ha	500m General residential zone 1500m General residential zone - Park residential precinct 2-5 min car access	50%	0.3 Ha	1: 20 for main use area 1: 6 for remainder	Main use area free of regular flooding (ie above 10% AEP) with at least 10% of total area above 2% AEP. Free of hazards	Safe walking access and pathway links to park. Car access to boundary and parking available	Good visibility from surrounding residences. No Narrow linear shapes
Township Village Park	1-2 Ha	1-2 km	50%	1 Ha	1: 20 for main use area. 1:50 for kick about area. Variable topography for remainder	Main use area free of regular flooding (ie above 10% AEP) with at least 10% of total area above 2% AEP. Free of hazards	Safe walking access and pathways into the park and facilities. Car access and parking.	Provide local and district park opportunities. May be provided as portion of a Multi-use park combined with sports.
Destination Township Park (Destination)	2 Ha	10-20 min drive	50%	1.5+2 Ha	1: 20 for main use area. 1:50 for kick about area. Variable topography for remainder	Main use area free of regular flooding (ie above 10% AEP) with at least 10% of total area above 2% AEP. Free of hazards	On site car parking. Walking and cycle track links.	May also provide local park opportunities and Youth Activity Nodes.
Township Village Sports Park	2-5 Ha	10-20 min drive	25%	21.5+ Ha	1: 50 for all playing surfaces	Free of hazards. Facilities above 1% AEP. Fields above 2% AEP.	Car, foot and bike access. Off-street parking Linked to township trail/bikeway network.	May be provided as portion of a Multi-use park combining informal and formal recreation.
Town Sports Park or Precinct.	5+ Ha	10-20 min drive	50%	3 Ha	1: 50 for all playing surfaces	Free of hazards. Fields/ courts above 2% AEP. Built Facilities above 1% AEP	Car, foot and bike access. Internal road and parking.	Master planned to provide additional local/town informal recreational nodes.

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Park type	Min Size	Max Service Access Radius ⁽¹⁾	Minimum Road Frontage	Useable area for main purpose ⁽²⁾	Slope and Topography (maximum)	Flooding and other hazards	Paths and access	Other requirements
Regional Destination Park or Sports Precinct/ Event venue	2+ Ha for park area 10 Ha for sports	1 hours drive	25%	Varies	Use areas (eg picnic facilities) 1:20 – playing surfaces 1:50.	Use areas above 10% AEP. Free of other physical hazards. Fields/ courts above 2% AEP. Built Facilities above 1% AEP	Road access. Off-street parking.	Master planned with provision dependant on opportunity to provide significant feature.
Roadside Rest Areas	0.2 Ha	n/a	25% with road visibility	0.2 Ha	1:20	Free of hazards.	Road access – off street parking	Provided by DTMR or Somerset Regional Council.

Notes for table:

1. Service access radius refers to the maximum distance any given household would have to travel to reach a specific opportunity type.
2. Useable area refers to the space within the park available for sport or recreation activity and facilities. This therefore excludes creeks, stands of vegetation, water bodies, wetlands, steeply sloping land and other "constrained" land.

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SC6.5.12.3.2 Embellishments

The standard embellishments for different park types are detailed with design criteria in the following table.

Table SC6.5.12.3.2.1 – Embellishment Requirements by Park Type

PARK TYPE/ FEATURES	LOCAL PARK /TOWNSHIP PARK	DESTINATION PARK	TOWNSHIP SPORTS PARK	TOWN SPORTS PARK/ PRECINCT	REGION WIDE DESTINATION PARK OR SPORTS PRECINCT	REST AREAS AND OTHER OPEN SPACE
Boundary fencing	Bollards to prevent car access.	Bollards to prevent car access.	Bollards to prevent car access onto fields.	Fencing/ bollards to control access into site as well as limiting internal traffic access to field and facilities.	Range of fencing/ boundary definition styles as appropriate to location.	As needed.
Water taps Irrigation	1-2 drinking taps/ fountains where potable water is available.	2+ drinking fountains where potable water is available. Taps for picnic areas and active recreation nodes.	Taps located on built facilities and 1 per field where potable water is available.	Taps located on built facilities where potable water is available.	Drinking fountains and taps provided at picnic nodes and built amenities/ facilities.	Not provided.
Toilets⁽¹⁾	Not provided for local Parks. Provided for Township Parks.	Usually provided.	Provided if not being provided as part of club facilities .	Provided as part of facilities.	Provided.	Not usually provided unless combined with Township Park.
Bike/ pedestrian paths and facilities	On footpath and providing access to boundary (local parks only).	Paths and links to park and within park Bike racks provided.	Bikeway links to park Bike racks provided	Bikeway links to park Internal links to facilities. Bike racks provided	Internal paths to facilities and use areas.	
Lighting	Safety lighting provided by street lights .	For carpark, toilets, youth space and picnic area. For natural area parks lights in carpark and toilets.	For carpark, toilets, security lighting for buildings. Field lighting responsibility of clubs.	For carpark, toilets, security lighting for buildings. Field lighting responsibility of clubs.	For carpark, toilets, picnic shelters. Where possible. May include field lighting for sports precinct.	Not normally provided.

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PARK TYPE/ FEATURES	LOCAL PARK /TOWNSHIP PARK	DESTINATION PARK	TOWNSHIP SPORTS PARK	TOWN SPORTS PARK/ PRECINCT	REGION WIDE DESTINATION PARK OR SPORTS PRECINCT	REST AREAS AND OTHER OPEN SPACE
Playgrounds ⁽²⁾	1 play event provided.	Large multiple play events provided.	Not provided except in associated Recreation nodes (eg. local Park).	Not provided except as part of recreation nodes.	Sometimes provided as part of picnic and use area. Depends on the other opportunities at park (eg safe water play area).	Not provided.
Youth facilities- Informal Active facilities	Facility for older youth eg: ½ court or open area for kickabout. Usually provided in Township Park or nearby.	Youth “active” facilities provided eg ½ court, bike tracks, youth space etc.	Not provided except as public access to sporting fields.	Not provided except as public access to sporting fields or as dedicated facility (eg. skate park).	No specific facility provided as park “features” accommodate (eg. swimming).	Not provided.
Sporting Fields	Sometimes provided if space permits as an informal field.	Sometimes provided if space permits as an informal field.	Fields provided and developed to playing standard.	Fields developed to playing standard.	Informal fields/ playing areas sometimes provided in Regional Parks. Fields and Amenities sometimes provided for Sports Precincts.	n/a
Picnic tables, seats, BBQs	1- 2 tables. 2+ seats. BBQ normally provided for Township Parks.	2+ tables. 4+ seats. BBQs usually provided. Sheltered tables.	Not provided except as recreation nodes. 2-4 perimeter seats.	2 perimeter seats per field. Picnic facilities provided as part of recreation node.	Multiple picnic nodes provided as required.	1-2 tables.
Shade	Shade from trees or structures provided for play events and picnic nodes.	Built shade for play and picnic facilities if natural shade unavailable.	Perimeter shade from appropriate tree species.	Perimeter shade for fields from trees.	Shade for picnic facilities and all use nodes. Combination of shade planting and structures as required.	Natural shade and picnic shelters.

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PARK TYPE/ FEATURES	LOCAL PARK /TOWNSHIP PARK	DESTINATION PARK	TOWNSHIP SPORTS PARK	TOWN SPORTS PARK/ PRECINCT	REGION WIDE DESTINATION PARK OR SPORTS PRECINCT	REST AREAS AND OTHER OPEN SPACE
Landscape works	Ornamental plantings. Shade species. Buffer plantings with other use nodes	Enhancement plantings and shade plantings along with screening and buffers.	Planted buffer areas adjacent to residential. Screening/buffer plantings for recreation nodes.	Planted buffer areas adjacent to residential. Screening/buffer plantings for recreation	Significant works including plantings, features, and rehabilitation work where natural vegetation critical to site. Works at entry points and plantings as appropriate to enhance or rehabilitate site.	Defined access points, regeneration and enhancement plantings.
Car parks and internal roads	On street. Mainly a walk to park	Off- street parking provided unless sufficient on-street available	Off street parking provided	Off street parking provided as central hubs to facilities/ field areas-linked by internal road network	Off street or dedicated on street parking possibly provided in several locations. Internal roads if needed.	Off street or on street parking.
Special elements	Footpath kerbing and entry to park should allow for people with mobility challenges.	Location and directional signage. May also provide larger open areas for neighbour-hood events.	Location and directional signage. May also provide large informal open spaces for community and civic events	Location and directional signage.	Location and directional signage. Interpretation signs where required. May also provide large informal open spaces for community and civic events	Location and directional signage.

Notes for Table:

1. Minimum standard would be to provide a serviced site for later club development of toilet/ change facilities.
2. Playgrounds provided according to Council standard which includes soft fall and shade.

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SC6.5.12.4 Road Corridor Landscaping Design Standards

SC6.5.12.4.1 Verges

The verge is to be fully grassed such that not less than 0.8m² per m² is covered with a healthy growth of grass.

SC6.5.12.5 Site Based Landscaping Design

SC6.5.12.5.1 Rural Development Landscaping Requirements

On-Site Landscaping is established and maintained so as to:

- (i) Retain existing native vegetation;
- (ii) Effectively screen all non-residential buildings, structures and outdoor use areas from view from surrounding roads and dwellings;
- (iii) Landscape vegetation will reflect the principles outlined in section **SC6.5.8**

SC6.5.13 ELECTRICAL AND TELECOMMUNICATION DESIGN STANDARDS

SC6.5.13.1 Electrical Reticulation Design Standards

SC6.5.13.1.1 General

- (i) Electrical Reticulation is to be designed in accordance with the Electrical Authorities requirements and is to be carried out by competent electrical designers
- (ii) No Development is to occur within a registered electricity easement
- (iii) No Development is to occur within 4.6m of an electricity line

SC6.5.13.1.2 Underground Reticulation

- (i) Underground electrical reticulation is to be provided in all new reconfiguration/development within the Centre zone, General residential zone, Community facilities zone, Emerging community zone, High impact industry zone, Industry zone and Township zone.
- (ii) Conduit Location and Alignment
 - Shared trenching with telephone reticulation at road crossings and in footpaths is permissible.
 - No sharing of trenches is to occur with water.
 - Trenching, conduit location and backfilling is to be carried out to the requirements of the relevant authority.
 - The service alignments are to be as depicted on Somerset Regional Council Standard Drawings SRC-ROAD-022 and 023.
 - Crossings of existing roads are generally to be bored.
 - Council's engineer will approve open trenching to roads below Collector dependent on the condition of the existing pavement and surfacing or where subsoil conditions or site specific constraints prohibit the use of boring equipment.
 - Road crossings are to be at right angles where possible.
 - Exceptions will be allowed up to a 45 degree skew provided crossing is directly between pillars on both sides of the road.
 - Electrical crossings are generally to be to the opposite boundary to water service crossings.
 - Exceptions will be considered where electrical crossing is at 45 degrees and water crossing perpendicular.
 - Electrical crossings are not permitted within an intersection unless on standard 0.3m to 0.9m alignment of projected intersecting property line.
- (iii) Pillar Locations
 - Pillars are to be located at side boundary wherever possible.
 - Pillars are to be located on alternate boundaries to hydrants.
 - No pillars are to be located on truncated boundaries at intersections.
 - Placement on the tangent point will be accepted, if necessary.
- (iv) Where Pad Mount Transformer Locations are to be located within the frontage of proposed or existing parkland, the location is to be approval by the Engineer.

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- (v) Where minor subdivisional development occurs within an area which has existing overhead reticulation Council will approve overhead connection subject to the relevant authority's approval.

SC6.5.13.1.3 Overhead Reticulation

- (i) Overhead power supply is acceptable in Recreation and open space zone, Rural residential zone and Rural zones.
- (ii) Where abutting development which has existing overhead reticulation, Council may approve extension of those services to the new areas subject to the relevant authority's approval.
- (iii) Power Pole Location and Alignments
- The alignment of overhead power is to be in accordance with Somerset Regional Council Standard Drawings SRC-ROAD-022 and 023.
 - Poles are generally to be located opposite common property boundaries.
 - Pole alignments will be offset 0.3m in the following circumstances at property boundaries of hatchet blocks with narrow frontages, or in cul-de-sacs with narrow frontages.
 - Poles are not to be placed to coincide with water services.
 - Poles will be placed 1.0m offset from physically located conduits, if no alternative layout is feasible.

SC6.5.13.2 Street Lighting Design Standards

SC6.5.13.2.1 General

- (i) All works are to be designed to the requirements of the following relevant authorities' standards and approvals:-
- Australian Standard Code of Practice AS 1158.1,.2 and .4 Latest Revision;
 - Queensland Department of Transport and Main Roads (DTMR) requirements and approvals for roads under their jurisdiction; and
 - Relevant Council Infrastructure Policy.
- (ii) All street lighting is to be certified by a RPEQ.
- (iii) Wherever possible, street lighting is to be installed on the same side as concrete footpaths.
- (iii)(iv) Street lighting to use LED lighting, whenever possible.

Table 6.5.13.2.1.1 – Street Lighting Requirements by Zone and Precinct Type

ZONES or PRECINCTS	ROAD TYPE	STREET LIGHTING
Rural Zone	Access Place	None
	Access Street	None
	Collector	None
General residential zone - Park residential precinct Rural residential zone	Access place	*
	Access street	*
	Collector	*
Community facilities zone General residential zone (excluding park residential precinct) Recreation and open space zone Township zone	Access place	P5
	Access street	P5
	Collector	P4
	Trunk collector	P4
Centre zone High impact industry zone Industry zone	Access street	P4
	Collector	P4
Emerging community zone	Access place	To be determined by Council.
	Access street	
	Collector	
	Trunk collector	

* Road Intersections, end of cul-de-sacs, and bends in roads (Flag Lighting).

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SC6.5.13.2.2 Lighting Category

- (i) Full compliance with categories A1, A2 and A3 on major roads are to be observed as closely as conflicts between pole locations and other infrastructure will permit.
- (ii) Urban street lighting to B1 and B2 standards and Park Residential lighting are to use the standards as a general guide, however the minimum requirements are to be observed.
- (iii) Rural zones do not require street lighting.
- (iv) Not required if amalgamated properly.

SC6.5.13.2.3 Hazard Identification Lighting

All intersections, head of cul-de-sacs, traffic calming devices, changes in direction exceeding 20 degrees, long curves where street turns through 20 degrees and locations of potential hazards are to be lit.

SC6.5.13.2.4 Pathway Lighting

Lighting of walkways between streets is to be achieved by arranging for a street light to coincide with the walkway entrance, so that the light is visible from every point within the walkway.

SC6.5.13.2.5 Bikeway Lighting

Lighting of bikeways will be assessed on the merits of each case.

SC6.5.13.2.6 Open Space Lighting

Lighting of open space areas will be assessed on the merits of each case.

SC6.5.13.2.7 Pedestrian Crossing and Refuge Lighting

Where pedestrian crossings or pedestrian refuges are provided, they are to be lit to AS 1158.4 "Supplementary Lighting at Pedestrian Crossings".

SC6.5.13.2.8 Intersection and Roundabout Lighting

Where channelisation or roundabouts occur at intersections, a higher standard of lighting is to be provided at the intersection.

SC6.5.13.2.9 Alignment of Street Lighting

- (i) Where underground power is provided the light pole location is to generally be 600mm behind the back of kerb.
- (ii) For the High impact industry zone and Industry zone, where overhead power is permitted, lighting is to generally be attached to the power pole located in the service corridor as defined on Council's Standard Drawing.
- (iii) Street light poles are not to be located adjacent to water crossings.
- (iv) Offset of 1.0m from physically located conduits is acceptable provided access to properties is not affected.
- (v) Street light poles will be placed on 0.3m alignment from the property boundary when at property boundary of hatchet blocks with narrow road frontage or in cul-de-sacs where frontages are narrow.

SC6.5.13.2.10 Spacing of Street Lighting

The gap between lights along any given length of street is not to exceed 90.0m in the General Residential zone, High impact industry zone, Industry zone, Recreation and open space zone and Township zone, 120m in the General residential - Park residential zone and Rural residential zone and A2 Standard in the Centre zone and Community facilities zone.

The gap between lights along any given length of street in the Emerging Community zone will be determined by Council.

SC6.5.13.2.11 Lighting Materials

- (i) Generally, timber poles are to be installed, however steel or concrete poles will also be used subject to the Electricity Authority and Council approval and the developer meeting all additional costs.
- (ii) All lighting poles and fittings are to comply with the following Australian Standards—
 - AS 1158 - The lighting of urban roads and other public thoroughfares;
 - AS 1798 - Lighting poles and bracket arms - preferred dimensions;

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- AS 3771 - Road lighting luminaries with integral control gear; and
 - AS 4065 - Concrete poles for overhead lines and street lighting.
- (iii) In the event that a light pole is damaged and needs replacing, Council will generally replace them or non standard type light poles with standard light poles with the same style and type, if available.

SC6.5.13.2.12 Shading

- (i) A written application is to be made to Council's Engineering Department requesting consideration of the installation of street light shades.
- (ii) Applications for aero-screen lighting will be in accordance with the "QTSC Group Standard Conditions for the provision of Public Lighting Services".
- (iii) Costs for the installation of shading are to be met by the applicant and be as set by the Code from time to time.

SC6.5.13.3 Telecommunications Reticulation

SC6.5.13.3.1 General

- (i) A telephone reticulation approved plan is to be obtained and submitted to Council prior to any subgrade inspection and evidence of the Telecommunication Authority's agreement to provide services is to be given to Council prior to sealing of plans of survey.
- (ii) Subject to the Power and the Telecommunication Authority's approval, joint use trenching will be adopted for telephone services.
- (iii) Required for Centre zone, Community facilities zone, Emerging community zone, General residential zone, High impact industry zone, Industry zone, Rural residential zone and Township zone.

SC6.5.14 PROCEDURES, DOCUMENTATION AND CERTIFICATION

SC6.5.14.1 Development Application Supporting Documents

If an Engineering Report is required to accompany a Reconfiguration of Lot or Material Change of Use Application this section details the minimum information required to be provided.

SC6.5.14.1.1 Physical Characteristics of the Subject Land

- (i) Topography: Slope, Elevation.
- (ii) Geotechnical characteristics.
- (iii) Hydrology: Catchment Area(s), Drainage flow paths.
- (iv) Nature and extent of vegetation.

SC6.5.14.1.2 Access

- (i) The nature of existing roads (those both immediately adjoining and those providing access to the nearest "collector" or higher standard road).
- (ii) Information should detail nature of construction, width of pavements, whether kerb and channelling is present or not, intersection details, etc.
- (iii) Having regard to the potential traffic volumes generated by the proposal, and the nature of the existing road system, whether there is a need for a Traffic Engineering Report as determined by Council, Queensland Transport or Department of Main Roads as applicable.

SC6.5.14.1.3 Traffic Engineering Report

- (ii) The nature of the existing road system servicing the property.
- (iii) An outline of any existing Traffic Studies affecting the applicable area, undertaken by Council or other bodies.
- (iv) Assessment of the adequacy of the existing receiving road system to cater for the additional traffic flows generated by the proposed development, and proposed solutions, where required.
- (v) Assessment of whether or not the traffic volumes generated would result in the need for a noise attenuation barrier.

SC6.5.14.1.4 Stormwater

- (i) Refer to section 6.5.6 Stormwater Design Standards

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SC6.5.14.1.5 Services

Detail the nature and extent of existing services (e.g. Power, Telecommunications, Lighting, Gas, Water Supply, Sewerage, etc) and the need arising from the project for extended, augmented, or additional services, as appropriate.

SC6.5.14.1.6 Infrastructure Capacities

Where Council is unable to provide information relating to the location and capacity of existing infrastructure, the Developer will be required to provide this information and, where necessary, upgrade the existing infrastructure within the following limitations:

- (i) Stormwater: downstream to the legal point of discharge and only that part of the catchment upstream of the development.
- (ii) Roads: to the intersection with the closest collector road, and intersection upgrading as identified in global strategy analysis to be prepared at the Developer's expense.

SC6.5.14.1.7 Environmental Management Plan

Refer to section SC6.5.6.

SC6.5.14.1.8 Acoustic

To assist in the assessment of impacts on acoustic amenity within the region, Council may require a noise assessment report to be prepared. This report will assist in facilitating appropriate development in the region in terms of meeting realistic expectations of acoustic amenity.

SC6.5.14.1.9 Hazard Prone Area

To assist in the assessment of impacts with development in hazard prone areas within the shire the Council may require the following information to be provided:

- (i) the degree of severity of the hazard;
- (ii) flood, bushfire or landslide hazard assessments specific to the development site;
- (iii) how the development is intending to mitigate the affects of the natural hazards; and
- (iv) the impacts of natural hazards on other land due to the development.

SC6.5.14.2 Operational Works Plan Detail Requirements

SC6.5.14.2.1 General Detail Requirements

All engineering plans drawn on standard size sheets, as follows:

- (i) Size Overall Dimensions: (one set is required until plans are approved, refer to approved plans section for post approval requirements)
 - A3
- (ii) All linear dimensions on plans to be in metres;
- (iii) Standard pegging intervals as follows:
 - roadworks, centrelines (or other construction lines) are to be pegged and levelled at 20m intervals, with further division to 10m to 5m intervals, where necessary, owing to horizontal or vertical curvature;
 - for stormwater and roofwater drainage, at all manhole positions and major changes in topography;
 - levels to be reduced to Australian Height Datum.

SC6.5.14.2.2 Roadworks, Stormwater and Roof Drainage Detail Requirements

Plans are to include the following information, as applicable:

- (i) title block;
- (ii) locality plan, including the location of the subdivision in relation to adjacent main roads, major streets, etc;
- (iii) layout and stage plan;
- (iv) a plan of each new road, including:
 - road reserve boundaries;
 - allotment boundaries, both existing and proposed;
 - centreline, or other construction line;
 - chainages, on centre-line or construction line or set out coordinates;
 - bearings of the centreline or construction line (if used);
 - offsets, if the construction line is not the centre line;

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- tangent point chainages or coordinates of each curve;
 - radius of each curve, tangent length, deflection angle and length of curve;
 - centreline and bearing of each intersecting road;
 - chainage or coordinates of the intersection point of road centrelines;
 - kerb lines, kerb radii and chainage or coordinates of all tangent points of the kerb line;
 - edge of pavement, where no kerb is to be constructed;
 - dimensioned road reserve, footpath and pavement widths;
 - location and details of signs and roadmarkings to be provided;
 - drainline locations, diameters and class of pipe;
 - manhole location, chainage and offset or coordinates and inlet and outlet invert levels;
 - gully locations, chainage and offset or coordinates and invert and kerb levels;
 - location and levels of existing utilities or other existing works within the site;
 - limits and levels of lot filling or excavations;
 - location and levels of bench marks and reference pegs;
 - north point; and
 - footpaths and combined cycleways/footpaths;
- (v) a detailed plan of each intersection, including all the relevant information required for plans of each new road, as listed in above, together with additional details such as kerb levels on kerb returns (i.e. at tangent points plus 3 additional points on curve at equal intervals with max. interval 5m), pavement contours (0.2m vertical intervals) and channelisation works;
- (vi) longitudinal section of each road, including:
- chainages;
 - existing surface or peg levels;
 - design road centreline and top of kerb levels;
 - cut or fill depths;
 - design grades and radii of vertical curves;
 - chainage and levels of grade intersection points;
 - chainage and levels of tangent points of vertical curves;
 - length and radii of vertical curves; and
 - details of super elevation where applicable;
- (vii) standard cross-sections for each road including:
- road reserve width;
 - pavement widths;
 - footpath widths;
 - crossfalls of pavement and footpaths;
 - pavement depth;
 - type of kerb and channel; and
 - type of pavement surfacing;
- (viii) cross sections of each road are to be drawn such that the maximum interval between cross sections does not exceed 20m, including top of ridge and bottom of gully and:
- road reserve boundaries with labels - i.e. northern property boundary;
 - pavement centre-line (or other construction line);
 - natural surface;
 - design cross-section;
 - crossfall of pavement and footpath, pavement and footpath widths, and pavement depths wherever these differ from the standard cross-section;
 - where design is for a road in an existing road reserve, the design cross-section must show the existing profile and ultimate profile for the full reserve width;
- (ix) longitudinal section of each drainline is to be drawn along the centreline of the drainline and show:
- chainages;
 - existing surface levels;
 - proposed surface level;
 - design invert levels, obvert level and hydraulic gradeline;
 - manhole chainages and inlet and outlet invert levels;
 - distances between manholes;
 - grade of each pipe;
 - diameter of each pipe length; and
 - class of each pipe length.

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SC6.5.14.2.3 Drainage Detail Requirements

Plans are to include the following information—

- (i) drainage calculations and catchment plans for drainage design prepared in accordance with QUDM are to be submitted with the engineering plans, including the minor and major drainage systems, all drainage structures and drainage channels
- (ii) for developments which are likely to have a significant adverse impact on water quality, detailed working plans and specifications of the water quality control structures or works

SC6.5.14.2.4 Erosion and Sediment Control Plan Detail Requirements

- (i) an Erosion and Sediment control program including plans and specifications is to be prepared for both temporary and permanent control of sediments, erosion and gross pollutants;
- (ii) the erosion and sediment control plan is to be prepared in accordance section **SC6.5.11.1.3**
- (iii) The erosion and sediment control plan is to show the following information—
 - the site's existing topography (i.e. site boundaries, controls, drainage paths, discharge point);
 - how and where it will be altered (i.e. any stockpile areas, proposed construction works);
 - the sediment and erosion control measures that are proposed to be used (marked distinctively on the plan);
 - the catchment boundaries and the direction of flow for the different drainage areas before and after development;
 - the stormwater management system proposed.

SC6.5.14.2.5 Cut or Fill Areas

- (i) proposed fill areas and cut areas are to be shown on the engineering plans;
- (ii) where cut or fill areas are adjacent to boundaries with existing residential or commercial uses, development cross-sections showing the batter or retaining wall in relation to the adjoining land use are to be shown on the engineering plans;
- (iii) the effects on the drainage of adjoining properties of any cut or fill operation is to be considered and details shown on the engineering plans.

SC6.5.14.2.6 Contaminated Soils

- (i) any areas of soil known to be contaminated and required to be removed is to be shown on the Engineering plans;
- (ii) specific details are to be provided of the means of removal or treatment of the contaminated soil.

SC6.5.14.2.7 General List of Civil Plans Required to be Submitted, as applicable

- (vi) Locality Plan
- (vii) Project Notes
- (viii) Erosion and Sediment Control Plan
- (ix) Earthworks Plan
- (x) Roadworks Plan
- (xi) Intersection Details Plan
- (xii) Roadworks Longitudinal Sections
- (xiii) Roadworks Cross Sections
- (xiv) Stormwater and Interallotment Drainage Plan
- (xv) Stormwater Drainage Longitudinal Sections
- (xvi) Interallotment Drainage Longitudinal Sections or Tables
- (xvii) Stormwater Calculations Table
- (xviii) Stormwater Manhole and Culvert Details

SC6.5.14.2.8 Details Required to be Submitted, as applicable

- (i) stormwater outlet structures, other than standard headwalls;
- (ii) gross pollutant traps;
- (iii) surcharge structures;
- (iv) overland drainage paths;
- (v) any structure not satisfactorily detailed in a Council Standard Drawing;
- (vi) structural details of any retaining walls;

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- (vii) noise attenuation works; and
- (viii) detention basin drawing are to contain:
 - plan and sectional view;
 - details of basin wall construction;
 - details of low and high level outlets;
 - extent of any permanent storage;
 - maximum level of storage;
 - extent and nature of any landscaping; and
 - safety fencing and barrier details as required.

SC6.5.14.2.9 Carpark Plan

- (i) Car park layout with parking spaces, aisle widths and manoeuvring areas dimensioned.
- (ii) Access locations and dimensions.
- (iii) Wheel stops and traffic control devices.
- (iv) Line marking details.
- (v) Dimensioned pedestrian walkways.
- (vi) Surfacing details.
- (vii) Stormwater drainage details including identification of the overland flow path for the major storm event and collection at access points.
- (viii) Subsoil drainage.
- (ix) Irrigation systems.
- (x) Landscaping details.

SC6.5.14.2.10 Landscape Working Plan

- (i) Landscape working drawings are to be adequately detailed to enable accurate construction of the proposed works conforming to the criteria of section 6.5.3.6. They are generally to conform to the format and detail shown on the civil drawings and must show:-
 - All existing or proposed landscape and associated treatments are - including edges, paving, fences, walls, signage, retaining structures, lighting, pillar boxes, street lights/poles, bollards, drainage systems, overland flow paths, culverts, pits, playground equipment, park amenity equipment, landscaping furniture, gazebos, swimming pools, mail boxes, clothes hoists, waste disposal bins, taps, etc;
 - Planting Plans with plant canopies clearly grouped, coded and referenced to the plant schedule;
 - Irrigation plans showing the mains connection meters/valves, back flow prevention, power connection point, irrigation controller, valves, filters, pumps, chemical injectors, sprinklers, emission devices, sensing devices, layout of all pipe work and wiring including conduits/crossings;
 - Areas where access is limited or restricted due to environmental considerations or vegetation preservation requirements including notations to define and protect these areas;
 - Earthworks cut/fill profile with levels noted;
 - Any specific vegetation or areas of vegetation that are proposed to be removed including relevant notations describing the removal process, where filling exceeds 300mm council assumes vegetation will require removal;
 - Schematic location of all existing and proposed services in the vicinity of the landscape works (e.g. water, sewer, stormwater, telecom, power);
 - Drawing notations which illustrate all landscape treatments where required by Council for construction details, installation procedures, product type and quality descriptions;
 - Subsoil drainage details;
 - Shade tree calculation workings;
 - Landscape area details; and
 - Root Guard details, where applicable.
- (ii) Any amendments to the design plans specified by Council are to be clearly identified on the drawing and/or in the revision block of the drawing prior to resubmission for approval.
- (iii) The operational works may be approved and conditioned subject to satisfactory landscaping approval should the approval be ready prior to the scrutiny of the submitted Landscape Design.

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- (iv) Landscaping in accordance with the approved plan is to be completed to Council's satisfaction prior to the issue of a Certificate or the use of the land for the proposed purpose. Landscaping will be accepted as bonded where necessary due to construction constraints.
- (v) Schematic Layout Details (Reconfigurations)
Schematic Layout Details (Buildings)
Complex Planting Details
Specification and Construction Details

SC6.5.14.3 Specification Requirements

SC6.5.14.3.1 Civil Project Specification

The Project Specification is not submitted or reviewed by Council, it is the responsibility of the consulting engineer to ensure that works are undertaken in accordance with the specification contained within the contract documents and to provide a copy upon request if required. The specification is required to reflect best practices and incorporate modifications as required by this policy, the conditions of approval, Council Local laws, policies and codes and the relevant Australian Standard Codes of Practices and applicable authorities (E.g. Australian Standards, Water and Sewer Service Standards, DTMR Standards, etc).

SC6.5.14.4 Operational Works Application Supporting Documents

SC6.5.14.4.1 General

Council will only accept an engineering design submitted by the following:

- (i) a person registered by the Board of Professional Engineers of Queensland as a Registered Professional Engineer of Queensland (R.P.E.Q.); and
- (ii) the engineer or engineering company submitting the design is to carry minimum insurance cover for Professional Indemnity of \$500,000 and Public Liability of \$5,000,000.

SC6.5.14.4.2 Assessment by Council

- (i) Council officers are not responsible for checking drawings in detail and it is the consultant's responsibility through its quality assurance procedures to ensure that drawings are in accordance with Council's standards, acceptable engineering practice and produces a safe and acceptable design.
- (ii) Council's checking will be on an audit basis only.
- (iii) If, however, the audit checking reveals any matters found to have been incorrectly ticked off as being attended to, or, casually attended to, the submission will be returned to the consultant for their resubmission once rectified.
- (iv) A rechecking fee will be levied in these cases.
- (v) Council will hold the applicant and/or their consultant responsible beyond application and construction approval stages if Council discovers that default or negligence has occurred at some stage.

SC6.5.14.4.3 Processing of the Minor Works through Building Application

- (i) Minor civil site works designs submitted in conjunction with building applications will generally be approved in conjunction with the building application. All commercial and Industrial projects will require a separate operational works application in addition to any building application as triggered by the Planning Scheme.
- (ii) The approval will be subject to amendments or conditions similar to more complex designs.
- (iii) Very minor amendments will however be marked in red on the drawings approved by Council.

SC6.5.14.4.4 Engineering Design Summary

A brief summary of design methodologies for the different design elements is to be included as applicable to aid the interpretation of the plans for assessment purposes.

SC6.5.14.4.5 Stormwater Report Requirements

- (i) Refer to the section 6.5.9.1.3 for content criteria.

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SC6.5.14.4.6 Structural Certification of Major Structures

Any major structure or earth retaining structures including, boulder walls, gravity retaining walls, cantilever retaining walls, crib walls, sleeper walls are to be shown on the engineering plans, detailed in cross-section and is to be covered by a Consultant’s Structural Certification.

SC6.5.14.4.7 Pavement Design Report

- (i) The report need not be submitted with the operational works application but Council will not inspect pavement subgrade or permit the placement of pavement materials until a pavement design has been submitted and approved.
- (ii) Refer to the checklist in the appendix for details.

SC6.5.14.4.8 Q-Leave Form

A Q-Leave payment advice in accordance with the requirements of the Building and Constructing Portable Long Service Leave Scheme is to be submitted prior to the commencement of any application for operations works, ae apacable.

SC6.5.14.4.9 Approved Plans

- (i) The consultant is to submit one (1) complete sets of A3 size approved drawings for Council's use. One A3 copy are stamped and returned to the applicant.
- (ii) Where no amendment of the original submission was required the original submission is acceptable.

SC6.5.15 CONSTRUCTION AND SUPERVISION STANDARDS

SC6.5.15.1 Construction Environmental Consideration Standards

SC6.5.15.1.1 General Construction Envirionmental Standards

- (i) The developer is to ensure that prompt action is taken to eliminate problems for residents and business owners in the immediate vicinity of the development when the problem results from the construction of development works (including dust, smoke, machinery noise before 6.30 am, redirection of stormwater, from silt washing into existing properties and other problems).
- (ii) This action is to be taken at the developer’s cost when the developer is directed in writing to rectify such problems by Council’s officer, and may involve the contractor or developer undertaking temporary engineering works to the satisfaction of Council's engineer.
- (iii) Any oral direction is to be confirmed by Council’s officer in writing as soon as practicable.
- (iv) Failure to comply with Council's directive will result in Council undertaking remedial action with all costs incurred in taking such action recovered from the developer.
- (v) All penalties or charges imposed by Council will be required to be paid in full prior to Council sealing the survey plan or accepting the development "On-maintenance", which ever is the earlier.

SC6.5.15.1.1.1 Dust

- (i) The Contractor is to minimise any dust problems which may occur during the construction of the roadworks and which may affect the safety and general comfort of the travelling public and surrounding residences.
- (ii) As a minimum, the Contractor is to carry out regular applications of water or other palliative measures along the sections of the roadworks and side-tracks traversed by the travelling public.
- (iii) Council reserves the right to order whatever action is deemed necessary and appropriate at the time, including ordering temporary cessation of work in extreme cases.
- (iv) As this is an issue of public amenity and safety, the developer and contractor are to be responsible for any claims or costs arising from dust nuisance generated by the development.

SC6.5.15.1.1.2 Noise

The Consultant is to ensure that construction activity is limited between 6.30am to 6.30pm in accordance with the Construction Hours section of this manual.

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SC6.5.15.1.1.3 Control of Incineration

Incineration is not permitted within the urban areas of the region. Cleared Vegetation is not permitted to be burnt on site.

SC6.5.15.1.1.4 Blasting

- (i) All blasting is controlled by the Department of Natural Resources Mines. Any application for blasting is to be lodged with the department, and all relevant approvals and permits received.
- (ii) Detailed inspections of all surrounding structures both before and after blasting occurs is required to be performed by the supervising engineer to assess damage caused by the blasting, if any.
- (iii) The contractor is to notify Council 2 hours prior to the commencement of blasting operations.

SC6.5.15.1.2 Erosion & Sediment Control Construction Standards

SC6.5.15.1.2.1 General

- (i) The Developer is to ensure that water quality control measures indicated on the approved sediment and erosion control plans and any other measures ordered by Council's design and development manager (DDM) are implemented and maintained in accordance with the approval requirements.
- (ii) All permanent and temporary water quality control measures relevant to the individual portions of the works are to be installed in accordance with the approved plan prior to the clearing or works being undertaken.
- (iii) The developer is to be responsible for any claims or costs arising from siltation or water quality degradation, and remedial works resulting from the development.
- (iv) The construction program and staging of operations are to be in accordance with the approved plan.

SC6.5.15.1.2.2 Maintenance

- (i) All structures are to be inspected after any storm event to repair any breaches and to remove any accumulated silt or debris where 50% capacity is exceeded.
- (ii) The removal of the sediment is to be done in such a manner so as not to damage the structure.
- (iii) Inlet protection provided to all stormwater pits is to be maintained until disturbed catchments have been stabilised.
- (iv) Removable "Gully baskets" where provided are to be serviced a minimum of every 3 months and after significant rainfall events.

SC6.5.16 GENERAL CONSTRUCTION STANDARDS

SC6.5.16.1 General

- (i) The Consultant who designs and supervises Municipal works is independent and is not an employee or associate of the developer or the contractor carrying out the works.
- (ii) The works are to be undertaken by a nominated Principal Contractor experienced in the construction of Public (Municipal) Works.
- (iii) Certification of such works is to include the submission of copies of all relevant test results and certificates as required by this Manual and the Somerset Regional Council Development Procedures
- (iv) Certification of such works is to also include the submission of "As Constructed" information surveyed by a Licensed Surveyor in accordance with the Local Government's "Infrastructure 'As Constructed' Standards".
- (v) It is the responsibility of the consultant to arrange for all testing, inspections and certifications.
- (vi) It is the responsibility of the contractor to maintain quality of workmanship between inspections.

SC6.5.16.2 Inspections

- (i) During construction, joint inspections are to be made as outlined below, as applicable.
- (ii) The Local Government requires notice of all such joint inspections.

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- (iii) Test results, application rates and other relevant information is to be made available as required at or prior to the relevant inspection.
- (iv) Audit inspections of the works may be undertaken at all reasonable times during the construction period.

SC6.5.16.2.1 Joint Inspections

The inspection requirements for reconfigurations and developments involving public (municipal) works are as follows:

- (i) pre-start meeting pavement subgrade;
- (ii) sub-base pavement inspection;
- (iii) pre-seal (base course) inspection;
- (iv) final inspection "On Maintenance";
- (v) final inspection "Off Maintenance"; and
- (vi) others (when specific engineering problems arise).

SC6.5.16.3 Pre-Start Meeting

SC6.5.16.3.1 General

Prior to construction work commencing, the pre-start meeting is to be attended by the Consulting Engineer, the Civil Contractor(s) and the Local Government representative(s).

SC6.5.16.3.2 Prerequisites

Following operational works approval, but before construction work may commence, the Local Government requires the following:

- (i) Notification by the Consulting Engineer of the:
 - contractor(s) on-site and after hours telephone number;
 - supervising engineer(s) office and after hours telephone number;
 - date of commencement of works;
 - program of works showing major components.
- (ii) An invitation to attend the meeting on a specified date with 3 working days notice.
- (iii) A copy of the Public liability certificate of currency (project specific).
- (iv) Traffic Management Plan, as applicable.
- (v) The consent of property owners affected by the approved works, as required by any development approval conditions.

SC6.5.17 PAVEMENT SUBGRADE INSPECTION

SC6.5.17.1 General

- (i) This inspection will generally include:
 - checking service conduit locations against markers, if kerb and channel is in place;
 - check backfill of service trenches;
 - check location of mitre and subsoil drains;
 - proof rolling the bottom of the box after compaction by load testing of pavement subgrade with a single axle loaded water truck or similar (minimum load on rear wheels shall be 8 tonne). Deflections detected in the subgrade indicating weakness may require rectification and re-inspection;
 - checking of subgrade level and crossfall. (Reduced levels are to be taken at a minimum of four locations across the pavement at pegged intervals prior to the inspection);
 - checking all related civil works;
 - confirm the proposed limits of different pavement depths by visual inspections of subgrade material or identify the need for further testing;
 - an approved pavement design and compaction test results for the subgrade and backfill to trenches is to be available at the time of the inspection;
 - check that the location of the tests is to be representative of the subgrade; and
 - check to ensure that all unsuitable material (including organic matter) has been removed.
- (ii) If Council considers that a unique case exists which requires further examination, they may require further testing to be performed.
- (iii) 24 hours notice is required from the inspection date.

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SC6.5.17.2 Soil Testing of the Subgrade Material

- (i) To determine the nature of the subgrade material upon which the pavement will be placed soil tests are to be taken at the approximate level of the subgrade.
- (ii) An assessment of the site needs to be made to determine the approximate horizontal limits of the different soil types and any significant moisture variations within the subgrade.
- (iii) Excavation of test holes is to extend 500mm below the subgrade level to identify any stratified variation of the subgrade material.
- (iv) Where any significant variation in the test results occurs, further testing of the material will be necessary to determine the soaked CBR strength or identify different subgrade soil types.
- (v) For stratified subgrade materials the lowest soaked CBR identified within the 500mm of the subgrade level is to be used as the basis for pavement design.
- (vi) After in situ calibration of a Dynamic Cone Penetrometer against an identified subgrade material type, in situ Dynamic Cone Penetrometer testing may be used to determine the exact limits of the different strength subgrade materials identified by the CBR testing.
- (vii) Where subgrade replacement with selected material or roadway embankment filling is to be undertaken, the depth of the imported material is to be greater than 500mm before pavement design can be based on the soaked CBR of the imported material.
- (viii) The design is to otherwise be based on the weakest material in the 500mm zone below the subgrade level.

SC6.5.17.2.1 Materials Testing

All materials testing is to be carried out by a National Association of Testing Authorities (NATA), Australia accredited soils testing laboratory using the procedure described in the following manuals or codes of practice.

- (i) SAA - Standards Association of Australia.
- (ii) DTMR - Queensland Department of Transport and Main Roads.
- (iii) ASTM American Society of Testing and Materials.
- (iv) BS - British Standards.
- (v) Where a test is described in more than one of these references, the procedure which is described in the first of these references is to be used.

SC6.5.18 SUB-BASE PAVEMENT INSPECTION

Sub-base Pavement Inspection may be required by Council depending upon the results of the Subgrade Inspection. Elements of the subgrade test procedure may be employed.

SC6.5.19 PRE-SEAL INSPECTION

SC6.5.19.1 General

- (i) This inspection will generally include:
 - Checking base course gravel after compaction;
 - Compaction test results and gravel quality test results of the base, sub-base and select fill courses are to be available for the inspection if required. Final approval is dependant upon satisfactory pavement test results being submitted to Council;
 - If the engineer deems that the location of the tests are not representative of the pavement layer they may require further testing with payment being made as detailed above;
 - Pre-prime inspection of the pavement surface to ensure the profile complies with the approved engineering drawings and has even and acceptable crossfalls with sufficient depth available for the required thickness of finished surface. (Finished surface levels are to be taken at a minimum of four locations across the pavement prior to the inspection);
 - Pre-prime inspection to check that the surface is suitable for priming; and
 - Proof rolling the top of the base course with a single rear axle loaded water truck or similar (minimum load on rear wheels shall be 8 tonne). Deflections detected will require rectification and subsequent reinspection.
- (ii) Before priming, the conduit markers are checked against the service conduits.
- (iii) Before priming, the proposed application rates of prime and binder and spread rates of pre-coated aggregate are to have been approved prior to the inspection. Where there is no kerb and channel the edge of the pavement will be marked prior to priming.

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- (iv) Before priming, the proposed application rates of prime and results of mix acceptance tests are to have been approved prior to the inspections.
- (v) Stormwater drainage works affecting the roadworks completed.
- (vi) All pipe and service crossings of the roads completed, and determined to be correctly located by the Consultant.
- (vii) Kerb and channel line and levels checked and determined to be within tolerances by Consultant.
- (viii) Check intersection contouring.
- (ix) 24 hours notice is required from the inspection date.

SC6.5.20 “ON MAINTENANCE”

SC6.5.20.1 General

- (i) The need for a detailed inspection is to be at the discretion of the Local Government.
- (ii) In the majority of cases it is intended that an "audit" inspection only be necessary.
- (iii) The on-site inspection is to be attended by the Consulting Engineer, the Civil Contractor(s) and the Local Government representative(s).

SC6.5.20.2 “On Maintenance” Inspection Prerequisites

- (i) The pre-inspection checklist form is to be completed, advising that all works as per the checklist have been addressed and inspected to the satisfaction of the Consulting Engineer.
- (ii) The checklist is to be forwarded to Council prior to the requested “On Maintenance” inspection date.
- (iii) The Local Government inspection will not be carried out if this checklist has not been received from the Consultant.
- (iv) In addition to the pre-inspection checklist, the consultant is to submit a formal Consulting Engineer’s Certificate for the works

SC6.5.20.3 Non-Conforming “On Maintenance” Inspection

- (i) If the development fails to satisfy the requirements of the inspection as outlined in the pre-on maintenance inspection checklist (other than for minor defects) the Consulting Engineer is to be so advised.
- (ii) When the defects have been remedied, the Consulting Engineer is to arrange another inspection.
- (iii) Any construction works that either the Consulting Engineer or Council’s Engineer deems unacceptable will be itemised in a defects list.
- (iv) Minor defects, being those defects when the total value of rectification works for all defects is less than \$1,000.00, may be attended to within 30 days of the inspection and will not delay Council’s acceptance of the works “On-Maintenance”.
- (v) Major defects, defects affecting public safety, or minor defects where the total value of rectification works exceeds \$1,000.00, will be required to be rectified prior to Council’s acceptance of the works “On-Maintenance”.
- (vi) A reinspection of the rectification works and payment of a reinspection fee may be required.

SC6.5.20.4 Formal “On Maintenance” Documentation Requirements

The Consulting Engineer is to forward to the Local Government the following information prior to formal acceptance of the works “On Maintenance”—

- (i) Letter confirming satisfactory completion of the “On Maintenance” inspection and requesting that the maintenance period commence from the date of inspection.
- (ii) Certification by the Consulting Engineer that the works have been completed in accordance with the approved Design and Specifications.
- (iii) Refer to the Formal “On Maintenance” Requirements Checklist form
- (iv) Upon confirmation of the documentation requirements the Council will arrange for the release or reduction of any incompleting works bond(s) held and issue a formal advice on the date on which the work was accepted “On Maintenance”, in conjunction with the certificate of practical completion.

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SC6.5.20.5 Letter of Reinstatement

- (i) If works are required to be carried out through private property, prior written approval from the landowner is to be obtained, including the standard of reinstatement required.
- (ii) Upon completion of the works this letter is to be again signed by the landowner confirming that all reinstatement works are to their satisfaction.
- (iii) This letter is required to be submitted as part of the "as-constructed" documentation.

SC6.5.20.6 Checklist of the Sealing of the Survey Plan

If no bond has been submitted for the early release of survey plans, the Plan Sealing Checklist form of this Manual is to be submitted, complete with all required attachments.

SC6.5.21 "OFF MAINTENANCE" INSPECTION STANDARDS

SC6.5.21.1 General

- (i) Refer to the checklist of the items that are generally required to be inspected at an "Off Maintenance" Inspection.
- (ii) All areas inspected at the "On Maintenance" stage are to be re-inspected with special emphasis placed on any unsatisfactory points noted during the "On Maintenance" inspection or any points that have been brought to the Local Government's attention during the maintenance period.
- (iii) Any matters outstanding at the time of this inspection will constitute incomplete work and such works will not be accepted by the Local Government.
- (iv) The Consultant is responsible for ensuring that the works are presented in accordance with the approved drawings and accepted engineering best practice prior to requesting an 'Off-Maintenance' inspection.
- (v) At the time of the "Off-Maintenance" inspection, all aspects of the works are to indicate that they are performing in accordance with the "design intent".
- (vi) Where there is indication that the works are not performing or may be subject to a reduced design life, rectification work will be required to be carried out before the development is accepted "Off-Maintenance".
- (vii) 3 working days notice is required from the inspection date.

SC6.5.21.2 Non-Conforming "Off Maintenance" Inspection

- (i) Any construction works that either the Consulting Engineer or Council's Engineer deems unacceptable will be itemised in a defects list.
- (ii) When the unsatisfactory or outstanding works have been remedied, the Consulting Engineer is to arrange another inspection.
- (iii) A reinspection of the rectification works and payment of a reinspection fee may be required.

SC6.5.21.3 Formal "Off Maintenance" Documentation Requirements

The Consulting Engineer is to forward to the Local Government the following information prior to formal acceptance of the works "Off Maintenance":

- (i) Following a satisfactory "Off-Maintenance" inspection, the Consultant is to submit a written request to Council's Engineer for acceptance of the works "Off-Maintenance", and release of the maintenance security bond.
- (ii) The provision of items agreed at the time of formal acceptance of the works "On-Maintenance" is required.
- (iii) Council will, upon confirmation that no outstanding accounts arising from the development are due to Council, provide confirmation of Council's acceptance of the works "Off-Maintenance", and arrange for the release of the maintenance security bond.

SC6.5.21.4 Random Audit Inspections

In addition to the joint inspections, the following random audit inspections are to be undertaken to ensure adequate quality control is being employed:

- (i) pavement construction;
- (ii) allotment fill compaction;
- (iii) stormwater and roofwater installation;
- (iv) conduit installation; and

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- (v) asphalt/bitumen surfacing applications.

SC6.5.21.5 Alteration to Approved Design

All changes to the approved design affected during construction are to be approved prior to construction.

SC6.5.21.6 Water for Construction Purposes

- (i) A permit to draw water is to be obtained prior to water being drawn from a water supply system.
- (ii) The use of potable water (water treated to drinking water standards to NHMRC Guidelines 1996) for activities associated with road and pavement construction, compaction of fill and dust suppression will only be permitted with the approval of council.
- (iii) Alternatively, the use of recycled water (Class A, B, or C to Qld Guidelines for Safe Use of Recycled Water) is encouraged.

SC6.5.21.7 Consideration of Local Residents

- (i) The contractor is to ensure that at no time the works cause nuisance or inconvenience to adjacent residents.
- (ii) Roadworks are to be carried out in a manner so that existing entrances to private properties affected by the roadworks operations are either:
 - maintained in a useable condition during the period of construction of the roadworks; or
 - alternative entrance arrangements are made with the property owners concerned.

SC6.5.21.8 Inconsistencies

Where any inconsistencies exist between the third party design codes and this policy and Somerset Regional Council's Standard Drawings, the Council documents are to take precedence subject to clarification.

SC6.5.21.9 Alteration to Public Utilities

- (i) The alterations or repairs to any public utility mains, services or installations necessitated by or caused by a development are to be the responsibility of the developer.
- (ii) No work will commence on the utility mains until approval has been received from the appropriate authority.

SC6.5.21.10 Urgent Repairs and Protective Works

- (i) If by reason of any circumstances arising in connection with the work, any urgent remedial, protective, repair or other work is necessary to prevent damage to the work or to provide protection for pedestrians and traffic and the Contractor is unable or unwilling to do such work, the Local Government may do such remedial work.
- (ii) The Local Government is to determine the reasonable costs incurred in carrying out the works and the amount so determined is to be paid by the Contractor to the Local Government, no later than prior to acceptance of the works "on maintenance".

SC6.5.21.11 Construction Hours

Construction Hours are to be in accordance with DEHP Standards as follows;

- (i) Construction hours are to be 6:30am – 6:30pm Monday to Saturday.
- (ii) Construction is not to be undertaken on Sundays or public holidays.

SC6.5.21.12 Traffic Safety

- (i) A road signage plan is to be submitted to and approved by Council prior to commencement of any works within or adjacent to a public road.
- (ii) All signs are to be erected in accordance with the Manual of Uniform Traffic Control Devices.

SC6.5.21.13 Side Tracks, Detours and Traffic Disruptions

Council is to approve the temporary closure of any road prior to the establishment of detours, etc.

SC6.5.21.14 Temporary Erosion and Sediment Control Plan

A sediment and erosion control plan is to be submitted to and approved by Council prior to the commencement of work on the site.

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SC6.5.22 MATERIALS TESTING

SC6.5.22.1 General

- (i) The materials testing are to be carried out by qualified operators within NATA registered laboratories.
- (ii) The supplier's Quality Assurance documentation is to be retained by the consulting engineer as part of the project documentation.
- (iii) The consulting engineer is required to certify that the constructed works comply with Council's minimum requirements.
- (iv) It is therefore the consulting engineer's responsibility to assure themselves that all materials used in the construction of the works comply with those minimum requirements.
- (v) To obtain this assurance, it may be necessary for the consultant to inspect materials before installation to ensure the appropriate Quality Assurance stamps are in place and where appropriate, ensure that the quality control measures, claimed to be carried out by a material supplier, are being carried out.
- (vi) In certain cases, where there is reason to doubt the quality of the materials being used for the works, the consultant may also need to arrange independent testing of the materials to verify their quality.
- (vii) Compaction testing of crushed rock and earth materials is to be carried out at the minimum intervals detailed in the below table which are in accordance with Australian Standards.

Table SC6.5.22.1.1 – Material Quality Compliance Test Summary

Testing for quality compliance is to be carried out in accordance with the applicable standard test procedures of the Department of Transport and Main Roads, Materials Testing Manual including in particular the following—

DTMR Test Method Method No.	Description
Q101	Preparation of Distributed Sample
Q102	Moisture Content
Q103A	Particle Size Distribution (wet sieving)
Q104A	Liquid Limit (Cone penetrometer)
Q105	Plastic Limit and Plasticity Index
Q110A	Dry Density/Moisture Relationship (standard compaction)
Q110B	Dry Density/Moisture Relationship (modified compaction)
Q113A	California Bearing Ratio (standard compaction)
Q215	Determination of Crushed Faces
Q106	Linear Shrinkage
Q119	Resistance to Weathering
Q204B	Aggregate Crushing Value (wet)

Note : Los Angeles Abrasion Test and the Sodium Soundness Test is to be in accordance with the following ASTM Specification—

	<u>Course - Fine</u>
Los Angeles Abrasion Test ASTM C	535 and C131
Sodium Sulphate Soundness Test ASTM	C88 – 69

- (viii) Where no test method is specified, any method recognised by Australian Standards may be utilised.
- (ix) It is, however, necessary that calibration requirements for quick test methods (e.g. nuclear densometer) are strictly observed for each different material being tested.
- (x) Council do not require a copy of all the documentation from this testing, however random audits will be carried out to ensure compliance by requesting the consultant provide all the inspection reports and quality control documents as per the checklists within 10 working days of the request.

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SC6.5.23 CONCRETE TESTING STANDARDS

- (i) Where applicable, concrete structures are to be in accordance with the relevant DTMR manuals as stated in the consultants project specification.
- (ii) Prior to the "On Maintenance" inspection being carried out, all available concrete test results are to be submitted to the Local Government.
- (iii) The minimum requirement is for all seven (7) day test results to be available.
- (iv) All outstanding test results (28 day tests) are to be submitted during the Maintenance Period.
- (v)

Table SC6.5.23.1 – Compliance Requirements for Concrete Testing

ITEM	TARGET STRENGTH (28 DAYS)	FREQUENCY	SUBMIT TO LOCAL GOVERNMENT	WHEN REQUIRED
Kerb and Channel	25MPa	1 per 300 m	Yes	On or Off Mtce ⁽³⁾
Vehicular Crossings	25 MPa	1 per crossing	No	
Bikeways	25 MPa	1 per 300 m	Yes	On or Off Mtce ⁽²⁾
Footpaths	25 MPa	1 per 300 m	Yes	On or Off Mtce ⁽²⁾
Concrete channels	25 MPa	1 per 150 m	Yes	On Mtce ⁽³⁾
Structures ⁽⁵⁾	per design	as directed	Yes	On Mtce ⁽⁴⁾
Manholes/Gully-Pits ⁽⁶⁾	per design	as directed	Yes	On Mtce ⁽⁴⁾

Notes:

- 1. Test according to AS 1012 (pts 1-14) "Method of Testing Portland Cement Concrete".
- 2. Tests may be submitted after On Maintenance only if bonded.
- 3. Minimum Requirement is for the 7-day tests to be provided at On Maintenance.
- 4. 28-day test required.
- 5. Bridges, retaining walls, cast insitu box culverts, etc.
- 6. Major structures other than standard manholes and gully-pits.

SC6.5.24 MAINTENANCE PERIOD

SC6.5.24.1 General

- (i) During the maintenance period, responsibility and liability for the maintenance and rectification of defects of materials and works, lies with the developer or consultant, not the Local Government.
- (ii) All development works and works that will be transferred to Council control are subject to a 12 month maintenance period during which time the developer is to maintain the works, and any defects relating to materials, workmanship and design errors or omissions are to be corrected at the developer's expense.
- (iii) The maintenance period for bridges shall be 12 months minimum extending to 18 months for bridges which incorporate timber elements.
- (iv) At any time during the maintenance period Council may undertake random inspections to determine the satisfactory maintenance of the works.
- (v) Where maintenance requirements or defects are noted, written advice will be sent to the developer's Consulting Engineer requiring appropriate works to be carried out within 30 days.
- (vi) Where public safety or health is at risk as a result of poor maintenance or defective works, verbal advice will be given to the Consulting Engineer requiring appropriate action within 24 hours.
- (vii) Where neither of Council's notifications are complied with, Council may undertake the necessary works without further reference to the developer.
- (viii) All costs incurred by Council in carrying out the works will be recovered from the maintenance bond.
- (ix) The maintenance period for Landscaping Works is 18 months.
- (x) The maintenance period for Detention Basin Works is 18 months.

SC6.5.24.2 General Maintenance Standards

The following is a list of the maintenance works generally considered applicable to development work.

- (i) Water and fertilise all disturbed areas to obtain the minimum 40% grass coverage required to prevent erosion within 6 months of the works being accepted "On-maintenance".

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- (ii) Further maintain revegetation areas to achieve the minimum acceptance coverage of 80% before the works are due for acceptance "Off-Maintenance".
- (iii) Water, fertilise and weed all landscaped areas provided as part of the development works.
- (iv) Slash all private property remaining in control of the developer and drainage reserves.
- (v) Mow road verges, pathways and park areas to maintain a grass length of less than 150mm.
- (vi) Sweep roads to maintain a surface free of loose stones and excessive dirt deposits.
- (vii) Remove silt and debris washed into kerb and channel, stormwater pipes and structures by stormwater runoff.
- (viii) Temporary and permanent stormwater quality control structures are to be cleared of silt and debris when filled to 50% capacity.
- (ix) Repair scours; replace topsoil and grassing to areas eroded by stormwater.
- (x) Severe scouring may indicate the need for the installation of permanent erosion control structures.
- (xi) Repair all trench subsidence to water, sewer, stormwater, and power and telephone trenches.
- (xii) Maintain all fire hydrants and valves free of silt and in an operable condition.
- (xiii) Repaint road linemarking as necessary.
- (xiv) Specific works may however have special maintenance requirements that may also need to be carried out during the maintenance period.
- (xv) The general performance bond required to be submitted for all development works may be used by Council to undertake remediation where the developer fails to undertake immediate action to correct faulty road signage.

SC6.5.24.3 Construction and Design Defects and Omissions

- (i) The repair of construction defects or the rectification of design errors and omissions will be required to be undertaken as they are identified.
- (ii) Where after Council's approval of the design and the acceptance of the project "On-Maintenance", it is identified that an aspect of the works does not comply as a result of either an error or omission in the design, that portion of the works will be required to be rectified.
- (iii) The civil works are also required to perform in accordance with the design intent.
- (iv) Where there is an indication that a portion of the civil infrastructure provided as part of the works is not performing in accordance with the design intent, Council may request the design engineer to investigate the matter and submit a formal report identifying the causes for the failure to perform, and recommendations for any rectification works that may be needed.
- (v) These reports are to be submitted within 30 days of Council's request.

SC6.5.25 BONDS

SC6.5.25.1 General

- (i) Bonding is the submission of a financial security to Council by the developer to cover obligations stated in the conditions of the development permit.
- (ii) All security bonds submitted to Council are to be in the form of cash or an irrevocable, unconditional, open-dated guarantee issued by a bank, insurance office or other financial institution acceptable to the Council in the developer's name. Bonds of \$5,000 or less are to be cash or bank cheque only.
- (iii) The submission of a cash bond is to be accompanied by details of the bond and the development project on Council's standard lodgement form. Council will issue a receipt acknowledging acceptance of the cash. The receipt needs to be retained as proof of lodgement. Council will only return unused portions of cash bonds to the person or company nominated on the receipt as lodging the bond unless specifically directed in writing by the lodger of the bond to make alternate payment.
- (iv) Council will not accept any other form of security, such as mortgages, holding Titles to land, shares or insurance bonds, etc.
- (v) Ultimate care is to be taken to ensure that bonds are appropriately addressed when transferring property between owners before development is completed.
- (vi) For bank guarantees, it is important to ensure that the bond document clearly identifies the contributions and works being bonded.
- (vii) Where it is intended to convert the bond to a future maintenance bond, this is also to be identified.

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- (viii) Estate marketing names and staging numbers are not to be used as primary identification as these may be subject to change and amendment as development progresses. Include the full and correct real property description to identify the property in which the works are being bonded (e.g. Lots 11 to 22 on Survey Plan No 123456, cancelling part of Lot 999 on SP 100482).
- (ix) Council will formally notify the institution issuing the bond of any reduction in the security required due to payment of contributions or satisfactory completion of works for which the bond was lodged. The developer will be carbon copied to ensure notification.
- (x) If, at any time, the bond is to be redirected to secure contributions or works not specifically stated on the bond document, Council will require a letter from the institution approving the redirection of the security.
- (xi) Where a bond is required to be released prior to the completion of payments or the construction of works, (due to property transfer, etc) Council will not release the bond until an appropriate alternate security is lodged.
- (xii) Under no circumstances will Council release a bond on the basis that a legitimate outstanding development issue is not the responsibility of a developer or contractor submitting either a performance or maintenance bond.
- (xiii) At council's discretion, works such as Electricity Supply may be considered for bonding.

SC6.5.25.2 Release or Reduction of Bond Amount

- (i) Unless otherwise notified by the applicant, the maintenance bond will be refunded after acceptance of the works formally "Off-Maintenance".
- (ii) The Principal Consultant shall lodge a formal request for the return or reduction of any bonds outlining the reasons and including the following details:
 - Description of development;
 - Council file reference for development;
 - Bond amount originally lodged with Council;
 - Name of Trading Bank (Bank Guarantee Bond only);
 - Council receipt number (Cash/Cheque Bonds only); and
 - Date bond lodged with Council.

SC6.5.25.3 Incompleted Works Bonds

SC6.5.25.4 General

- (i) Council may, at its discretion, accept a bond to secure incomplete works associated with a reconfiguration of a lot and seal the plans of survey prior to the completion of the works.
- (ii) The works within the common property and the connection of services such as sewerage, water and electricity to each of the individual lots associated with Community Title Scheme are required to be completed or bonded to the same requirements as standard reconfigurations.

SC6.5.25.5 Maintenance Bond

- (i) At the completion of construction and acceptance of the development "On-Maintenance", incompleted works bonds held by Council may either be released or reduced to the value of the maintenance bond.
- (ii) The maintenance bond, valued at 5% of the total value of works, is to be submitted to Council.
- (iii) The bond from the developer is to be accompanied by details of the bond and the development project on Council's standard lodgement form.

SC6.5.25.6 Incomplete Works Bond Prerequisites

The Local Government may approve Plans of Subdivision, prior to acceptance of works "On Maintenance", subject to the following prerequisites.

- (i) The bulk earthworks are completed and the general layout of the reconfiguration is evident.
- (ii) Incomplete works are not to exceed 50% of the value of total works.
- (iii) Where a bond is accepted, the amount to be bonded is the value of outstanding works plus 25%.
- (iv) The Consulting Engineer is to provide a certified Schedule of Quantities and rates for the outstanding works as the basis for the Local Government determining the appropriate amount of the bond.

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- (v) A written undertaking is to be given by the Developer to insert the following clause in all contracts of sale entered into prior to the completion of works and their acceptance "On Maintenance"— "The purchaser hereby acknowledges that he/she is aware that the works relative to the construction of the land herein purchased are not completed at the date of signing of this contract and have been bonded so as to enable the early approval of the plan by the Local Government. The purchaser(s) hereby undertake not to require the Local Government or any private certifier to give to the purchasers a development permit for building work in respect of this land until such time as the works are completed and the Local Government has "Accepted On Maintenance" such works."
- (vi) The Developer is to give an undertaking, in writing to the Local Government, that unless all outstanding development (operational) works are completed and "Accepted On Maintenance" within three (3) months of the date of the approval of the Plans of Subdivision (or such longer time as the Local Government may approve), the Local Government may call up the bond and undertake all works to complete the approved development, including all testing and compilation of "As Constructed" information.
- (vii) Bonding is to be in the form of a Bank Guarantee, except for very minor works where the Local Government may agree to accept a cash bond.
- (viii) In no case will Council seal a plan of survey for a reconfiguration of a lot until:
 - operational works for the reconfiguration have been approved by Council; and
 - Council is satisfied that the reconfiguration is capable of being serviced as required by the conditions of approval.
- (ix) All earthworks within private property created by the reconfiguration are to be complete.
- (x) All outstanding works, both internal and external to a reconfiguration, are capable of being completed within three months from the date Council seals the survey plan for the reconfiguration.
- (xi) Council may require the Developer's Consulting Engineer to submit a works program detailing all major portions of the work and their programmed completion dates.
- (xii) All outstanding works that are required to comply with the conditions of reconfiguration or material change of use are to be secured with Council by a bond.

SC6.5.25.7 Realisation of Bonds

- (iv) Works that remain incomplete 3 months after Council has sealed the plan of survey may be undertaken by Council or by a contractor under the direction of Council.
- (v) All costs incurred by Council in undertaking the works, including Council's supervision costs will be recovered from the security bond.
- (vi) Where costs incurred by Council exceed the value of the security, Council will take all necessary legal action to recover the additional costs from the developer.

SC6.5.26 CONTRIBUTIONS

All contributions will be required to be paid in full prior to Council's sealing of the survey plan, issue of building approval for the site, or before any Material Change of Use commences, whichever is the earlier.

SC6.5.27 EARTHWORKS CONSTRUCTION AND TESTING STANDARDS

Earthworks are to be carried out in accordance AS 3798 "Guidelines on Earthworks for Commercial and Residential Developments", best practices, and any Geotechnical Consultants recommendations.

SC6.5.27.1 Clearing Construction Standards

SC6.5.27.1.1 Pre-Clearing

- (i) Prior to any clearing, all existing and future parkland is to be delineated to ensure its protection from unauthorised clearing.
- (ii) No trees, other than those specifically approved for removal as part of the operational works engineering design, are to be damaged or removed – including in areas to be dedicated as open space.

SC6.5.27.1.2 Clearing

- (i) Clearing is to be kept to a minimum in declared tree preservation areas as outlined in the approved Environmental Management Plan.

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- (ii) Roadway clearing is to be limited to the road reserve.
- (iii) Allotment clearing is to be limited to the minimum areas required to safely construct services such as sewers and interallotment drainage, and the limits of approved earthworks to allotments plus 1.0m lateral clearance.

SC6.5.27.1.3 Post Clearing

- (i) All felled trees and vegetation on the site are to be removed from fill areas prior to the commencement of earthworks.
- (ii) Disposal of cleared vegetation is to be:
 - Mulched and used on site; or
 - Removed to an approved off-site location.
 - Not to be burnt on site

SC6.5.27.2 Bulk Earthworks Construction and Testing Standards

SC6.5.27.2.1 General

Earthworks are to be carried out in accordance with AS 3798 Section 6. For normal types of compaction equipment, the fill is to be compacted in layers not exceeding 300mm.

SC6.5.27.2.2 Allotment Filling

All filling placed on any proposed allotment is to be in accordance with Australian Standards Earthworks Code AS 3798- Guidelines and Earthworks for Commercial and Residential Developments.

SC6.5.27.2.3 Post Filling

All disturbed or filled areas are to be topsoiled, stabilised with approved grassing to achieve the minimum coverage for erosion control as early as practical. Once the minimum erosion control coverage is achieved, the grassing is to be maintained to achieve the minimum acceptance coverage before acceptance “Off-maintenance”.

SC6.5.27.2.4 Compaction

- (i) Compaction and test frequency for earthworks is to be in accordance with the table below, **section SC6.5.18.2** and Appendix B of AS 3798 Guidelines and Earthworks for Commercial and Residential Developments.
- (ii) For small scale filling the general minimum standard of supervision is to be to Level 2 and a testing frequency as defined in that table.
- (iii) Council may direct a higher level of supervision be undertaken in specific areas.
- (iv) Where the depth of fill exceeds 600mm for an area of greater than 5000m² then these operations will be considered as a large scale operation and will therefore require Level 1 supervision, unless agreed otherwise.
- (v) Fill is to be compacted in accordance with the Geotechnical Consultants requirements, but generally in layers not exceeding 300mm.

SC6.5.27.2.5 Testing

The frequency of testing fill for adequate compaction is to be in accordance with the requirements outlined in Table below.

Table SC6.5.27.2.5.1 – Frequency of Field Density Test by Operation Type

Scope of Earthworks	Minimum Frequency of Tests (See Note 2)
Large scale operations (e.g. subdivisions, large industrial lots, road embankments)	Greatest of— (a) 1 test per 500m ³ distributed reasonably evenly throughout full depth and area; or (b) 1 test per layer per material type per 2500m ² ; or (c) 1 test per 200mm thickness per material type per 2500m ² ; (d) 1 test per lot
Small scale operations (e.g. residential lots)	Greatest of—

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	(a) 1 test per 200m ³ distributed evenly through full depth and area; or (b) 1 test per layer(3) per 1000m ² ; or (c) 1 test per 200mm thickness (3) per 1000m ² ; or (d) 1 test per lot.
Concentrated operations (e.g. filling of gullies, farm dams, etc)	Greatest of— (a) 1 test per 100m ³ distributed reasonably evenly throughout full depth and area; or (b) 1 test per layer (3) per 500m ² ; or (c) 1 test per 200mm thickness (3) per 500m ²
Confined operations filling behind structures (4)	1 test per 2 layers per 50m ² (i.e. test every second layer once per 50m ²)
Trenches under pavements and structures	1 test per 2 layers per 40 linear m (i.e. test every second layer once per 40m)

Notes:

1. These guidelines refer to the determination of relative compaction using a direct method. However, where an indirect method is used, e.g. Perth sand penetrometer (AS 1289.F3.3), some interpretation of the guidelines may be required.
2. Tests in visually doubtful areas, and retests of failed areas should be carried out and are additional to the testing recommended in this table.
3. Where the geotechnical testing authority has been engaged at level 2 or level 3 as set out in Appendix B of AS 3798, it may be acceptable to test more than one layer per site visit by excavating to the test level.
4. Implies hand operated or small equipment.
5. All test locations are to be shown on a sketch plan.

SC6.5.28 ROADWORKS CONSTRUCTION AND TESTING STANDARDS

SC6.5.28.1 Roadworks Construction And Testing Standards

SC6.5.28.1.1 General

- (i) Road construction methods and practices are to be in accordance with the following:
 - Somerset Regional Council standard drawings SRC-ROAD-001 to 026;
 - DTMR “Standard Specification Roads”;
 - DTMR “Urban Road Design Manuals”; and
 - For rural roads use Austroads “Rural Road Design” Manual;
 - Relevant Austroads Manuals when practices are outside the construction methods stated above.
- (ii) All work is to be supervised by an RPEQ and certification that the works are completed in accordance with the approved plans and the consultant’s specification.
- (iii) Works involving State Controlled Roads must be referred to the Department of Transport and Main Roads (DTMR) for inspection and approval.
- (iv) All concrete is to be manufactured, specified and supplied in accordance with the Australian Standard “The Specification and Manufacture of Concrete”.

SC6.5.28.2 Pavement Construction And Testing Standards

SC6.5.28.2.1 General

- (i) Pavements are to be constructed in accordance with Queensland Department of Transport and Main Roads “Pavement Design Manual”.

SC6.5.28.2.2 Compaction Testing

- (i) Determination of the compaction performance of the subgrade and pavement gravel materials (i.e. laboratory reference density, field density, optimum moisture content, field moisture content) is to be carried out in accordance with AS 1289 Methods of Testing Soils for Engineering Purposes, in particular the E series tests.
- (ii) The laboratory reference density is to be as follows:
 - Subgrade 100% Standard Maximum Dry Density (MDD); and
 - Pavement 95% Modified Maximum Dry Density (MMDD).
- (iii) The minimum frequency of testing is to be as follows:

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- 1 per 200m³;
 - 1 per layer per 1000m²;
 - 1 per 200mm thickness per 1000m²;
- (iv) A minimum of 3 tests per project are to be undertaken.
- (v) All tests are to be distributed reasonably evenly through the full depth and area of pavement.
- (vi) The testing frequencies are to be based on a "not one to fail" basis.
- (vii) Subgrade and base courses are to be compacted to the following densities:
- Natural Subgrade 100% MDD; and
 - Base Courses 95% MMDD.

SC6.5.28.2.3 Pavement Depth Verification

- (i) Pavement depths are to be verified by the provision of "as constructed" levels of the subgrade and top of asphalt surfacing at a frequency of 3 levels (RHS, centre and LHS) every 50m.
- (ii) The surveyed information is to be provided in a tabulated format and is to be certified by both the surveyor and consulting engineer.
- (iii) A copy of the certified results are to be submitted with the Engineer's certification of the works.

SC6.5.28.2.4 Urban Subgrade Preparation

- (i) Subgrade is to be trimmed to an even free draining surface free from loose material.
- (ii) Unsuitable material is to be removed.
- (iii) Subgrade affected by rainfall after final trimming is to be affectively dried out with an appropriate treatment.
- (iv) Prepared subgrade and preceding base courses are to be moistened immediately prior to spreading the next course.
- (v) A mandatory Council inspection of the subgrade is to be satisfactorily completed prior to progressing to the next stage of construction. An optional inspection will then be undertaken on the sub-base material prior to the placement of kerb and channel should Council require it they will notify the contractor at the time of pavement design approval or the subgrade inspection.

SC6.5.28.2.5 Urban Pavement Material Placement and Compaction

- (i) Unbound pavement course material is to be placed only on an underlying layer maintained at the specified moisture content.
- (ii) Pavement materials are to be maintained at the required moisture content during and prior to spreading.
- (iii) Leading edges of the pavement material are to be kept moist.
- (iv) A mandatory Council inspection of the pre-seal is to be satisfactorily completed prior to progressing to the next stage of construction.
- (v) Refer to the General Compaction Testing section for requirements.

SC6.5.28.2.6 Urban Asphaltic Concrete Surfacing

- (i) Asphaltic concrete is to be constructed in accordance with the requirements outlined in the DTMR "Standard Specification Roads".
- (ii) The surface of all asphaltic concrete is to be finished true to grade and profile with a neat finish around manholes, joints and other road fittings.
- (iii) The finished level is not to deviate by more that -5mm or +10mm of the design level.

SC6.5.28.2.7 Urban Pavement Depth Verification

- (i) Pavement depths are to be verified by "as constructed" levels of the subgrade and top of asphalt at 50.0m intervals.
- (ii) The surveyed information certified by the surveyor and consulting engineer is to be submitted with the Engineer's certification.

SC6.5.28.2.8 Rural Subgrade Preparation

- (i) The subgrade is to be trimmed to the same crossfall tolerances as specified for the wearing course pavement.
- (ii) Subgrade is to be trimmed to an even free draining surface free from loose material.
- (iii) Unsuitable material is to be removed.
- (iv) A mandatory Council inspection of the subgrade is to be satisfactorily completed prior to progressing to the next stage of construction.

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SC6.5.28.2.9 Rural Pavement Material Placement and Compaction

- (i) Pavement materials are to be placed to ensure even spreading.
- (ii) Pavement materials are to be compacted at optimum moisture content from the outside edge to the crown of the road.
- (iii) A mandatory Council inspection of the pre-seal is to be satisfactorily completed prior to progressing to the next stage of construction.
- (iv) Refer to the General Compaction Testing section for requirements.

SC6.5.28.2.10 Rural Spray Surfacing

- (i) Bitumen surfacing is to be constructed in accordance with the requirements outlined in the Queensland Department of Transport and Main Roads "Standard Specification Roads".
- (ii) Bitumen surfacing is to be hot sprayed bitumen, including Prime and two coat seal.

SC6.5.28.3 Road Sub-Soil Drainage Construction Standards

SC6.5.28.3.1 General

Subsoil drainage is to be constructed in accordance with the Standard Drawing.

SC6.5.28.3.2 Order of Construction

Sub-soil drains are to be constructed after placement of the lower sub base material or after preparation of the pavement box on minimum depth pavements.

SC6.5.28.3.3 Excavation of drains

Trenches for pipe drains are to be excavated to a minimum 900mm below the finished surface level.

SC6.5.28.3.4 Pipe Laying

All sub-soil drainage is to be laid on a prepared minimum 50mm depth of graded filter material or sand bed to ensure a uniform grade.

SC6.5.28.3.5 Joining

Sub-soil drains are to be joined to the manufacturer's specifications. Clean out points are to be joined to the sub-soil drains using oblique tee connections.

SC6.5.28.3.6 Flushing

After the drains are constructed they are to be flushed out until the outlet water is clean and flows consistently.

SC6.5.28.4 Kerb And Channel Construction And Testing Standards

SC6.5.28.4.1 General

- (i) Any kerb and channel not true to line or with noticeable other faults will be broken out and removed from the site.
- (ii) No channel will be accepted which water is found to pond.
- (iii) All kerb on Access Street / Place is to be of type M3.

SC6.5.28.4.2 Kerb and Channel Foundation

- (i) Where no requirements are stated in the approved plans the depth of approved foundation material will be 100mm minimum with a minimum soaked CBR of 45% compacted to obtain 95% maximum dry density.
- (ii) No concrete is to be placed until the foundations have been approved.

SC6.5.28.4.3 Kerb and Channel Forming

- (i) Hand Formed and Finished
 - Back forms are to be used on the footpath side of the full depth of the kerb.
 - The whole channel is to be cast simultaneously (not separating invert).
 - Concrete is to be well rodded or vibrated during placing to ensure a dense surface finish and maximum density.
 - Immediately following the casting of the kerb the top, arris and invert is to be formed and finished.

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- The front board of the kerb is to be stripped within 24 hours of casting and the kerb face immediately bagged.
 - Channel is to be placed in 3.0m sections with provision at the joints to prevent binding.
 - Joints are to be finished square and at right angles to the section.
- (ii) Machine formed and Finished
- Minimum slump is 12mm.
 - Concrete to be thoroughly compacted.
 - Exposed faces and kerb edges to be finished.
 - Grooves are to be cut at right angles to a depth of 100mm at 3.0m intervals.
 - Adjacent concrete is to be finished to a smooth and level surface.
 - Concrete is to be supplied ready-mixed and placed within 30 minutes.

SC6.5.28.4.4 Curing of Concrete

- (i) All concrete work is to be cured by the use of a curing compound consisting of waxy constituents cut back with a volatile solvent resulting after application in a film of microcrystalline petroleum wax.
- (ii) Curing compound is to be pigmented white.
- (iii) Curing compound is to be applied evenly at the rate recommended by the manufacturer over all exposed surfaces immediately on completion by either spraying or brushing and protected from damage for 72 hours minimum.

SC6.5.28.5 Traffic Provisions And Control Devices Construction Standards

SC6.5.28.5.1 General

- (i) Traffic provisions are to be installed in accordance with the DTMR “Manual of Uniform Traffic Control Devices”.
- (ii) Where working in existing trafficked roadways a permit to open a road or temporarily close a road to traffic is to be obtained from the Council prior to the commencement of work.
- (iii) All permanent signs in concrete paved areas are to be sleeved and bolted.
- (iv) Vandal proof bolts and fittings are to be used on all permanent signing.

SC6.5.28.5.2 Traffic Control Devices

- (i) Traffic control devices are to be installed in accordance with the DTMR “Manual of Uniform Traffic Control Devices”.
- (ii) All traffic control devices are to be maintained in a clean and effective condition.
- (iii) All devices which are damaged or worn are not to be used.

SC6.5.28.5.3 Detouring of Traffic

- (i) The contractor is to liaise with Council if traffic is to be detoured away from the works.
- (ii) Issuing of public notices and prior repair or upgrading of roads prior to the detouring or restoration.

SC6.5.28.5.4 Entrances to Private Properties

All works are to be carried out in a manner so that existing entrances to private properties are maintained in a useable condition or alternative arrangements are made with the property owner concerned.

SC6.5.28.5.5 Dust Control

The contractor is to minimise any dust which will affect the travelling public with regular applications of water or other measures.

SC6.5.28.5.6 Urgent Repairs and Protective Works

If the Council is required to undertake any urgent remedial, protective, repair or other work necessary to prevent damage to the work or to provide protection for pedestrians and traffic, these works will be at the cost of the contractor.

SC6.5.28.6 Street Lighting

Street lighting is to be installed in accordance with the Australian Standard 1158.3.1.

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SC6.5.29 STORMWATER DRAINAGE CONSTRUCTION AND TESTING STANDARDS

SC6.5.29.1 Stormwater Reticulation Construction Standards

SC6.5.29.1.1 Pipe Laying

- (i) Pipes are to be laid true to line, grade and level, be free draining and firmly bedded and to the following tolerances:
 - Invert Levels +/- 50mm; and
 - Structure locations within 1.0m of approved design.
- (ii) Pipes are to be laid from the discharge end upstream.
- (iii) Circular pipes with elliptical reinforcement are to be laid according to their marking.
- (iv) Pipes are to be bedded down as shown on the Somerset Regional Council Standard Drawing SRC-STM-010 on course clean sharp river sand or other approved bedding.
- (v) Pipe laying is to be in accordance with the current Australian Standard Specification.

SC6.5.29.1.2 Jointing Pipes

- (i) Spigot and socket pipes are to be joined by rubber ring joints in accordance with AS 1646.
- (ii) When flush jointed pipes are used, the first pipe is to be bedded to establish line and grade with the groove upstream.
- (iii) Install the external band after the joint is made to the manufacturer's specification.

SC6.5.29.1.3 Laying and Jointing of Box Culverts

- (i) Box Culverts are to conform to AS 1597.
- (ii) Joints between lengths of culverts on the tops and sides are to have approved jointing tape applied.

SC6.5.29.1.4 Backfilling and Compaction

- (i) All backfilling is to be spread in 150mm layers.
- (ii) Beneath Road Pavements as follows:
 - Approved backfill material to a point 300mm above the crown of the pipe or culvert.
 - Above this is to be approved subgrade replacement material (min CBR15) in max loose layers of 250mm and compacted to not less than the compaction requirements of the road subgrade and pavement.
- (iii) Beneath Existing Pavements:
 - The edges of the trench are to be cut with a clean straight line prior to excavation.
 - Approved backfill material to a point 350mm below finished surface level.
 - Above is to be 300mm lean mix concrete or alternatively widening the excavation of the top 300mm to step joint and allow suitable compaction equipment.
 - 50mm Asphaltic concrete to finished surface.
- (iv) Beneath Footpaths and Allotments:
 - Backfill using selected material from excavations in maximum loose layers of 250mm and compacted to a minimum consolidation of 95% standard compaction.

SC6.5.29.1.5 Access Chambers and Inlet Pits

- (i) Formwork is to be constructed and braced to ensure that there is no visible deflection of the formwork and that the concrete can finish accurately to the required dimensions.
- (ii) Allow in the walls for weep holes to drain the pipe bedding and surrounds.
- (iii) Allow where required in the walls for the entry of subsoil drainage lines.
- (iv) Concrete is to be placed continuously with construction joints at the base and the top of the walls only.
- (v) To ensure a good bond, the concrete is to be well roughened at any construction joints.
- (vi) No Step Irons are to be installed
- (vii) All concrete is to be in accordance with AS 1379 and AS 3600 or as shown on the Standard Drawing or approved engineering plans.
- (viii) All rough surfaces and construction joints are to be cement rendered.
- (ix) Cement mortar benching is to be to the half height of the connecting pipes.
- (x) N20 concrete benching will be required in large access chambers and angle junctions.

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SC6.5.29.1.6 Access Chambers Covers and Frames

- (i) Cast iron covers and frames are to be free of cracks, flaws and porous spots.
- (ii) All Cast Iron surfaces are to be hot bitumen coated.
- (iii) Covers and Frames are to be in accordance with the IPWEAQ Standard Drawings DS-015 to DS-021.
- (iv) Covers are to be cast Iron within road reserves or trafficable areas and concrete infilled elsewhere.
- (v) Frames are to be cast into the top slabs.
- (vi) Top slabs are to be imbedded on a maximum 12mm mortar on the manhole collar to finish flush with the surface.
- (vii) The concrete to be used in the access chamber lid is to be grade N32/10 to AS 1379 and AS 3600.

SC6.5.29.1.7 Inlet Pit Grates and Lintel

- (i) Grate and Frame is to be Class D to AS 3996 and hot dip galvanised to AS 1650.
- (ii) Precast Lintel is to be in accordance with the IPWEAQ standard drawing DS-061 or approved plan.

SC6.5.29.1.8 Inlet and Outlet Structures

- (i) Precast headwalls may be used provided they are constructed as follows:
 - Laid on a clean stable foundation and bedded on 200mm thick grade N25 concrete;
 - Apron cut-off walls extend below the edge of the apron by a minimum 600mm and be N25 concrete minimum;
 - The headwalls are backfilled with approved free draining material; and
 - Weepholes are to be provided to drain the bedding material.

SC6.5.30.1 Interallotment Drainage Construction Standards

SC6.5.30.1.1 General

- (i) Refer also to **sections SC6.5.11.2 to SC6.5.11.2.4** of this policy.
- (ii) FRC and RCP manholes are to be constructed by embedding the lower precast shaft section into a wet cast-insitu concrete base, cut-outs of pipe penetrations are to be made using concrete saws/drills in such a manner as to minimise damage to the adjacent pipe materials.

SC6.5.31 SEWER CONSTRUCTION STANDARDS

SC6.5.31.1 General

- (i) The construction of reticulation sewers is to comply with the Queensland Urban Utilities (QUU) Design and Construction Standards, this manual and checklists.

SC6.5.32 WATER CONSTRUCTION STANDARDS

SC6.5.32.1 General

- (i) The construction of reticulation sewers is to comply with the Queensland Urban Utilities (QUU) Design and Construction Standards, this manual and checklists.

SC6.5.33 LANDSCAPING AND EMBELLISHMENT CONSTRUCTION AND TESTING STANDARDS

The construction of landscaping hardworks and softworks are to be in accordance with the Somerset Regional Council standard drawings SRC-LS-001 to 010 and approved landscaping design and specification.

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SC6.5.34 AS CONSTRUCTED STANDARDS

SC6.5.34.1 General

- (i) Information submitted in the As Constructed process is made up of Hard copy drawings and electronically in Autocad and PDF format using the Asset Design As Constructed (ADAC) specifications.
- (ii) The information will be used by Council to assure that the completed works satisfy the following:
 - to establish an accurate record of the line, level, material type and dimensions;
 - to ensure that the finished product is in accordance with the approved design; and
 - to establish an inventory of assets handed over to Council for asset management.
- (iii) Unless approved otherwise by Council, as constructed data is to be submitted and accepted by Council prior to plan sealing or prior to the return of a performance bond.

SC6.5.34.2 Certification Requirements

- (i) The As Constructed Certificate is to be supplied and signed by the Surveyor and Engineer who have worked on the project to verify the accuracy of the data submitted.
- (ii) The Road Pavement Levels Certificate is to be supplied and signed by the Surveyor and Engineer who have worked on the project to verify the accuracy of the data submitted. Pavement depths are to be verified by the provision of As Constructed levels of the subgrade and top of asphalt at a frequency of 3 levels (RHS, centre and LHS) every 50 metres. A copy of the road pavement levels certificate is to accompany the 'on maintenance' information.

SC6.5.34.3 Survey Control Requirements

- (i) All Survey information is to conform to Australian Map Grid (GDA).
- (ii) Level Datum for all information is to be Australian Height Datum (AHD).
- (iii) Grid Datum for all information is to be Australian Geodetic Datum (GDA94).
- (iv) Where information is to be submitted on GDA, the survey is to contain at least three or more GDA coordinated marks of 4th order accuracy or better.

SC6.5.34.4 Incomplete Submissions

- (i) If an incomplete submission is provided it will not be accepted and the Local Government will formally notify the applicant.
- (ii) If minor errors occur with data content etc, the Local Government will contact the applicant to resolve problems.

SC6.5.34.5 Approval Notification

- (i) The Local Government will notify the applicant on approval.
- (ii) This approval should, in most cases, be within ten (10) working days of receipt of information by the Local Government (subject to the correctness of information supplied).

SC6.5.34.6 Information Detail Requirements

SC6.5.34.6.1 Stormwater Network Drainage Detail

- (i) the location of all stormwater mains, centre of manholes/pit chamber, roofwater mains, roofwater house connection branches at end and OB position and associated structures;
- (ii) the location and description of existing manholes/pits where connections have been made.

SC6.5.34.6.2 Topographical Detail

- (i) All embankments, retaining walls etc are to be surveyed with a density of levels taken to indicate true fall and topography of ground
- (ii) Levels of all surface features used to derive terrain model including pavement surface levels
- (iii) For large lot residential subdivisions, contours and level information only are required within the road reserve.

SC6.5.34.6.3 Cadastral Detail

All cadastral and easement boundaries representing the area of interest.

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SC6.5.34.6.4 Road Detail

- (i) the location and geometry of all road kerbs, medians, traffic calming measures etc;
- (ii) the location and geometry of all footpaths and bikeways;
- (iii) delineation and extent of kerb types;
- (iv) pavement levels of surface and subgrade.

SC6.5.34.6.5 Open Drains Flooding and Detention Basin Detail

- (i) the location and level of centre line/invert of channel at maximum 25 metre intervals and as required to accurately represent curve geometry, change of grade or tangent points;
- (ii) sufficient topological information of any open drain to develop cross sectional profiles at the corresponding centre line survey points;
full extent of concrete inverts and other associated works;
- (iii) for detention basins, sufficient topological information to determine extent, approximate highest and lowest points and volume.
- (iv) Where earthworks have been carried out to change the existing profile of the land, sufficient surface levels are to be provided to accurately depict the changed surface.

SC6.5.34.6.6 Park Furniture and other infrastructure

All assets created for Council not specifically noted in this section are required to be detailed.

SC6.5.34.6.7 Landscaping Detail

- (i) As constructed drawings are required at the practical completion stage prior to the project being accepted on maintenance for operational works or accepted for occupancy for building works.
- (ii) As constructed drawings are to clearly identify any amendments or changes to the approved landscape working drawings.
- (iii) Hardscape treatments and underground services in particular, including paving, fencing, walls, irrigation, lighting and other structures are to be accurately located for Council records.

SC6.5.34.6.8 Irrigation Detail

- (i) Location of all irrigation components and the sizes of all connecting pipework.
- (ii) A schedule of all equipment installed including brand names and model numbers.
- (iii) Operation manuals for system controllers.
- (iv) Warranty documentation applicable to the system components.
- (v) Proposed maintenance watering program for the irrigation system.

SC6.5.34.6.9 Auditing

- (i) Council may engage external consultants during the maintenance period to undertake an audit of the "as constructed" information submitted to Council where in the opinion of Council, significant errors have been identified in the original information submitted.
- (ii) Council's costs in relation to the audit and the correction of data will be the paid by the developer. If necessary, Council will recover the costs of the audit from the maintenance bond.

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APPENDICES

A. STANDARD DRAWINGS DRAWING LIST

Council's standard drawings are shown in the table below

Standard Drawings Table

Description	
Drawing Number	
Roads - Somerset Regional Council	
SRC-ROAD-001	STANDARD DRAWINGS - ROADWORKS
SRC-ROAD-002	TYPICAL CROSS SECTIONS RESIDENTIAL STREETS
SRC-ROAD-003	TYPICAL CROSS SECTIONS INDUSTRIAL STREETS
SRC-ROAD-004	TYPICAL CROSS SECTIONS ARTERIAL ROADS WITH KERB AND CHANNEL
SRC-ROAD-005	TYPICAL CROSS SECTIONS ARTERIAL ROADS WITHOUT KERB AND CHANNEL
SRC-ROAD-006	VERGE AND ACCESS FOR ACCESS, COLLECTOR AND INDUSTRIAL STREETS
SRC-ROAD-007	VERGES- TRUNK COLLECTOR AND ARTERIAL ROADS WITH KERB AND CHANNEL
SRC-ROAD-008	VERGES- ARTERIAL ROADS WITHOUT KERB AND CHANNEL
SRC-ROAD-009	TYPICAL CROSS SECTIONS RURAL ROADS
SRC-ROAD-010	VERGE AND ACCESS RURAL ROADS
SRC-ROAD-011	KERB AND CHANNEL, MEDIAN AND EDGE RESTRAINT DETAILS
SRC-ROAD-012	RESIDENTIAL DRIVEWAY INVERT AND SLAB OR TRACKS
SRC-ROAD-013	COMMERCIAL DRIVEWAY INVERT AND SLAB TYPE A
SRC-ROAD-014	COMMERCIAL DRIVEWAY INVERT AND SLAB TYPE B
SRC-ROAD-015	DRIVEWAY INVERT CROSSING FOR AREAS WITHOUT KERB AND CHANNEL
SRC-ROAD-016	RURAL ROAD DRIVEWAY WITH PIPE CROSSING
SRC-ROAD-017	KERB AND CHANNEL ROOFWATER KERB ADAPTER DETAIL
SRC-ROAD-018	KERB AND CHANNEL KERB RAMP DETAILS
SRC-ROAD-019	CONCRETE PATHWAY AND BIKEWAY DETAILS
SRC-ROAD-020	SUBSOIL DRAINAGE DETAILS
SRC-ROAD-021	SUBSOIL DRAINAGE FLUSHING POINTS
SRC-ROAD-022	PUBLIC UTILITIES SERVICE CORRIDORS AND ALIGNMENT PLAN
SRC-ROAD-023	PUBLIC UTILITIES SERVICE CORRIDOR AND ALIGNMENT SECTIONS
SRC-ROAD-024	SERVICE CROSSING BRASS INDICATOR DISC
SRC-ROAD-025	OVERLAND FLOW PATH CORRIDOR AND BOLLARD DETAIL
SRC-ROAD-026	CONCRETE FOOTPATH FULL WIDTH
SRC-ROAD-027	GATE APPROACH SIGN LAYOUTS
SRC-ROAD-028	GRID APPROACH SIGN LAYOUTS
SRC-ROAD-029	SPECIFICATION FOR ROAD/STREET NAME SIGN
Stormwater - Somerset Regional Council	
SRC-STM-001	STANDARD DRAWINGS STORMWATER DRAINAGE
SRC-STM-002	1050mm DIA TO 2100mm DIA ACCESS CHAMBER DETAILS
SRC-STM-003	1050mm DIA TO 2100mm DIA ACCESS CHAMBER ROOF SLABS
SRC-STM-004	KERB INLET GULLY PIT LIP IN LINE
SRC-STM-005	KERB INLET GULLY PIT KERB IN LINE
SRC-STM-006	KERB INLET GULLY PIT PRECAST LINTEL DETAILS

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SRC-STM-007	KERB INLET GULLY PIT GRATE AND FRAME
SRC-STM-008	FIELD INLET AND SURCHARGE PIT TYPE 1
SRC-STM-009	FIELD INLET AND SURCHARGE PIT TYPE 2
SRC-STM-010	DRAINAGE PIPES AND CULVERTS EXCAVATION, BEDDING AND BACKFILL
SRC-STM-011	DETAIL OF ALLOTMENT GRADINGS AND DRAINAGE
SRC-STM-012	SEDIMENT CONTROL DEVICES SEDIMENT FENCE AND TRUCK WASHDOWN
SRC-STM-013	SEDIMENT CONTROL DEVICES FLOW CHECK DAMS AND STONE TRAP
Landscaping - Somerset Regional Council	
SRC-LS-001	STANDARD DRAWINGS LANDSCAPING
SRC-LS-002	PLANTING - TUBESTOCK IN PLANTING AREA
SRC-LS-003	PLANTING - SHRUB OR GROUNDCOVER IN PLANTING AREA
SRC-LS-004	PLANTING - TUBESTOCK IN GRASS AREA
SRC-LS-005	PLANTING - TREES IN GRASS AREA
SRC-LS-006	PLANTING - MATURE TREE STOCK IN PLANTING AREA
SRC-LS-007	PLANTING - STREET TREES
SRC-LS-008	TURF AREAS
SRC-LS-009	PLANTING AREA
SRC-LS-010	TIMBER BOLLARD

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B. CHECKLISTS AND FORMS

Form - Consulting Engineer's Certificate

Council Reference File No:

Date:.....

CONSULTING ENGINEER'S CERTIFICATE

The construction of the Roadworks, Stormwater Drainage and Associated Works
at

.....

for

.....

I, of

.....

Consulting Engineers, being duly authorised in this behalf, do certify that the earthworks, roadworks, stormwater drainage and associated works for the above Development, have been completed in accordance with the approved drawings, designs, schedules and specifications, the conditions of approval for the Development incorporating any approved amendments, and within specified tolerances or, where not specified, within generally accepted tolerance, also in accordance with relevant certificates, sound engineering principles and practices and that the works are fit for the purpose for which they are intended.

And I make this certificate conscientiously believing that I/We have appropriate procedures for inspection and testing in place to assure the quality of the works and conscientiously believing these procedures have been followed during the construction of the works.

Designation

RPEQ No

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Checklist – Operational Works Lodgement Requirements

Application No: /

Development Name:

Application Forms

Completed Application Forms

Design Information

- One (1) complete set design drawings (1 x A3) including landscaping, electrical* and telephone authority* drawings
- Engineering Summary Report – Design
- Proposed Inspection & Testing Plan
- Sufficient supporting calculations to enable the design to be checked
- Any information requested in the subdivision approval
- Relevant standard drawings where standard drawings do not conform to Council's standard drawing
- One (1) copy of contract specification where unusual or irregular materials or construction practices are proposed
- Approvals and Clearances: #
 Department of Natural Resources and Mines (DNRM)
 Department of Transport and Main Roads (DTMR)
 Letters of Approval from adjoining property owners for works on their property
 Quail (crossing of land)
- Any consultant's certificate required (Specific certification is required for each structure requiring a structural analysis)
- Pavement Design Report*
- Application to Traffic Advisory Committee for approval of regulatory signs

Fees

- Plan Examination
- Site Inspection
- Reinspection of Design Plans

Notes

- * These may be submitted later under separate cover, however a subgrade inspection will not be carried out until these items are submitted.
- # These items may be submitted later under separate cover, however Council's approval of the design will not be granted until all third party clearances and approvals are finalised

Conscientiously believing the above statements to be true and correct:

Consultant: _____ Signature: _____
 Checking Officer: _____ Position: _____
 Name in full: _____ Date: _____

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Checklist - Requirements for the Lodgement of Pavement Design Report

Application No: /

Development Name:

- All test results must be included.
- A plan showing location of all soil tests.
- Table showing soil test results, depth (from natural surface to subgrade level) and location
 - a) Soaked CBR's
 - b) DCP tests *
 - c) Test pit visual soil type identification.
- A table which establishes the design CBR's and pavement depth limits for each road or street based on the results above.

For example:

Road	Chainage	Design ESA	Design CBR	Pavement Depth
John St	0-700	1 x 10 ⁵	8	275
Jeremy Rd	0-100	8 x 10 ⁵	6	425
Harold Ct	100-700	8 x 10 ⁵	10	275

- A plan showing limits of pavement depths derived above if necessary.
- A table showing the profile of each pavement depth.

For Example:

Course	Depth (mm)	Depth (mm)
Asphalt Surfacing	25	25
Base Course	125	125
Sub Base Course	125	125
Selected Subgrade	-	200
TOTAL	275	475

- Any supporting information from geotechnical testing authority and the manufacturer should any non-standard treatment or pavement stabilisation be required.
- For unsealed roads, if natural material is to be used.

APPLICANT'S SIGNATURE: _____

NAME: _____

NAME OF CONSULTANCY: _____

DATE: ___/___/___

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Checklist - "Pre-On Maintenance" Inspection Checklist of Works

PRE-ON MAINTENANCE INSPECTION CHECKLIST

DEVELOPMENT

COUNCIL REFERENCE FILE NO.

Item	Work Passed (yes/no/n.a)	Comment
Roofwater Drainage System The works have been finally inspected and—		
(a) Roofwater drainage system is constructed to plan.		
(b) Roofwater pits have been constructed to a satisfactory standard, i.e.— - benching; - correct cover, embossed RWD; - location relative to lot boundaries; - 50-75mm proud of finished surface level.		
(c) Pipework has been visually inspected and is satisfactory, i.e.— - alignment and grade; - free of debris and siltation; - sanded end connector, for uPVC pipework; - no visual sign of trench subsidence.		
(d) Outlets (especially to kerb and channel) are satisfactory.		
(e) Lots not provided with roofwater drainage system can be drained to kerb and channel.		
Stormwater Drainage System The works have been finally inspected and—		
(a) Pipe layout is as per plan or approved amendments with respect to pipe size, levels and location.		
(b) Pipework has been visually inspected and is satisfactory, i.e.— - alignment and grade; - free of debris and siltation; - pipe joints satisfactory; - lifting plug holes sealed; - no visible sign of trench subsidence.		
(c) Gully pits and manholes have been constructed to the correct standards, i.e.— - correct type of grate or cover; - Lintels; - side entry slots; - benching; - pipe connections are not constructed to the corner of two walls such that the pipe capacity is reduced; - grates are satisfactorily seated in frames; - weepholes provided to bedding material.		

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Item	Work Passed (yes/no/n.a)	Comment
(d) All density tests of backfill are available and satisfactory.		
(e) PSD's have been submitted or are available for bedding material.		
(f) Outlet/inlet structures are satisfactorily constructed and are free from scour or siltation.		
(g) All manhole and gully pit pipe connections are mortared flush with the walls and no pipe reinforcement is exposed.		
(h) Open cut channels have been finally inspected and are satisfactory, i.e.— - cut to design profiles; - lining of channel is to the required thickness and reinforcement, with appropriate weepholes.		
(i) Overland flow works have been finally inspected and appropriate flowpaths are provided and clear of obstruction.		
(j) Outlets and outfalls have been constructed to control discharge flow in accordance with the plans.		
(k) Subsoil drainage discharges to gullies or other approved point of discharge.		
Earthworks The works have been finally inspected and—		
(a) Tow of batters not on road reserve except as approved.		
(b) Retaining walls clear of road reserve except as approved.		
(c) Batter slopes stabilised against erosion.		
(d) Interim drainage constructed in accordance with drawings.		
(e) All areas distributed by the works have been grass seeded and fertilised.		
Road Pavements The works have been finally inspected and—		
(a) Plan layout and geometry of road system is in accordance with the drawings.		
(b) Finished levels at crown and channel are at design levels.		
(c) Crossfalls are to the approved plan.		
(d) AC is satisfactory with regard to finish and thickness.		
(e) Joints in the seal (especially where various development stages apply) are flush.		
(f) The sealed surface is free of blemishes, including those caused by the base of backhoe legs. (When		

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Item	Work Passed (yes/no/n.a)	Comment
caused by service authorities, the damage is to be repaired during the maintenance period.)		
Segment Pavers The works have been finally inspected and—		
(a) All pavers have been correctly laid to pattern, within allowable tolerance, compacted and the joints filled.		
(b) Bedding sand for pavers drains to sub-soil drainage.		
(c) Pavers adjacent to CKC, edge restraints etc have been correctly cut and laid.		
Concrete Kerb and Channel Medians The works have been finally inspected and—		
(a) The correct type has been used at all locations (including medians) in accordance with standards.		
(b) Ponding of stormwater does not occur.		
(c) Transitions and connections to existing construction are smooth and to a satisfactory standard of workmanship.		
(d) Service markers have been placed to kerb face.		
(e) Lip and back of kerb are flush with the roadway and footpath respectively.		
(f) All channelisation works and medians have been satisfactorily completed.		
(g) Infill treatment of medians has been inspected and found satisfactory. Any landscaping has been completed to standard.		
(h) Backing strips have been provided to median kerbs where required.		
(i) Side drains have been provided under medians.		
Footpaths The works have been finally inspected and—		
(a) Profiles are as per plan.		
(b) Footpath has been topsoiled to Local Government's requirements.		
(c) Footpaths have been grass seeded and fertilised or turfed to Local Government's requirements.		
(d) All service fixtures (such as valves etc) are flush with the surrounding footpath.		
(e) Concrete footpaths have been constructed to Local Government's requirements.		
(f) Kerb ramps constructed as required.		
Pathways, Driveways and Bikeways The works have been finally inspected and—		
(a) Location and width are as per the plan.		

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Item	Work Passed (yes/no/n.a)	Comment
(b) Kerb ramps and crossings are constructed.		
(c) Safety rails and signs have been installed.		
Other		
(a) Street name signs, traffic signs and pavement marking have been installed.		
(b) Works have not resulted in problems on neighbouring properties. Clearance letters as may be applicable have been submitted or are available.		
(c) All boundaries of Reconfiguration/Development have been inspected to ensure works as constructed will not affect adjoining properties.		
(d) All necessary testing to ensure the quality of the work has been carried out and results are available and have been provided to the Local Government.		
(e) Engineer's Certificate of completion is available and has been provided to the Local Government.		
(f) Private works accounts for live sewer and water connections etc have been paid.		
(g) "As Constructed" details are available and have been provided to the Local Government including pavement depth details.		
(h) All lot boundaries, easements etc, have been pegged.		
(i) Any outstanding fees and charges have been paid, i.e. Design Review, Works Inspection, Road Opening Permit, Permit to Draw Water.		
NOTE: Construction is within stated tolerances or otherwise within normally accepted engineering standard tolerances.		

APPLICANT'S SIGNATURE: _____

NAME: _____

NAME OF CONSULTANCY: _____

DATE: ____/____/____

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Checklist - Formal "On Maintenance" Requirements

FORMAL ON MAINTENANCE REQUIREMENTS CHECKLIST

Application No: /

Development Name:

General

- Engineer's Certificate of Construction
- "Pre-On Maintenance" Inspection Checklist
- Geotechnical and Structural Certification as applicable i.e. retaining walls, cut/fill batters etc.
- "As Constructed" Plan
- Digital "As Constructed" Information
- "As Constructed" Certification
- Completed asset register form.
- A copy of the prepared plan of survey.
- Copy of the certified contract value.

Earthworks

- Lot fill compaction test results
- As required by Development Approval conditions
- Certification from geotechnical testing company of any Level 1 supervision works.

Roadworks

- CBR test results
- Subgrade compaction test results
- Pavement gravel materials compaction test results
- Pavement gravel quality compliance test results
- Pavement gravel Quality Assurance test results
- Asphalt quality test results
- Asphalt compaction test results
- Pavement depth verification test results – signed by consultant and surveyor

Stormwater

- Trench backfill compaction test results
- PDS's for bedding material if required by the Local Government

Concrete

- As required by A.S. Specification and Manufacture of Concrete

Miscellaneous

- Clearance letters
- Outstanding design documentation
- Matters listed during construction
- Maintenance Security Deposit (5% of total cost of the works with minimum \$1000)
- Payment of Outstanding Private Works accounts
- Payment of Outstanding Fees
- Water Supply, Sewerage, Electrical, Telephone, and other utilities installed as per relevant authority requirements

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Others As Applicable

- Technical manuals, maintenance schedules and product guarantee documentation for all machinery installed as part of the works, including park play equipment, stormwater basins, etc
- Copy of the Maintenance management plans for public open space areas.
- Approval from any other authorities that works within their jurisdiction have been completed satisfactorily.
- Copy of State Government approvals or licenses, e.g. permit for works in creeks, pump station overflows or approval of works in erosion prone areas.
- Letter of reinstatement

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Checklist - Off Maintenance Requirements

Application No: /

Development Name:

Roadworks

- pavements and surfacing for deformation/shrinkage;
- minimum acceptance coverage of specified grass to all disturbed areas;
- street signs and linemarking
- kerb and channel to be cleaned and excess screenings to be removed from bitumen seal.

Stormwater Drainage

- roads, pipes, structures, flowpaths clear of silt and debris;
- no ponding on roads, in pipes, structures, kerbs on flow paths;
- turfing to prescribed areas;
- pipes for damage/movement;
- exposure of steel;
- overland flow path;
- stormwater scouring repaired;
- interallotment drainage system for damage/movement.

General

- stormwater quality measures maintained and temporary measures removed;
- integrity of environmentally significant areas;
- all grassed areas in road and drainage reserves, parks and open space slashed;
- Water Supply, Sewerage, Electrical, Telephone, and other utilities installed as per relevant authority requirements

APPLICANTS SIGNATURE: _____

NAME: _____

NAME OF CONSULTANCY: _____

DATE: ___/___/___

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Compliance Requirements for Public Works Table

TESTS AND CERTIFICATES	PROVIDE PRIOR TO	COMMENTS
Earthworks - Density Tests - Retaining walls and Batters, Structural and Geotechnical Certification	On Maintenance On Maintenance	Consultant responsible for submission of all relevant test results.
Roadworks - Subgrade CBR/OMC - Pavement Design - Subgrade, Field Density - Pavement— - Field Density - CBR's/PSD - Material Quality - As Constructed Levels - AC Surfacing— - Marshall Tests - Delivery Dockets - Compaction Tests	Pavement Construction Pavement Construction Subgrade Inspection Preseal Inspection On Maintenance On Maintenance On Maintenance Off Maintenance	Consultant responsible for submission of all relevant test results
Stormwater Drainage - Trench and backfill compaction - under road - other	Subgrade Inspection On Maintenance	Consultant responsible for submission of all relevant test results.
Sewerage Reticulation - Trench and backfill compaction - under road - other	Subgrade Inspection On Maintenance	Consultant responsible for submission of all relevant test results.
Water Reticulation - trench and backfill compaction - under road - other (if applicable)	Subgrade Inspection On Maintenance	Consultant responsible for submission of all relevant test results.
Concrete Tests - CKC - Footpaths - Bikeways - Crossings - Other	See Table – Compliance Requirements for concrete testing	
Other - Pre-Inspection Certificate / Checklist - Engineers Certificate - As Constructed - Bonding Arrangement - Private Works Accounts - Clearance letters if applicable - Outstanding fees and charges - Request for works to go On Maintenance - As Constructed pavement depth details	On Maintenance On Maintenance On Maintenance On Maintenance On Maintenance On Maintenance	Required before inspection will proceed Consultant to advise Consultant to formally request list of outstanding items, works to be rectified to be included
Maintenance Period - Rectify all defects - AC Core Tests	Off Maintenance	

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TESTS AND CERTIFICATES	PROVIDE PRIOR TO	COMMENTS
<ul style="list-style-type: none"> - Concrete Tests - Provide any additional "As Constructed" details as may be required by the Local Government - Submit any other outstanding test results or certificates 	<ul style="list-style-type: none"> Off Maintenance Off Maintenance 	
Off Maintenance <ul style="list-style-type: none"> - Request to take works off maintenance - All works rectified - Maintenance security bond 	<ul style="list-style-type: none"> Off Maintenance Off Maintenance Post Off Maintenance 	<ul style="list-style-type: none"> Consultant to formally request Consultant to formally request release of maintenance security bond

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SC6.6 Planning Scheme Policy 5 Bushfire hazard and risk assessment and bushfire management plan guidelines

6.6 Planning Scheme Policy 5 – Bushfire hazard and risk assessment and bushfire management plan guidelines

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SC6.6.1 Introduction

The purpose of this planning scheme policy (PSP), is to provide guidance to and advice on satisfying/achieving the outcomes of the Bushfire hazard overlay code. The PSP details information and requirements for the preparation of a site specific bushfire hazard and risk assessment and/or bushfire management plan to support a proposed development and demonstrate compliance with the assessment benchmarks provided in the Bushfire hazard overlay code.

The Bushfire hazard overlay mapping identifies Bushfire Hazard Areas and triggers assessment for proposed new development in accordance with the category of development and level of assessment identified in the part 5 of the planning scheme. Somerset Regional Council adopts the State planning policy bushfire hazard area mapping for the purposes of preparing its overlay mapping (**Bushfire hazard overlay map OM-004a-b**), with recognition of the Queensland Fire and Emergency Services (QFES) (July 2017) updates for the SEQ region.

SC6.6.2 Application

The PSP guidelines apply where the applicant is preparing a site specific bushfire hazard and risk assessment and/or bushfire management plan for proposed development that requires assessment against the Bushfire hazard overlay code.

This policy does not aim to replace assessments triggered by or undertaken in response to other government legislation or policy.

Compliance with the relevant performance outcomes and acceptable outcomes for assessable development of the Bushfire hazard overlay code may be demonstrated in part or assisted by the submission of, a site specific bushfire hazard and risk assessment and/or bushfire management plan prepared by a competent, suitably qualified professional in accordance with this policy.

SC6.6.3 Guidelines for preparation of a bushfire hazard and risk assessment report

Matters to be addressed

In accordance with the State Planning Policy Technical Manual (2016), the bushfire hazard and risk assessment report is to be 'fit for purpose' with data and inputs to accompany the submission of the assessment report to support and justify its conclusions. ~~The methodology for undertaking the assessment is to be based on that adopted by the Sunshine Coast Council and set out in Appendix SC6.7A of Sunshine Coast PSP 6.7 and reproduced as attachment Appendix A to this policy and consistent with the Risk Management process outlined in AS/NZS-ISO 31000:2009.~~

Note- This methodology detail is an extract from the Sunshine Coast Council, Planning Scheme 2014 PSP SC6.7 – Bushfire hazard overlay code. (Somerset Regional Council has taken this as an interim position pending the State government's imminent release of the model Bushfire hazard code and accompanying guidance material and for the sake of consistency with the practice(s) of other Local Governments in the SEQ region).

In summary, when taking into consideration the post development layout, the bushfire hazard and risk assessment should:

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- (a) identify the location and severity of bushfire hazard by site based assessment. This assessment should be based on detailed data collected at the local level and take into account factors such as vegetation type, slope, aspect, and fire history. This assessment should also address on and off-site hazard implications of the development, including those posed by any nearby bushland (landscape level planning). In addition, the plan should consider any large tracts of forest (greater than approximately 500ha) up to 10kms away from the site, as these large forests will likely influence fire behaviour in the landscape proximate to the site;
- (b) calculate the intensity of bushfire (for example, calculate potential maximum fuel loads, fire behaviour, radiant heat, flame zone, ember attack, etc.) that may be experienced on the development site (or a selection of indicative sites within the development so as to provide a representative sample). This is to be calculated both prior to and after bushfire hazard reduction treatments (for example bushfire radiation zones) have been constructed (that is, what is the pre-development and residual post-development hazard);
- (c) recommend remedial measures such as specific features of the development design (e.g. land use type, vehicular access, lot layout, bushfire radiation zones and house site location), proposed firefighting infrastructure (e.g. water supply and fire trails), landscaping, and advice to new residents. With respect to extensions to existing buildings, the assessment must detail the mandatory requirements so as to comply with the assessment benchmarks of the **Bushfire hazard overlay code**. It is recommended that if the existing building does not meet current standards then the assessment will outline non-mandatory measures to reduce exposure to bushfire hazard for the existing structure;
- (d) ensure that any proposed fire trails are designed in accordance with planning scheme requirements, with fire trail construction standards being acceptable to the QFES;
- (e) provide the basis for certification of the development's bushfire mitigation treatments (bushfire radiation zones, fire trails, water tanks etc.) to ensure that these treatments have been constructed and are functioning in accordance with the approved bushfire management plan;
- (f) if the development proposes to dedicate public open space the bushfire hazard and risk assessment must include a specific section that details ongoing management strategies for the proposed dedication that can be incorporated into an open space management plan for the development. Broad fire management guidelines based on fire regimes using State Government regional ecosystem information on vegetation types should be detailed. Detailed information and mapping of all required fire fighting infrastructure within the dedication should also be provided;
- (g) consider how future forest succession and proposed ecological restoration within the development site may influence the residual post development bushfire hazard and ensure that this hazard is minimised. In addition, whilst concurrently ensuring that these ecological processes are maintained on the site so as to conserve the site's significant ecological values and minimise the impacts of the development on the same; and
- (h) clearly state any impact of the chosen bushfire hazard mitigation measures on the environmental and biodiversity values of the site and the measures taken to avoid/minimise this impact and ensure that proposed mitigation treatments are compatible with the Somerset Region Planning Scheme: **§ 7.2.3 Biodiversity overlay code**.

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Note- This detail is adapted from the Gold Coast City Council, City Plan PSP SC6.3 - Bushfire management plans. (Somerset Regional Council has taken this as an interim position pending the State government's imminent release of the model Bushfire hazard code and accompanying guidance material and for sake of consistency with the practice(s) of other Local Governments in the SEQ region).

SC6.6.4 Guidelines for preparation of a bushfire management plan

A bushfire management plan is to:-

- (a) state the purpose, aim and objectives of the bushfire management plan (e.g. to define the level of hazard on the land and identify actions and responsibilities for the management of the hazard);

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- (b) summarise the results of the bushfire hazard assessment undertaken for the land, including identification of the various parts of the land that have been determined to be high, medium and low bushfire hazard areas;
- (c) be informed by consultation with the local Fire Brigade and where the land adjoins Council, State or Commonwealth land, the relevant land manager;
- (d) include consideration of potential off-site sources of fire hazard including particular land uses or physical features of the surrounding area (including details of properties within 100 metres of the land);
- (e) address the impacts of the proposed development on the level of fire hazard experienced by other land in the surrounding area, including any land containing water, electricity, gas or telecommunications infrastructure;
- (f) address any implications for ecologically important areas, areas of cultural heritage significance or areas of landscape significance, including steps taken to minimise the potential impacts of specified fire hazard mitigation measures;
- (g) address the potential impacts of bushfire hazard mitigation measures on slope stability, and on water quality in local receiving waters;
- (h) specify fire hazard mitigation measures, such as:-

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- a. elements of the development design, including the layout of roads and driveways, and the location, size and orientation of lots and buildings;
- b. specifications and materials for building design and construction in accordance with the Building Code of Australia (including addressing construction standards of buildings to meet the appropriate level in AS 3959, (where applicable));
- c. fire fighting infrastructure, including water supply and storage, equipment and fittings, fire breaks and maintenance/access trails;
- d. potential areas of clearing of native vegetation based on an ecological assessment report or environmental management plan recently prepared for the site;
- e. details of landscape design requirements, including installation and maintenance requirements;
- f. information for occupants, including required training for persons employed on the site during both construction and operational phases;
- g. details of long term management requirements, including the frequency, extent and intensity of burning in areas proposed to be subject to regular controlled ignitions;
- h. details of areas to be subject to mosaic or patch burning techniques and manual fuel reduction zones; and
- i. any other measures based on or identified in a recently approved ecological assessment report or environmental management plan for the site;
- (i) identify the parties to be responsible for specific actions taken under the terms of the bushfire management plan; and
- (j) provide justification for any variation from the bushfire hazard mitigation measures outlined in the Bushfire hazard overlay code.

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Note- This detail is an extract from the Sunshine Coast Council, Planning Scheme 2014 PSP SC6.7 - Bushfire hazard overlay code. (Somerset Regional Council has taken this as an interim position pending the State government's imminent release of the model Bushfire hazard code and accompanying guidance material and for the sake of consistency with the practice(s) of other Local Governments in the SEQ region.)

SC6.6.5 Competency to prepare a bushfire hazard and risk assessment report and/or a bushfire management plan

A bushfire hazard and risk assessment report and/or a bushfire management plan is to be prepared by a competent professional person/accredited Bushfire Planning Practitioner, who is suitably qualified

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and experienced with technical expertise in the field of bushfire hazard and risk identification and mitigation.

The competency can be demonstrated through:

- SC6.6.5.1 knowledge and experience in applying relevant legislation, policies, standards and guidelines relevant to bushfire hazard and fire ecology in Queensland and for the local SEQ regional conditions; or
- SC6.6.5.2 knowledge and experience in the preparation of bushfire management plans in accordance with a soundly based methodology including that attached to this PSP as Appendix A ;or
- SC6.6.5.3 being an accredited practitioner (BPAD Level 2/3) under the Bushfire Planning and Design Accreditation Scheme from the Fire Protection Association of Australia.

Note- This detail is an extract from the Brisbane City Council Advice Information (Somerset Regional Council has taken this as an interim position pending the State government's imminent release of the model Bushfire hazard code and accompanying guidance material and for the sake of consistency with the practice(s) of other Local Governments in the SEQ region).

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Appendix 6.6A Methodology for undertaking bushfire hazard assessment

Step 1: Assessment of vegetation communities

1.1 The different types of vegetation communities determine the rate at which dry fuel accumulates. Some vegetation communities protect fuel from drying out in all but extreme bushfire seasons and can then be susceptible to very destructive bushfires. Alternatively, vegetation communities may expose fuels to drying and therefore be frequently available for burning. Frequent bushfires can result in the development of bushfire-tolerant grassy woodlands or grasslands and less destructive bushfire behavior. The characteristics of different vegetation communities are reflected in **Table SC6.6A.1 (Hazard scores and associated fire behaviors for various vegetation communities)**. This table also presents the hazard scores for a range of vegetation communities. Vegetation community data is available in digital map form from the Queensland Herbarium, Environmental Protection Agency, at a scale of 1:100,000.

Table SC6.6A.1 Hazard scores and associated fire behaviours for various vegetation communities

Vegetation communities ¹	Fire behaviour	Hazard score
Wet sclerophyll forest, tall eucalypts (>30 m), with grass and mixed shrub understorey.	Infrequent fires under severe conditions, flame lengths may exceed 40 m, floating embers attack structures for 1 hour, radiant heat and direct flame are destructive for 30 minutes.	10
Paperbark heath and swamps, eucalypt forest with dry-shrub ladder fuels.	Fire intensity depends on fuel accumulation, but can be severe, with flame lengths to 20 m, spot fires frequent across firebreaks, radiant heat and direct flame for 15 minutes.	8
Grassy eucalypt and acacia forest, exotic pine plantations, cypress pine forests, wallum heath.	Fire intensity may be severe with flame lengths to 20 m, but less attack from embers.	6
Native grasslands (ungrazed), open woodlands, canefields.	Fast moving fires, available to fire annually to 4 years. Usually no ember attack, radiant heat for >10 m, duration <2 minutes.	5
Intact acacia forests, with light grass to leaf litter, disturbed rainforest.	Fires infrequent, usually burn only under severe conditions, relatively slow fires, usually little ember attack.	4
Orchards, farmlands, kikuyu pastures.	Fires very infrequent, slow moving, may be difficult to extinguish, frequent fire breaks.	2
Grazed grasslands, slashed grass.	Grazing reduces intensity and rate of spread of fire, duration <2 minutes.	2
Desert lands (sparse fuels), mowed grass.	Gaps in fuel, usually slow fire spread.	1
Intact rainforest, mangrove forest, intact riverine rainforest.	Virtually fireproof.	0

Note 1—vegetation assessment should be based upon examination of the vegetation on the subject site and surrounding the subject site. Narrow strips of vegetation may be flammable; however, bushfires will not generally reach their full intensity where bushfire fronts are less than 100 metres wide. For this reason the following

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examples may be viewed as having the next lower hazard score (i.e. paperbark heath would have a score of 6 not 8, cypress pine forest 5 not 6);

- i). areas with a linear shape (e.g. roadside vegetation beside a cleared paddock); and
- ii). units of vegetation less than 50 hectares in area and more than one kilometre from the nearest extensive vegetation.

1.2. Where the vegetation community is assessed as having a vegetation community hazard score of zero, no other factors need to be taken into account and the relevant sub-units should be given a Low severity of overall bushfire hazard. No further action is required.

Step 2: Assessment of slope

2.1 Studies have shown that fires burn more quickly and with greater intensity up slopes, generally doubling every 10 degrees of slope. Also, the steeper the slope the more difficult it is to construct ring roads, firebreaks and provide access for emergency crews. Trees situated downhill from structures will have their crowns close to the structures. This presents bushfire hazards particularly for exposed structures such as timber decks. Table SC6.6A.2 (Hazard scores for slope) presents the hazard scores for different categories of slope.

Table SC6.6A.2 Hazard scores for slope

Slope	Hazard score
Gorges and mountains (>30%)	5
Steep Hills (>20% to 30%)	4
Rolling Hills (>10% to 20%)	3
Undulating (>5% to 10%)	2
Plain (0% to 5%)	1

Note—For site-specific assessment of bushfire hazard, if the site is downhill from the hazard, the slope effect may be taken as zero as the fire intensity will be less. However, burning heavy fuels may roll downhill and trees may fall down, so recommended setbacks from the hazard still need to be observed.

Step 3: Assessment of aspect

3.1 Aspect affects bushfire hazard due to the effects that exposure to direct sunlight has on different vegetation communities, including the drying rates of fuels. Aspect also correlates closely with exposure to low humidity winds that increase bushfire intensity. In extremely broken country where there is a variety of aspects, the predominant aspect should be used.

3.2 As aspect has only a minor influence on flatter land, aspect is not considered to be significant on land with a slope less than 5%. Table SC6.6A.3 (Hazard score for aspect) lists the hazard score for different aspects and Figure SC6.6A.1 (Compass degree ranges for each aspect category) illustrates the compass degree ranges for each aspect category.

Table SC6.6A.3 Hazard score for aspect

Aspect	Hazard score
North to North-West	3.5
North-West to West	3
West to South	2
North to East	1
East to South and all land under 5% slope	0

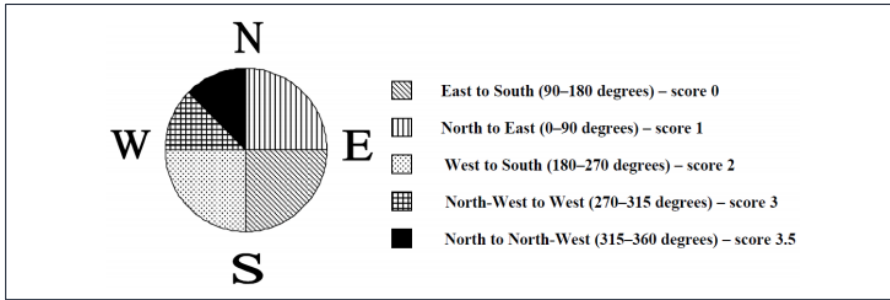
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Figure SC6.7A. Compass degree ranges for each aspect category



Step 4: Combining scores to identify the severity of bushfire hazard

4.1 The scores for the individual factors determined for vegetation communities, slope and aspect are added together to give a total for each sub-unit as follows:

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Total hazard score = vegetation community hazard score + slope hazard score + aspect hazard score.

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4.2 The total hazard score determines the severity of bushfire hazard for each sub-unit as set out in Table SC6.6A.4 (Hazard score ranges to identify the severity of bushfire hazard).

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Table SC6.6A.4 Hazard score ranges to identify the severity of bushfire hazard

Total hazard score	Severity of bushfire hazard
13 or greater	High ²
6 to 12.5	Medium
1 to 5.5	Low

Note 2—Buildings in High severity bushfire areas should be constructed in accordance with the Level 1 requirements of AS 3959:1999 ‘Construction of Buildings in Bushfire-prone Areas’.

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Step 5: Field verification

5.1 Preliminary bushfire hazard maps should be prepared based on the results of Step 4 above by aggregating all sub-units with similar levels of bushfire hazard severity into High and Medium severity classifications³. Field verification or ‘ground truthing’ of these preliminary results should then be undertaken. A number of sample areas should be evaluated to test the accuracy of the preliminary bushfire hazard findings.

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Step 6: Qualitative assessment

6.1 Known bushfire behaviour complements the quantitative assessment and should be considered as part of the qualitative review.

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6.2 Known bushfire behaviour is extremely difficult to use as a quantitative planning tool. This is because the absence of bushfire, even for an extended period of time, does not mean that an area will not burn and may lead to massive fuel accumulation with dangerous bushfire behaviour if it does ignite. Known bushfire behaviour may identify sites where combinations of slope and wind have led to severe bushfire behaviour in the past, and where extra precautions to protect assets might be required. The reliability of known bushfire behaviour may be difficult to assess and Queensland Fire and Rescue Service (QFRS) should be consulted if problems are indicated.

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Step 7: Safety buffers

7.1. The final step in identifying bushfire hazard areas is to add a safety buffer, as land adjacent to bushfire hazard areas is vulnerable to bushfire attack from these areas.

7.2. Any land within 100 metres of an area identified as having a High bushfire severity classification should be included in the High bushfire hazard area and any land within 50 metres of an area identified as having a Medium bushfire severity classification should be included in the Medium bushfire hazard area⁴. The safety buffers should be integrated into the preparation of maps identifying bushfire hazard areas. Table SC6.7A.5 (Total hazard score and severity of bushfire hazard with safety buffers) shows the width of the safety buffers that apply to the various bushfire hazard severity classifications.

Table SC6.6A.5 Total hazard score and severity of bushfire hazard with safety buffers

Total hazard score	Severity of bushfire hazard	Width of safety buffer
13 or greater	High	100 metres
6 to 12.5	Medium	50 metres
1 to 5.5	Low	Not applicable

Note 3—areas of Low bushfire hazard severity may also be mapped, but the natural hazard management area (bushfire) for the purposes of the SPP comprises only areas identified as being of High or Medium severity.

Note 4—safety buffer areas on the boundary between High and Medium bushfire severity areas should be included in the High bushfire severity area.

Planning Scheme Policy 5 – Bushfire

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Appendix 1 Index and glossary of abbreviations and acronyms

Table AP1.1—Abbreviations and acronyms

Abbreviation/ acronym	Description
DSS	Desired standard of service
EDU	Equivalent demand unit
EP	Equivalent persons
LGA	Local government area
<u>LGIP</u>	<u>Local government infrastructure plan</u>
MCU	Material change of use as defined in the <i>Planning Act 2016</i> .
PFTI	Plans for trunk infrastructure
<u>PIP</u>	<u>Priority infrastructure plan</u>
PIA	Priority infrastructure area
QUU	Queensland Urban Utilities
ROL	Reconfiguring a lot as defined in the <i>Planning Act 2016</i>
SRC	Somerset Regional Council
the Act	<i>Planning Act 2016</i>
the Regulation	<i>Planning Regulation 2017</i>
the SP Act	<i>Sustainable Planning Act 2009</i> (repealed)
the SP Regulation	Sustainable Planning Regulation 2009 (repealed)

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Appendix 2 Table of amendments

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Table AP2.1—Table of amendments

Date of adoption and effective date	Planning scheme version number	Amendment type	Summary of amendments
Adoption on 28 th June 2017; Effective commencement date on 3 rd July 2017.	Version2	Alignment amendment made under the Alignment amendment rules and Section 293 of the Planning Act 2016.	<p>The purpose and general effect of the alignment amendment is to improve the clarity and workability of the planning scheme under the new Act, providing consistency with the new terminology and reflecting changes to the decision rules for the categories of development and assessment. The Alignment Amendment Template prepared by the Department of Infrastructure, Local government and Planning(DILGP) has provided guidance to Council on how a Queensland Planning Provisions (QPP) compliant planning scheme should be amended for alignment with the new Act. In addition to the changed terminology, particular drafting amendments to codes have:</p> <ul style="list-style-type: none"> i. not altered the policy intent or outcomes of the previously drafted assessment criteria of any Somerset Region Planning Scheme (SRPS) code; ii. ensured that SRPS's assessment benchmarks satisfy the 'bounded assessment' decision rules for a code assessable development under the new Act; iii. provided that the SRPS codes, specifically the acceptable outcomes (AOs), are sufficiently clear, objective and measurable; iv. removed any reference to the Strategic framework mapping within the SRPS codes and replaced with a common reference to

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Date of adoption and effective date	Planning scheme version number	Amendment type	Summary of amendments
			<p>the overlay mapping (where in the Overlay codes), or to mapping placed directly in the particular code where a Chapter 8 Development code;</p> <p>v. updated the references (where necessary) to particular legislative standards and like for contemporary consistency and compliance.</p>
<p><u>Adoption and Effective commencement date on 27th April 2018</u></p>	<p><u>Version 3</u></p>	<p><u>Major amendment made under the Statutory guideline 01/16: Making and amending local planning instruments, the Statutory guideline 03/14: Local government infrastructure plan and Section 117 of the Sustainable Planning Act 2009.</u></p>	<p><u>The purpose and general effect of the major amendment is to replace the Somerset Regional Council's Priority Infrastructure Plan with a Local Government Infrastructure Plan and introduction of a new Planning Scheme Policy-Design Standards to support the proposed Local Government Infrastructure Plan.</u></p> <p><u>The Local Government Infrastructure Plan identifies the Council's plans for trunk infrastructure that are necessary to service urban development at the desired standard of service in a coordinated, efficient and financially sustainable way.</u></p> <p><u>The new Planning Scheme Policy-Design Standards seeks to provide an uniform standard for infrastructure and works associated with development across the Somerset Region.</u></p> <p><u>The amendment also updated the references (where necessary) to reflect the changes adopted. The amendment did not alter the policy intent or outcomes of the previous assessment criteria of any Somerset Region Planning Scheme code.</u></p>

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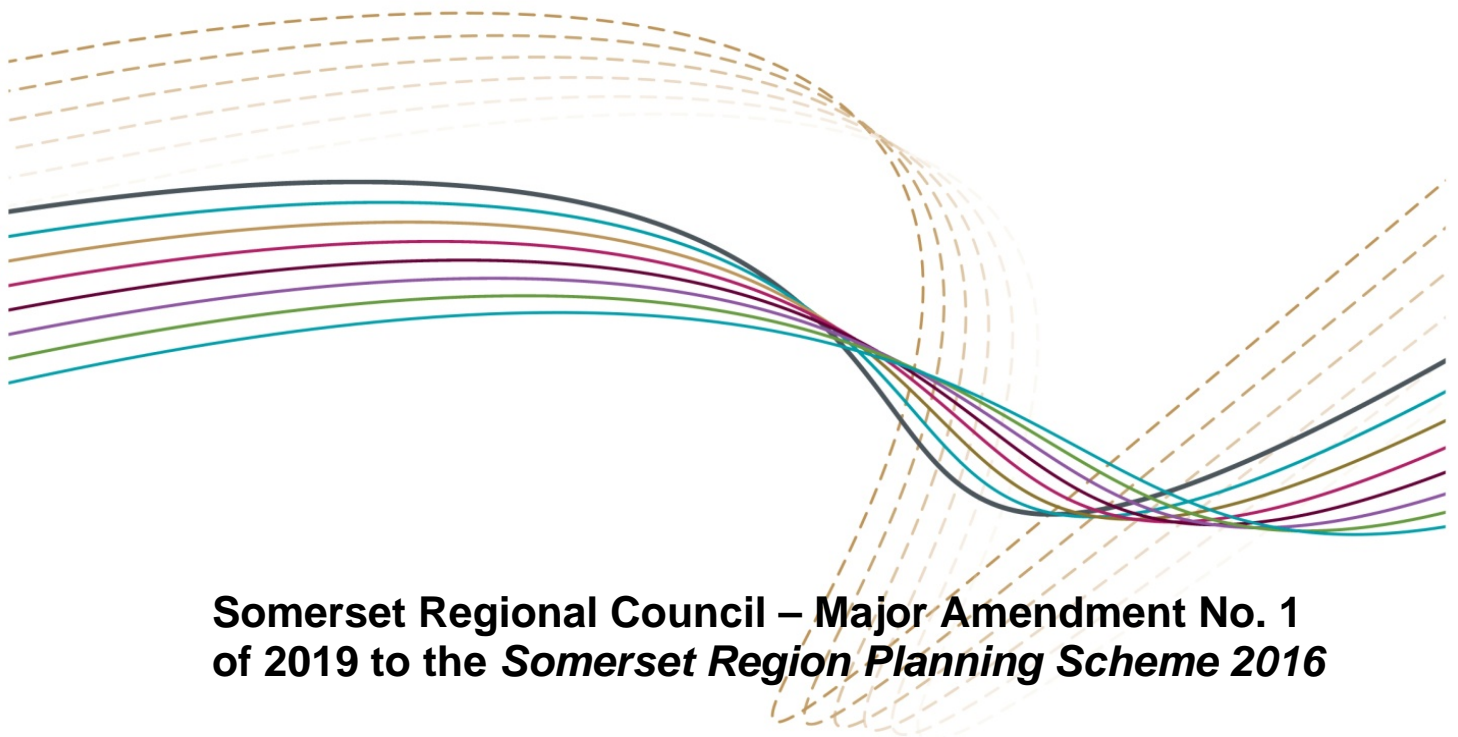
QUEENSLAND TREASURY

Attachment 3

Planning Assessment Report

Proposed major amendment and if it may be adopted

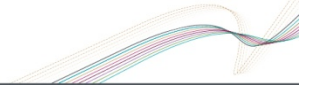
Under chapter 2, part 4, section 21.4 and 21.5 of the Minister's
Guidelines and Rules



**Somerset Regional Council – Major Amendment No. 1
of 2019 to the *Somerset Region Planning Scheme 2016***

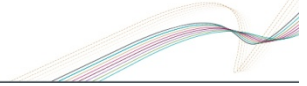
July 2020





Contents

1.0	Executive summary	2
2.0	Overview	3
3.0	Purpose and relevant statutory provisions	3
4.0	Background	4
4.1	Proposed amendment details.....	4
4.2	State interest review.....	5
4.3	Public consultation	6
5.0	Minister’s consideration	8
6.0	Legal advice.....	11
7.0	Recommendation	12



1.0 Executive summary

Background

The *Somerset Region Planning Scheme 2016* (the planning scheme) has been in operation since March 2016. Since the planning scheme took effect, the Somerset Regional Council (the council) has identified a range of matters that require rectification or improvement.

The council resolved to make Major Amendment No. 1 of 2019 (the proposed amendment) to the planning scheme on 22 August 2018 under the *Planning Act 2016* (the Planning Act) and the Minister's Guidelines and Rules (MGR).

The proposed amendment scheme seeks to address a variety of matters, including:

- reducing the regulatory burden on small scale tourism
- improving the integration of the State Planning Policy 2017 (SPP) - natural hazard requirements
- updating flood overlay mapping in accordance with the latest Brisbane River Catchment Flood Studies (BRCFS)
- making administrative and general amendments.

The state interest review (SIR) was undertaken between 16 January 2019 and 22 May 2019, with the Minister approving the council to proceed with public consultation, subject to two conditions, on 22 May 2019.

In accordance with the approved communications strategy, the council undertook public notification for a period of 28 business days from 17 July 2019 to 3 September 2019. Three properly made submissions were received by the council, and it has responded to each submission, as required by the MGR.

Request by the council to adopt the proposed amendment

The council now seeks the Minister's approval to adopt the proposed amendment. The request was made on 23 June 2020.

The Planning Group has assessed the proposed amendment against the relevant statutory requirements, and found:

- the two Ministerial conditions imposed at the public notification stage have been complied with because:
 - a natural hazards risk assessment report has been submitted and accepted to comply with the first Ministerial condition, and
 - changes were made to achieve consistency with the Environmental Protection (Noise) Policy 2008 to comply with the second Ministerial condition
- the changes made since public consultation meet the 'not significantly different' test because:
 - changes were made by the council in response to submissions (these included zone changes and an amendment to a code provision to accord with submitter requests)
 - other changes following public notification were to achieve alignment with the SPP (with the integration of the term 'vulnerable uses' and related provisions) and administrative changes (to fix drafting errors identified by the council and ensure consistency in provisions)
 - the council does not consider the changes to be significantly different and the Planning Group is also satisfied with that assessment
- the purpose of the Planning Act is advanced, consistent with s16(a) of the Planning Act and regulated requirements (including consistency with state interests) and is well drafted and clearly articulated.

Recommendation

The Planning Group recommends the council is given approval, without conditions, to adopt the proposed amendment.

2.0 Overview

Local government	Somerset Regional Council (the council)
Proposed planning scheme amendment	Major Amendment No. 1 of 2019 (proposed amendment) to the <i>Somerset Region Planning Scheme 2016</i> (the planning scheme)
Current stage of the process	Minister's consideration - Chapter 2, part 4, section 21 of the MGR
Minister/delegate decision due	17 August 2020 (40 business days from day of receipt)
Local government decision to prepare date	22 August 2018
Minister/delegate approval for public consultation	22 May 2019
Local government notice of a request to adopt	22 June 2020 (date of receipt)
Public consultation	17 July 2019 to 3 September 2019 <ul style="list-style-type: none"> 3 properly made submissions were received
State interests	Natural hazards, risk and resilience, Biodiversity, Tourism, Airports and Strategic aviation facilities
Pause notice issued	NO <input type="checkbox"/> YES <input checked="" type="checkbox"/> <ul style="list-style-type: none"> Number of pause notices issued: 2 Paused from 6 March 2019 to 12 March 2019 Paused from 18 April 2019 to 20 May 2019 Total number of business days paused: 26
Recommendation/s	Give the council a notice stating the proposed amendment may be adopted without conditions.

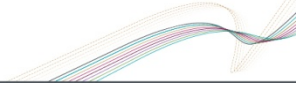
3.0 Purpose and relevant statutory provisions

In accordance with chapter 2, part 4 of the MGR the proposed amendment is required to follow the process outlined within the MGR.

Under the chapter 2, part 4, section 21.5 of the MGR, after receiving the council's notice of a request to adopt the proposed amendment, the Minister has 40 business days to undertake an assessment of the proposed amendment and supporting documentation.

Once the assessment is completed the Minister must give the council a notice stating if the proposed amendment may be adopted, and the Minister's conditions (if any) that apply to the proposed amendment.

If the proposed amendment may not be adopted, the reasons why it may not be adopted must be provided by the Minister.



4.0 Background

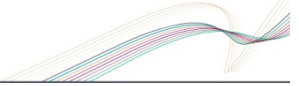
4.1 Proposed amendment details

The planning scheme commenced on 1 March 2016 under the *Sustainable Planning Act 2009*. Over time, the council became aware of several rectifications and updates that were necessary to improve the operation of the planning scheme.

On 22 August 2018, the council resolved to make the proposed amendment under the Planning Act and to request the Minister to undertake the SIR. The proposed amendment was eventually submitted to the Minister on 16 January 2019.

The proposed amendment as submitted on 16 January 2019, proposed to change the planning scheme by:

- Bushfire and flood hazards
 - making development in a potential impact buffer area assessable development, to ensure the scheme is consistent with the definition of bushfire prone area in the SPP
 - redrafting the Bushfire Hazard Overlay code to accord with the SPP draft state interest guidance material – Natural hazards, risks and resilience – Bushfire, October 2018
 - including the new Planning Scheme Policy – Bushfire Hazard Overlay – Bushfire hazard and risk assessment and bushfire management plan guidelines
 - updating flood mapping for areas covered by the Brisbane River Catchment Flood Study area
- Lowering levels of assessment
 - making a material change of use for dwelling houses in the Air Transport Overlay, Infrastructure Overlay and Scenic Amenity Overlay accepted development subject to requirements, as opposed to being code assessable development, therefore reducing the level of assessment and regulatory burden for this type of low risk development
 - reducing the category of assessment for Bed and breakfast uses and increasing the thresholds which trigger assessment for Short term accommodation and Tourist parks. This approach is to ensure that these uses are not overly regulated where located in proximity to the Brisbane Valley Rail Trail
 - introducing a new administrative term 'free range standards' to further define the term intensive animal industry and amending Table 5.5.9 Rural zone by making poultry kept in free range standards accepted subject to requirements
- Biodiversity
 - redrafting the acceptable development outcomes in the Biodiversity Overlay code to more clearly set out the provisions applicable to dwelling houses
 - making the Biodiversity Overlay code an assessment benchmark for development that is an MCU and is located in the biodiversity corridor
 - updating the Biodiversity Corridor layer of the Biodiversity Overlay map OM003a-b with the latest *ShapingSEQ* regional biodiversity corridor mapping. The planning scheme has included biodiversity corridors since the introduction of *ShapingSEQ*, which identified biodiversity networks / strategic rehabilitation areas
- Other redundant (or workability) issues
 - deleting the Lowood Management Area to reflect the repeal of SPP 5/10 Air, Noise and Hazardous Materials and Management Areas generally not being brought forward into the SPP in 2013
 - updating the Infrastructure overlay code setback for buildings and structures from 100 metres to now 50 metres from a gas pipeline. This change addresses a discrepancy between the Infrastructure overlay code and Infrastructure Overlay mapping. This change also supports consistent interpretation of the provisions
 - clarifying the area of interest for the overlay is 50 metres either side of the pipeline centreline, which still results in a total buffer distance of 100 metres and does not change the intent of the code provisions or application of the mapping
 - updating administrative terms and definitions to accord with the regulated requirements of the Planning Regulation 2017 (the Planning Regulation)



- updating strategic framework mapping and zone mapping to reflect the latest *ShapingSEQ* regional land use categories, specifically the zoning of Lot 3 on RP92514 located at 2 Toogoolawah Biarra Road from Rural to General Residential
- updating overlay mapping to reflect the latest 20-25ANEF, Lowood sewage treatment plant, and stock route buffers
- ensuring consistency within the planning scheme (i.e. within and between codes) relating to billboards, building work, car parking, catchments, cropping, home based business, reconfiguring a lot code, minor renewable energy facilities, secondary dwellings, outdoor sport and recreation and use terms not previously included in the planning scheme.

4.2 State interest review

The Minister undertook the SIR from 16 January 2019 to 22 May 2019, and found the proposed amendment generally complied with the Planning Act, the Planning Regulation, SPP, *ShapingSEQ*, and MGR except for the following:

- a fit-for-purpose risk assessment had not been provided for the proposed amendments relating to bushfire and flood hazard, as required in accordance with the SPP natural hazards, risk and resilience state interest
- the amendments relating to noise requirements in the Rural zone were not sufficiently justified, were not transparent, and did not reflect the SPP guiding principles.

During the SIR, Planning Group sought advice from:

- Planning Group's Natural Hazards team about bushfire and flood
- Department of Natural Resources, Mines and Energy (DNRME) about gas pipeline infrastructure
- Department of Agriculture and Fisheries (DAF) about poultry farms and
- Department of Environment and Science (DES) about biodiversity.

The review was paused for a total of 26 business days during the SIR to allow for the negotiation of conditions and advice.

The Minister approved the proposed amendment, subject to the conditions at **Table 1**, for public consultation on 22 May 2019.

Table 1: Ministerial conditions imposed at approval to proceed with public consultation

Condition	Timing
<p>State interest – SPP: Natural hazards, risk and resilience</p> <p>1. Provide to the Department of State Development, Manufacturing, Infrastructure and Planning (the department) a copy of the fit for purpose risk assessment undertaken for the proposed planning scheme amendment. The fit for purpose risk assessment for the proposed planning scheme amendment is to:</p> <ul style="list-style-type: none"> • identify and achieve an acceptable or tolerable level of risk for personal safety and property in natural hazard areas for flood and bushfire; • be consistent with AS/NZS ISO 31000:2009 Risk Management; • undertaken by a suitably qualified person. 	<p>Prior to the local government requesting Minister's approval to adopt the major amendment.</p>
<p>State interest – SPP: Part C Purpose and guiding principles</p> <p>2. Retain the existing reference to the Environmental Protection (Noise) Policy 2008 in the <i>Somerset Region Planning Scheme 2016</i> and delete the proposed changes to Table 6.2.9.3 PO5, AO5.1, PO6 and AO6.</p>	<p>Prior to public consultation of the proposed planning scheme amendment.</p>

4.3 Public consultation

Public consultation activities

In accordance with the Planning Act, MGR Schedule 4 and the approved communications strategy, the council undertook public consultation on the proposed amendment from 17 July 2019 to 3 September 2019. This included:

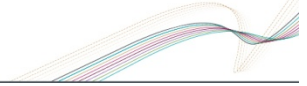
- notification to local Indigenous communities by the council's Community Services Officer
- a public consultation period in excess of the minimum timeframes which reflects past experience with community consultation and the need for longer consultation timeframes
- public notice in local publications, the council's website, media release, social media campaign, residential newsletter, information sheets, and 'talk to a planner' sessions.

Submissions received during consultation period

Three properly made submissions were received during the public consultation period. The council prepared a consultation report about how they dealt with properly made submissions (**Table 2**), provided it to each person who made a properly made submission, and made it available both on their website and in their offices.

Table 2: Submissions received during public consultation and the council's response

No.	Submission	The council's response
1.	Lot 6 on RP159098, Toogoolawah Sewerage Treatment Plant <ul style="list-style-type: none"> • Submission from Queensland Urban Utilities requesting the zone be changed from Rural to Community Facilities • The lot is part of the Toogoolawah sewerage treatment plant and would align the zoning with the adjoining Lot 1 on RP135864 that is currently zoned Community Facilities. 	Change made
2.	Lot 6 on SP265849, Dwelling House, Seib Street, Kilcoy <ul style="list-style-type: none"> • Submission requesting the zone of this lot be changed from Centre to General Residential • The lot is subject to a development approval for a material change of use for a dwelling house, with a building approval recently issued for the dwelling house, and the change in zoning aligns with the approved use of the land. 	Change made
3.	Lot 11 SP180657, Vacant land, Fernvale <ul style="list-style-type: none"> • Submission requesting the lot be removed from the proposed flood hazard overlay mapping • The lot is identified under the current planning scheme as being in a Potential Flood Hazard Area • The proposed amendment introduces new flood overlay mapping for the region, based on the recent Brisbane River Catchment Flood Studies. It is more refined than the currently applied Level 1 flood mapping which only shows the extent of the flood hazard area, not the level of flood hazard. • The proposed amendment will reduce the extent of the lot identified as subject to flood hazard and identifies the modelled flood hazard levels of Significant Flood Hazard and Low Flood Hazard. 	Change not made
	The same submitter requested that provisions of the proposed AO4.1 of the Tourist Park and Relocatable Home Park code be amended to ensure that relocatable home park developments are not subject to the same requirements as tourist parks in terms of the quantity of toilets required to be provided.	Change made



4.4 Other changes made by the council

The council made the following changes after public consultation to reflect workability issues, including:

- Service, Works and Infrastructure Code
 - inserting an “or” between AO1.3 and AO1.4, which was identified as a drafting error
- Scenic Amenity Code
 - amending AO1.4 to identify that Dwelling house, home based business where for a home-based childcare, home occupation or bed and breakfast or Short-term accommodation were excluded from the assessment requirements
 - the council had made the same change to the table of assessment for the Scenic Amenity Overlay prior to public consultation but had made an error in not concurrently updating the corresponding code
- Administrative terms
 - adding the term *vulnerable uses* to the administrative definitions within the scheme. The council has included the following definition:

*Vulnerable uses means any one or more of the following:
 (a) childcare centre; (b) community care centre; (c) community residence; (d) community use; (e) detention facility; (f) educational establishment; (g) emergency services; (h) hospital; (i) non-resident workforce accommodation; (j) relocatable home park; (k) residential care facility; (l) retirement facility; (m) rooming accommodation; (n) rural workers’ accommodation; and (o) tourist park*
 - defining flood level (DFL) has been amended to replace “essential services, nursing homes and the like” with vulnerable uses
- Flood Hazard Overlay Code and Strategic Framework
 - replacing overall outcome (f): ‘community infrastructure’ with vulnerable uses
 - amending section 7.2.7.2 (2) (f) (iii) to read: ‘where involving a vulnerable use, location and design achieves the required level of functionality during and immediately after a natural hazard event’
 - amending Strategic Framework 3.3.11.1(e) to read: ‘Vulnerable uses and transport access are located and designed to remain functional during the defined flood event’.

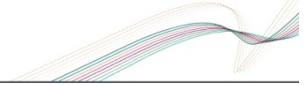
4.5 Significantly different assessment by the council

The council determination whether changes were significantly different and whether re-notification was required

The council determined that the changes made in response to submissions and the other changes proposed would not result in a version of the proposed amendment being significantly different to the version that was released for public consultation.

Therefore, the council decided not to repeat public consultation, and instead to proceed with requesting the Minister’s approval to adopt the proposed amendment.

Planning Group’s consideration of the council’s determination is located at section 5 of this report.



5.0 Minister's consideration

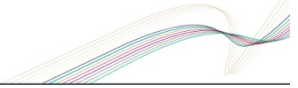
In accordance with chapter 2, part 4, section 21.1 of the MGR, the Minister must consider if the council may adopt the proposed amendment.

The table below provides an assessment of the compliance of the proposed amendment against the legislative requirements and process for amending a planning scheme.

Within 40 days of receiving the proposed amendment, the Minister must give the council a notice stating if the proposed amendment may be adopted, and the Minister's conditions (if any) that apply to the proposed amendment. If the proposed amendment may not be adopted, the reasons why it may not be adopted.

On 27 May 2020, the council decided to request the Minister to approve the proposed amendment for adoption, which was received by the Minister on 22 June 2020 for his consideration.

Chapter 2, part 4, section 21.4(a)	Consider information given under section 21.1 of the MGR and whether sufficient information was provided
<p>Assessment</p> <p>Planning Group is satisfied the council has complied with this provision, by providing:</p> <ul style="list-style-type: none"> • copies of the proposed amendment showing changes that have been made • a consultation report and a statement that considers whether the proposed amendment is significantly different to the version that was publicly notified. 	
Chapter 2, part 4, section 21.4(a)	Consider if changes continue to appropriately integrate and address relevant state interests, including those identified in the SIR
<p>Assessment</p> <p>Planning Group is satisfied that the proposed amendment complies with the following relevant state interests as summarised below:</p> <p>SPP 2017</p> <ul style="list-style-type: none"> • Natural Hazards, Risk and Resilience <ul style="list-style-type: none"> – <u>Risk assessment</u> <p>The SIR identified that the proposed amendment was not consistent with the state interest for natural hazards, risk and resilience, policy 2.</p> <p>Policy 2 requires a fit-for-purpose risk assessment be undertaken to identify and achieve an acceptable or tolerable level of risk for personal safety and property in natural hazard areas, and the council had not provided the risk assessment at the time the SIR was undertaken.</p> <p>A Ministerial condition was imposed requiring the council provide a fit-for-purpose risk assessment for bushfire and flood risk prior to requesting approval to adopt the proposed amendment.</p> <p>The council provided a fit-for-purpose risk assessment with the request for adoption and Planning Group has determined policy 2 is now met.</p> – <u>Bushfire Hazard</u> <p>Planning Group has reviewed and assessed the proposed amendment and confirms that it now integrates the state interest, by ensuring that development in a potential impact buffer area for bushfire hazards is captured as assessable development.</p> <p>This is consistent with the definition of bushfire prone area in the SPP, as well as the SPP state interest guidance material.</p> – <u>Flood Hazard</u> <p>Planning Group has reviewed and assessed the proposed amendment and confirms that it now integrates the state interest by incorporating the latest flood hazard mapping from the Brisbane River Catchment Flood Studies (which are based on the hydraulic risk assessment undertaken for the whole of the Brisbane</p> 	



River Floodplain), identifies multiple flood hazard levels (low, significant, high and extreme), and potential flood hazard areas based on the probable maximum flood.

The council requested Planning Group advice about the incorporation of the administrative term *vulnerable uses* into the *Defined Flood Level* (DFL) definition within the amendment, prior to formally submitting the proposed amendment to the Minister for approval to adopt. Planning Group provided advice to the council and identified that the incorporation of the term and related adjustments would more closely align the planning scheme to the policy intent of the SPP.

The council subsequently updated the administrative definition of defined flood level to incorporate *vulnerable uses*, which more closely aligns the definition with the SPP policy intent and BRCFS documentation and made related changes including replacing the administrative term *essential services* with *vulnerable uses*.

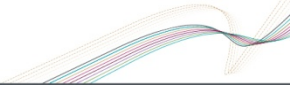
- Biodiversity
 - The proposed amendment integrates the Biodiversity state interest, policies 3 and 4 as development within biodiversity corridors will be assessable against the Biodiversity Overlay code.
- Tourism
 - The proposed amendment integrates the Tourism state interest by ensuring tourism development opportunities are supported and complementary to and compatible with other land uses.
- Strategic Airports and Aviation Facilities
 - The proposed amendment makes a material change of use application for dwelling houses accepted development subject to requirements in several overlays, including the Air Transport Overlay.
 - The proposed amendment does not adversely impact the strategic airports and aviation facilities as the impacts from dwelling houses on these facilities is negligible (i.e. building and structures intruding in operational airspace, or within light restriction zones, or Airport environs overlay code (ANEF) contours, or operation airspace, or restricted areas or wildlife hazard areas).
 - The proposed amendment achieves further integration with the SPP Part C Guiding Principles ensuring planning schemes only regulate development to the extent necessary and supports section 3(1) purpose of the Planning Act.

ShapingSEQ

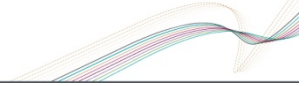
- Goal 2 Prosper, Element 6 Tourism
 - The proposed amendment integrates Goal 2 Prosper, Element 6 Tourism and the sub-regional outcomes for the Western sub-region by promoting and planning for tourism in rural areas.
- Goal 4 Sustain, Element 2 Biodiversity
 - The proposed amendment integrates Goal 4 Sustain, Element 2 Biodiversity as it makes development assessable in biodiversity corridors and updates the Biodiversity Overlay code mapping to reflect the latest *ShapingSEQ* mapping.
- Goal 4 Sustain, Element 10 Safety
 - The proposed amendment integrates this element.
 - Strategies 3 and 4 require communities to be designed and equipped to be safe, hazard-resilient places. The proposed amendment achieves this by ensuring development located within the potential impact buffer area in Bushfire Hazard Areas is assessable development.
 - The proposed amendment achieves this by ensuring development located within the Flood Hazard Areas reflects the latest available mapping for flood hazard.

Koala habitat protection

- The proposed amendment does not incorporate the koala habitat protection provisions in the Planning Regulation that became effective on 7 February 2020. However, the proposed amendments do not contain any provisions that would be likely to conflict with Planning Regulation provisions. In any event, the Planning Regulations prevail over planning scheme provisions.



Chapter 2, part 4, section 21.4(b)	Consider if conditions imposed prior to public consultation have been complied with
<p>Assessment</p> <p>Planning Group is satisfied that the two conditions imposed by the Minister on the approval to proceed with public consultation on 22 May 2019 have been complied with, including:</p> <ul style="list-style-type: none"> • <u>Condition 1 – Risk assessment</u> <ul style="list-style-type: none"> – The council has undertaken the fit-for-purpose risk assessment and provided the assessment to Planning Group on 22 June 2020. The Natural Hazards team within Planning Group reviewed the initial submitted risk assessment and provided advice that it did not meet the requirements identified in the conditions. The submitted risk assessment did not explicitly identify the process and outcomes of the risk assessment. – After consultation with Planning Group, the council resubmitted fit-for-purpose risk assessments for flood and bushfire. The Natural Hazards team has reviewed the resubmitted assessments and confirms the assessments now meet the requirements under the SPP. Planning Group confirms that the council has now complied with the condition. • <u>Condition 2 – Noise provisions</u> <ul style="list-style-type: none"> – A condition was imposed, to be completed prior to public consultation, whereby the council would retain reference to the Environmental Protection (Noise) Policy 2008 within the planning scheme, and delete proposed changes to Table 6.2.9.3, the assessment benchmarks for the Rural Zone Code. – Planning Group has confirmed that the council has complied with this condition. 	
Chapter 2, part 4, section 21.4(c)	Consider if the version of the proposed amendment is significantly different to a version released for public consultation
<p>Assessment</p> <p>The changes made since public consultation are of the following types which are permitted by section 19 of the MGR:</p> <ul style="list-style-type: none"> • changes made to the proposed amendment by the council in response to submissions (these included zone changes and an amendment to a code provision to accord with submitter requests) • changes to the proposed amendment to achieve alignment with state policy (with the integration of the term ‘vulnerable uses’ and related provisions for natural hazard management) • administrative changes (to fix drafting errors identified by the council and ensure consistency in provisions). <p>Schedule 2 of the MGR sets out the matters to be considered in making an assessment whether the changes made to the proposed amendment since public consultation are significantly different to the version released for public consultation and they include:</p> <ul style="list-style-type: none"> • not involving a material planning issue, such as policy changes • not affecting a significant portion of the area or landowners covered by the proposed amendment • not a matter of public interest • not a quite different version to that was released for public consultation. • not changing natural hazard mapping. <p>With due consideration of the specific changes set out in sections 4.3 and 4.4 of this report, which were made after public consultation occurred, Planning Group agrees with the council’s determination that the proposed adoption version of the proposed amendment is not significantly different to the version released for public consultation.</p>	



Chapter 2, part 4, section 21.4(d)(i)	Consider whether the proposed amendment advances the purpose of the Planning Act (section 3 of the Planning Act)
<p>Assessment</p> <p>Planning Group is satisfied that the proposed changes to the proposed amendment will continue to advance the purpose of the Planning Act.</p> <p>This is because the changes keep the planning scheme contemporary with current state policies, particularly for natural hazards, risk and resilience, biodiversity, tourism, strategic airports and aviation facilities and matters under <i>ShapingSEQ</i>.</p>	
Chapter 2, part 4, section 21.4(d)(ii)	Consider whether the proposed amendment is consistent with section 16(1) of the Planning Act
<p>Assessment</p> <p>Planning Group is satisfied that the proposed amendment is consistent with section 16(1) of the Planning Act, including by:</p> <ul style="list-style-type: none"> identifying and updating strategic outcomes and measures to facilitate those, such as the strategic outcomes or tables of assessment within the planning scheme better integrating the requirements and policies of the SPP and <i>ShapingSEQ</i>, particularly the SPP Part C guiding principles, natural hazards risk and resilience, biodiversity, tourism, strategic airports and aviation facilities and matters under <i>ShapingSEQ</i>. 	
Chapter 2, part 4, section 21.4(d)(iii)	Consider whether the proposed amendment is consistent with the regulated requirements prescribed in the Planning Regulation
<p>Assessment</p> <p>Planning Group is satisfied that the proposed amendment integrates, and is consistent with, the regulated requirements of the Planning Regulation.</p>	
Chapter 2, part 4, section 21.4(d)(iv)	Consider whether the proposed amendment is well drafted and clearly articulated
<p>Assessment</p> <p>Planning Group is satisfied that the proposed amendment is well drafted and clearly articulated by reflecting the SPP Part C guiding principles.</p>	
Chapter 2, part 4, section 21.4(d)(v)	Consider whether the proposed amendment accords with the result of any strategic study or report, or review required under section 25(1) of the Planning Act
<p>Assessment</p> <p>Section 25(1) is not relevant to the proposed amendment because the council is not reviewing the planning scheme under these provisions at this time. This provision only relates to amendments as a result of a review of a planning scheme after 10 years.</p>	

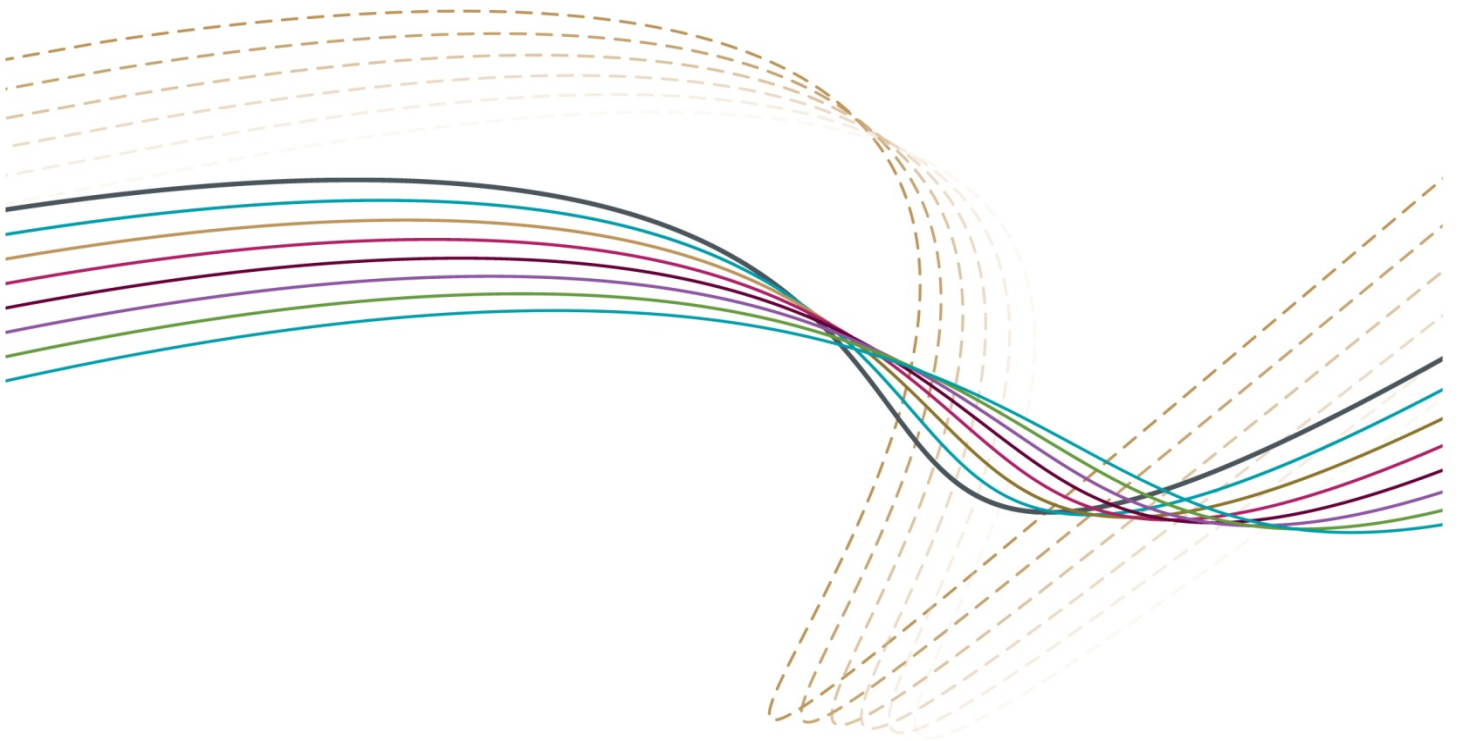
6.0 Legal advice

Legal advice has not been sought in relation to this proposed amendment.



7.0 Recommendation

Planning Group is satisfied that the council has prepared a proposed amendment, as received by the Minister on 22 June 2020, that meets the legislative requirements and it is recommended that it be approved for adoption.



Human Rights Impact Assessment

Introduction

The *Human Rights Act 2019* protects 23 human rights. The principal aim of the Human Rights Act is to ensure that respect for human rights is embedded in the culture of our public sector. The Human Rights Act requires public entities to:

- act and make decisions in a way that is compatible with human rights; and
- in making a decision, give proper consideration to any human rights relevant to the decision.

The Human Rights Act applies to public entities, which includes the Treasurer, the Under Treasurer, other decision makers and delegates, the department and public service employees. It also applies to an entity established under an Act, for example: the South Bank Corporation and Queensland Reconstruction Authority.

The purpose of this assessment is to demonstrate how human rights have been considered for the decision or action. This has involved considering:

- whether any human rights protected by the Human Rights Act are likely to be relevant to the decision/action
- whether there is potential for those identified human rights to be limited by the decision/action
- if there is potential for human rights to be limited by the decision/action, whether a less restrictive way of achieving the purpose of the decision/action is reasonably available
- if there is no less restrictive way of achieving the purpose of the decision/action, whether any limitation is reasonable and demonstrably justifiable in a free and democratic society based on human dignity, equality and freedom.

Decision or action

Request from the Somerset Regional Council (the council) for approval to adopt the proposed Major Amendment No. 1 of 2019 (the proposed amendment) to the *Somerset Region Planning Scheme 2016* (the planning scheme).

1. Identify relevant human rights

Section 21 – Freedom of expression

Every person has the right to hold and express an opinion, through speech, art, and writing (or other forms of expression) and to seek out and receive the expression of others' opinions.

Section 24 – Property rights (the right to own property and not be arbitrarily deprived of it)

All persons have the right to own property alone or in association with others. A person must not be arbitrarily deprived of their property.

2. Consider whether human rights will be limited by the decision or action

Planning schemes for a local government area are prepared under the *Planning Act 2016* (the Planning Act). The proposed planning scheme amendment is being prepared in accordance with chapter 2, part 4 of the Minister's Guidelines and Rules (MGR).

The proposed amendment seeks to address a variety of matters, including:

- reducing regulatory burden on small scale tourism

- improving integration of the State Planning Policy 2017 (SPP) natural hazard requirements
- updating flood overlay mapping in accordance with the latest Brisbane River Catchment Flood Studies (BRCFS)
- making administrative and general amendments.

This step relates to the council seeking approval to adopt the proposed amendment, which has been changed as a result of public submissions and from updating administrative terminology after public notification. The Minister must determine whether the state interests continue to be appropriately integrated as a consequence of those changes and whether the proposed amendment is significantly different to the version that underwent public consultation. If the Minister deems that the proposed amendment is significantly different, it must be re-advertised.

Section 21 – Freedom of expression

The proposed amendment does not materially impact upon opportunities for public comment on development as it does not lower levels of assessment from impact to code assessment.

The council undertook public consultation for the proposed amendment from 17 July 2019 to 3 September 2019. The community's right to freedom of expression could be exercised through the consultation process prescribed under the Planning Act and chapter 2, part 4 of the MGR.

During consultation, the council received three submissions requesting changes to aspects of the proposed amendment:

- two of the submissions requested changes to zoning to align the zone with the approved use for the land. The council made the requested changes
- one submission requested the removal of a lot from the proposed flood hazard overlay and a change to the Tourist Park and Relocatable Home Code relating to the quantity of toilets required for each use. The council changed the code in response to the submission but did not remove the lot from the flood overlay.

After public consultation, the council made several changes to fix errors and update administrative terminology. These changes included:

- amending AO1.4 of the Scenic Amenity Code to align with the publicly notified version of the Scenic Amenity Overlay
- adding the term 'vulnerable uses' to the administrative definitions
- updating the definition of defined flood level (DFL) and the Flood Hazard Overlay Code and Strategic Framework to replace the terms 'essential services, nursing homes and the like' and community infrastructure' with the term vulnerable uses
- changing the zoning of two lots owned by the council to align with their current uses as open space and community facilities, respectively.

The changes after public consultation do not impinge upon the community's right to freedom of expression for the following reasons:

- the change to the Scenic Amenity Code is to align with the publicly notified version of the scheme
- the addition of the term 'vulnerable uses' to the scheme is an administrative change that does not materially change the effect of the planning scheme
- the zoning changes for land owned by the council are to align with the respective uses which were enacted prior to public consultation
- the changes to zoning for privately owned land and the Tourist Park and Relocatable Home Code were in response to submissions from the community.

Based upon the assessment above, the proposed amendment is considered not to limit the right to freedom of expression.

Section 24 – Property rights (the right to own property and not be arbitrarily deprived of it)

The proposed amendment will change assessment for certain types of development and for development on land identified in specific overlays. Planning Group has identified changes that may limit development below.

Certain types of development on land located in the ‘potential impact buffer’ of the Bushfire hazard Overlay will be captured for assessment, where they were previously omitted. The effect of the change will make the Bushfire Hazard Overlay code an assessment benchmark for material change of use and reconfiguration of lot applications on land identified within the Bushfire Hazard Overlay. This change is to ensure consistency with the SPP.

The proposed amendment will replace the current Level 1-Queensland Floodplain Assessment Overlay, which identifies only a potential flood hazard area, with the results of the Brisbane River Catchment Flood Studies (BRCFS). This change is to integrate the requirements of the SPP.

The proposed amendment means those areas of the Somerset region covered by the BRCFS, will now reflect the flood hazard area categories of potential, low, significant, high and extreme flood hazard areas. The proposed Flood Hazard Overlay map categorises flood hazards to either significant, high or extreme flood hazard areas; and the proposed Flood Hazard Overlay code includes more constraints to development located in those areas commensurate with the risks posed. This change is to ensure consistency with the SPP.

The proposed amendment updates the Biodiversity Overlay Map to reflect the latest ShapingSEQ regional biodiversity corridor mapping and makes the Biodiversity Overlay code an assessment benchmark for development that is an MCU and is located in the biodiversity corridor. This change is to ensure consistency with the SPP and *ShapingSEQ*.

3. Determine whether the limit is reasonable and justifiable

Section 24 – Property rights

This right protects the right of all people to own property alone or with others. It provides that a person must not be arbitrarily deprived of their property. This right does not include a right to compensation if a person is deprived of their property. Like all rights in the Act, property rights can be limited where it is reasonable and demonstrably justified in a free and democratic society based on human dignity, equality and freedom.

The proposed amendment would restrict development on land subject to or containing identified biodiversity values and natural hazards, represented in the relevant overlays. This limitation is considered lawful as it is in accordance with the Planning Act and the SPP, specifically the state interests for biodiversity and natural hazards, risk and resilience.

- Under the SPP state interest - Biodiversity, matters of environmental significance are valued and protected, and the health and resilience of biodiversity is maintained or enhanced to support ecological processes.
- Under the SPP state interest-natural hazards, risk and resilience, the risks associated with natural hazards, including the projected impacts of climate change, are avoided or mitigated to protect people and property and enhance the community’s resilience to natural hazards.

The limitation on property rights is only considered partial -

- The proposed amendment would only limit development on land identified as containing biodiversity values, land that was subject to an unacceptable level of risk from natural hazard, or both.
- The biodiversity values had already been defined by other regulatory maps with requirements for the council assessment managers to take these areas into account.
- For natural hazards, the limitation would be in proportion to the risk represented by the natural hazard; development in an extreme flood risk area would justifiably be more limited than development in a low risk area to protect people and property.

Conclusion

The limitation on property rights is considered rational, necessary, fair and balanced. The proposed amendment is being progressed through a transparent and balanced land use planning process as required under the Planning Act and is reasonable and justifiable based on the issues identified above.

List of rights

The Human Rights Act sets out 23 mainly civil and political rights that are largely derived from the International Covenant on Civil and Political Rights:

- Right to recognition as a person and equality before the law (s15)
- Right to life and right not to be arbitrarily deprived of life (s16)
- Protection from torture and cruel, inhuman or degrading treatment (s17)
- Freedom from forced work – a person must not be held in slavery or servitude or made to perform forced or compulsory labour (s18)
- Freedom of movement – a right to move freely within Queensland and leave and enter it and freedom to choose where to live (s19)
- Freedom of thought, conscience, religion and belief (s20)
- Freedom of expression which includes the right to hold an opinion and the freedom to seek, receive and impart information and ideas of all kinds (s21)
- Right to peaceful assembly and freedom of association with others including the right to form and join trade unions (s22)
- Right to participate in the conduct of public affairs including a right to vote (s23)
- Right to own property and not be arbitrarily deprived of property (s24)
- Right not to have privacy, family, home or correspondence unlawfully or arbitrarily interfered with and right not to have reputation unlawfully attacked (s25)
- Protection of families and children (s26)
- Cultural rights – generally – all persons with a particular cultural, religious, racial or linguistic background have the right to enjoy their culture, to declare and practise their religion and use their language (s27)
- Cultural rights – Aboriginal peoples and Torres Strait Islander peoples (s28)
- Right to liberty and security of person including a right not to be subjected to arbitrary arrest or detention (s29)

- Right to humane treatment when deprived of liberty (s30)
- Right to a fair hearing if charged with a criminal offence or a party to a civil proceeding (s31)
- Rights in criminal proceedings including a right to be presumed innocent until proved guilty according to law (s32)
- Rights of children in the criminal process including a right to be segregated from all detained adults (s33)
- Right not to be tried or punished more than once for an offence for which the person has already been convicted or acquitted (s34)
- Protection against retrospective criminal laws including a right not to be found guilty of a criminal offence because of conduct that was not a criminal offence when it was engaged in (s35)
- Right to education (s36)
- Right to health services (s37).

Detailed information on the scope of each right, and examples of when the right may be relevant in practice are available from the Queensland Human Rights Commission: www.qhrc.qld.gov.au/your-rights/human-rights-law.



The Hon. Cameron Dick MP
Treasurer
Minister for Infrastructure and Planning

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Telephone 07 3719 7200
Email treasurer@ministerial.qld.gov.au
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Our Ref: MC20/3238

Councillor Graeme Lehmann
Mayor
Somerset Regional Council
2 Redbank Street
ESK QLD 4312

Email: mail@somerset.qld.gov.au

Dear Councillor Lehmann

Graeme,

I refer to the letter of 23 June 2020 from the Somerset Regional Council (the council), seeking approval to adopt the proposed Major Amendment No. 1 of 2019 (the proposed amendment) to the *Somerset Region Planning Scheme 2016*.

The proposed amendment has been considered against the requirements of a major amendment, under chapter 2, part 4, section 21.4 of the Minister's Guidelines and Rules.

I am pleased to advise that the council may adopt the version of the proposed amendment submitted to Queensland Treasury on 23 June 2020.

If you require any further information, please contact my office on (07) 3719 7200 or email treasurer@ministerial.qld.gov.au.

Yours sincerely

CAMERON DICK MP
Treasurer
Minister for Infrastructure and Planning

10/08 / 2020

BRIEFING NOTE

FOR	Treasurer Minister for Infrastructure and Planning		FROM	TREASURY
			REF NO.	MC20/3238
SUBJECT	Request from the Somerset Regional Council (the council) for approval to adopt the proposed Major Amendment No. 1 of 2019 (the proposed amendment) to the Somerset Region Planning Scheme 2016 (the planning scheme)			
Author Details: Dashiell D'Brant Position: Planning Officer Contact: 07 3432 2423 Date completed: 20 July 2020	Endorsed by: Nathan Rule Position: Regional Director Contact: 07 3432 2409 Date approved: 24 July 2020	Endorsed by: Anna McGrath Position: Executive Director Contact: 07 3452 7115 Date approved: 27 July 2020	Endorsed by: Kerry Doss Position: State Planner Contact: 07 3452 7909 Date approved: 4 August 2020	
Date submitted to Under Treasurer	4 August 2020	Approval Required by	17 August 2020	Reason To accord with MGR statutory timeframes

PURPOSE

1. To seek approval for the council to adopt the proposed amendment.

KEY ISSUES

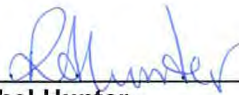
2. On 23 June 2020, the council wrote to you (**Attachment 1**) requesting approval to adopt the proposed amendment (**Attachment 2**) under the *Planning Act 2016* (the Planning Act) and the Minister's Guidelines and Rules (MGR).
3. The proposed amendment seeks to:
 - reduce the regulatory burden on small scale tourism, such as short-term accommodation
 - better reflect the natural hazard requirements of State Planning Policy 2017 (SPP) for both flood and bushfire hazards, including affording greater protection to properties located in potential bushfire hazard areas
 - update existing flood overlay mapping with the latest mapping available from the Brisbane River Catchment Flood Studies, a joint state and local government initiative
 - make administrative and general amendments to improve operational efficiency.
4. On 22 May 2019, you approved, subject to conditions, for the council to publicly consult on the proposed amendment, which occurred from 17 July 2019 to 3 September 2019.
5. During public consultation, three submissions were received with:
 - two seeking zone changes to reflect existing uses, being Queensland Urban Utilities' sewerage treatment plant at Toogoolawah, and a residential house at Kilcoy, both of which the council agreed to
 - one requesting flood mapping be removed in its entirety from a property at Fernvale. While the new flood mapping reduces the extent of the area impacted by the flood hazard overlay on this site, the council did not agree to make the change because the property is still flood-affected.
6. The council made further changes to the proposed amendment after consultation to ensure the term 'vulnerable uses' was properly defined, to fix drafting errors identified by them and address an anomaly with toilet requirements for relocatable home parks which was identified by a submitter.
7. Planning Group in Queensland Treasury has assessed the proposed amendment against the relevant statutory requirements (**Attachment 3**) and found:
 - the Ministerial conditions imposed by you have been complied with. Those conditions required the council to provide a natural hazards risk assessment for flood and bushfire, and ensure consistency with the Environment Protection (Noise) Policy 2008
 - the changes made by the council to the proposed amendment since public consultation do not result in a document that is significantly different to the one publicly consulted on last year, and therefore the proposed amendment does not require further consultation
 - the proposed amendment is consistent with the Planning Act and other relevant subordinate instruments.

8. The proposed amendment has been assessed to determine if your decision will limit any human rights of an individual as identified by the *Human Rights Act 2019* (the Human Rights Act). Your decision may limit the property rights of an individual. The limitation is considered reasonable and demonstrably justifiable as set out in the Human Rights Assessment at **Attachment 4**.

RECOMMENDATION

9. It is recommended that you:

- **approve** the request from the council (**Attachment 1**) to adopt the proposed amendment (**Attachment 2**), without conditions
- **sign** the letter to Councillor Graeme Lehmann, Mayor of the council (**Attachment 5**), advising of your decision.



Rachel Hunter
Under Treasurer
4 / 8 / 2020

HON. CAMERON DICK MP
Treasurer
Minister for Infrastructure and
Planning
/ / 2020

<input type="checkbox"/> Approved	<input type="checkbox"/> Not approved	<input type="checkbox"/> Noted
Comments		



Somerset
REGIONAL COUNCIL

**Minutes of Ordinary Meeting
Held Wednesday 12 June 2019**

*Held in the Simeon Lord Room
Library / Museum Building
Redbank Street, Esk*

Present

Cr G D Lehmann	(Mayor)
Cr D Hall	(Deputy Mayor)
Cr H Brieschke	(Councillor)
Cr S Choat	(Councillor)
Cr C Gaedtke	(Councillor)
Cr M Ogg	(Councillor)
Cr B Whalley	(Councillor)
Mr J Bradshaw	(Chief Executive Officer)
Mr M McGoldrick	(Director Corporate and Community Services)
Mr A Johnson	(Director Operations)
Mr P Tabulo	(Director Planning and Development)
Mr G Smith	(Director Finance)
Mrs K Jones	(Director HR and Customer Service)
Mrs S Pitkin	(Minute Secretary)
Mr B Weier	(Communications and Marketing)

CONTENTS

<p>2019 / 2020 Somerset Regional Operation Plan 84</p> <p>Adjournment of meeting 76</p> <p>Application to Hold Annual Lifecycle Cycling Classic - Sunday 23 June 2019 90</p> <p>ATTACHMENT A 106</p> <p>ATTACHMENT B 107</p> <p>Business arising out of minutes of previous meeting 3</p> <p>CCTV network status 76</p> <p>Closed Session 103</p> <p>Closure of Meeting 105</p> <p>Confirmation of Minutes 3</p> <p>Conflict of Interest 4</p> <p>Consideration of notified motions 105</p> <p>Contract matter – evacuation signage... 71</p> <p>Coronation Hall Somerset Dam trial key agreement 69</p> <p>Cr Brieschke - Councillor report 104</p> <p>Cr Brieschke - Matters of public interest.. 3</p> <p>Cr Choat - Councillor report 104</p> <p>Cr Gaedtke - Councillor report 105</p> <p>Cr Gaedtke - Matters of public interest.... 3</p> <p>Cr Hall - Matters of public interest 3</p> <p>Development Application No 17198 - 9 Lindemans Road and Clarendon Road, Lowood..... 15</p> <p>Development Application No 18447 - Gregors Creek Road, Woolmar..... 4</p> <p>Drought communities program – proposed letter to Minister 71</p> <p>Esk Bowls Club - street lighting 89</p> <p>Esk Racecourse Advisory Committee Meeting – 21 May 2019 72</p> <p>Financial reports - 1 July 2019 to 3 June 2019 66</p> <p>Items for reports for future meetings ... 105</p> <p>Leave of Absence 3</p> <p>Matters of Public Interest 3</p> <p>Mayor and Councillor Reports..... 104</p>	<p>Meetings authorised by Council 104</p> <p>Minutes of the Traffic Safety Advisory Committee Meeting – 15 May 2019 ... 92</p> <p><i>New Plumbing and Drainage Act 2018</i> commencing 1 Jul 2019..... 65</p> <p>Opening of Meeting..... 3</p> <p>Operations Report - May 2019..... 85</p> <p>Organisational Closedown – Christmas / New Year 2019..... 83</p> <p>Petition – Keeping of Horses..... 53</p> <p>Planning and Building Services Monthly Report – May 2019 55</p> <p>Procedure for dealing with Public Interest Disclosures made under the Public Interest Disclosure Act 2010 (Queensland)..... 75</p> <p>Purchase of specialised system for asset management and maintenance planning 70</p> <p>Queensland Urban Utilities 2024 Statement of Strategic Intent 103</p> <p>Queensland Urban Utilities Board Update - May Board Meeting 104</p> <p>RADF - Regional Arts Development Fund Committee Meeting – 20 May 2019 ... 73</p> <p>Receipt of Petitions..... 105</p> <p>Reception of Notices of Motion for next meeting..... 105</p> <p>Refuse and recycling charges – waste levy..... 93</p> <p>Somerset Art Beat Festival Overview 96</p> <p>Somerset Libraries Strategic Plan 2019 - 2023 79</p> <p>Somerset Region Planning Scheme Major Amendment – Public consultation..... 62</p> <p>Toogoolawah Library – service review .. 77</p> <p>Tourism and Promotions Report - May 2019 98</p> <p>Vandalism - February - May 2019 74</p> <p>Youth Engagement Officer - May 2019 Monthly Report 80</p>
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Opening of Meeting

The Mayor, Cr Graeme Lehmann, opened the meeting at 9.04am.

Leave of Absence

Nil

Confirmation of Minutes**Resolution**

Moved – Cr Choat

Seconded – Cr Whalley

“THAT the Minutes of the Ordinary Meeting held 29 May 2019 as circulated to all Members of Council be confirmed”.

Carried

Business arising out of minutes of previous meeting

Nil

Matters of Public Interest**Cr Hall - Matters of public interest**

Cr Hall reminded everyone about the Native Vegetation and Fire Management Information Evening to be held at the Somerset Civic Centre, Esk on Thursday 13 June from 6 - 9pm.

Cr Hall also reminded everyone that the Lowood Show is on this Friday and Saturday.

Cr Brieschke - Matters of public interest

Wed 12 June BV Kilcoy Landcare Meeting, 7.00 pm., Kilcoy Information Centre

Thurs 13 June BV Interagency Meeting, 10.00 am., Fernvale Futures

Lowood Show will be held this Friday 14 and Saturday 15 June 2019.

Sat 15 June Esk Garden and Lifestyle Fair, 8am to 3pm, Pipeliner Park, Esk
Esk CWA Craft Show

Sun 16 June BV Rail Trail End to End tour will stop in for lunch at The Condensery
Somerset Regional Art Gallery.

A reminder that the art gallery has a new touring exhibition ‘Wonderlust’, presented by the Flying Arts Alliance Inc and is on open until 14 July.

Cr Gaedtke - Matters of public interest

15 June Esk Garden and Lifestyle Fair

15 June Kilcoy Races

15 June Mt Kilcoy P and C Trivia Night

15-17 June	Brisbane Valley Rail Trail fully supported 3 Day Cycling Tour
16 June	Farewell Stories of Kilcoy
18 June	Grandparents Day State Schools
20 June	B2B Presentation "Let's Talk" – Kilcoy Chamber of Commerce
22 June	Minden State School Fete
22 June	Polocrosse Carnival – Stanley Rivers Polocrosse Club – Kilcoy Showground

Congratulations and recognition must go to Natalia Hutchison, who has chosen to represent her home region of Kilcoy as this year's Youth Member for Nanango. Natalia works full-time as a Paralegal for the Brisbane City Council, and is undertaking a double degree in Arts/Law. Natalia has been recognised as being a driven person and an amazing role model for other young regional women who want to step up and get involved in creating positive change for our community.

Conflict of Interest

No declarations of conflict of interest in the following agenda items were notified at this time.

Subject:	Development Application No 18447 - Application for a Development Permit for a Reconfiguring a lot for Boundary realignment for Subdivision (One into Two Lots)
File No:	DA18447
Action Officer:	PO - RC
Assessment No:	81232-00000-000

1.0 APPLICATION SUMMARY

Subject Land

Location	Gregors Creek Road, Woolmar
Real Property Description	Lot 86 on C311593
Combined site area:	30.215 hectares
Current land use	Residential and Rural uses

Somerset Region Planning Scheme Version Three

Zone	Rural
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ShapingSEQ

Land Use Category	Regional Landscape and Rural Production Area
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Application

Proposed Development	Subdivision – One into Two Lots
Category of Assessment	Code
Applicant/s	SMK (Gatton) Pty Ltd
Applicants contact details	PO Box 109 Gatton QLD 4343
Date application received	15 March 2019
Date properly made	15 March 2019

Referral Agencies	None applicable
Public Notification	Not applicable

RECOMMENDED DECISION

Approve the Development Application No 18447 subject to the requirements and conditions contained in the Schedules and Attachments.

2.0 PROPOSAL

The applicant proposes to reconfigure a lot by subdivision and create two new rural lots. The proposed reconfiguration plan is provided at Attachment 1. Currently the lot is severed in two by Gregors Creek Road and after the proposed subdivision, will form the whole of boundary between the two newly created lots. The applicant has not proposed further improvements or change of uses as part of this application. No clearing of vegetation is proposed other than current vegetation management of existing boundary alignment which does not form part of the subdivision application.

Details of the proposed lots as of follow:

Existing Lot	Existing Area	Proposed Lots	Proposed Area and frontage to Gregors Creek Road
Lot 86 on C31593	30.215 hectares	Lot 1	11.48 hectares and 420.16m
		Lot 86	18.73 hectares and 217m

Proposed Lot 1 will be located north of Gregors Creek Road and will continue its current function for grazing. Proposed Lot 86 will be located south of Gregors Creek Road and will retain all existing improvements including the homestead, cottage, sheds and cattle yards. An advice has been included informing the applicant that any new access may require Council's prior approval. Proposed Lot 86 will retain its current existing access.

3.0 SITE DETAILS AND SURROUNDING USES

The subject site is currently used for cattle grazing and rural residential purposes. The site contains mature vegetation, especially in the northern portion of the lot. Gregors Creek flows through the site.

The subject site is surrounded by allotments with similar land uses, consisting of mixed size lots.

4.0 STATE ASSESSMENT

4.1 Vegetation Management Act 1999

As per the Department of State Development, Manufacturing, Infrastructure and Planning's Development Assessment Mapping System, the site contains Category B and C of Regulated Vegetation but does not require referral pursuant to the *Planning Regulation 2017*.

4.2 Environmental Protection Act 1994

The site is not listed on the Contaminated Land Register or the Environmental Management Register.

4.3 ShapingSEQ and Planning Regulation 2017

ShapingSEQ has identified the site to be located within the Regional Landscape and Rural Production Area. Pursuant to Schedule 10, Part 16, Division 1 of the *Planning Regulation 2017*, reconfiguring a lot is prohibited development if the site is located within the Regional Landscape and Rural Production Area, unless the reconfiguration is an exempt subdivision.

The proposed reconfiguration is considered as an exempt subdivision (dividing one lot into two lots if the divided lot is severed by a road that was gazetted before 2 March 2006 and the road forms the whole of boundary between the lots) by the Regulation, therefore Schedule 10, Part 6, Division 1 of the *Planning Regulation 2017* does not apply to the development application.

5.0 COUNCIL ASSESSMENT

An assessment against the relevant parts of the planning scheme is set out below.

5.1 Code Compliance Summary

Applicable Code	Compliance with Overall Outcomes	Performance Outcomes
Reconfiguring a lot code	Yes	Alternative solution for PO1
Services, works and infrastructure code	Yes	Alternative solutions for PO1 and PO2
Transport, access and parking code	Yes	Alternative solution for PO1
Agricultural land overlay code	Yes	Alternative solutions for PO1 and PO2
Biodiversity overlay code	Yes	Alternative solution for PO14
Bushfire hazard overlay code	Yes	Alternative solution for PO1
Catchment management overlay code	Yes	Complies
Landslide hazard overlay code	Yes	Complies

Reconfiguring a lot code

Performance outcome	Example						
Lot size and subdivision design							
<p>PO1 Lot size and dimensions:</p> <p>(a) provide sufficient area for the siting and construction of buildings and structures;</p> <p>(b) provide for safe vehicular and pedestrian access;</p> <p>(c) respond appropriately to site characteristics including slope of the land and topography; and</p> <p>(d) are consistent with the intended character of the zone.</p>	<p>AO1.1 The minimum lot size and dimensions complies with Table 8.3.4.3.B– Minimum Lot Size and Dimensions.</p> <p>Table 8.3.4.3.B – Minimum Lot Sizes and Dimensions</p> <table border="1"> <thead> <tr> <th>Zone</th> <th>Minimum Lot size</th> <th>Minimum frontage</th> </tr> </thead> <tbody> <tr> <td>Rural zone</td> <td>100 hectares</td> <td>300 metres</td> </tr> </tbody> </table>	Zone	Minimum Lot size	Minimum frontage	Rural zone	100 hectares	300 metres
Zone	Minimum Lot size	Minimum frontage					
Rural zone	100 hectares	300 metres					
Performance Outcome Assessment							
<p>The proposed lots will be able to provide sufficient areas for siting and construction of future buildings and structures. There are other similar size allotments in the locality.</p> <p>It is noted that the existing lot's area is not consistent with the minimum lot size requirement stipulated by the Planning Scheme. Safe vehicular access will be provided for the lots.</p> <p>It is considered the development proposed satisfies PO1 of the Reconfiguring a Lot code.</p>							

Services, works and infrastructure code

Performance outcomes	Examples
<p>PO1 Premises have an adequate volume and supply of water that:</p>	<p>AO1.4 Where the <i>site</i> is not located in a reticulated water supply service</p>

<p>(a) meets the needs of users;</p> <p>(b) is adequate for fire fighting purposes.</p> <p>(c) ensures the health, safety and convenience of the community; and</p> <p>(d) minimises adverse impacts on the receiving environment.</p>	<p><i>catchment</i> area, the <i>development</i> is connected to a potable water supply from an approved bore, and has a tank with a minimum storage capacity of 10,000 litres, per <i>dwelling</i>.</p>
<p>PO2 Provision is made for the treatment and disposal of sewage and effluent to protect public health and prevent contamination of soils, ground water or surface water or <i>adversely impact on water quality</i>.</p>	<p>AO2.2 Where the <i>site</i> is not located in a reticulated sewerage <i>service catchment</i> area, the development is connected to an <i>on-site</i> and efficient on-site waste water disposal system in accordance with <i>Queensland, Plumbing and Wastewater Code</i> and <i>Australian Standard A3500</i>.</p>
<p>Performance Outcome Assessment</p>	
<p>The site is not located within a reticulated water supply service catchment area or a reticulated sewerage service catchment area.</p> <p>The applicant has not proposed building improvements as part of the application. Therefore, it is unreasonable and irrelevant to require or condition the applicant to provide water tanks or on-site sewerage treatment systems as part of this development for proposed Lot 1.</p>	

Agricultural land overlay code

Performance outcome	Example
<p>PO1 Loss, fragmentation, alienation or diminished capacity of agricultural land is avoided unless:</p> <p>(a) an overriding need exists for the development in terms of public benefit;</p> <p>(b) no suitable alternative site exists;</p> <p>(c) loss or fragmentation is minimised to the extent possible.</p>	<p>Where for Reconfiguring a Lot in the Rural zone AO1.3 Reconfiguring a lot does not result in the creation of a lot with an area less than 500 hectares on land identified as Agricultural Land Class A or Class B or Important Agricultural Areas on the Agricultural land overlay maps OM01a-b.</p>
<p>PO2 <i>Sensitive land uses</i> in proximity to Agricultural land Class A or Class B or Important Agricultural Areas are located and designed in a manner that:</p> <p>(a) avoids land use conflict;</p> <p>(b) avoids the alienation of the resource;</p> <p>(c) manages impacts from agricultural activities, including chemical spray drift, odour, noise, dust, smoke and ash; and</p> <p>(d) does not adversely affect public health, safety and amenity;</p> <p>unless it is demonstrated that the area does not support Agricultural land Class A or Class</p>	<p>Where for Reconfiguring a Lot in the Rural zone or a Residential Zone Category on land that adjoins the Rural zone AO2 Lots created for <i>sensitive land uses</i> within land identified as agricultural land Class A or Class B identified on Agricultural land overlay maps OM01a-b provide a public open space buffer area with a minimum width of:</p> <p>(a) 300 metres where open ground conditions apply; or</p> <p>(b) 50 metres minimum width where vegetated in accordance with a detailed landscape plan and</p>

<p>B or Important Agricultural Areas as mapped.</p> <p><i>Note</i> - Where Reconfiguring a lot occurs within land identified as <i>Agricultural land Class A or Class B</i> or Important Agricultural Areas for <i>urban purposes</i> within a <i>Future urban area</i> or <i>Urban investigation area</i> and is otherwise consistent with the Planning Scheme (including Part 4 - Strategic Framework) and other relevant State planning policy, State planning regulatory provisions or State legislation a buffer to <i>sensitive land uses</i>, dedicated as public open space may be provided in accordance with a structure plan.</p>	<p>maintained in accordance with a public open space management plan.</p>
<p>Performance Outcome Assessment</p>	
<p>The proposed reconfiguration is subdividing the subject site one into two along the Gregors Creek Road alignment which currently divides the site. The application will not result in further loss or fragmentation of agricultural land. The existing uses will continue its function after the proposed subdivision.</p> <p>It is considered the development proposed complies with PO1 and PO2 of the Agricultural land overlay code.</p>	

Biodiversity overlay code

Performance outcome	Example
Matters of State Environmental Significance	
<p>PO4 Development on land adjacent to areas identified as containing MSES protects the biodiversity values of MSES and:</p> <p>(a) does not interrupt, interfere, alter or otherwise impact on underlying natural ecosystem processes such as water quality, hydrology, geomorphology and biophysical processes;</p> <p>(b) avoids noise, light, vibration or other edge affects, including weed and pest incursion on identified biodiversity values.</p> <p><i>Note</i> - A supporting Ecological Site Assessment is prepared in accordance with SC6.1 - Planning Scheme Policy 1 – Ecological Site Assessment Guidelines.</p>	<p>Where for Reconfiguring a Lot AO4.2 A minimum setback of 50 metres is provided between a new boundary created by <i>reconfiguring a lot</i> and areas identified as containing MSES on the Biodiversity overlay maps OM003a-b.</p> <p>Where for Operational Works (comprising works for infrastructure or excavating or filling or landscape works)</p>
<p>Performance Outcome Assessment</p>	
<p>The proposed reconfiguration is subdividing the subject site from one lot into two lots. Gregors Creek Road which currently severs the site will become the new boundary. No additional lots nor alignment with surrounding lots have been proposed. The applicant has also not proposed clearing to facilitate the development.</p>	

It is considered the reconfiguration will not interrupt, interfere, alter or impact on the existing natural ecosystem of the site.	
Koalas	
<p>PO14 <i>Development</i> is sufficiently setback and minimises impacts on koalas, koala habitat values, and koala habitat connectivity and employs measures to manage impacts on koala biodiversity values.</p> <p>Note - Koalas are listed as vulnerable under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (EPBC Act). Referral under the EPBC is required for certain actions.</p> <p>Note - Where a suitably qualified person demonstrates that the mapped koala habitat values attributed to the site are not present on the site the above performance outcome may not apply (subject to Council discretion).</p>	<p>Where in a Secondary Habitat Area AO14.2 No acceptable outcome provided.</p> <p>Where for Reconfiguring a Lot AO14.4 A minimum setback of 50 metres is provided between a new boundary created by <i>reconfiguring a lot</i> and areas mapped as bushland koala habitat on Biodiversity overlay maps OM-003c-d.</p> <p>Where within the Rural zone or Rural residential zone AO14.6 Where within the Rural zone or Rural residential zone the minimum setbacks identified in AO14.3 to AO14.5 are taken to be 100 metres.</p>
Performance Outcome Assessment	
The applicant has not proposed clearing of vegetation to facilitate the development. The proposed subdivision has been assessed and is determined the development will not create major impacts on koalas, koala habitat values, and koala habitat connectivity on the site.	
It is considered the development proposed with PO14 of the Biodiversity overlay code.	

Bushfire hazard overlay code

Performance outcome	Example
<p>PO1 Development does not increase the number of persons living or working on land subject to Very High (potential intensity) Bushfire Hazard or High (potential intensity) Bushfire Hazard identified on Bushfire Hazard Overlay Map OM-004a-b.</p>	<p>AO1.1 Development does not increase the number of lots in areas of Very High (potential intensity) Bushfire Hazard or High (potential intensity) Bushfire Hazard as identified on Bushfire Hazard Overlay Map OM-004a-b.</p>
Performance Outcome Assessment	
Parts of proposed Lot 1 is identified as containing High Potential Bushfire Intensity area.	
Given the small extent the High Potential Bushfire Intensity area affecting proposed Lot 1, any future developments and improvements can be developed outside of areas identified as containing High Potential Bushfire Intensity.	
Under Planning Scheme Version Three, residential developments in identified High and Very High Potential Bushfire Intensity Areas are assessable development, requiring a planning application.	
It is considered the development proposed complies with PO1 of the Bushfire hazard overlay code.	

6.0 OTHER PLANNING CONSIDERATIONS

6.1 Environment

The proposal will not lead to environmental degradation and as such there are no environmental considerations for the proposal.

6.2 Heritage

There are no known heritage places within or adjoining the site area.

6.3 Infrastructure

Existing infrastructure servicing the site will not be affected.

6.4 Infrastructure Charges

Infrastructure charges do not apply for a boundary realignment application.

7.0 STATE AGENCY REFERRALS

There were no applicable referral agencies to this application, in accordance with the provisions of the *Planning Regulation 2017*.

8.0 PUBLIC NOTIFICATION

Public notification of the application was carried out in accordance with the provisions of the *Planning Act 2016* and the public was invited to make a submission from the 24 April 2019 to the 14 June 2019.

During the notification period, zero submissions were received for the proposed development.

9.0 CONCLUSION

The proposed development is for a subdivision of a lot in the Rural zone severed by a formed road. The proposed development complies with the acceptable outcomes of the relevant assessment benchmarks or provided alternative outcomes for the performance outcomes. The proposed development will be conditioned to be carried out generally in accordance with the conditions attached to the Decision Notice.

10.0 ATTACHMENT

Plan of Proposed Lot 1 and 86, Drawn by DJN at SMK (Gatton) Pty Ltd, Drawing No: 18065-1, Dated on 28 November 2018.

RECOMMENDED DECISION

THAT Council approve the Development Application No 18447 for a Development Permit for a Reconfiguring a Lot for Subdivision (One into Two Lots) on land described as Lot 86 on C311593 and situated at Gregors Creek Road, Woolmar subject to the requirements and conditions contained in the Schedules and Attachments.

THAT Council's report for this application be published to the website as Council's Statement of Reasons in accordance with the s63(5) of the *Planning Act 2016*.

SCHEDULE 1 – GENERAL CONDITIONS		
<i>Assessment Manager</i>		
No	Condition	Timing
1.1	Carry out the development generally in accordance with the material contained in the development application, supporting documentation and the plan(s) listed below, except where amended by these conditions of approval. Plan of Proposed Lot 1 and 86, Drawn by DJN at SMK	At all times

	(Gatton) Pty Ltd, Drawing No.: 18065-1, Dated on 28 November 2018.	
1.2	Comply with the relevant provisions of the Somerset Region Planning Scheme, Planning Scheme Policies and Local Laws.	At all times
1.3	Pay to Council any outstanding rates or charges or expenses that are a charge over the subject land levied by Council; and/or levied but not fully paid over the subject land.	Prior to Plan of Subdivision Endorsement Request
1.4	A Licensed Surveyor must install new Survey Marks in their correct positions in accordance with the Survey Plan and the work must be certified in writing.	Prior to Plan of Subdivision Endorsement Request
SCHEDULE 2 – ENGINEERING		
<i>Assessment Manager</i>		
No	Condition	Timing
2.1	Bear the costs of works carried out to Council and utility services infrastructure and assets, including any alterations and repairs resulting from compliance with these conditions.	Prior to Plan of Subdivision Endorsement Request
2.2	Meet the cost of all works carried out to infrastructure, services and public utilities, including any alterations resulting from compliance with these conditions whether carried out by Council, or otherwise.	Prior to Plan of Subdivision Endorsement Request
2.3	Repair any damage to Council infrastructure that occurs during any works carried out in association with the approved development.	Prior to Plan of Subdivision Endorsement Request
2.4	All works are to be designed and constructed in accordance with the requirements of the <i>Somerset Regional Council Design Standards</i> .	At all times
Vehicle access		
2.5	All vehicular access shall provide convenient and safe access and egress from the site in accordance with <i>Somerset Regional Council Design Standards</i> .	Prior to Plan of Subdivision Endorsement Request
2.6	The landowner is responsible for maintenance of vehicular access for the property, from the road carriageway to property boundary in accordance with Council's Policy and Standards	At all times
Stormwater		
2.7	Stormwater Drainage and flows are to have a no worsening effect on adjoining, upstream, or downstream landholders.	At all times
Erosion and sediment control		
2.8	Erosion and sedimentation controls shall be implemented, as necessary, and shall be maintained to Council's satisfaction at all times during the course of the project. Should Council determine that proposed controls are ineffective or a	At all times

	downstream drainage system has become silted, the developer will: <ul style="list-style-type: none"> ▪ Be required to install additional measures ▪ Be responsible for the restoration work. 	
SCHEDULE 3 – ADVICE		
<i>Assessment Manager</i>		
This approval has effect in accordance with the provisions of section 71 of the Planning Act 2016 . [A copy of section 71 will be enclosed with the Decision Notice].		
Currency Period - Pursuant to section 85 of the <i>Planning Act 2016</i> the approval will lapse if the first change of the use under the approval does not start within the 'currency period' – being four (4) years starting the day the approval takes effect.		
This approval requires Council to approve a plan of subdivision before the plan can be registered or otherwise recorded, pursuant to Part 9. Section 69 of the Planning Regulation 2017 .		
The applicant may make representations (change representations) about a matter in this development application within the applicant's appeal period under the process established in chapter 3, part 5, subdivision 1 of the <i>Planning Act 2016</i> .		
The <i>Planning Act 2016</i> provides for a person to make a change to this development application outside the applicant's appeal period, following the process outlined in chapter 3, part 5, subdivision 2 of the Act.		
The form Application to Approval Plan of Subdivision [version 1.0 effective 3 July 2017] must be completed by the person requesting development assessment of this conditional approval. The form must be submitted to Council and must be accompanied by the relevant fees, and a compliance summary of development conditions. If there is insufficient space on the form, the person must attach extra pages outlining compliance.		
Landowners are responsible for the construction and maintenance of any vehicular access for the property, from the road carriageway to property boundary in accordance with Council's standards. Approval is to be sought from Council and the landowner must advise all potential purchasers accordingly.		
The Plan of Subdivision will not be released until all works are completed to Council's satisfaction or uncompleted works are suitably bonded.		
Any further developments of the site may require further approvals.		
Construction of new access will need prior permission from Council.		

Attachments for the Decision Notice include:

- Plan of Proposed Lot 1 and 86, Drawn by DJN at SMK (Gatton) Pty Ltd, Drawing No: 18065-1, Dated on 28 November 2018.

Resolution

Moved – Cr Whalley

Seconded – Cr Hall

“THAT Council approve the Development Application No 18447 for a Development Permit for a Reconfiguring a Lot for Subdivision (One into

Two Lots) on land described as Lot 86 on C311593 and situated at Gregors Creek Road, Woolmar subject to the requirements and conditions contained in the Schedules and Attachments.

THAT Council's report for this application be published to the website as Council's Statement of Reasons in accordance with the s63(5) of the *Planning Act 2016*."

SCHEDULE 1 – GENERAL CONDITIONS

Assessment Manager

No	Condition	Timing
1.1	Carry out the development generally in accordance with the material contained in the development application, supporting documentation and the plan(s) listed below, except where amended by these conditions of approval. Plan of Proposed Lot 1 and 86, Drawn by DJN at SMK (Gatton) Pty Ltd, Drawing No.: 18065-1, Dated on 28 November 2018.	At all times
1.2	Comply with the relevant provisions of the Somerset Region Planning Scheme, Planning Scheme Policies and Local Laws.	At all times
1.3	Pay to Council any outstanding rates or charges or expenses that are a charge over the subject land levied by Council; and/or levied but not fully paid over the subject land.	Prior to Plan of Subdivision Endorsement Request
1.4	A Licensed Surveyor must install new Survey Marks in their correct positions in accordance with the Survey Plan and the work must be certified in writing.	Prior to Plan of Subdivision Endorsement Request

SCHEDULE 2 – ENGINEERING

Assessment Manager

No	Condition	Timing
2.1	Bear the costs of works carried out to Council and utility services infrastructure and assets, including any alterations and repairs resulting from compliance with these conditions.	Prior to Plan of Subdivision Endorsement Request
2.2	Meet the cost of all works carried out to infrastructure, services and public utilities, including any alterations resulting from compliance with these conditions whether carried out by Council, or otherwise.	Prior to Plan of Subdivision Endorsement Request
2.3	Repair any damage to Council infrastructure that occurs during any works carried out in association with the approved development.	Prior to Plan of Subdivision Endorsement Request
2.4	All works are to be designed and constructed in accordance with the requirements of the <i>Somerset Regional Council Design Standards</i> .	At all times
	Vehicle access	
2.5	All vehicular access shall provide convenient and safe access	Prior to Plan of

	and egress from the site in accordance with <i>Somerset Regional Council Design Standards</i> .	Subdivision Endorsement Request
2.6	The landowner is responsible for maintenance of vehicular access for the property, from the road carriageway to property boundary in accordance with Council's Policy and Standards	At all times
	Stormwater	
2.7	Stormwater Drainage and flows are to have a no worsening effect on adjoining, upstream, or downstream landholders.	At all times
	Erosion and sediment control	
2.8	Erosion and sedimentation controls shall be implemented, as necessary, and shall be maintained to Council's satisfaction at all times during the course of the project. Should Council determine that proposed controls are ineffective or a downstream drainage system has become silted, the developer will: <ul style="list-style-type: none"> ▪ Be required to install additional measures ▪ Be responsible for the restoration work. 	At all times
SCHEDULE 3 – ADVICE		
<i>Assessment Manager</i>		
This approval has effect in accordance with the provisions of section 71 of the Planning Act 2016 . [A copy of section 71 will be enclosed with the Decision Notice].		
Currency Period - Pursuant to section 85 of the <i>Planning Act 2016</i> the approval will lapse if the first change of the use under the approval does not start within the 'currency period' – being four (4) years starting the day the approval takes effect.		
This approval requires Council to approve a plan of subdivision before the plan can be registered or otherwise recorded, pursuant to Part 9. Section 69 of the Planning Regulation 2017 .		
The applicant may make representations (change representations) about a matter in this development application within the applicant's appeal period under the process established in chapter 3, part 5, subdivision 1 of the <i>Planning Act 2016</i> .		
The <i>Planning Act 2016</i> provides for a person to make a change to this development application outside the applicant's appeal period, following the process outlined in chapter 3, part 5, subdivision 2 of the Act.		
The form Application to Approval Plan of Subdivision [version 1.0 effective 3 July 2017] must be completed by the person requesting development assessment of this conditional approval. The form must be submitted to Council and must be accompanied by the relevant fees, and a compliance summary of development conditions. If there is insufficient space on the form, the person must attach extra pages outlining compliance.		
Landowners are responsible for the construction and maintenance of any vehicular access for the property, from the road carriageway to property boundary in accordance with Council's standards. Approval is to be sought from Council and the landowner must advise all potential purchasers accordingly.		

The Plan of Subdivision will not be released until all works are completed to Council's satisfaction or uncompleted works are suitably bonded.

Any further developments of the site may require further approvals.

Construction of new access will need prior permission from Council."

Carried

Vote - Unanimous

Subject:	Development Application No 17198 Representations about conditions and other matters during the Applicant's Appeal Period in accordance with Section 75 of the <i>Planning Act 2016</i>.
File No:	DA17198
Assessment No:	02839-00000-000
Action Officer:	SP

Subject Land

Location	9 Lindemans Road and Clarendon Road, Lowood
Real Property Description	Lot 315 SP178650
Area	48.6164 hectares
Current land use	Dwelling house and outbuildings

Former Esk Planning Scheme 2005 (as amended)

Zone	Rural
Precinct	Arable Agriculture

SEQ Regional Plan 2009-2031

Designation	Urban footprint
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Application

Level of Initial Assessment	Impact
Applicant	Stacey Ebert and Dale Jones
Who is making the request?	c/- Bennett and Bennett Surveyors and Planners PO Box 5021 GOLD COAST MAIL CENTRE QLD 9726
Land Owner	UPG LORNE RESORT PTY LTD

Referrals

Concurrence	Department of Infrastructure, Local Government and Planning (SARA)
Advice	ENERGEX
Third Party Advice	Nil

Attachments

1. Plan of Proposed Lots 1-103, Park and New Road Cancelling Lot 315 on SP178650 at 9 Lindemans Road, Lowood over 7 Stages, Plan No: 13341_005_PRO_B, sheets 1-4, dated 16/02/2018 prepared by Bennett and Bennet.
2. Early Works Diagram – Reference 171205 – prepared by Form Landscape Architects – dated 27 February 2019

RECOMMENDATION

THAT Council agrees with the representations made and issues a “Negotiated Decision Notice” for Development Application 17198 subject to the amended conditions and requirements contained in the Schedules.

1. BACKGROUND

Council at its Ordinary Council Meeting of 10 October 2018 approved the development application for Reconfiguring a Lot involving a Staged Subdivision of one lot into 102 residential lots, new roads, park and one balance lot.

Following Council’s decision, the applicant made representations on a number of Council’s conditions, this report discusses the representations received.

2. APPLICANTS REPRESENTATIONS AND OFFICER COMMENT

The applicant has made the following representations:

REPRESENTATION NO. 1 - Condition 1.1 – Approved Plans and Documents**Applicant’s Comment**

Currently includes information which is not considered relevant. It is requested that the material listed be updated to include only relevant assessment material

Officer Comment

Agree with applicant’s representations, Condition 1.1 to be updated accordingly.

REPRESENTATION NO. 2 - Condition 1.6 – Infrastructure Agreement**Applicant’s Comment**

That Condition 1.6 be deleted and the intent of this condition rolled into Condition 2.6.

Or, Condition 1.6 could be converted to better address staging by introducing a condition which quantifies elements of the later amended conditions relating to the provision of open space and environmental aspects.

Condition 1.6 should therefore be changed to read as follows:

Staged Subdivision 1.6 The stages as shown on the approved plan amended as per the requirements of Condition One of this Decision Notice are approved for the purposes of construction (subject to operational work approval) and compliance assessment of subdivision plans, subject to the following requirements:

- a. The Operational Works application can cover more than one stage, however the engineering plans must be split into the individual stages shown on the approved staging plan. As indicated within the wording of the condition.
- b. The construction of any approved operational works (including provision of “as constructed” information) and compliance assessment of subdivision plans must be in the sequence (i.e. order) of the stages shown on the approved staging plan. To be clear, the subdivision plan for stage 1 must be approved by Council before (or at the same time as) the stage 2 subdivision plan, and so on.
- c. Subdivision plans must correspond to the stages as shown on the approved staging plan noting the following exclusions:

- i. Approved early works required for the establishment of the amenity bunds prescribed through Conditions 3.1 and 3.2.
 - ii. Provision of public open space is to be in accordance with Condition 2.6.
- d. Any subsequent proposed amendments to the stage boundaries or the sequence of development must be first approved by Council as a change to the reconfiguration of a lot development approval and any operational work development approval

Officer Comment

Given the complexity around the provision of the proposed parkland, which is identified as being trunk infrastructure, Condition 1.6 currently requires the applicant to enter into an Infrastructure Agreement prior to the endorsement of the survey plan in Stage 2. The applicants have requested that this condition either be deleted or reworded to provide additional clarification around the timing and requirements of each stage.

The alternative wording provided by the applicant for condition 1.6 is considered an appropriate outcome and provides additional clarification to ensure the original intention of the condition is achieved. It is further noted that later representations suggest the inclusion of a note which allows the applicant to enter into an Infrastructure Agreement in relation to any refund or offset of infrastructure charges.

As such, the proposed amended condition should be accepted.

REPRESENTATIONS NO. 3 -Condition 2.6 Amendments**Applicant's Comment**

Condition 2.6 requires the construction of the open space/park/buffers as part of Stage 2 in full. The applicant advises that requiring the construction of these elements in full during Stage 2 would be premature and request consideration of an early works program so that only the necessary works needed be completed at this time.

Accordingly, the applicant proposes to construct the open space in accordance with the relevant stages listed in the approval (by the subdivision proposal plans and Condition 1.6). In essence this will be completed sequentially, in stages that correspond to the construction of the adjoining residential allotments. However, acknowledging Council officer's concerns, the applicant proposes early works within the boundaries of the future open space to establish the proposed acoustics barrier during Stage 2.

The early works program would see the construction of the noise/air quality barrier within the open space during Stage 2 in combination with landscape works proposing planting 4 metres wide, either side of the barrier to both provide early screening of the acoustic structure whilst also providing stabilisation of the resulting earthworks in this space (i.e. sediment and erosion control).

The early works plan is included at Attachment 2.

Additionally, further to the comments made in relation to Item 1.6 above, the conditioning of the open space works which are trunk infrastructure invite the addition of an information note which identifies that the proposed works are 'trunk infrastructure'. This aspect has been detailed in the Condition 2.6 suggested amendments. Condition 2.6 would therefore be updated to read as follows:

The Local Park and Linear Park and all associated recreation elements/infrastructure and paths shall be constructed at the time of relevant stage as noted on the subdivision proposal

plan with the exception of the Local Park (included in Stage 7) which is to be constructed and dedicated to Council through the works occurring in Stage 6.

Information Note: The applicant is invited to enter into an infrastructure agreement with the Council to provide certainty to both parties in respect of the above requirements and timing of the provision of any refund and/or offset.

Officer Comment

The current condition was included to ensure that the open space/ parkland and in particular the acoustic barrier, were completed at an early stage to ensure that the works were completed regardless of how many stages of the development come to market.

The proposed early works plan appears to satisfy officer's primary concerns and the proposed amendments to the condition are considered reasonable.

REPRESENTATION NO. 4 - Condition 2.6.1 and Related Amendments

Applicant's Comment

Further to the Condition 2.6 amendments, the remaining conditions relating to 'Open Space/Park/ Landscaping' will also need to be updated where Council agrees with the staged construction of the open space and the inclusion of early works to allow the construction of the acoustic barrier (amenity bund) in future public open space. The amendments proposed having regard to the existing numbering system are summarised as follows:

Existing condition	Proposed condition
Condition 2.6.1 relates to land dedication /ownership	The amended condition 2.6.1 still relates to tenure of the proposed open space however this has been updated to allow the dedication of the land to Council and quantifies this outcome.
Condition 2.6.2 relates to maintenance (management agreement) for the resulting open spaces	This condition has been reworded and detailed by proposed condition 2.6.6.
Condition 2.6.3 relates to the vegetated buffer proposed for Lots 9-29. This condition has been amended to reflect the need to perform this work at a later date in the staging sequence and has been relocated to Condition 2.6.8. An additional condition has also been added to ensure that mechanisms for the creation of covenant are in place per Condition 2.6.9.	Condition 2.6.3 has been changed in the sequent to prescribe the 'establishment period' for open space.
New condition – N/A	Condition 2.6.4 has been created to prescribe the 'maintenance period' for open space
New condition – N/A	Condition 2.6.5 has been created to ensure the quality and integrity of the works proposed for the open spaces is of a high quality for the life of the development.
New Condition number as above, relocated condition.	Condition 2.6.6 as noted above this condition was originally included as Condition 2.6.2 and relates to a management agreement.
New condition – N/A	Condition 2.6.7 references the new

	requirement to undertake early works to address the early construction of the acoustics barrier and some landscaping.
New Condition number as above, relocated condition.	Condition 2.6.8 was formally condition 2.6.3. This condition has been amended to reflect the need to perform this work at a later date in the staging sequence.
New condition – N/A	Condition 2.6.9 This condition has been added to ensure that mechanisms for the creation of a covenant are in place to support Condition 2.6.8.
Condition 2.7 to 2.10 generally remain unchanged	Condition 2.7 to 2.10 maintain the same numbering in the sequence for ease of reference.

Officer Comment

The applicant has provided detailed commentary regarding their proposed amendments and inclusions to conditions 2.6.1 to 2.6.9. The comments are generally supported and appear to provide clarification around the requirements and timing of the desired outcomes of the conditions.

Proposed amendments and inclusions to condition 2.6.1 to 2.6.9 are therefore supported.

3. PLANNING COMMENTS

Overall the applicant's proposed amendments to the conditions appear to capture the intent of the original conditions while providing additional clarification to ensure ease of implementation. Council officer's original concerns predominantly related to the timing and delivery of the parkland and acoustic barrier. The proposed amendments allow for the acoustic barrier to be provided at an early stage with detailed landscape works at each relevant stage, which is considered an appropriate outcome.

4. RECOMMENDATION

THAT Council **issue a "Negotiated Decision Notice"** for Development Application No 17198 for a Development Permit for Reconfiguration of a Lot involving a Staged Subdivision of one lot into 102 residential lots, new roads, park and one balance lot on land described as Lot 315 on SP178650 situated at 9 Lindemans Road and Clarendon Road, Lowood subject to the requirements and conditions contained in the Schedules and Attachments.

SCHEDULE 1 – GENERAL CONDITIONS		
No	Condition	Timing
1.1	Carry out the development in general accordance with the material contained in the development application, supporting documentation and the plan(s) listed below, except where amended by these conditions of approval.	At all times
	Plan of Proposed Lots 1-103, Park and New Road Cancelling Lot 315 on SP178650 at 9 Lindemans Road, Lowood over 7 Stages, Plan No: 13341_005_PRO_B, sheets 1-4, dated 16/02/2018 prepared by Bennett and Bennet.	
	Structure Diagrams – Buffer Planting and Fences and Walls – reference DA01 171205 dated 21 March 2018 at 9 Lindemans Road Lowood c/ Bennett and Bennett and prepared by Form Landscape Architects.	
	Landscape Masterplan – reference DA01 171205 dated 21	

	March 2018 at 9 Lindemans Road Lowood c/- Bennett and Bennett and prepared by Form Landscape Architects.	
	Conceptual Stormwater Management Plan Document No. K2796-0023 dated 22 September 2017 for Residential subdivision Lot 315 on SP178650 at 9 Lindemans Road, Lowood for Jones Family Trust, prepared by Knobel Consulting.	
	Conceptual Stormwater Management Plan Document No. K2796-0023-B dated 20 March 2018 for Residential subdivision Lot 315 on SP178650 at 9 Lindemans Road, Lowood for Jones Family Trust, prepared by Knobel Consulting.	
	Stormwater Management Layout Plan Project No. K2796 Drawing No. P109 Issue C dated 02-03-2018 prepared by Knobel Consulting.	
	Traffic Impact Assessment Report Number 620.11915-RO1 dated 8 September 2017, prepared by SLR Consulting.	
	Noise and Air Quality Assessment for Residential Subdivision 9 Lindemans Road Lowood prepared for Jones Family Trust c/- Bennett and Bennett, prepared by MWA Environmental dated 13 October 2017.	
	Noise and Air Quality Assessment for Residential Subdivision 9 Lindemans Road Lowood prepared for Jones Family Trust c/- Bennett and Bennett, prepared by MWA Environmental dated 26 March 2018.	
	Peer Review – Reverse Amenity Assessment – Residential subdivision 9 Lindemans Road Lowood Job: 18-135 dated 10 July 2018 prepared by Astute Environmental Consulting Pty Ltd.	
	Infrastructure Report prepared for proposed Residential Subdivision Lot 315 on SP178650 9 Lindemans Road, Lowood, for Jones Family Trust, dated 22 September 2017, File No: K2796-0022, prepared by Knobel Consulting.	
	Queensland Urban Utilities Service Advice Notice Ref: 17-SRV-29198 dated 15 September 2017.	
	Residential Needs Analysis prepared for Stacey Ebert and Dale Jones for 9 Lindemans Road, Lowood, prepared by Location IQ dated September 2017.	
	Early Works Diagram – Reference 171205 – prepared by Form Landscape Architects – dated 27 February 2019	
1.1	Carry out the development in general accordance with the material contained in the development application, supporting documentation and the plan(s) listed below, except where amended by these conditions of approval.	At all times
	Plan of Proposed Lots 1-103, Park and New Road Cancelling Lot 315 on SP178650 at 9 Lindemans Road, Lowood over 7 Stages, Plan No: 13341_005_PRO_B, sheets 1-4, dated 16/02/2018 prepared by Bennett and Bennet.	
	Structure Diagrams – Buffer Planting and Fences and Walls – reference DA01 171205 dated 21 March 2018 at 9 Lindemans Road Lowood c/- Bennett and Bennett and prepared by Form Landscape Architects.	
	Landscape Masterplan – reference DA01 171205 dated 21	

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	Conceptual Stormwater Management Plan Document No. K2796-0023-B dated 20 March 2018 for Residential subdivision Lot 315 on SP178650 at 9 Lindemans Road, Lowood for Jones Family Trust, prepared by Knobel Consulting.	
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	Residential Needs Analysis prepared for Stacey Ebert and Dale Jones for 9 Lindemans Road, Lowood, prepared by Location IQ dated September 2017.	
	Early Works Diagram – Reference 171205 – prepared by Form Landscape Architects – dated 27 February 2019	
1.2	Comply with relevant provisions of the Superseded Esk Shire Planning Scheme 2005 (as amended), Planning Scheme Policies and Local Laws.	At all times
1.3	A legible copy of this development approval package is to be available on the premises during the staged project.	During construction works for each stage
1.4	Pay to Council any outstanding rates, charges or expenses that are a charge over the subject land levied by Council and/or levied but not fully paid over the subject land.	Prior to endorsement of the subdivision plan for each stage
1.5	Pay to council the current amount at the time of payment, per lot for the issue of new valuations by the Department of Natural Resources, Mines and Energy (DNRME). The amount is currently set at \$36 per lot per the Fees and Charges 2018/2019.	Prior to endorsement of the subdivision plan for each stage
	Infrastructure Agreement	
1.6	The Developer is required to enter into an Infrastructure agreement with Council. The Developer is responsible for the preparation and costs associated with this Infrastructure agreement. The Infrastructure Agreement is to relate to the following:	Prior to endorsement of the subdivision plan for Stage 2

	<ul style="list-style-type: none"> • Parks and Open Space Network, inclusive of the establishment cost for trunk infrastructure (Local Park) that is the necessary trunk infrastructure pursuant to section 8.2 of Council's Charges Resolution (No 1) 2018. 	
1.6	<p>The stages as shown on the approved plan amended as per the requirements of Condition 1.1 of this Decision Notice are approved for the purposes of construction (subject to operational work approval) and compliance assessment of subdivision plans, subject to the following requirements:</p> <ol style="list-style-type: none"> The Operational Works application can cover more than one stage, however the engineering plans must be split into the individual stages shown on the approved staging plan. The construction of any approved operational works (including provision of "as constructed" information) and compliance assessment of subdivision plans must be in the sequence (i.e. order) of the stages shown on the approved staging plan. To be clear, the subdivision plan or stage 1 must be approved by Council before (or at the same time as) the stage 2 subdivision plan, and so on. Subdivision plans must correspond to the stages as shown on the approved staging plan noting the following exclusions: <ol style="list-style-type: none"> Approved early works required for the establishment of the amenity bunds prescribed through Conditions 3.1 and 3.2. Provision of public open space is to be in accordance with Condition 2.6. Any subsequent proposed amendments to the stage boundaries or the sequence of development must be first approved by Council as a change to the reconfiguration of a lot development approval and any operational work development approval 	As indicated within the wording of the condition.
SCHEDULE 2 - ENGINEERING		
No.	Condition	Timing
	ENGINEERING	
2.1	<p>The Applicant is to complete each stage of the development in sequence in general accordance with drawing Plan of Proposed Lots 1-103, Park and New Road, prepared by Bennett + Bennett and dated 16/02/2018.</p> <p>The Applicant is not to submit to Council the Plan of Survey for a stage for endorsement until the Applicant has received endorsement of the Plan of Survey for the preceding stage.</p>	As indicated
2.2	Make an Operational Work application to Council and pay the required fees where an application involves earthworks,	Prior to the commencement of

	erosion and sediment control, roadworks, car parks, landscaping, clearing and stormwater drainage required as stated in the following conditions.	Operational Works for each stage
2.3	All works are to be designed and constructed in accordance with the requirements of the <i>Somerset Regional Council Development Standards</i> .	Prior to endorsement of the subdivision plan for each stage
2.4	Bear the costs of works carried out to Council and utility services infrastructure and assets, including any alterations and repairs resulting from compliance with these conditions.	Prior to endorsement of the subdivision plan for each stage
2.5	It is required that the design and construction of civil components of the Operational Work are to be certified by a Registered Professional Engineer Queensland (RPEQ), including: <ul style="list-style-type: none"> Plans and specifications must be prepared and certified with the Operational Work application. Certification that the works have been undertaken in accordance with the approved plans, specifications and to Council's requirements. 	Prior to endorsement of the subdivision plan for each stage
OPEN SPACE/PARK/LANDSCAPING		
2.6	The entire Local Park and Linear Park, open space and drainage, inclusive of solid block or concrete acoustic fence (gap free and achieve a minimum surface density of 12.5kg/m²), mounds and all recreation elements and paths shall be constructed at the time of developing Stage 2.	Prior to endorsement of the subdivision plan for Stage 2
2.6	The Local Park and Linear Park and all associated recreation elements/infrastructure and paths shall be constructed at the time of relevant stage as noted on the subdivision proposal plan with the exception of the Local Park (included in Stage 7) which is to be constructed and dedicated to Council through the works occurring in Stage 6. <i>Information Note: The applicant is invited to enter into an infrastructure agreement with the Council to provide certainty to both parties in respect of the above requirements and timing of the provision of any refund and/or offset.</i>	As indicated within the wording of the condition.
2.6.1	The land required for condition 2.6 shall be retained in the ownership of the owner of proposed lot 103, until lot 103 has been developed and it is determined that there is no need to require additional acoustic elements in the parkland to address the impact of future industrial uses.	Until lot 103 has been developed and it is determined that there is no need to require additional acoustic elements in the parkland to

		address the impact of future industrial uses						
2.6.1	<p>Transfer of Open Space is to occur as follows:</p> <p>a. The applicant must transfer to Council the areas of public open space listed below, as identified on the plans indicated (subject to any amendments required by these conditions):</p> <table border="1"> <thead> <tr> <th>Purpose</th> <th>Description on Plan</th> <th>Plan Reference</th> </tr> </thead> <tbody> <tr> <td>Recreation/ Drainage Reserve</td> <td>Park 3.7 ha</td> <td>Plan No 13341_005_PRO_B,S heets 1-4, titled Proposed Lots 1-103 Park and New Road Cancelling Lot 315 on SP178650 at 9 Lindemans Road Lowood over 7 Stages, prepared by Bennett + Bennett</td> </tr> </tbody> </table> <p>b. The land identified in paragraph (a) must be transferred in fee simple as 'Public Open Space' to Somerset Regional Council as Trustee.</p> <p>c. Council will hold the land in trust for community infrastructure and may use the land, or permit the land to be used, for purposes that do not compromise the purpose for which the land is dedicated.</p> <p>d. The applicant must lodge the transfer documents with Council.</p> <p>e. The transfer of the land to Council must be at no cost to Council.</p> <p>f. The transfer of land is to occur in stages as prescribed by the subdivision proposal plan with the exception of the Local Park (identified in Stage 7) which is to occur in Stage 6.</p> <p><i>Information note: This condition is imposed in accordance with section 646 of the Planning Act 2016 (i.e. trunk infrastructure - listed).</i></p>	Purpose	Description on Plan	Plan Reference	Recreation/ Drainage Reserve	Park 3.7 ha	Plan No 13341_005_PRO_B,S heets 1-4, titled Proposed Lots 1-103 Park and New Road Cancelling Lot 315 on SP178650 at 9 Lindemans Road Lowood over 7 Stages, prepared by Bennett + Bennett	Transfer documents are to be lodged with Council within 30 days of the completion of the 'On Maintenance Period'
Purpose	Description on Plan	Plan Reference						
Recreation/ Drainage Reserve	Park 3.7 ha	Plan No 13341_005_PRO_B,S heets 1-4, titled Proposed Lots 1-103 Park and New Road Cancelling Lot 315 on SP178650 at 9 Lindemans Road Lowood over 7 Stages, prepared by Bennett + Bennett						
2.6.2	The developer shall maintain the Local Park and Linear Park, open space and drainage, inclusive of solid acoustic fencing, mounds and all recreation elements and paths while under its ownership and in accordance with a Management Agreement to be entered into with Council.	In accordance with Management Agreement						
2.6.2	Compliance with Operational work for landscape public works must occur prior to acceptance of open space 'On	As indicated within the wording of the						

	<p>Maintenance' as follows:</p> <p>a. All works specified in the Operational works approval for landscape public works must be carried out in accordance with the approved plan at no cost to Council and to the satisfaction of the Chief Executive Officer, prior to Council accepting the open space 'On Maintenance' in accordance with the <i>Somerset Development Standards</i>.</p> <p>b. The applicant must provide certification from a qualified professional that all works in the approved Operational works (for public landscape) design drawings have been implemented on-site in accordance with the Landscape Master Plan and the conditions of approval as stated on the decision notice approving the Operational works public landscape works and Reconfiguration of a lot. This certification must be provided to the Council prior to accepting the works 'On Maintenance'.</p>	condition.
2.6.3	The developer shall plant the vegetated buffer (covenant) along the rear of proposed lots 9-29. This area shall be delineated and protected from earthworks during the construction of the estate.	Prior to endorsement of the subdivision plan for Stage 2
2.6.3	<p>Establishment period for open space is to occur as follows:</p> <p>a. Upon completion of the landscape works in accordance with the approved landscape plans, the applicant must notify Council for an on-site meeting, prior to acceptance by Council of the commencement of the 'Establishment Period'.</p> <p>b. The applicant is responsible for the establishment of all living components of public open space, to the satisfaction of the Chief Executive Officer, for the duration of a twelve (12) month 'Establishment Period', prior to commencement of the 'On Maintenance' period, in accordance with the Somerset Development Standards.</p> <p>c. Without limiting the obligations under the Somerset Development Standards the applicant must, during the 'Establishment Period':</p> <p>i. rectify any defects arising from substandard workmanship;</p> <p>ii. replace any planted vegetation of poor quality or inappropriate species where used instead of specified species; and</p> <p>iii. maintain all components and their environs.</p>	As indicated within the wording of the condition.
2.6.4	<p>The 'On Maintenance' period for open space is to occur as follows:</p> <p>a. Upon satisfactory completion of the 'Establishment'</p>	As indicated within the wording of the condition.

	<p>period and Council notifying the applicant that the public open space has been formally accepted as being 'On Maintenance' following an 'On Maintenance' inspection, the applicant is responsible for undertaking a twelve (12) month 'On Maintenance' period in accordance with <i>Somerset Development Standards</i>.</p> <p>b. Without limiting the obligations under the <i>Somerset Development Standards</i>, the applicant, and not Council, is responsible for:</p> <ul style="list-style-type: none"> i. Maintaining open space areas; and ii. For the rectification of defects and any damage that occurs, unless the damage is directly attributable to Council activities. 							
2.6.5	<p>Works undertaken and embellishments installed within public open space must be in 'as new' condition or with signs of depreciation limited to deterioration commensurate with moderate use during the 'On Maintenance' period. The condition of works and embellishments includes, but is not limited to, elements of structural, functional and aesthetic integrity.</p>	<p>During the 'On Maintenance' period and 'Off Maintenance' inspection.</p>						
2.6.6	<p>The developer shall enter into a Management Agreement with Council as follows:</p> <ul style="list-style-type: none"> a. To maintain elements of the open space associated with the amenity bund (at minimum) with an option to include; b. The maintenance of the Local Park and Linear Park (all open spaces, recreational and pedestrian facilities) and drainage areas. 	<p>Prior to the endorsement of each relevant stage of the subdivision or in accordance with the Management Agreement.</p>						
2.6.7	<p>The developer is to undertake early works as follows:</p> <ul style="list-style-type: none"> a. The developer shall undertake early works in association with the proposed amenity bund in the form of Operational works for public landscape works in accordance with the plans listed below (subject to any amendments required by these conditions): <table border="1" data-bbox="300 1585 1102 1859"> <thead> <tr> <th><i>Purpose</i></th> <th><i>Description of Works</i></th> <th><i>Plan Reference</i></th> </tr> </thead> <tbody> <tr> <td>Operational work</td> <td>Amenity bund and Landscape works, 4 metres wide both sides – Re-vegetation planting.</td> <td>Plan No 171205, titled Early Works Diagram, dated 27 Feb 2019, prepared by Form Landscape Architects</td> </tr> </tbody> </table> <ul style="list-style-type: none"> b. The works identified in paragraph (a) must be completed prior to the endorsement of Stage 2 at no cost to Council. 	<i>Purpose</i>	<i>Description of Works</i>	<i>Plan Reference</i>	Operational work	Amenity bund and Landscape works, 4 metres wide both sides – Re-vegetation planting.	Plan No 171205, titled Early Works Diagram, dated 27 Feb 2019, prepared by Form Landscape Architects	<p>As indicated within the wording of the condition.</p>
<i>Purpose</i>	<i>Description of Works</i>	<i>Plan Reference</i>						
Operational work	Amenity bund and Landscape works, 4 metres wide both sides – Re-vegetation planting.	Plan No 171205, titled Early Works Diagram, dated 27 Feb 2019, prepared by Form Landscape Architects						

2.6.8	The developer shall plant the vegetated buffer (covenant) along the rear of proposed lots 9-29. This area shall be delineated and protected from earth works during the construction of the estate.	Prior to the endorsement of the subdivision plan for Stage 4
2.6.9	<p>The developer must register an instrument of covenant with respect to the covenant areas as shown on the approved drawings as follows:</p> <ol style="list-style-type: none"> a. The purpose of the covenant is to protect vegetation. b. The details of the covenant must include: <ol style="list-style-type: none"> i. The extent of the covenant area – with reference to the approved plan of development, and bound description. ii. What restrictions/ obligations apply with respect to the land the subject of the covenant – with reference to section 97A of the <i>Land Title Act</i> 1994 where the land is freehold. iii. The covenant area must be shown and identified as ‘Environmental Covenant’ on the face of the survey plan. c. Register the covenant prior to a request is made to Council to approve the plan of subdivision. 	As indicated within the wording of the condition.
2.7	All entry statements, fences, batters for lots, and retaining walls must be located entirely within private land and not within the public road reserve.	At all times
2.8	The developer is to prepare and landscape the site in general accordance with the approved Landscape Masterplan prepared by Form Landscape Architects and dated 21 March 2018, or as otherwise approved by Council.	Prior to endorsement of the subdivision plan for Stage 2
2.9	<p>Submit a Landscape Plan for all landscaping associated with the development. The plan must be prepared by a suitably qualified and experienced Landscape Architect, horticulturist, or other person experienced in landscape design and construction. The Landscape Plan must address the performance criteria listed below:</p> <ul style="list-style-type: none"> • Comply with the <i>Somerset Development Standards</i>. • To enhance the appearance of the development internally and externally. • To make a positive contribution to the streetscape; • To screen unsightly objects from public view; • To contribute to an environment by providing shade to reduce glare, heat absorption and radiation; • To ensure common areas are useable; • To provide long term erosion protection; • To integrate with existing vegetation and other natural features of the site and adjoining lands; and 	As part of Operational works for Stage 2

	<ul style="list-style-type: none"> To provide adequate vehicle sightlines and road safety. <p>The Landscape Plan must also detail:</p> <ul style="list-style-type: none"> The typical species to be planted, consisting mainly of drought-tolerant species suitable to their individual location on site; The number and size of plants; The typical planting detail including preparation, backfill, staking and mulching. The developer must prepare and landscape the site in accordance with the approved Landscape Plan, or as otherwise approved in writing by Council. Any amendments approved by the Council are taken to be a part of the approved Landscape Plan. 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 works and any ensuing defects liability period. Apart from declared weeds and pests, trees, shrubs and landscaped areas currently existing on the subject land must be retained where possible and action taken to minimize disturbance during construction work. Landscaping provided within the front boundary setback of the subject land and around car parking areas within the subject land must allow visibility into the site by: <ul style="list-style-type: none"> Using trees which have a clean trunk height of at least 1.8 metres (at maturity); Using shrubs with a maximum height of 0.75 metres, in order to retain sight lines; A minimum of 70% of landscaped areas must be retained as a permeable surface. Landscape areas must be maintained, and the site must remain in a clean and tidy state at all times during the maintenance period. 	
2.10	A 1.8m high timber paling fence shall be provided along the Clarendon Road frontage of proposed lots 1-8 and 87-101. The detailed design elements are to be achieved through subsequent operational works applications.	Prior to endorsement of the subdivision plan for the relevant stage
	GENERAL SERVICES	
2.11	Connect the development to a reticulated water supply, sewer infrastructure, underground electricity supply, and telecommunications utilities in accordance with acceptable standards of the relevant regulatory authority so that it is available to each allotment.	Prior to endorsement of the subdivision plan for each stage
2.12	The applicant must provide written evidence (eg connection	Prior to

	certificate) from each particular service provider stating either that each lot has been connected to applicable service, is available at a standard connection, or has a current supply agreement.	endorsement of the subdivision plan for each stage
2.13	Electricity/telecommunication/water supply/sewer drawings must be co-ordinated with the civil engineering design details, to ensure that service clashes are avoided.	Prior to endorsement of the subdivision plan for each stage
2.14	Where serviced by kerb and channel, place brass markers in the kerb line at each service crossing. (Water, Sewer, Electricity and telecommunications)	Prior to endorsement of the subdivision plan for each stage
	BUILDING ABOVE FLOOD LEVEL	
2.15	The lots are to be created for buildings to be designed and constructed a minimum of 300mm above the Defined Flood Level (DFL).	Prior to endorsement of the subdivision plan for each stage
2.16	Any filling below the Defined Flood Level (DFL) will be in accordance with an approved flood study.	Prior to endorsement of the subdivision plan for each stage
	EARTHWORKS	
2.17	All earthworks to be constructed in accordance with AS3798. Fill material is to be placed, compacted, and tested by a suitably qualified inspection and testing organization.	At all times
2.18	All dams that are across proposed lot boundaries shall be removed.	Prior to endorsement of the subdivision plan for the relevant stage
2.19	Rehabilitation of dam sites, including methods of construction, management and supervision is to ensure that the site will be suitable for the proposed use. Test results as required and a certificate of quality and uniformity is to be provided by a Registered Professional Engineer Queensland (RPEQ).	Prior to endorsement of the subdivision plan for the relevant stage
2.20	Contaminated material must not be used as fill on the site. Any filling must be undertaken using inert materials only.	At all times
2.21	Any fill, cut and other stored material must be contained within properties comprising the development application. Fill cannot be placed on adjacent properties without providing Council with written permission from the respective property owner(s).	At all times
	ROADWORKS	
2.22	Install all traffic signs and line markings in accordance with <i>Manual of Uniform Traffic Control Devices</i> .	Prior to endorsement of the

		subdivision plan for the relevant stage
2.23	Dedicate, design and construct all new roads as illustrated on the approved plans, with concrete kerb and channel (including drainage and associated works) in accordance with <i>Somerset Regional Council Development Standards</i> .	Prior to endorsement of the subdivision plan for the relevant stage
2.24	Road reserve and carriageway widths to be in accordance with the <i>Somerset Regional Council Development Standards</i> .	Prior to endorsement of the subdivision plan for the relevant stage
2.25	All works on or adjacent to roadways must be adequately signed in accordance with the “ <i>Manual for Uniform Traffic Control Devices – Part 3, Works on Roads</i> ”. Any Road or lane closure must be applied for in writing to Council, and all conditions of that approval complied with during construction of the works.	During construction of the works; and at all times
2.26	Provide 6m x 3 chord truncations on property boundaries at all road intersections. Remove all improvements and obstructions from the area of the corner truncation(s) and area of dedicated road.	Prior to endorsement of the subdivision plan for the relevant stage
2.27	Provide a sealed vehicle turn around area with a minimum 9m radius at the end of any terminating roads that are to be constructed as part of a future stage of development.	Prior to endorsement of the subdivision plan for the relevant stage
2.28	Provide verge and access in accordance with <i>Somerset Regional Council Development Standards</i> .	As part of Operational Works for the relevant stage
2.29	Upgrade the intersection of Clarendon Road and Proposed Road 1 including signage, line marking and pavement and surfacing design in accordance with the Department of Transport and Main Roads <i>Road Planning and Design Manual (RPDM)</i> and Austroads <i>Guide to Road Design</i> . Applicant is required to construct: BAR and BAL design to all turning movements. All intersection upgrade requirements are at the applicant’s expense. All intersection upgrade requirements are to be completed prior to the plans of survey being registered.	As part of the Operational Works for the relevant stage
2.30	Applicant is required to design Clarendon Road to the ultimate design carriageway width of 12m including kerb and channel and verge from proposed Lot 8 through to Lindemans Road. Applicant is required to construct the following:	As part of the Operational Works for the relevant stage

	<p>a) 12m wide carriageway including kerb and channel and verge adjacent to and for the full frontage of the development from proposed Lot 8 to proposed Lot 92 and tie into the existing kerb and channel.</p> <p>b) 7m wide carriageway including kerb and channel and verge adjacent to and for the full frontage of the development from proposed Lot 91 to Lindemans Road.</p>	
2.31	The applicant shall protect and retain the existing Jacaranda trees planted along Clarendon Rd, if such are to be removed than they must be replaced by either the same species or a new species of the equivalent age and size.	Operational Works for the relevant stage
	STREET NAMES	
2.32	<p>Submit a list of road names for all new roads, along with the reasons for selecting such names, for the road names to be considered and approved by Council.</p> <p>The proponent is responsible for the cost of road signs and installation. Street nameplates are to comply with Council's standards.</p>	As part of the Operational Works for the relevant stage
	KERB AND CHANNEL	
2.33	Dedicate, design and construct all new roads as illustrated on the approved plans, with concrete kerb and channel (including drainage and associated works) in accordance with Councils Development Manual and Standard Drawings.	As part of the Operational Works for the relevant stage
	FOOTPATHS	
2.34	Provide concrete footpaths and shared paths in general accordance with Pedestrian Mobility Plan 13.341-005-MIS-A prepared by Bennet + Bennett dated 25/03/2018 and in accordance with <i>Somerset Regional Council Development Standards</i> .	As part of Operational Works for the relevant stage
2.35	Provide a concrete footpath connection from the development to the proposed bus stops along Clarendon Road.	As part of Operational Works for the relevant stage
2.36	Provide a concrete cycle path (shared path) connection to Councils existing network on Main Street in accordance with <i>Somerset Regional Council Development Standards</i> . The path shall include the pathway along proposed lot 87 to the connection with the existing cycle path (shared path) at the intersection of Lindemans Road and Main Street.	As part of Operational Works for the relevant stage
	STREET LIGHTING	
2.37	<p>Install street lighting in accordance with AS1158 – <i>Code of Practices for Public Lighting</i> as follows:</p> <p>i) Local streets and minor collectors (1 to 50 lots) –</p>	Prior to endorsement of Subdivision Plan for each stage

	<p>Lighting Category P5</p> <p>ii) Collector Roads – Lighting Category P4.</p> <p>Install all street lighting on the same side as footpaths, where applicable.</p> <p>Obtain certification of street lighting installation by a Registered Professional Engineer Queensland (RPEQ).</p>	
	VEHICLE ACCESS	
2.38	All vehicular access for new allotments shall provide convenient and safe access and egress from the site in accordance with <i>Somerset Regional Council Development Standards</i> .	Prior to endorsement of Subdivision Plan for each stage
2.39	Landowners are responsible for construction and maintenance of vehicular access for the property, from the road carriageway to property boundary in accordance with Council's Policy and Standards. Approval is to be sought from Council and the applicant must advise all potential purchasers accordingly.	At all times
	EASEMENTS	
2.40	<p>Provide an easement over stormwater and inter-allotment drainage located within private property to the downstream tributary.</p> <p>The easement widths may vary but must extend to include top of batters of open drains and/or flood paths and provide suitable means of access for machinery around headwalls and steep batters to enable maintenance operations to occur without encroachment onto private property and are to be in accordance with Queensland Urban Drainage Manual (QUDM). The applicant is to provide to Council certification from the surveyor that the easements are correctly located over infrastructure. The easement is to be dedicated at no cost to Council.</p> <p>All easement documentation shall be prepared by the proponent in a form satisfactory to Council's Solicitor.</p> <p><i>Note: Easements required for the discharge of stormwater over adjacent properties must be agreed to in writing by the owner of the property.</i></p>	Prior to endorsement of Subdivision Plan for each stage
	STORMWATER	
2.41	Stormwater Drainage shall be constructed in general accordance with Conceptual Stormwater Management Plan, prepared by Knobel Consulting and dated 20 March 2018.	As part of Operational Works for each stage
2.42	Design and construction of all stormwater drainage works must comply with the relevant section/s of the Queensland Urban Drainage Manual (QUDM) and the <i>Somerset Regional Council Standards</i> .	As part of Operational Works for each stage

2.43	Stormwater Drainage and flows are to have a no worsening effect on adjoining, upstream, or downstream landholders.	At all times
2.44	Attenuate the difference between pre and post developed flows.	As part of Operational Works for each stage
2.45	Convey stormwater flows through the development from the upstream catchment.	As part of Operational Works for each stage
2.46	Fill, compact and grade all low-lying land being subdivided to ensure each allotment is drained adequately by gravitation to the drainage system within the proposed development.	Prior to the endorsement of the Plan of subdivision for relevant stage
2.47	Where stormwater cannot be discharged to the kerb and channel, provide inter-allotment drainage in accordance with Queensland Urban Drainage Manual (QUDM) and Council standards.	As part of Operational Works for relevant stage
2.48	Submit permission for the discharge of stormwater drainage to a lawful point of discharge from the owners of properties affected by any stormwater discharge from the site. <i>Note: Such consent may require supporting engineering plans and calculations.</i>	As part of Operational Works for the relevant stage
2.49	Adjoining properties and roadways to the development are to be protected from ponding or nuisance from stormwater as a result of any site works undertaken as part of the proposed development.	Prior to endorsement of the subdivision plan for the relevant stage
EROSION AND SEDIMENT CONTROL		
2.50	Erosion and sedimentation controls shall be implemented, as necessary, and shall be maintained to Council's satisfaction at all times during the course of the project. Should Council determine that proposed controls are ineffective or a downstream drainage system has become silted, the developer will: <ul style="list-style-type: none"> • Be required to install additional measures. • Be responsible for the restoration work. Should the developer fail to complete the works determined by Council within the specified time, the Council will complete the work and recover all costs from the developer associated with the work.	At all times during the staged project
2.51	Measures shall be applied to prevent site vehicles tracking sediment and other pollutants onto adjoining streets during the project, and to prevent dust nuisance.	At all times during the staged project

2.52	Prepare an Erosion and Sediment Control Plan designed by a Registered Professional Engineer Queensland (RPEQ). Implement all relevant sediment and erosion control measures and temporary fencing as identified on the approved engineering drawings as part of the operational works. All sediment control devices and sediment collection points shall be regularly monitored, sediment removed as necessary and devices maintained responsibly during construction and maintenance period of the development works.	As part of the lodgement of the Operational Works applications for the staged project
2.53	All wastes to be managed in accordance with the relevant legislation and regulations with regulated waste to be disposed of at a licensed facility and general solid waste to be disposed of at approved landfill sites with the contractor covering all costs incurred for the receipt and management of the waste.	At all times during the staged project
2.54	Where vegetation is removed, the vegetation waste shall be disposed of by: <ul style="list-style-type: none"> i) Milling; ii) Chipping and/or mulching; iii) Disposal at an approved waste disposal facility. <p>No incineration of vegetation or waste will be permitted at the site. Waste other than vegetation waste, generated because of the operations shall be disposed of to an approved disposal facility.</p>	At all times during the staged project
2.55	All declared weeds and pests are to be removed from the subject land and kept clear of such nuisance varieties.	During operations of the staged project
2.56	Apart from declared weeds and pests, areas with trees, shrubs and landscaping currently existing on the subject land must be retained where possible and action taken to minimise disturbance during construction work.	As part of Operational Works for each stage
SCHEDULE 3 - ENVIRONMENTAL		
No.	Condition	Timing
	Noise	
3.1	Construct an earthen mound and solid block or concrete acoustic barrier as is detailed in the report titled "Noise and Air Quality Assessment – 9 Lindemans Road, Lowood" prepared by MWA Environmental dated 26 March 2018 that: <ul style="list-style-type: none"> • is located in accordance with details provided in the Noise and Air Quality Assessment; • achieves an overall height of 6 metres above the natural ground level of the proposed alignment; • Complies with the design detailed in the Noise and Air Quality Assessment; • achieves a surface area density not less than 12.5 	Prior to endorsement of the subdivisional plan for Stage 2

	<ul style="list-style-type: none"> kg/m²; and has no air gaps (including at the base and between panels). 	
3.2	<p>Construct the Type 2 acoustic barrier as is detailed in the report titled "Noise and Air Quality Assessment – 9 Lindemans Road, Lowood prepared by MWA Environmental dated 26 March 2018 that:</p> <ul style="list-style-type: none"> is located in accordance with the details provided in the Noise and Air Quality Assessment; achieves a surface area density not less than 10 kg/m²; and has no air gaps (including at the base and between panels). 	Prior to endorsement of the subdivision plan for Stage 2
3.3	<p>Provide certification from a suitably qualified acoustic consultant that:</p> <ul style="list-style-type: none"> the earthen mound / acoustic barrier has been constructed in accordance with the specifications of (3.1) above. the Type 2 acoustic barrier has been constructed in accordance with the specifications of 3.2 above. <p>The earthen mound/acoustic barrier has been designed to achieve the acoustic quality objectives of the <i>EP (Noise) Policy 2008</i> of the State Planning Policy.</p>	Prior to endorsement of the subdivision plan for Stage 2

SCHEDULE 4 – REFERRAL AGENCY	
Department of State Development, Manufacturing, Infrastructure and Planning	
Concurrence Agency Response: Recommend conditions apply	
No	Condition
4.1	Pursuant to section 56 of the <i>Planning Act 2016</i> the Department of State Development, Manufacturing, Infrastructure and Planning, as a <i>Concurrence Agency</i> , has assessed the impact of the proposed development having regard to land use and transport coordination and the state-controlled road network and advises Council that conditions apply.
4.2	Concurrence Agency response dated 1 May 2018 and referenced 1711-2341 SRA.
4.3	Concurrence Agency response will be attached to Council's Decision Notice for DA17198.
SCHEDULE 5 – REFERRAL AGENCY	
ENERGEX	
Advice Agency Response: Recommend conditions apply	
No	Condition
5.1	Pursuant to Schedule 10, Part 9 of the <i>Planning Act 2016</i> , <i>Energex</i> as an Advice Agency has assessed the impact of the proposed development having regard to the Electricity Act 1994 and advises that conditions apply.

5.2	Advice Agency response dated 6 November 2017 and referenced HBD 5882024 359601.
5.3	Advice Agency response will be attached to Council's Decision Notice for DA17198.

SCHEDULE 6 – ADVISORY NOTES

This approval has effect in accordance with the provisions of section 71 of the *Planning Act 2016*. [A copy of section 71 will be enclosed with the Decision Notice].

Currency Period - Pursuant to section 85 of the *Planning Act 2016* the approval will lapse if the first change of the use under the approval does not start within the 'currency period' – being four (4) years starting the day the approval takes effect.

This approval requires Council to approve a plan of subdivision before the plan can be registered or otherwise recorded, pursuant to Part 9. Section 69 of the *Planning Regulation 2017*.

The applicant may make representations (change representations) about a matter in this development application within the applicant's appeal period under the process established in chapter 3, part 5, subdivision 1 of the *Planning Act 2016*.

The *Planning Act 2016* provides for a person to make a change to this development application outside the applicant's appeal period, following the process outlined in chapter 3, part 5, subdivision 2 of the Act.

The form *Application to Approval Plan of Subdivision [version 1.0 effective 3 July 2017]* must be completed by the person requesting development assessment of this conditional approval. The form must be submitted to Council and must be accompanied by the relevant fees, and a compliance summary of development conditions. If there is insufficient space on the form, the person must attach extra pages outlining compliance.

The Plan of Subdivision will not be released until all works for each stage are completed to Council's satisfaction or uncompleted works are suitably bonded.

The completion of relevant documentation and a pre- start meeting with Council's Technical Officer, supervising Engineer and the Contractor is required prior to any works starting at the site.

All works shall be carried out in accordance with the *Workplace, Health and Safety Act (as amended)* and the *Workplace Health and Safety Regulation (as amended)*.

All Operational Work is to comply with relevant codes for design and construction.

Construction hours are 6:30 am to 6:30 pm Monday to Saturday, with no work to be undertaken on Sundays or public holidays. Work or business which causes audible noise shall not be conducted from or on the site outside the above hours.

Upon receiving the certification by a RPEQ, and submission and approval of as constructed drawings and documentation, Council will accept the works as "On Maintenance".

Council will bond the developer for an amount equal to 5% of the operational works and the Developer is required to maintain all works for a period of 12 months for civil works and 18 months for landscaping (maintenance period) from the date of "On Maintenance". Any

defective works must be rectified within the maintenance period.

At the end of the maintenance period the works shall be inspected and if satisfactory, shall be placed "Off Maintenance". Bonds or other securities will be released after the works have been placed "Off Maintenance".

Biosecurity Queensland should be notified on 13 25 23 of proposed development(s) occurring in the Fire Ant Restricted Area before earthworks commence. It should be noted that works involving movements of soil associated with earthworks may be subject to movement controls and failure to obtain necessary approvals from Biosecurity Queensland is an offence.

It is a legal obligation to report any sighting or suspicion of fire ants within 24 hours to Biosecurity Queensland on 13 25 23.

The Fire Ant Restricted Area as well as general information can be viewed on the DAF website www.daf.qld.gov.au/fireants

The Applicant has the Right of Appeal to the Planning and Environment Court regarding the conditions of this approval. Should the Applicant notify Council in writing that the conditions of approval are accepted without dispute and that the right of appeal to the Court will not be exercised, the Decision Notice may be taken to be the development permit.

Resolution

Moved – Cr Choat

Seconded – Cr Brieschke

"THAT Council **issue a "Negotiated Decision Notice"** for Development Application No 17198 for a Development Permit for Reconfiguration of a Lot involving a Staged Subdivision of one lot into 102 residential lots, new roads, park and one balance lot on land described as Lot 315 on SP178650 situated at 9 Lindemans Road and Clarendon Road, Lowood subject to the requirements and conditions contained in the Schedules and Attachments.

SCHEDULE 1 – GENERAL CONDITIONS

No	Condition	Timing
1.1	Carry out the development in general accordance with the material contained in the development application, supporting documentation and the plan(s) listed below, except where amended by these conditions of approval.	At all times
	Plan of Proposed Lots 1-103, Park and New Road Cancelling Lot 315 on SP178650 at 9 Lindemans Road, Lowood over 7 Stages, Plan No: 13341_005_PRO_B, sheets 1-4, dated 16/02/2018 prepared by Bennett and Bennet.	
	Structure Diagrams – Buffer Planting and Fences and Walls – reference DA01 171205 dated 21 March 2018 at 9 Lindemans Road Lowood c/- Bennett and Bennett and prepared by Form Landscape Architects.	
	Landscape Masterplan – reference DA01 171205 dated 21 March 2018 at 9 Lindemans Road Lowood c/- Bennett and Bennett and prepared by Form Landscape Architects.	
	Conceptual Stormwater Management Plan Document No. K2796-0023-B dated 20 March 2018 for Residential subdivision Lot 315 on SP178650 at 9 Lindemans Road, Lowood for Jones Family Trust, prepared by Knobel	

	Consulting.	
	Stormwater Management Layout Plan Project No. K2796 Drawing No. P109 Issue C dated 02-03-2018 prepared by Knobel Consulting.	
	Traffic Impact Assessment Report Number 620.11915-RO1 dated 8 September 2017, prepared by SLR Consulting.	
	Noise and Air Quality Assessment for Residential Subdivision 9 Lindemans Road Lowood prepared for Jones Family Trust c/- Bennett and Bennett, prepared by MWA Environmental dated 26 March 2018.	
	Infrastructure Report prepared for proposed Residential Subdivision Lot 315 on SP178650 9 Lindemans Road, Lowood, for Jones Family Trust, dated 22 September 2017, File No: K2796-0022, prepared by Knobel Consulting.	
	Queensland Urban Utilities Service Advice Notice Ref: 17-SRV-29198 dated 15 September 2017.	
	Residential Needs Analysis prepared for Stacey Ebert and Dale Jones for 9 Lindemans Road, Lowood, prepared by Location IQ dated September 2017.	
	Early Works Diagram – Reference 171205 – prepared by Form Landscape Architects – dated 27 February 2019	
1.2	Comply with relevant provisions of the Superseded Esk Shire Planning Scheme 2005 (as amended), Planning Scheme Policies and Local Laws.	At all times
1.3	A legible copy of this development approval package is to be available on the premises during the staged project.	During construction works for each stage
1.4	Pay to Council any outstanding rates, charges or expenses that are a charge over the subject land levied by Council and/or levied but not fully paid over the subject land.	Prior to endorsement of the subdivision plan for each stage
1.5	Pay to council the current amount at the time of payment, per lot for the issue of new valuations by the Department of Natural Resources, Mines and Energy (DNRME). The amount is currently set at \$36 per lot per the Fees and Charges 2018/2019.	Prior to endorsement of the subdivision plan for each stage
	Infrastructure Agreement	
1.6	The stages as shown on the approved plan amended as per the requirements of Condition 1.1 of this Decision Notice are approved for the purposes of construction (subject to operational work approval) and compliance assessment of subdivision plans, subject to the following requirements: a. The Operational Works application can cover more than one stage, however the engineering plans must be split into the individual stages shown on the approved staging plan. b. The construction of any approved operational works (including provision of “as constructed” information) and compliance assessment of subdivision plans must	As indicated within the wording of the condition.

	<p>be in the sequence (i.e. order) of the stages shown on the approved staging plan. To be clear, the subdivision plan or stage 1 must be approved by Council before (or at the same time as) the stage 2 subdivision plan, and so on.</p> <p>c. Subdivision plans must correspond to the stages as shown on the approved staging plan noting the following exclusions:</p> <p>i. Approved early works required for the establishment of the amenity bunds prescribed through Conditions 3.1 and 3.2.</p> <p>ii. Provision of public open space is to be in accordance with Condition 2.6.</p> <p>d. Any subsequent proposed amendments to the stage boundaries or the sequence of development must be first approved by Council as a change to the reconfiguration of a lot development approval and any operational work development approval</p>	
SCHEDULE 2 - ENGINEERING		
No.	Condition	Timing
	ENGINEERING	
2.1	<p>The Applicant is to complete each stage of the development in sequence in general accordance with drawing Plan of Proposed Lots 1-103, Park and New Road, prepared by Bennett + Bennett and dated 16/02/2018.</p> <p>The Applicant is not to submit to Council the Plan of Survey for a stage for endorsement until the Applicant has received endorsement of the Plan of Survey for the preceding stage.</p>	As indicated
2.2	Make an Operational Work application to Council and pay the required fees where an application involves earthworks, erosion and sediment control, roadworks, car parks, landscaping, clearing and stormwater drainage required as stated in the following conditions.	Prior to the commencement of Operational Works for each stage
2.3	All works are to be designed and constructed in accordance with the requirements of the <i>Somerset Regional Council Development Standards</i> .	Prior to endorsement of the subdivision plan for each stage
2.4	Bear the costs of works carried out to Council and utility services infrastructure and assets, including any alterations and repairs resulting from compliance with these conditions.	Prior to endorsement of the subdivision plan for each stage
2.5	It is required that the design and construction of civil components of the Operational Work are to be certified by a Registered Professional Engineer Queensland (RPEQ), including:	Prior to endorsement of the subdivision plan for each stage

	<ul style="list-style-type: none"> Plans and specifications must be prepared and certified with the Operational Work application. Certification that the works have been undertaken in accordance with the approved plans, specifications and to Council's requirements. 							
	OPEN SPACE/PARK/LANDSCAPING							
2.6	<p>The Local Park and Linear Park and all associated recreation elements/infrastructure and paths shall be constructed at the time of relevant stage as noted on the subdivision proposal plan with the exception of the Local Park (included in Stage 7) which is to be constructed and dedicated to Council through the works occurring in Stage 6.</p> <p><i>Information Note: The applicant is invited to enter into an infrastructure agreement with the Council to provide certainty to both parties in respect of the above requirements and timing of the provision of any refund and/or offset.</i></p>	As indicated within the wording of the condition.						
2.6.1	<p>Transfer of Open Space is to occur as follows:</p> <p>a. The applicant must transfer to Council the areas of public open space listed below, as identified on the plans indicated (subject to any amendments required by these conditions):</p> <table border="1"> <thead> <tr> <th><i>Purpose</i></th> <th><i>Description on Plan</i></th> <th><i>Plan Reference</i></th> </tr> </thead> <tbody> <tr> <td>Recreation/ Drainage Reserve</td> <td>Park 3.7 ha</td> <td>Plan No 13341_005_PRO_B, Sheets 1-4, titled Proposed Lots 1-103 Park and New Road Cancelling Lot 315 on SP178650 at 9 Lindemans Road Lowood over 7 Stages, prepared by Bennett + Bennett</td> </tr> </tbody> </table> <p>b. The land identified in paragraph (a) must be transferred in fee simple as 'Public Open Space' to Somerset Regional Council as Trustee.</p> <p>c. Council will hold the land in trust for community infrastructure and may use the land, or permit the land to be used, for purposes that do not compromise the purpose for which the land is dedicated.</p> <p>d. The applicant must lodge the transfer documents with Council.</p> <p>e. The transfer of the land to Council must be at no cost to Council.</p> <p>f. The transfer of land is to occur in stages as prescribed by the subdivision proposal plan with the exception of the Local Park (identified in Stage 7) which is to occur in Stage 6.</p>	<i>Purpose</i>	<i>Description on Plan</i>	<i>Plan Reference</i>	Recreation/ Drainage Reserve	Park 3.7 ha	Plan No 13341_005_PRO_B, Sheets 1-4, titled Proposed Lots 1-103 Park and New Road Cancelling Lot 315 on SP178650 at 9 Lindemans Road Lowood over 7 Stages, prepared by Bennett + Bennett	Transfer documents are to be lodged with Council within 30 days of the completion of the 'On Maintenance Period'
<i>Purpose</i>	<i>Description on Plan</i>	<i>Plan Reference</i>						
Recreation/ Drainage Reserve	Park 3.7 ha	Plan No 13341_005_PRO_B, Sheets 1-4, titled Proposed Lots 1-103 Park and New Road Cancelling Lot 315 on SP178650 at 9 Lindemans Road Lowood over 7 Stages, prepared by Bennett + Bennett						

	<i>Information note: This condition is imposed in accordance with section 646 of the Planning Act 2016 (i.e. trunk infrastructure - listed).</i>	
2.6.2	<p>Compliance with Operational work for landscape public works must occur prior to acceptance of open space 'On Maintenance' as follows:</p> <p>a. All works specified in the Operational works approval for landscape public works must be carried out in accordance with the approved plan at no cost to Council and to the satisfaction of the Chief Executive Officer, prior to Council accepting the open space 'On Maintenance' in accordance with the <i>Somerset Development Standards</i>.</p> <p>b. The applicant must provide certification from a qualified professional that all works in the approved Operational works (for public landscape) design drawings have been implemented on-site in accordance with the Landscape Master Plan and the conditions of approval as stated on the decision notice approving the Operational works public landscape works and Reconfiguration of a lot. This certification must be provided to the Council prior to accepting the works 'On Maintenance'.</p>	As indicated within the wording of the condition.
2.6.3	<p>Establishment period for open space is to occur as follows:</p> <p>a. Upon completion of the landscape works in accordance with the approved landscape plans, the applicant must notify Council for an on-site meeting, prior to acceptance by Council of the commencement of the 'Establishment Period'.</p> <p>b. The applicant is responsible for the establishment of all living components of public open space, to the satisfaction of the Chief Executive Officer, for the duration of a twelve (12) month 'Establishment Period', prior to commencement of the 'On Maintenance' period, in accordance with the <i>Somerset Development Standards</i>.</p> <p>c. Without limiting the obligations under the <i>Somerset Development Standards</i> the applicant must, during the 'Establishment Period':</p> <p>i. rectify any defects arising from substandard workmanship;</p> <p>ii. replace any planted vegetation of poor quality or inappropriate species where used instead of specified species; and</p> <p>iii. maintain all components and their environs.</p>	As indicated within the wording of the condition.
2.6.4	The 'On Maintenance' period for open space is to occur as follows:	As indicated within the wording of the

	<p>a. Upon satisfactory completion of the ‘Establishment’ period and Council notifying the applicant that the public open space has been formally accepted as being ‘On Maintenance’ following an ‘On Maintenance’ inspection, the applicant is responsible for undertaking a twelve (12) month ‘On Maintenance’ period in accordance with <i>Somerset Development Standards</i>.</p> <p>b. Without limiting the obligations under the <i>Somerset Development Standards</i>, the applicant, and not Council, is responsible for:</p> <ul style="list-style-type: none"> i. Maintaining open space areas; and ii. For the rectification of defects and any damage that occurs, unless the damage is directly attributable to Council activities. 	condition.						
2.6.5	Works undertaken and embellishments installed within public open space must be in ‘as new’ condition or with signs of depreciation limited to deterioration commensurate with moderate use during the ‘On Maintenance’ period. The condition of works and embellishments includes, but is not limited to, elements of structural, functional and aesthetic integrity.	During the ‘On Maintenance’ period and ‘Off Maintenance’ inspection.						
2.6.6	<p>The developer shall enter into a Management Agreement with Council as follows:</p> <ul style="list-style-type: none"> a. To maintain elements of the open space associated with the amenity bund (at minimum) with an option to include; b. The maintenance of the Local Park and Linear Park (all open spaces, recreational and pedestrian facilities) and drainage areas. 	Prior to the endorsement of each relevant stage of the subdivision or in accordance with the Management Agreement.						
2.6.7	<p>The developer is to undertake early works as follows:</p> <ul style="list-style-type: none"> a. The developer shall undertake early works in association with the proposed amenity bund in the form of Operational works for public landscape works in accordance with the plans listed below (subject to any amendments required by these conditions): <table border="1" data-bbox="300 1653 1086 1892"> <thead> <tr> <th><i>Purpose</i></th> <th><i>Description of Works</i></th> <th><i>Plan Reference</i></th> </tr> </thead> <tbody> <tr> <td>Operational work</td> <td>Amenity bund and Landscape works, 4 metres wide both sides – Re-vegetation planting.</td> <td>Plan No. 171205, titled Early Works Diagram, dated 27 Feb 2019, prepared by Form Landscape Architects</td> </tr> </tbody> </table> <ul style="list-style-type: none"> b. The works identified in paragraph (a) must be completed prior to the endorsement of Stage 2 at no cost to Council. 	<i>Purpose</i>	<i>Description of Works</i>	<i>Plan Reference</i>	Operational work	Amenity bund and Landscape works, 4 metres wide both sides – Re-vegetation planting.	Plan No. 171205, titled Early Works Diagram, dated 27 Feb 2019, prepared by Form Landscape Architects	As indicated within the wording of the condition.
<i>Purpose</i>	<i>Description of Works</i>	<i>Plan Reference</i>						
Operational work	Amenity bund and Landscape works, 4 metres wide both sides – Re-vegetation planting.	Plan No. 171205, titled Early Works Diagram, dated 27 Feb 2019, prepared by Form Landscape Architects						

2.6.8	The developer shall plant the vegetated buffer (covenant) along the rear of proposed lots 9-29. This area shall be delineated and protected from earth works during the construction of the estate.	Prior to the endorsement of the subdivision plan for Stage 4
2.6.9	<p>The developer must register an instrument of covenant with respect to the covenant areas as shown on the approved drawings as follows:</p> <ol style="list-style-type: none"> a. The purpose of the covenant is to protect vegetation. b. The details of the covenant must include: <ol style="list-style-type: none"> i. The extent of the covenant area – with reference to the approved plan of development, and bound description. ii. What restrictions/ obligations apply with respect to the land the subject of the covenant – with reference to section 97A of the Land Title Act 1994 where the land is freehold. iii. The covenant area must be shown and identified as 'Environmental Covenant' on the face of the survey plan. c. Register the covenant prior to a request is made to Council to approve the plan of subdivision. 	As indicated within the wording of the condition.
2.7	All entry statements, fences, batters for lots, and retaining walls must be located entirely within private land and not within the public road reserve.	At all times
2.8	The developer is to prepare and landscape the site in general accordance with the approved Landscape Masterplan prepared by Form Landscape Architects and dated 21 March 2018, or as otherwise approved by Council.	Prior to endorsement of the subdivision plan for Stage 2
2.9	<p>Submit a Landscape Plan for all landscaping associated with the development. The plan must be prepared by a suitably qualified and experienced Landscape Architect, horticulturist, or other person experienced in landscape design and construction. The Landscape Plan must address the performance criteria listed below:</p> <ul style="list-style-type: none"> • Comply with the <i>Somerset Development Standards</i>. • To enhance the appearance of the development internally and externally. • To make a positive contribution to the streetscape; • To screen unsightly objects from public view; • To contribute to an environment by providing shade to reduce glare, heat absorption and radiation; • To ensure common areas are useable; • To provide long term erosion protection; • To integrate with existing vegetation and other natural 	As part of Operational works for Stage 2

	<p>features of the site and adjoining lands; and</p> <ul style="list-style-type: none"> To provide adequate vehicle sightlines and road safety. <p>The Landscape Plan must also detail:</p> <ul style="list-style-type: none"> The typical species to be planted, consisting mainly of drought-tolerant species suitable to their individual location on site; The number and size of plants; The typical planting detail including preparation, backfill, staking and mulching. The developer must prepare and landscape the site in accordance with the approved Landscape Plan, or as otherwise approved in writing by Council. Any amendments approved by the Council are taken to be a part of the approved Landscape Plan. 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 works and any ensuing defects liability period. Apart from declared weeds and pests, trees, shrubs and landscaped areas currently existing on the subject land must be retained where possible and action taken to minimize disturbance during construction work. Landscaping provided within the front boundary setback of the subject land and around car parking areas within the subject land must allow visibility into the site by: <ul style="list-style-type: none"> Using trees which have a clean trunk height of at least 1.8 metres (at maturity); Using shrubs with a maximum height of 0.75 metres, in order to retain sight lines; A minimum of 70% of landscaped areas must be retained as a permeable surface. Landscape areas must be maintained, and the site must remain in a clean and tidy state at all times during the maintenance period. 	
2.10	A 1.8m high timber paling fence shall be provided along the Clarendon Road frontage of proposed lots 1-8 and 87-101. The detailed design elements are to be achieved through subsequent operational works applications.	Prior to endorsement of the subdivision plan for the relevant stage
	GENERAL SERVICES	
2.11	Connect the development to a reticulated water supply, sewer infrastructure, underground electricity supply, and telecommunications utilities in accordance with acceptable standards of the relevant regulatory authority so that it is available to each allotment.	Prior to endorsement of the subdivision plan for each stage

2.12	The applicant must provide written evidence (eg connection certificate) from each particular service provider stating either that each lot has been connected to applicable service, is available at a standard connection, or has a current supply agreement.	Prior to endorsement of the subdivision plan for each stage
2.13	Electricity/telecommunication/water supply/sewer drawings must be co-ordinated with the civil engineering design details, to ensure that service clashes are avoided.	Prior to endorsement of the subdivision plan for each stage
2.14	Where serviced by kerb and channel, place brass markers in the kerb line at each service crossing. (Water, Sewer, Electricity and telecommunications)	Prior to endorsement of the subdivision plan for each stage
BUILDING ABOVE FLOOD LEVEL		
2.15	The lots are to be created for buildings to be designed and constructed a minimum of 300mm above the Defined Flood Level (DFL).	Prior to endorsement of the subdivision plan for each stage
2.16	Any filling below the Defined Flood Level (DFL) will be in accordance with an approved flood study.	Prior to endorsement of the subdivision plan for each stage
EARTHWORKS		
2.17	All earthworks to be constructed in accordance with AS3798. Fill material is to be placed, compacted, and tested by a suitably qualified inspection and testing organization.	At all times
2.18	All dams that are across proposed lot boundaries shall be removed.	Prior to endorsement of the subdivision plan for the relevant stage
2.19	Rehabilitation of dam sites, including methods of construction, management and supervision is to ensure that the site will be suitable for the proposed use. Test results as required and a certificate of quality and uniformity is to be provided by a Registered Professional Engineer Queensland (RPEQ).	Prior to endorsement of the subdivision plan for the relevant stage
2.20	Contaminated material must not be used as fill on the site. Any filling must be undertaken using inert materials only.	At all times
2.21	Any fill, cut and other stored material must be contained within properties comprising the development application. Fill cannot be placed on adjacent properties without providing Council with written permission from the respective property owner(s).	At all times
ROADWORKS		
2.22	Install all traffic signs and line markings in accordance with	Prior to

	<i>Manual of Uniform Traffic Control Devices</i>	endorsement of the subdivision plan for the relevant stage
2.23	Dedicate, design and construct all new roads as illustrated on the approved plans, with concrete kerb and channel (including drainage and associated works) in accordance with <i>Somerset Regional Council Development Standards</i> .	Prior to endorsement of the subdivision plan for the relevant stage
2.24	Road reserve and carriageway widths to be in accordance with the <i>Somerset Regional Council Development Standards</i> .	Prior to endorsement of the subdivision plan for the relevant stage
2.25	All works on or adjacent to roadways must be adequately signed in accordance with the “ <i>Manual for Uniform Traffic Control Devices – Part 3, Works on Roads</i> ”. Any Road or lane closure must be applied for in writing to Council, and all conditions of that approval complied with during construction of the works.	During construction of the works; and at all times
2.26	Provide 6m x 3 chord truncations on property boundaries at all road intersections. Remove all improvements and obstructions from the area of the corner truncation(s) and area of dedicated road.	Prior to endorsement of the subdivision plan for the relevant stage
2.27	Provide a sealed vehicle turn around area with a minimum 9m radius at the end of any terminating roads that are to be constructed as part of a future stage of development.	Prior to endorsement of the subdivision plan for the relevant stage
2.28	Provide verge and access in accordance with <i>Somerset Regional Council Development Standards</i> .	As part of Operational Works for the relevant stage
2.29	Upgrade the intersection of Clarendon Road and Proposed Road 1 including signage, line marking and pavement and surfacing design in accordance with the Department of Transport and Main Roads <i>Road Planning and Design Manual (RPDM)</i> and Austroads <i>Guide to Road Design</i> . Applicant is required to construct: BAR and BAL design to all turning movements. All intersection upgrade requirements are at the applicant's expense. All intersection upgrade requirements are to be completed prior to the plans of survey being registered.	As part of the Operational Works for the relevant stage
2.30	Applicant is required to design Clarendon Road to the ultimate design carriageway width of 12m including kerb and channel and verge from proposed Lot 8 through to Lindemans Road. Applicant is required to construct the following:	As part of the Operational Works for the relevant stage

	<p>a) 12m wide carriageway including kerb and channel and verge adjacent to and for the full frontage of the development from proposed Lot 8 to proposed Lot 92 and tie into the existing kerb and channel.</p> <p>b) 7m wide carriageway including kerb and channel and verge adjacent to and for the full frontage of the development from proposed Lot 91 to Lindemans Road.</p>	
2.31	The applicant shall protect and retain the existing Jacaranda trees planted along Clarendon Rd, if such are to be removed than they must be replaced by either the same species or a new species of the equivalent age and size.	Operational Works for the relevant stage
	STREET NAMES	
2.32	<p>Submit a list of road names for all new roads, along with the reasons for selecting such names, for the road names to be considered and approved by Council.</p> <p>The proponent is responsible for the cost of road signs and installation. Street nameplates are to comply with Council's standards.</p>	As part of the Operational Works for the relevant stage
	KERB AND CHANNEL	
2.33	Dedicate, design and construct all new roads as illustrated on the approved plans, with concrete kerb and channel (including drainage and associated works) in accordance with Councils Development Manual and Standard Drawings.	As part of the Operational Works for the relevant stage
	FOOTPATHS	
2.34	Provide concrete footpaths and shared paths in general accordance with Pedestrian Mobility Plan 13.341-005-MIS-A prepared by Bennet + Bennett dated 25/03/2018 and in accordance with <i>Somerset Regional Council Development Standards</i> .	As part of Operational Works for the relevant stage
2.35	Provide a concrete footpath connection from the development to the proposed bus stops along Clarendon Road.	As part of Operational Works for the relevant stage
2.36	Provide a concrete cycle path (shared path) connection to Councils existing network on Main Street in accordance with <i>Somerset Regional Council Development Standards</i> . The path shall include the pathway along proposed lot 87 to the connection with the existing cycle path (shared path) at the intersection of Lindemans Road and Main Street.	As part of Operational Works for the relevant stage
	STREET LIGHTING	
2.37	Install street lighting in accordance with AS1158 – <i>Code of Practices for Public Lighting</i> as follows:	Prior to endorsement of Subdivision Plan

	<p>i) Local streets and minor collectors (1 to 50 lots) – Lighting Category P5</p> <p>ii) Collector Roads – Lighting Category P4.</p> <p>Install all street lighting on the same side as footpaths, where applicable.</p> <p>Obtain certification of street lighting installation by a Registered Professional Engineer Queensland (RPEQ).</p>	for each stage
	VEHICLE ACCESS	
2.38	All vehicular access for new allotments shall provide convenient and safe access and egress from the site in accordance with <i>Somerset Regional Council Development Standards</i> .	Prior to endorsement of Subdivision Plan for each stage
2.39	Landowners are responsible for construction and maintenance of vehicular access for the property, from the road carriageway to property boundary in accordance with Council's Policy and Standards. Approval is to be sought from Council and the applicant must advise all potential purchasers accordingly.	At all times
	EASEMENTS	
2.40	<p>Provide an easement over stormwater and inter-allotment drainage located within private property to the downstream tributary.</p> <p>The easement widths may vary but must extend to include top of batters of open drains and/or flood paths and provide suitable means of access for machinery around headwalls and steep batters to enable maintenance operations to occur without encroachment onto private property and are to be in accordance with Queensland Urban Drainage Manual (QUDM). The applicant is to provide to Council certification from the surveyor that the easements are correctly located over infrastructure. The easement is to be dedicated at no cost to Council.</p> <p>All easement documentation shall be prepared by the proponent in a form satisfactory to Council's Solicitor.</p> <p><i>Note: Easements required for the discharge of stormwater over adjacent properties must be agreed to in writing by the owner of the property.</i></p>	Prior to endorsement of Subdivision Plan for each stage
	STORMWATER	
2.41	Stormwater Drainage shall be constructed in general accordance with Conceptual Stormwater Management Plan, prepared by Knobel Consulting and dated 20 March 2018.	As part of Operational Works for each stage
2.42	Design and construction of all stormwater drainage works must comply with the relevant section/s of the Queensland Urban Drainage Manual (QUDM) and the <i>Somerset Regional Council Standards</i> .	As part of Operational Works for each stage

2.43	Stormwater Drainage and flows are to have a no worsening effect on adjoining, upstream, or downstream landholders.	At all times
2.44	Attenuate the difference between pre and post developed flows.	As part of Operational Works for each stage
2.45	Convey stormwater flows through the development from the upstream catchment.	As part of Operational Works for each stage
2.46	Fill, compact and grade all low-lying land being subdivided to ensure each allotment is drained adequately by gravitation to the drainage system within the proposed development.	Prior to the endorsement of the Plan of subdivision for relevant stage
2.47	Where stormwater cannot be discharged to the kerb and channel, provide inter-allotment drainage in accordance with Queensland Urban Drainage Manual (QUDM) and Council standards.	As part of Operational Works for relevant stage
2.48	Submit permission for the discharge of stormwater drainage to a lawful point of discharge from the owners of properties affected by any stormwater discharge from the site. <i>Note: Such consent may require supporting engineering plans and calculations.</i>	As part of Operational Works for the relevant stage
2.49	Adjoining properties and roadways to the development are to be protected from ponding or nuisance from stormwater as a result of any site works undertaken as part of the proposed development.	Prior to endorsement of the subdivision plan for the relevant stage
EROSION AND SEDIMENT CONTROL		
2.50	Erosion and sedimentation controls shall be implemented, as necessary, and shall be maintained to Council's satisfaction at all times during the course of the project. Should Council determine that proposed controls are ineffective or a downstream drainage system has become silted, the developer will: <ul style="list-style-type: none"> • Be required to install additional measures. • Be responsible for the restoration work. Should the developer fail to complete the works determined by Council within the specified time, the Council will complete the work and recover all costs from the developer associated with the work.	At all times during the staged project
2.51	Measures shall be applied to prevent site vehicles tracking sediment and other pollutants onto adjoining streets during the	At all times during the staged project

	project, and to prevent dust nuisance.	
2.52	Prepare an Erosion and Sediment Control Plan designed by a Registered Professional Engineer Queensland (RPEQ). Implement all relevant sediment and erosion control measures and temporary fencing as identified on the approved engineering drawings as part of the operational works. All sediment control devices and sediment collection points shall be regularly monitored, sediment removed as necessary and devices maintained responsibly during construction and maintenance period of the development works.	As part of the lodgement of the Operational Works applications for the staged project
2.53	All wastes to be managed in accordance with the relevant legislation and regulations with regulated waste to be disposed of at a licensed facility and general solid waste to be disposed of at approved landfill sites with the contractor covering all costs incurred for the receipt and management of the waste.	At all times during the staged project
2.54	Where vegetation is removed, the vegetation waste shall be disposed of by: i) Milling; ii) Chipping and/or mulching; iii) Disposal at an approved waste disposal facility. No incineration of vegetation or waste will be permitted at the site. Waste other than vegetation waste, generated because of the operations shall be disposed of to an approved disposal facility.	At all times during the staged project
2.55	All declared weeds and pests are to be removed from the subject land and kept clear of such nuisance varieties.	During operations of the staged project
2.56	Apart from declared weeds and pests, areas with trees, shrubs and landscaping currently existing on the subject land must be retained where possible and action taken to minimise disturbance during construction work.	As part of Operational Works for each stage
SCHEDULE 3 - ENVIRONMENTAL		
No.	Condition	Timing
	Noise	
3.1	Construct an earthen mound and solid block or concrete acoustic barrier as is detailed in the report titled "Noise and Air Quality Assessment – 9 Lindemans Road, Lowood" prepared by MWA Environmental dated 26 March 2018 that: <ul style="list-style-type: none"> • is located in accordance with details provided in the Noise and Air Quality Assessment; • achieves an overall height of 6 metres above the natural ground level of the proposed alignment; • Complies with the design detailed in the Noise and Air Quality Assessment; 	Prior to endorsement of the subdivisional plan for Stage 2

	<ul style="list-style-type: none"> achieves a surface area density not less than 12.5 kg/m²; and has no air gaps (including at the base and between panels). 	
3.2	<p>Construct the Type 2 acoustic barrier as is detailed in the report titled "Noise and Air Quality Assessment – 9 Lindemans Road, Lowood prepared by MWA Environmental dated 26 March 2018 that:</p> <ul style="list-style-type: none"> is located in accordance with the details provided in the Noise and Air Quality Assessment; achieves a surface area density not less than 10 kg/m²; and has no air gaps (including at the base and between panels). 	Prior to endorsement of the subdivision plan for Stage 2
3.3	<p>Provide certification from a suitably qualified acoustic consultant that:</p> <p>the earthen mound / acoustic barrier has been constructed in accordance with the specifications of (3.1) above.</p> <p>the Type 2 acoustic barrier has been constructed in accordance with the specifications of 3.2 above.</p> <p>The earthen mound/acoustic barrier has been designed to achieve the acoustic quality objectives of the <i>EP (Noise) Policy 2008</i> of the State Planning Policy.</p>	Prior to endorsement of the subdivision plan for Stage 2
<p>SCHEDULE 4 – REFERRAL AGENCY Department of State Development, Manufacturing, Infrastructure and Planning Concurrence Agency Response: Recommend conditions apply</p>		
4.1	Pursuant to section 56 of the <i>Planning Act 2016</i> the Department of State Development, Manufacturing, Infrastructure and Planning, as a <i>Concurrence Agency</i> , has assessed the impact of the proposed development having regard to land use and transport coordination and the state-controlled road network and advises Council that conditions apply.	
4.2	Concurrence Agency response dated 1 May 2018 and referenced 1711-2341 SRA	
4.3	Concurrence Agency response will be attached to Council's Decision Notice for DA17198.	
<p>SCHEDULE 5 – REFERRAL AGENCY ENERGEX Advice Agency Response: Recommend conditions apply</p>		
No	Condition	
5.1	Pursuant to Schedule 10, Part 9 of the <i>Planning Act 2016</i> , <i>Energex</i> as an Advice Agency has assessed the impact of the proposed development having regard to the Electricity Act 1994 and advises that conditions apply.	
5.2	Advice Agency response dated 6 November 2017 and referenced HBD 5882024 359601.	

5.3	Advice Agency response will be attached to Council's Decision Notice for DA17198.
SCHEDULE 6 – ADVISORY NOTES	
This approval has effect in accordance with the provisions of section 71 of the <i>Planning Act 2016</i> . [A copy of section 71 will be enclosed with the Decision Notice].	
Currency Period - Pursuant to section 85 of the <i>Planning Act 2016</i> the approval will lapse if the first change of the use under the approval does not start within the 'currency period' – being four (4) years starting the day the approval takes effect.	
This approval requires Council to approve a plan of subdivision before the plan can be registered or otherwise recorded, pursuant to Part 9. Section 69 of the <i>Planning Regulation 2017</i> .	
The applicant may make representations (change representations) about a matter in this development application within the applicant's appeal period under the process established in chapter 3, part 5, subdivision 1 of the <i>Planning Act 2016</i> .	
The <i>Planning Act 2016</i> provides for a person to make a change to this development application outside the applicant's appeal period, following the process outlined in chapter 3, part 5, subdivision 2 of the Act.	
The form <i>Application to Approval Plan of Subdivision [version 1.0 effective 3 July 2017]</i> must be completed by the person requesting development assessment of this conditional approval. The form must be submitted to Council and must be accompanied by the relevant fees, and a compliance summary of development conditions. If there is insufficient space on the form, the person must attach extra pages outlining compliance.	
The Plan of Subdivision will not be released until all works for each stage are completed to Council's satisfaction or uncompleted works are suitably bonded.	
The completion of relevant documentation and a pre- start meeting with Council's Technical Officer, supervising Engineer and the Contractor is required prior to any works starting at the site.	
All works shall be carried out in accordance with the <i>Workplace, Health and Safety Act (as amended)</i> and the <i>Workplace Health and Safety Regulation (as amended)</i> .	
All Operational Work is to comply with relevant codes for design and construction.	
Construction hours are 6:30 am to 6:30 pm Monday to Saturday, with no work to be undertaken on Sundays or public holidays. Work or business which causes audible noise shall not be conducted from or on the site outside the above hours.	
Upon receiving the certification by a RPEQ, and submission and approval of as constructed drawings and documentation, Council will accept the works as "On Maintenance".	
Council will bond the developer for an amount equal to 5% of the operational works and the Developer is required to maintain all works for a period of 12 months for civil works and 18 months for landscaping (maintenance period) from the date of "On Maintenance". Any defective works must be rectified within the maintenance period.	

At the end of the maintenance period the works shall be inspected and if satisfactory, shall be placed "Off Maintenance". Bonds or other securities will be released after the works have been placed "Off Maintenance".

Biosecurity Queensland should be notified on 13 25 23 of proposed development(s) occurring in the Fire Ant Restricted Area before earthworks commence. It should be noted that works involving movements of soil associated with earthworks may be subject to movement controls and failure to obtain necessary approvals from Biosecurity Queensland is an offence.

It is a legal obligation to report any sighting or suspicion of fire ants within 24 hours to Biosecurity Queensland on 13 25 23.

The Fire Ant Restricted Area as well as general information can be viewed on the DAF website www.daf.qld.gov.au/fireants

The Applicant has the Right of Appeal to the Planning and Environment Court regarding the conditions of this approval. Should the Applicant notify Council in writing that the conditions of approval are accepted without dispute and that the right of appeal to the Court will not be exercised, the Decision Notice may be taken to be the development permit."

Carried

Vote - Unanimous

Subject:	Petition - Keeping of Horses
File:	Environmental Management - Reports - Environmental Health Reports
Action Officer:	MES

Background/Summary

Council has received a letter from the owner of 25 Billy Green Drive, Villeneuve also described as L16 SP152646, in relation to a compliance notice issued by Council requiring the removal of two (2) horses kept at that address.

The letter (attached), which also contains a petition signed by residents from 13 separate addresses in the area, requests that Council relax the provisions of the Local Laws to allow the keeping of the two (2) horses on the allotment.

The allotment is located outside the designated area (the SEQ Urban Footprint) and is 9713m² in size. Please refer to attached location map of the subject allotment.

It should also be noted that Council has received complaints from residents of two separate address in the area in relation to the keeping of horses on the subject land.

Local Law Requirements

Under Council's *Subordinate Local Law No. 2 (Animal Management) 2011*, schedule 1, it is prohibited to keep one (1) or more horses on an:

- An allotment that is located outside the designated area and has an area of less than 10,000m².

There is currently no approval process which allows for the keeping of horses on allotments under 10,000m² in size.

Discussion

While it is noted that the horse owner's land falls just short (287m²) of the 10,000m² required to keep a horse under Council's Local Laws, there is currently no approval process for Council to approve the keeping of the horses on the allotment under Council's Local Laws. Council could alter these requirements by proposing amendments to *Subordinate Local Law No 2 (Animal Management) 2011*. As Council would be aware this is not a process that can be undertaken quickly.

Pursuant to the Planning Scheme it is possible for the owner to apply to Council for the material change of use application for "Horse Keeping". The application would be considered impact assessable and attracts an application fee of \$3,368, together with all the other requirements of the *Planning Act*, eg public notification, supporting technical reports and the like.

Another option could be that the owner seeks a boundary realignment with an adjoining neighbour to acquire the additional 287m².

The applicant has the choice of exhausting these options or alternatively they can remove the horse.

Council may consider giving the owner a short period of time to consider the options available to them. However, if they do not wish to make one of the applications outlined above, then Council should set a deadline for the removal of the horse.

Attachment

1. Letter from the owner of 25 Billy Green Drive, Villeneuve.
2. Location map of 25 Billy Green Drive, Villeneuve.

Recommendation

THAT Council advise the owner there is currently no approval process which allows for the keeping of horses on allotments under 10,000m² in area under Council's Local Laws.

FURTHER THAT Council advise the owners that if they wish to make a relevant application under the Planning Scheme, and that option not be commenced before 15 July 2019, Council will require the removal of the horse by 22 July 2019.

Resolution

Moved – Cr Gaedtke

Seconded – Cr Hall

"THAT Council advise the owner there is currently no approval process which allows for the keeping of horses on allotments under 10,000m² in area under Council's Local Laws.

FURTHER THAT Council advise the owners that if they wish to make a relevant application under the Planning Scheme, and that option not be commenced before 15 July 2019, Council will require the removal of the horse by 22 July 2019."

Motion Lost

Vote - 0 / 7

Reason (s273 Local Government Regulation) – THAT Council is seeking to review the standard of the minimum lot size for the keeping of animals under the Local Law.

Resolution	Moved – Cr Hall	Seconded – Cr Whalley
	“THAT a further report be brought back to Council regarding the methodology to apply discretion to minimum lot sizes for the keeping of animals under the Local Laws and the Planning Scheme.	
	FURTHER THAT no further action be taken on this matter prior to the consideration of the report, and that the <i>status quo</i> remain.”	
	<i>Vote - Unanimous</i>	<u>Carried</u>

Subject:	Planning and Building Services Monthly Report – May 2019
File Ref:	Officer Reports
Action Officer:	DPAD, SP, BS, PI

Background

A summary of the Departments activities during the month of May 2019 is provided for Council’s information.

1. Planning Development Applications

During the month the following Development Applications were received:

Assessment Type	May 2019	April 2019
Building Works assessable against the Planning Scheme	8	6
Material Change of Use	9	4
Reconfiguring a Lot	8	4
Operational Works	1	1
Combined Applications	1	0
Total	27	15

The list of applications received is provided in **Appendix 1**

During the month the following Development Applications were decided:

Approved/Refused	May 2019	April 2019
Refused - Council	1	0
Approved - Council	2	7
Approved - Delegated Authority	4	7
Total	7	14

The list of applications decided is provided in **Appendix 1A**

2. Building Development Approvals

A total of forty-seven (47) building approvals were issued in the region for April 2019.

Assessment Type: Building Works

Status	Number
Accepted	48
Approved - Council	14

Approved - Private Certifier	33
Withdrawn	0
Info Request	3
Finalised	35
Fees Not Paid	0

The list of applications approved is provided in **Appendix 2**.

3. Plumbing Compliance Permits and Inspections

The number of plumbing and drainage approvals for April 2019 was twelve (12):

Assessment Type: Plumbing Approval

Status	Number
Approved	17
Info Request	1
Total	18

The list of applications approved is provided in **Appendix 3**.

The number of home sewerage treatment plants on Council's register is 1884 of which 68 or 3.61% are currently overdue for servicing. Letters have been sent to the owners of these systems to ensure compliance. Penalty infringement notices have been issued to repeat offenders.

Mid-Brisbane River Risk Mitigation Program

Council Plumbing Inspectors and NRM officer are currently in the process of managing a subsidy program aimed at improving water quality in the mid Brisbane River catchment.

The subsidy of up to \$17,000 per Household is being offered for the upgrade of septic systems on properties identified as high risk to water quality. The subsidy is funded by SEQ Water.

Following an initial inspection program carried out during 2018, 16 properties have been offered the opportunity to apply for the subsidy of these 9 have expressed an interest and 5 have followed up with an application and 2 applications have been finalized.

4. Environmental Services

Environmental Health Services

Toolbox overview

The below figures reflect the customer sessions on Somerset Regional Council's content on Toolbox during the month of April 2019.

Visitors to Council content -

	April 2019	March 2019
Users	77	57
Sessions	103	80
Pageviews	298	204
Pages/Sessions	2.89	2.55
Avg. Session Duration	2:36 minutes	4:25 minutes
Downloads	22	18

Most popular content

Top content pages	Unique pageviews	
	April 2019	March 2019
Noise Pollution	38	25
Food	15	24
Entertainment events	13	-
Caravan parks and camping	9	-
How to start a food business	9	14

Food Safety Training

Council subscribes to the I'm ALERT food safety training package which offers food businesses, community groups, schools and the general public access to free online interactive food safety training. Just go to www.somerset.imalert.com.au

A total of 26 users completed the training during the month of April.

Swimming Pool Water Quality Monitoring

Water samples from the Toogoolawah, Kilcoy and Lowood pools were collected during the month to monitor for compliance with the *Queensland Health Swimming and Spa Pool Water Quality and Operational Guidelines, 2004*. Samples collected from all pools complied with the Queensland Health guidelines.

School Based Immunisation Clinics

Council delivers a school based vaccination program at the Lowood and Toogoolawah High Schools for year 7 and year 10 students under a service provider agreement with the State of Queensland. Planning has commenced for the second round of clinics to be delivered in August and September 2019.

Mosquito Monitoring

Officers conducted a mosquito survey program in conjunction with Queensland Health in various towns and villages in the region to be conducted from January to March 2019. Samples collected have been submitted to Queensland Health for analysis during the month.

The main aim of the annual surveillance program is to establish the level of confidence in:

- the assumption that mosquitoes *Aedes aegypti* or *Aedes albopictus* are **not** present in the Somerset Region, and
- the likelihood of early detection – to facilitate eradication.

In addition to the Queensland Dengue Management Plan 2015 – 2020; Queensland Health is currently working with local governments in SEQ to establish an emergency response framework that will be triggered on confirmation of positive *Aedes aegypti* or *Aedes albopictus* identification in SEQ.

An overview of the section activities for the month is contained in Appendix 4.

Pest Management

The following is a report on activities in the Pest Management sections for the month of April:

Invasive Animal Control

The following is a summary of pest animal control activities for the month:

Wild dogs

- 1080 Baits injected: 1034.
- A 1080 baiting program day was held on the 13 May 2019.
- Dingo scalps presented: 34.

Rabbits

- Officers have been working with landholders to control rabbit infestations in the following areas Hazeldean and Fernvale.
- Officers are continuing to work closely with Seqwater in controlling rabbits around Somerset and Wivenhoe Dams.

Feral Pigs

- A report was received from a landholder at Cooeimbardi of feral pigs digging up pastures and lucerne crops on his property near the Brisbane River. In response pest management officers deployed the Jager pig trap, trapping thirty pigs, effectively removing the whole sounder, 10 were pregnant and carrying an average of 6 suckers each that would have been born approximately mid-August, providing another 60 feral pigs to this sounder. There were another 14 sows that had the potential to start breeding in another 6-8 months.

Invasive Plant Control

A summary of in and other vegetation treatment activities for the month is as follows:

- **Fireweed – Fernvale, Glamorgan Vale, Minden Sandy Creek, Jimna.**
- **Groundsel - Fernvale, Marburg, Lowood and Linville.**
- **Giant rats tail grass – Mount Kilcoy and Sandy Creek.**
- **Mother of Millions – Coominya and Mount Tarampa.**
- **Main Roads Element 5 – Esk-Kilcoy Road and Kilcoy Murgon Road.**
- **Main Roads Guide Post Spraying- Esk Kilcoy Road, Kilcoy Murgon Road, Forest Hill Fernvale Road, Brisbane Valley Highway, D'Aguilar Highway, Esk Hampton Road, Wivenhoe Somerset Road, Mount Glorious and Gatton Esk Road.**
- **Main Roads Element 5 – D'Aguilar Highway, Brisbane Valley Highway, Kilcoy Murgon Road.**
- **Council controlled land – Lowood Minden bikeway,**
- **Herbicide applied – 22,968L**

Compliance under the Biosecurity Act 2014

- Information notices - 3
- Biosecurity Orders - 1
- Enter and Clear action - 0

Education and Awareness

- Pest Management Officers attended the Esk Show during the month providing information, fact sheets and informing people about the development of Council's draft biosecurity plan and up and coming public consultation.

Animal Management

An overview of the section activities for the month are contained in Appendix 4.

5. Natural Resource Management

Land for Wildlife

- Facilitated a Land for Wildlife workshop on Saturday 18 May titled “An Introduction to Wildlife Caring”. This workshop was held at Australia Zoo Wildlife Hospital, and included speakers from the Australia Zoo Wildlife Hospital, Department of Environment and Science, licenced Wildlife Carers, and Geckoes Wildlife with some examples of wildlife that could not be released after being in care.
- Officer attendance at the Land for Wildlife Transitional Steering Committee meeting held 15 May, Brisbane City Council.
- Three new Land for Wildlife properties joined the program in May, with two at Minden, and one at Coal Creek.

Somerset Flora and Fauna

- Four New Koala signs have been installed at the two Council fodder plantations at Shines Road and Fielding Roads reserves with the support of the Department of Environment and Science. These signs inform the public about the purpose of the plantings, and procedures if they wish to harvest leaf for wildlife care activities.



- Preliminary arrangements for a round of awareness workshops for Primary school students regarding Somerset Wildlife, and in particular the Koala. 20 workshops are intended across Mid 2019.

Catchment Management

- Contractual arrangements for Councils two resilient Rivers Projects are now complete, and project work is commencing. Appointed Consultants for the Black Snake Creek Project will be meeting participant landholders over the coming month (June) to finalise project design and begin infrastructure installation ready for spring planting/s. Council officers and representatives from Seqwater also met with the appointed consults undertaking the investigation of Hills Crossing and Savages Crossing sites. This

meeting provided an overview of the issues and an introduction to the relevant staff.

- Continued progress regarding the development of an Upper Brisbane and Stanley Catchment Action to guide investment and collaborative effort under the Council of Mayors Resilience Rivers Initiative.
- Preliminary consultation regarding a Canoe trail/s network across Somerset Catchments.

Planning

- Investigation/s into compliance with Planning Scheme provisions regarding tree clearing – Esk.

Collaborations

- Meeting with Department of Transport and Main Road regarding the Environmental implication of the replacement of the Kilcoy Highway bridge over Kilcoy Creek, with a particular focus on Flying Fox considerations – May 3 and 27
- Preliminary arrangements for National Tree Day, and provision of trees to participant schools in the Somerset Region – Schools are currently being contacted to gauge interest. National Tree Day for schools is on 26 July.
- Ongoing arrangements to hold a fire information night, and follow-up property fire management planning workshop in June. The workshops are supported by Somerset regional Council, with support by key partners Queensland Fire and Emergency Services, Queensland Rural Fire Service, Healthy Land and Water, and South East Queensland Fire and Biodiversity Consortium. The information evening will be held June 13, and day workshop session June 22.
- Ongoing assistance in the development of Somerset Regional Council's Biosecurity Plan including steering committee meetings held May 13 and 30.
- Facilitated and attended Cultural Heritage Training, and Environmental Awareness training for all Planning and Development Staff – May 28.
- Provision of approximately 200 trees to support a Climate Week Event held at Moore June 2. This event was coordinated by the Friends of the Forest Group.
- Participant in Executive Leadership Team training held 23 May.

6. Planning Matters - Public Consultation of the Ipswich City Council Statement of Proposals including Draft Strategic Framework

Somerset Regional Council has been invited to review and comment on the Statement of Proposals including Draft Strategic Framework for the Draft Ipswich Planning Scheme 2019. The Draft Strategic Framework sets out the proposed strategies and approaches for managing development in the Ipswich Local Government Area by outlining the strategic direction and outcomes to be achieved through the new planning scheme. It is broadly structured into two main components.

The Statement of Proposals including Draft Strategic Framework will be available for public consultation from Monday 27 May 2019 to Friday 28 June 2019.

7. SEQ Council of Mayors - May Economic Development Working Group Meeting

The Director attended this meeting with Cr Gaedtke. Discussion occurred on the following:

- Asia Pacific Cities Summit 2019
- SEQ Invest Website. An overview was provided of the new website to the Working Group Members. The full website is available to view at: <https://seginvest.com.au/>
- SEQ Regional Food & Agricultural Tourism Trail. Discussion concerning the Australian Tourism Data Warehouse as an enhancement to the Trail. Ipswich City has joined the Trail.
- Presentations were given by QTC on Regional Collaborative Opportunities and Brisbane Marketing on Vision 2031

Copies of the minutes can be made available on request.

8. ShapingSEQ - Under Utilised Urban Footprint Project

Background

The South East Queensland Regional Plan 2017 (ShapingSEQ), was released on 11 August 2017 and provides the regional framework for growth management, setting the planning direction for sustainability, global competitiveness and high-quality living for South East Queensland (SEQ).

ShapingSEQ designates an Urban Footprint that identifies land to accommodate the region's urban development needs to 2041. While designation of land within the urban footprint does not assume that all land can be developed for urban purposes, it is recognised that there are a number of areas in the urban footprint that have historically been identified for urban use under a local planning instrument that remain underutilised for urban purposes due to issues such as fragmentation, infrastructure planning and delivery.

In sizing the Urban Footprint in the preparation of ShapingSEQ, it was assumed that approximately 70 percent of the dwelling capacity in remnant broad hectare will be taken-up by 2041.

To ensure that a realistic supply of land for urban purposes is available in the Urban Footprint to meet growth assumptions to 2041, it is necessary to ensure land identified for urban purposes is capable of being delivered as supply.

To support the strategy and guiding principles of the regional plan, a specific implementation action is included in ShapingSEQ to "investigate and expedite the development of underutilised areas in the Urban Footprint". In response to this implementation action, the Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP) established the Underutilised Urban Footprint (UUF) project.

Somerset Regional Council is participating in the Project, while our slow growth rate has meant that the issue is not of a major consequence to Council, officers are playing a regional role ensuring that any Council interests are being discussed.

9. Brisbane Valley Rail Trail User Survey

An initial meeting has been held with the University of Queensland (UQ) Business School, to explore any partnership opportunities for Council to work with the Business School on delivering a survey. Discussion have also been had with Dept. Transport and Main Roads, who are supportive of being involved in the Survey and the potential partnership with UQ.

The outcome that is being desired is based on survey work reported from the Otago Central Rail Trail- Users Survey 2014-15 (copies can be provided).

The initial discussions centred around background information, the next step will be a combined meeting between Council, DTMR and UQ.

Recommendation

THAT the Department of Planning and Development Monthly Report for May 2019 be received and the contents noted.

Resolution

Moved – Cr Whalley

Seconded – Cr Gaedtke

“THAT the Department of Planning and Development Monthly Report for May 2019 be received and the contents noted.”

Carried

Vote - Unanimous

Subject:	Somerset Region Planning Scheme Major Amendment – Public consultation
File Ref:	Somerset Region Planning Scheme Amendments
Action Officer:	SP

Background/Summary

As Councillors would be aware a major amendment to the Somerset Region Planning Scheme has recently been drafted. As required by the Ministers Guidelines and Rules the amended planning scheme has been provided to the Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP) for the State interest review. Council has recently received confirmation from the Minister that, subject to a small number of conditions, the planning scheme integrates the State interests and can proceed to public consultation.

The following provides a brief outline of the major changes, including mapping modification included as part of the major amendment.

Major and notable changes to the scheme and maps

1. Bushfire hazard overlay – The State Planning Policy (SPP) released in July 2017 identifies that development should avoid natural hazard areas (which includes bushfire), or where location is unavoidable the hazard should be mitigated to an acceptable and tolerable risk. The current Somerset Region Planning Scheme does not control development within the “Potential Impact Buffer”. In an attempt to satisfy the SPP both the Bushfire hazard overlay table of assessment and the code have been amended to give effect to the “Potential Impact Buffer”.

In addition to these changes, the practical implementation of the current Bushfire hazard overlay code has proved difficult and its application has not been clear to applicants. As such, amendments have been made to the code to improve the functionality, in a further attempt to improve the functionality of the code a Planning Scheme Policy has been drafted to provide guidance to applicants when assessing development against the code.

2. Reduction in Material Change of Use (MCU) dwelling house triggers – Through the operation of the planning scheme it has become apparent that dwelling houses, particularly in the rural zone, are triggering MCU development applications in many situations. Typically the applications are being triggered by overlays, while this is appropriate in some instances (Bushfire hazard is an obvious example where

additional accommodation opportunities should not be encouraged) in other overlays it seems excessive. As such, amendments have been made to both the category of development and assessment tables and also the overlay codes to reduce triggers of MCU while still ensuring the relevant outcomes of the codes are satisfied. The following overlays have been amended:

- Air transport
 - Biodiversity – Koala habitat
 - Infrastructure
 - Scenic Amenity
3. Small scale accommodation opportunities increased – it has been brought to Council’s attention that there is a demand across the region for accommodation to be provided by way of small scale operations. Consideration has been given to this and where possible the scheme has been amended to reduce restrictions on home based business (bed and breakfast), short term accommodation (where for two (2) units) and tourist park (where for two (2) units/sites) where the level of assessment is being altered by an overlay. The planning scheme still intends on the focus of these land uses being provided within the Tourism focus areas which includes areas surrounding Wivenhoe and Somerset and also the Brisbane Valley Rail Trail.
 4. The Biodiversity overlay maps OM003a and OM003b have been amended to reflect the biodiversity corridor identified in ShapingSEQ. Several Strategic Framework maps have been updated as a result of the altered biodiversity corridor.

ShapingSEQ also identifies that the extent and connectivity of biodiversity corridors should be increased. The planning scheme currently does not trigger development within the corridor, the corridor is only being considered in minimal applications where the code is already being triggered by other matters. The category of development and assessment of the Biodiversity overlay have been amended to trigger development within the corridor where assessment benchmarks of the code are not satisfied.

5. Shaping SEQ altered the Urban Footprint for Toogoolawah, as such the zoning of Lot 3 RP92514 and located at 2 Toogoolawah Biarra Road has been changed from rural to general residential. This change has resulted in a number of maps requiring amendments.

The zoning of other land within the region has been amended as a result of development approvals which have been issued and also where errors with the original mapping has been identified.

6. As part of the SPP the “Lowood Management Area” has been removed from the State interest for Emissions and hazards. As such the relevant Strategic framework and overlay maps have been amended to remove the “Lowood Management Area”. The strategic intent for the region has also been amended to remove reference of the area.
7. At council’s ordinary meeting of 10 May 2017 Council resolved to “adopt the 2017 Brisbane River Catchment Flood Study and that it supersedes all previous flood studies for the purpose of development control with-in the study limits” as such, the Flood hazard overlay map has been amended to illustrate the flood study.
8. Amendments to Administrative definitions – several Administrative definitions contained with the planning scheme have been amended. A number of new definitions have also been included to improve interpretation. The definitions that have been

amended or included are as follows:

- “Billboard”;
- “Defined Flood Level”;
- “Equivalent Demand Unit”;
- “Forest Practice”;
- “Free Range Standards”;
- “Gross Floor Area” (GFA);
- “Minor filling and excavation”;
- “Native Vegetation”;
- “Net development area”; and
- “Rail Trail Activity”.

The application of the current definitions has been difficult as it does not allow for structures without walls which has caused issues when assessing applications. The definition has been amended to improve its ability to be used in all circumstances.

Through this amendment process it was also revealed that the definition of “defined flood level” had been inadvertently removed from the scheme as part of a previous amendment, this definition has been reinstated.

9. To ensure the planning scheme maps are as current as possible, where practical the underlying DCDB has been updated to ensure the most recent lot layouts are depicted in the scheme.

The Ministerial conditions imposed by the DSDMIP include the following conditions which need to be satisfied prior to the Council requesting the Ministers approval to adopt the major amendment include the following:

Condition 1: Provide to the Department of State Development, Manufacturing, Infrastructure and Planning a copy of the fit-for-purpose risk assessment undertaken for the proposed amendment.

Condition 1 relates to Council satisfying the requirements of the State Planning Policy: Natural hazards, risk and resilience and requires Council to complete a risk assessment which reviews the proposed changes to the planning scheme. Consultants will need to be engaged to complete the risk assessment and it is proposed that these risk assessments will occur over the next couple of months.

Condition 2: Retain the exiting reference to the Environmental Protection (Noise) Policy 2008 in the *Somerset Region Planning Scheme 2016* and delete the proposed changes to Table 6.2.9.3 PO5, AO5.1 and PO6 and AO6.

The retention of the Environmental Protection (Noise) Policy 2008 will be adhered to and no major issues are anticipated.

A Communication Strategy was prepared by Council officers and was provided to the DSDMIP as part of the State interest review documentation. This Communications Strategy has been prepared to inform Council, the community and the Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP) of the proposed communication activities to be undertaken during the public consultation of the major amendment to the Somerset Region Planning Scheme.

Given the generally minor nature of the planning scheme amendment no public meetings have

been proposed. The techniques proposed do however include media releases, content on Council's website, one on one meetings with a planner, fact sheets etc. An article was also included within the Somerset Autumn Newsletter which highlighted that the amendment was currently being prepared.

It is intended to commence public notification around 22 June 2019 and run for thirty (30) business days.

Attachments

Nil

Recommendation

THAT Council receive the Somerset Region Planning Scheme Major Amendment – Public consultation report and that the contents be noted.

Resolution

Moved – Cr Ogg

Seconded – Cr Choat

"THAT Council receive the Somerset Region Planning Scheme Major Amendment – Public consultation report and that the contents be noted."

Carried

Vote - Unanimous

Subject:	New <i>Plumbing and Drainage Act 2018</i> commencing 1 July 2019
File Ref:	Officer's report
Action Officer:	DPAD

Background/Summary

The Queensland Government has introduced new plumbing and drainage legislation that is due to commence on the 1 July 2019. *The Plumbing and Drainage Act 2018* (PDA) and associated Plumbing and Drainage Regulation (PDR) are structured such that the operational aspects in relation to plumbing and drainage are now contained within the regulation. The Act also introduces a new fast track approval process for class 1a and 10a building subject to conditions.

The fast-track process involves the initial consideration period to approve an application from the current 20 business days to 10 business days, with low risk work proposed at 2 business days.

Low risk work is defined as work for a class 1a dwelling and for a class 10a amenities or outbuilding where connected to a reticulated water or sewer scheme. Councils are however given the option to opt out of the fast track permit work option by declaring by way of resolution that a fast track opt-out declaration is in force for the local government area, therefore allowing 10 business days.

The Bill originally proposed that the 2 day fast-track process was to be mandatory for low risk work. It was argued that for regional and rural local government areas most of which only employ one or two plumbing inspectors that it was not possible to be available in the office for sufficient time to be able to ensure these applications were processed in the expected time frames.

Due to the submissions received from regional councils the Plumbing and Drainage Bill was amended and an opt-out option was drafted into the proposed legislation now due to be enacted on the 1 July 2019.

Council is currently averaging about 15 days to approve an application, and there were approx. 150 applications in the FY2019 to date.

It is considered that council is not sufficiently resourced to be able to provide fast-track plumbing permits, however by resolving to opt-out does not prevent low risk or any other plumbing and drainage application from being processed within 2 business days where it is possible to achieve this.

Attachments

Fact Sheet 1: New permit application approval system
 Fact Sheet 4: Local government resolutions
 Fact Sheet 6: Plumbing and drainage laws, what has not changed?
 Brochure: Introducing the new plumbing laws
 Plumbing and Drainage Regulation 2019: S37-41

Recommendation

THAT Council opt-out of the fast track provisions of the Plumbing and Drainage Regulation 2019 therefore allowing 10 days for Compliance Permit assessment of low risk work rather than the 2 days as prescribed under section 40 and publish the decision in accordance with section 41.

THAT Council not deal with any applications relating to permits for work to be carried out in its local government area as fast-track applications.

Resolution

Moved – Cr Whalley

Seconded – Cr Choat

“THAT Council opt-out of the fast track provisions of the Plumbing and Drainage Regulation 2019 therefore allowing 10 days for Compliance Permit assessment of low risk work rather than the 2 days as prescribed under section 40 and publish the decision in accordance with section 41.

THAT Council not deal with any applications relating to permits for work to be carried out in its local government area as fast-track applications.”

Carried

Vote - Unanimous

Subject: Financial reports - 1 July 2019 to 3 June 2019
File Ref: Monthly financial statements
Action Officer: DFIN

Background/Summary

Financial reports

Financial reports for the period 1 July 2018 to 3 June 2019 are attached detailing the progress that has been made in relation to Council's budget as per section 204 of the Local Government

Regulation 2012. A list of payments is also provided as previously requested.

Grants

- On 22 May 2019, Council received confirmation that its eight funding applications for rooftop solar projects costing \$307,305 had been successful under the Queensland Government's competitive Local Government Grants and Subsidies Program (LGGSP). In respect of the same funding, Council was advised that applications for the redevelopment of former Telstra land in Lowood and road asset management technology were not successful.
- Council is awaiting receipt of funding instruments under the Australian Government's competitive Bridges Renewal Program for the replacement of Neuendorf Road Bridge and Tetzlaffs Lane Bridge. Council was previously advised that both the relevant funding applications were both successful for a funding offer totalling \$1,208,602. It is intended that Council will seek to negotiate tender exemptions for these two projects.
- On 15 April 2019, Council lodged a funding application under the Natural Disaster Resilience Program for renewing Burtons Bridge. No advice has been received about this application.
- Council officers are preparing for a future funding application under the Heavy Vehicle Safety and Productivity Program for upgrading Lowood Minden Road

Growth measure

Rateable property data provides an indication of regional growth. The number of rateable properties has changed as follows to the date of this report. (Please note that this takes into account a number of property amalgamations):

<i>Date</i>	<i>Number of rateable properties</i>	<i>Change in rateable properties</i>
30 June 2016	11,575	
30 June 2017	11,672	0.84%
30 June 2018	11,757	0.73%
3 June 2019	11,738	-0.16%

Rates

Rates are issued in six monthly cycles. Overdue rates were contained as follows:

- \$1.89 million – 30 November 2018
- \$2.20 million – 3 June 2019 (on 1,224 properties)

Council issued 22 notices of intention to sell land for overdue rates or charges totalling \$186,178 on 15 May 2019. All 22 actions were current as at 3 June 2019 with \$176,201 remaining outstanding.

Road maintenance detail

Councillors have previously requested additional information about road maintenance:

	<i>Rural</i> <i>(\$000's)</i>	<i>Urban</i> <i>(\$000's)</i>	<i>Total</i> <i>(\$000's)</i>
Bitumen road maintenance	551	112	663
Gravel road maintenance	1,702	17	1,719

Roadside drainage	474	164	638
Culvert maintenance	6	-	6
Vegetation maintenance	275	281	556
Traffic furniture	144	64	208
Linemarking	8	22	30
Total actual year to date	3,160	660	3,820
Expected pro-rata budget year to date	3,708	642	4,350

Council's 30 most costly road segments for bitumen, gravel or culvert maintenance were:

Esk Crows Nest (gravel) Ch26120-Ch34090	\$92,366
Fulham Rd Cressbrook (bitumen) Ch0-Ch2130	\$56,322
Kavanaghs Rd Buaraba (gravel) Ch0-Ch2840	\$50,660
Fulham Rd Cressbrook (bitumen) Ch2130-Ch4900	\$40,725
Muckerts La (gravel) Ch1370-Ch2780	\$40,637
Monsildale Rd (gravel) Ch12000-Ch19100	\$38,128
Gregors Creek Rd (bitumen) Ch3120-Ch4950	\$35,825
Cressbrook Caboonbah Rd (gravel) Ch8280-Ch13860	\$32,792
Banks Ck England Ck Rd (gravel) Ch0-Ch2900	\$32,532
E Summervilles Rd (gravel) Ch770-Ch2850	\$32,212
Fulham Rd Cressbrook (bitumen) Ch4900-Ch6500	\$31,087
Zischkes Rd (gravel) Ch20-Ch2300	\$30,981
Kimbala Rd (gravel) Ch0-Ch5680	\$30,719
Ann St Esk (bitumen) Ch240-Ch430	\$29,199
Louisavale Rd (gravel) Ch5010-Ch5810	\$29,139
Yielo Rd (gravel) Ch0-Ch5100	\$29,039
Cowah Rd (gravel) Ch0-Ch3990	\$28,289
Pohlmans Range Rd (gravel) Ch0-Ch2980	\$27,566
Langtons La (gravel) Ch3210-Ch5050	\$26,017
Falls Rd (gravel) Ch0-Ch2530	\$25,706
Sim Jue Creek Rd (gravel) Ch520-Ch4840	\$24,976
Yabba Rd (gravel) Ch0-Ch3330	\$24,692
Cedarvale Rd (gravel) Ch1540-Ch4410	\$24,371
Banks Creek Rd (gravel) Ch4670-Ch12870	\$23,953
Grays Rd (gravel) Ch1620-Ch3020	\$23,485
Monsildale Rd (gravel) Ch1630-Ch10200	\$23,379
Gregors Creek Rd (bitumen) Ch4950-Ch5530	\$23,347
Black Jack CreekR (gravel) Ch730-Ch3640	\$23,231
Westvale Rd (gravel) Ch1340-Ch13550	\$23,022
Braemore La (gravel) Ch1050-Ch3050	\$23,012
Subtotal	\$977,409

Attachments

Financial reports and payment listings

Recommendation

THAT Council receive the financial reports for 1 July 2018 to 3 June 2019 including payments presented for the period 30 April 2019 to 3 June 2019 totalling \$7,497,201.92 and that the contents be noted.

Resolution

Moved – Cr Hall

Seconded – Cr Whalley

“THAT Council receive the financial reports for 1 July 2018 to 3 June 2019 including payments presented for the period 30 April 2019 to 3

June 2019 totalling \$7,497,201.92 and that the contents be noted."

Carried

Vote - Unanimous

Subject:	Coronation Hall Somerset Dam trial key agreement
File Ref:	Council properties - leasing out - Council land and buildings
Action Officer:	DFIN

Background/Summary

Coronation Hall at Somerset Dam is a popular wedding venue. Council hires Coronation Hall to prospective hirers usually after the prospective hirers have viewed the hall. Council has limited capacity to show the hall to all prospective hirers at the times requested by hirers.

On 10 April 2019, Council resolved to assemble an approved list of keyholders for Coronation Hall by:

- (a) inviting expressions of interest (EOI) from suitably qualified persons who agree to the objectives and conditions of a trial 12-month key agreement, by an advertisement in a newspaper that circulates generally in the local government area; and
- (b) allowing expressions of interest to be given to the local government for at least 21 days after the invitation is advertised; and
- (c) Council choosing persons for the approved list of keyholders by resolution with a number of conditions and objectives to apply to each agreement

Two expressions of interest were received as follows:

- Somerset Dam and Districts Progress Association Inc (7 May 2019)
- Ms Bebe Jecis-Swadling (24 May 2019)

Both submitters agreed to all the conditions resolved by Council (attached) and it is recommended that both submitters be placed on Council's approved list of keyholders for Coronation Hall. It is brought to Council's attention that this is not a contractual process.

Attachments

Decision notice of 10 April 2019

Expressions of interest received on 7 May 2019 and 24 May 2019 from Somerset Dam and Districts Progress Association Inc (includes a letter) and Ms Bebe Jecis-Swadling

Recommendation

THAT Council place both of the submitters to Council's expression of interest process on Council's approved list of keyholders for Coronation Hall Somerset Dam for a period of twelve (12) months as follows:

- Somerset Dam and Districts Progress Association Inc
- Ms Bebe Jecis-Swadling

Resolution

Moved – Cr Gaedtke

Seconded – Cr Choat

"THAT Council place both of the submitters to Council's expression of interest process on Council's approved list of keyholders for Coronation

Hall Somerset Dam for a period of twelve (12) months as follows:

- Somerset Dam and Districts Progress Association Inc
- Ms Bebe Jecis-Swadling."

Carried

Vote - Unanimous

Subject:	Purchase of specialised system for asset management and maintenance planning
File Ref:	Financial management - asset management - asset management systems
Action Officer:	DFIN

Background/Summary

Council resolved on 23 January 2019 as follows:

"THAT the Chief Executive Officer be authorised to submit applications as appropriate under the Local Government Grants and Subsidies Program 2019-2021 for 50% funding for the procurement of RACAS asset management system at the cost of \$60,000 excluding GST;

And further,

THAT following obtaining of road asset data using the RACAS system from Shepherd Services Pty Ltd in 2017 due to the specialised nature and sole supplier of the equipment being sought, it would be impractical or disadvantageous to invite additional quotes to obtain comparable equipment, that the RACAS system is to be procured from Shepherd Services Pty Ltd."

The background to the above decision is attached.

Obtaining road condition data on a regular basis is essential for managing Council's road assets which have a replacement value of \$394 million. While the grant application to purchase the RACAS system was not successful, it is nevertheless recommended that Council purchase the RACAS system because the cost of purchasing is less than the long-term cost of outsourcing the collection of road condition asset data (after three collections).

Attachments

Decision of 23 January 2019

Recommendation

THAT Council endorse the purchase of the Road Asset Condition Assessment System (RACAS) and that relevant changes be made at the 2019/2020 first budget review.

Resolution

Moved – Cr Choat

Seconded – Cr Hall

"THAT Council endorse the purchase of the Road Asset Condition Assessment System (RACAS) and that relevant changes be made at the 2019/2020 first budget review."

Carried

Vote - Unanimous

Subject:	Contract matter - evacuation signage
File Ref:	Risk management - corporate management - tenders - quotations - 2018 - 2019 - quotations
Action Officer:	DFIN

Background/Summary

Council has sought quotations to prepare evacuation signage consistent with the requirements of Section 43 of the Work Health and Safety Regulation 2011 from a limited pool of available suppliers.

The relevant work involves the preparation of around 220 compliant evacuation signs which include maps of a large number of Council owned facilities.

Officers identified only two suppliers after contacting Council's existing fire equipment testing contractor and sought quotations from those suppliers. Quotations received from two other firms were \$82,280 and \$24,200.

Section 225 of the Local Government Regulation 2012 requires that an invitation for a medium sized contractual arrangement be given to at least three persons who the local government considers can meet the local government's requirements at competitive prices.

Endorsement is sought for the appointment of the cheaper supplier.

Attachments

Nil

Recommendation

THAT Council engage, because of the specialised nature of the services that are sought, Concept Safety Systems to produce evacuation signage for Council facilities consistent with Section 43 of the Work Health and Safety Regulation 2011 and it would be impractical or disadvantageous for the local government to invite further quotes or tenders for this purpose.

Resolution

Moved – Cr Choat

Seconded – Cr Ogg

"THAT Council engage, because of the specialised nature of the services that are sought, Concept Safety Systems to produce evacuation signage for Council facilities consistent with Section 43 of the Work Health and Safety Regulation 2011 and it would be impractical or disadvantageous for the local government to invite further quotes or tenders for this purpose."

Carried

Vote - Unanimous

Subject:	Drought communities program - proposed letter to Minister
File Ref:	Grants - programs - drought communities program
Action Officer:	DFIN

Background/Summary

At a meeting on 31 May 2019, Council officers heard a presentation from Southern Downs Regional Council about the severe impact of drought in that area.

Southern Downs Regional Council representatives sought practical assistance with respect to the issues raised.

The recommendation below is consistent with the discussions on the day.

Attachments

Nil

Recommendation

THAT Council write to the Deputy Prime Minister, Minister for Infrastructure, Transport and Regional Development, the Honourable Mr Michael McCormack MP requesting consideration of further funding of the Drought Communities Programme extension for drought-declared local government areas.

Resolution

Moved – Cr Choat

Seconded – Cr Hall

“THAT Council write to the Deputy Prime Minister, Minister for Infrastructure, Transport and Regional Development, the Honourable Mr Michael McCormack MP requesting consideration of further funding of the Drought Communities Programme extension for drought-declared local government areas.”

Carried

Vote - Unanimous

Subject:	Esk Racecourse Advisory Committee Meeting - 21 May 2019
File Ref:	Community services - meetings - 2016 - 2020 - Esk Racecourse Advisory Committee
Action Officer:	DCORP

Background/Summary

The quarterly meeting of the Committee was held on Tuesday, 21 May 2019.

The following recommendation was noted -

“That the Memorandum of Understanding be altered at Item 3(h) to include the words “subject to the committee approval”.”

Attachments

Meeting Report for Esk Racecourse Advisory Committee Meeting – 21 May 2019.

Recommendation

THAT Council receive the meeting Report for the quarterly meeting of the Esk Racecourse Advisory Committee held on Tuesday, 19 February 2019 and

FURTHER THAT the Memorandum of Understanding be altered at Item 3(h) to include the words “subject to the committee approval”.

Resolution

Moved – Cr Gaedtke

Seconded – Cr Brieschke

“THAT Council receive the meeting Report for the quarterly meeting of

the Esk Racecourse Advisory Committee held on Tuesday, 19 February 2019; and

FURTHER THAT the Memorandum of Understanding be altered at Item 3(h) to include the words "subject to the committee approval".

Carried

Vote - Unanimous

Subject:	RADF - Regional Arts Development Fund Committee Meeting – 20 May 2019
File Ref:	2018 - 2019 - RADF – Doc Id. 1097835,1105654,
Action Officer:	DCORP

Background/Summary

The Regional Arts Development Funding Committee met on Monday, 20 May 2019 to discuss miscellaneous items of business. The meeting report from the meeting is attached.

The following recommendations were noted from the minutes:

- a) That an interpretive sign be installed over the electricity box (once appropriate permission has been obtained) to explain the story of the mural and its relevance to Twin Bridges.
- b) That the Committee approve an amount of \$2250 for the Esk Cultural Festival Association project "Esk Cultural Festival" as submitted.
- c) That as a significant proportion of the "Sense of Somerset 2.0" application is staffing costs; the committee refer the application to a full meeting of Council for consideration of funding through an alternate means;
- d) That the Committee approve an amount of \$11,850 for the Somerset Regional Council project "Writer in Residence" as submitted.
- e) That the Committee approve an amount of \$2,350 for the Somerset Regional Council project "2019 Somerset Senior Students Exhibition" as submitted."
- f) That the Committee approve an amount of \$1850 for the Kilcoy Art Society project "Introduction to Soft pastels for Adult Beginners" as submitted.
- g) That the Committee approve the outcome report for Somerset Regional Councils project "Picturing Innovation" as submitted.
- h) That Council Officers bring a report back to the committee outlining the possibility of touring "Picturing Innovation" within the Somerset Region.
- i) That the Committee approve the outcome report Somerset Regional Council's project "Creative Business" as submitted.
- j) That the Committee accept the nomination of Karen Leahy to join the Regional Arts Development Fund
- k) That the Committee accept the nomination of Jim Filmer to join the Regional Arts

Development Fund

Attachments

Attachment 1 - Meeting Report for RADF Meeting of 20 May 2019
Attachment 2 - Sense of Somerset 2.0 application

Recommendation

THAT Council receive the meeting report for the RADF Committee meeting held on Monday, 20 May 2019, and FURTHER THAT the recommendations contained in that report be endorsed.

Resolution

Moved – Cr Ogg

Seconded – Cr Gaedtke

“THAT Council receive the meeting report for the RADF Committee meeting held on Monday, 20 May 2019, and

FURTHER THAT the recommendations contained in that report be endorsed.

FURTHER THAT Council assist by funding the staff costs associated with the *Sense of Somerset 2.0.*”

Carried*Vote - Unanimous*

Subject: Vandalism - February - May 2019
File Ref: Risk Assessment - Vandalism
Action Officer: DCORP

Background/Summary

Council has previously resolved to be informed of incidences of wilful damage and destruction of Council property.

The following incidents were reported during the period of 1 February to 31 May 2019 -

Date	Location	Incident
05/02/19	Minden Park, Toilets	Septic cover and taps smashed
06/02/19	Minden Park, Toilets	Graffiti external walls and roof
18/02/19	Lowood Recreation Complex	Premises broken into and various items stolen from canteen area
19/02/19	Jensen Swamp Reserve	Taps on outdoor sink smashed
19/02/19	Minden Park, Toilets	Catch on door lock broken
25/02/19	Lowood Skate Park	Graffiti on skate bowl and rubbish strewn about and bottles broken.
27/02/19	Kingfisher Way Park, Lowood	Fountain damaged and bent
28/03/19	Kilcoy Skate Park	Graffiti on skate bowl

28/03/19	Yowie Park, Kilcoy	Flush buttons on toilets damaged
28/03/19	Clock Park, Lowood	Female toilets graffitied
30/03/19	Memorial Park, Fernvale	Male and female toilets graffitied
20/05/19	Minden Park, Toilets	Flush buttons on toilets stuck on
20/05/19	Jensens Swamp Reserve	Outdoor taps and sinks broken
28/05/19	Kilcoy Showground	Toilet roll holders broken
31/05/19	Lowood Library and Customer Service Centre, Lowood	Anti-skate strip removed from footpath

The Vandalism Repair Costs until 31 May 2019 are attached. There was no Insurance Claims relating to Vandalism for this period.

Attachments

Table – Vandalism Repair Costs - May 2019.

Recommendation

THAT Council receive the Vandalism Report for the period 1 February to 31 May 2019 and the contents be noted.

Resolution

Moved – Cr Choat

Seconded – Cr Brieschke

"THAT Council receive the Vandalism Report for the period 1 February to 31 May 2019 and the contents be noted."

Carried

Vote - Unanimous

Subject: Procedure for dealing with Public Interest Disclosures made under the Public Interest Disclosure Act 2010 (Queensland)
File Ref: Corporate Management - Procedures
Action Officer: DCORP

Background/Summary

The Office of the Queensland Ombudsman (the Office) is committed to fostering an ethical, transparent culture. In pursuit of this, the Office values the disclosure of information about suspected wrongdoing in the public sector so that it can be properly assessed and, if necessary, appropriately investigated. The Office provides support to any employee, public officer or other person who makes a disclosure about matters in the public interest.

On 7 May 2019, the Queensland Ombudsman approved a standard Procedure to ensure that practical and effective procedures are implemented which comply with the requirements of the *Public Interest Disclosure Act 2010* (PID Act).

It is incumbent on Somerset Regional Council (Council) to meet its obligations under the PID Act relating to any disclosures made to or by it, by introducing and adopting a Public Interest Disclosure Procedure. Whilst adoption of the Public Interest Disclosure Procedure is not formally required by Council, it is advisable, to ensure Councillors are aware of the issues and processes involved and their responsibilities in relation thereto.

A Public Interest Disclosure Procedure has been prepared which encompasses the requirements of the PID Act and is *attached* as Annexure "A".

Attachments

"A" - Public Interest Disclosure Procedure

Recommendation

THAT Council adopt the new Public Interest Disclosure Procedure in attachment "A".

Resolution

Moved – Cr Gaedtke

Seconded – Cr Ogg

"THAT Council adopt the new Public Interest Disclosure Procedure in attachment "A"."

Carried

Vote – 6 / 1

Adjournment of meeting

The meeting adjourned at 10.15am for morning tea, resuming at 10.40am.

Subject:	CCTV network status
File Ref:	Council properties - security - surveillance - closed circuit TV - CCTV
Action Officer:	ICTC (Danial Webster)

Background/Summary

Council has a significant investment in CCTV camera installations across the region. Responsibility for CCTV was passed to the ICT section in mid-2018, and an initial audit identified many issues relating to a lack of documentation on installation locations and network topology, inconsistent or default passwords in use, and nearly 40% of installed cameras either not in working order or performing inadequately due to issues with the underlying infrastructure or vegetation hampering wireless connectivity. Feedback from local police also indicated that cameras were often only found to have failed when attempts were made to retrieve footage following an incident, due to a lack of oversight or programmed maintenance. In several cases police access to the cameras had also failed, reducing their capacity to investigate offences quickly and effectively and resulting in substantial time being spent by Council staff travelling to sites and retrieving footage for the police. This footage then also had to be approved for release by the CEO and registered into Council's document management system as correspondence despite the recorded incident often being unrelated to Council.

On 31 July 2018 Council committed funds to rectify these defects in existing installations. This project has now been completed under budget. All camera installations have been returned to working order with more reliable connectivity and, in most cases, are delivering better quality and more relevant footage. Council staff are also now able to remotely access all existing camera installations to regularly check that they are functional and delivering appropriate quality footage. Connectivity has also been restored to local police stations for appropriate cameras, allowing live monitoring and footage retrieval directly by police as needed. This has greatly decreased the reliance on Council staff to assist in investigations, allows police to respond more quickly and removes the need for Council to retain footage in our document management system that is not related to Council activities. Feedback from local police has indicated that access to the CCTV system has directly resulted in the successful closure of

several incidents in different townships.

Project Expenditure			
Town	Budget	Expenditure	Difference
Esk	\$28,000	\$32,550.39	\$4,550.39
Fernvale	\$74,000	\$90,843.98	\$16,843.98
Kilcoy	\$41,000	\$36,370.39	-\$4,629.61
Lowood	\$31,000	\$24,598.02	-\$6,401.98
Toogoolawah	\$71,000	\$47,453.24	-\$23,546.76
TOTAL	\$245,000	\$231,816.02	-\$13,183.98

It was noted during the project that, although the township of Esk has a significant number of cameras installed, the majority are focused on protecting Council assets and unlike most other towns minimal coverage exists of the main street. At the request of Esk police Council recently applied unsuccessfully for funding to improve this coverage, and it is recommended that applications continue to be made for future funding sources as they become available.

Attachments

Nil

Recommendation

THAT Council receive the Officer Report on CCTV network rectification and the contents be noted.

FURTHER THAT Council continue to apply for funding to improve CCTV coverage in Esk.

Resolution

Moved – Cr Choat

Seconded – Cr Whalley

“THAT Council receive the Officer Report on CCTV network rectification and the contents be noted.

FURTHER THAT Council continue to apply for funding to improve CCTV coverage in Esk.”

Carried

Vote - Unanimous

Subject: Toogoolawah Library – service review
File Ref: Officer's report
Action Officer: (RL) Regional Librarian

Background/Summary

In response to community feedback a review of service delivery and opening hours will be undertaken at Toogoolawah Library. The purpose of this review is to assess the quality of Somerset library services in Toogoolawah and to utilise learnings from this process in order to affect improvement.

Current usage of Toogoolawah Library demonstrates that it is currently the least utilised of all council libraries, even allowing for lesser opening hours. The most recent available circulation statistics indicate average daily transactions for Toogoolawah at 98, Esk -182, Kilcoy – 255 and Lowood – 285.

At present the size of the Toogoolawah library building can limit the range of activities that may be provided to the community to increase the level of usage. Well attended events at other Somerset library branches include guest speaking events, crafting and community robotics sessions. These events regularly draw an audience of 10- 20 people per event at Kilcoy and Lowood libraries.

As libraries continue to evolve in the digital age, public libraries in particular are looking at ways to further engage with their communities beyond their traditional core business of being repositories of, and providing access to, knowledge and information.

Public libraries are increasingly being designed and seen as hubs within the community, co-located with other community services so that one location meets a variety of community needs. As this trend continues it allows libraries to re-evaluate what they offer the community and how they offer it, as well as consider what emerging needs can be explored and provided for within the ambit of a public library.

With this in mind, and in alignment with *Somerset Libraries Strategic Plan 2019 – 2023*, council officers are reviewing the way the library service is delivered in Toogoolawah with the possibility of establishing a community hub in the future that services the whole of the Toogoolawah district including the established town and outlying areas.

A community hub is a co-located community meeting and activity space that can combine a number of different elements: community centre, library, office space for community organisation, training rooms, business incubation space and quality public space.

Co-location of these of these activities allows for more fluid interaction between library and community centre activities. There is a great opportunity for the creation of a vibrant and active shared space with significant efficiencies and great community benefits derived from reducing physical and management barriers between the library and community centre spaces. Activities that occur in contemporary libraries are now much more diverse than books and reading and community centres do, and should be, much more than community services delivery and offices for community organisations.

The Toogoolawah Library service can simply be improved by providing greater opening hours. This will increase patronage and lessen patronage loss from those potential customers who see the service not being as reliable as it should be because of the reduced hours. Options for increased opening hours include -

Current

Monday	Tuesday	Wednesday	Thursday	Friday	Staff cost
Closed	9 - 12.30 1-5pm	Closed	9 - 12.30 1-5pm	9 - 12.30 1-5pm	\$735.93 (per week) \$36,796pa

Option 1

Monday	Tuesday	Wednesday	Thursday	Friday	Staff cost
9 - 12.30am	9 -12.30 1-5pm		9 -12.30 1-5pm	9 -12.30 1-5pm	\$822.51 (per week) \$41,125pa

Option 2

Monday	Tuesday	Wednesday	Thursday	Friday	Staff cost
9 - 12.30am	9 -12.30	1 – 5pm	9 -12.30	9 -12.30	\$981.24

	1-5pm		1-5pm	1-5pm	(per week) \$49,062pa
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Option 3

Monday	Tuesday	Wednesday	Thursday	Friday	Staff cost
9 - 12.30 1 - 5pm	9 - 12.30 1 - 5pm	9 - 12.30 1 - 5pm	9 - 12.30 1 - 5pm	9 - 12.30 1 - 5pm	\$1226.55 (per week) \$61,327pa

Attachments

Nil

Recommendation

THAT Council introduce a service increase trial at the Toogoolawah Library for the first six (6) months of 2019/20 based on Option 3, opening five (5) days a week.

CEO COMMENT - An amendment to the motion was made to reflect Option 2 and was accepted by the mover and seconder as the motion.

Resolution

Moved – Cr Choat

Seconded – Cr Brieschke

"THAT Council introduce a service increase trial at the Toogoolawah Library for the first six (6) months of 2019/20 based on Option 2, opening five (5) days a week."

Carried

Vote – Unanimous

Subject:	Somerset Libraries Strategic Plan 2019 - 2023
File Ref:	Officer's report
Action Officer:	RL

Background/Summary

The Somerset Libraries Strategic Plan 2019 - 2023 serves to benefit the community by proposing goals and strategies that will support continuing excellence in the delivery of programs which match the needs of library users and future communities.

This document provides the overall framework for the future development and delivery of Somerset's library services and articulates a vision and statement of purpose for the library service. A key feature of this document is that it outlines six areas of focus for the service which are:

- Digital Library
- Welcoming places and spaces
- Reading community
- Culture and Heritage
- Collaboration and partnerships
- Knowledgeable, innovative and accountable

This plan, based on current usage data, industry developments and community consultation, identifies key priorities for the library service - mapping out the goals and strategies to enable the library to meet the needs of the local community, now and into the future.

Attachments

Somerset Libraries Strategic Plan 2019 - 2023

Recommendation

THAT Council endorses the Somerset Libraries Strategic Plan 2019 – 2023.

FURTHER THAT Council will work to progress projects and goals noted in the Strategic Plan through the 2019 / 2020 budget and Operational Plan.

Resolution

Moved – Cr Gaedtke

Seconded – Cr Ogg

“THAT Council endorses the Somerset Libraries Strategic Plan 2019 – 2023.

FURTHER THAT Council will work to progress projects and goals noted in the Strategic Plan through the 2019 / 2020 budget and Operational Plan.”

Carried*Vote - Unanimous*

Subject: Youth Engagement Officer - May 2019 Monthly Report
File Ref: Community services - youth development - youth services
Action Officer: YEO

Background/Summary

The following report contains an overview of the key projects and activities of the youth engagement officer (YEO) for May 2019. The report also outlines planned projects and proposals for future youth related projects.

Networks, partnerships and local connections

The youth engagement officer (YEO) liaised with the wider community to discuss and advocate the needs of local young people in the region, and the key issues and projects relevant to the YEO role.

Networks and committees attended, and key engagements:

- Lowood State High School Support Services Meeting
- Toogoolawah State High School Support Services Meeting
- Talkin’ It Up Forum Meeting
- Youth Interagency Meeting
- West Moreton Health
- Busy at Work
- Ipswich Hospital Foundation
- Anglicare
- Headspace
- Ipswich Community Youth Service (ICYS)
- Ipswich City Council
- Lockyer Valley Council
- Toogoolawah State High School
- Toogoolawah Primary School

- Lowood State High School
- Kilcoy State High School
- South West Advocacy and Pathways
- Your Town
- Multicultural Sports Club Qld
- Brave Foundation
- Back to Work
- Access
- Department of Human Services
- Headspace

General activities and key projects undertaken

A listing of key events and projects with a summary is outlined below. Please note that there may be other events or activities not included.

YEO was invited and attended the Toogoolawah State School and State High School Community forum - **“Online Safety, Start the Chat”** - Tuesday, 14 May. The evening focussed on helping everyone in a child’s life to have a conversation about online safety, find out more about the issues children face in the online world and practical ways to improve their online safety. Topics covered in the program booklet –

- Your child’s first smartphone – are they old enough?
- Screen time for your child – 7 tips
- Screen Smart Parent Tour facts and tips
- Positive and responsive Technology Use Guide
- A Quick Guide – Easy read guide for victims of image based abuse.

Youth

The YEO continues to assist the Fernvale VISO and SRO with the **Somerset Rail Trail Fun Run or Ride**. Main area of focus for YEO is the festival part of the event, entertainment, stall holders and attractions. Expression of interest for food and general vendors has been advertised via social media, print media and email. Application forms are now starting to be received. The festival part of the event will include:

- Children’s Disco and Face Painting
- Reggae Band to enhance the festival vibe of the event.
- Climbing Rock Wall
- 2 large sports inflatables – Hippo Chow Down – bungee tug-o-war style game and Human Foosball.
- Jumping castle
- Large inflatable slide
- Petting/Animal Farm.

YEO attended the Emerging Elders Camp on Thursday, 2 May, held at the Stanley River Environmental Education Centre. Youth from Kilcoy, Toogoolawah and Lowood State High Schools were all in attendance and the council covered costs for bus transfer and return for the students. The 4-day (3 night) camp is for year levels 7-12. The Youth go and experience the Jinibara Country and soak it all up. The program focuses on how Jinibara Elders of the past mentored their communities and how this knowledge can be applied to a student leader in a school setting. The students develop an appreciation for ancient, historical and contemporary Jinibara culture whilst undertaking a canoe journey to a Jinibara Bora ground, investigating Jinibara tools and technologies, listening to stories, and learning dance & language. Throughout this program students consider their role in leading communities towards a reconciled and harmonious future.

The YEO continues as a member of the steering committee for the Ipswich Hospital Foundation, **Talkin' It Up Forum**, to be held at Lowood State High School. This forum is all about promoting young people having healthy discussion about mental health, breaking down the stigma attached to mental health and inspiring ways of promoting activities that will enhance the mental health of those young people attending schools and or organisations in the regions of Ipswich, Somerset and Lockyer. Meetings were held this month Tuesday, 14 and 28 May 2019. YEO is responsible for organising the catering for the event (400 persons), liaising with the school regarding venue logistics, media equipment and general operation.

All Somerset Region State High Schools were contacted with the information regarding the Forum and invited to participate. Kilcoy State High School will not be participating, Lowood State High School and Toogoolawah State High School will be attending with 20 students per school, plus teachers and supervisors.

Somerset State High Schools have attended the Forum every year since its inception. The Somerset region hosted the first forum in 2016 and again hosting the event in 2019. *Approval required from the council to cover the costs for the workshop participant wristbands - \$335.30 including postage, plus bus transfer for the Toogoolawah State High School Students. Toogoolawah State High School will be utilising their own school bus for the transfer however requesting fuel costs to be covered up to \$300. Total commitment of \$635.30.*

YEO attended the **Youth Interagency Meeting** in Ipswich Tuesday, 21 May 2019. This meeting is facilitated by Ipswich Community Youth Service. It promotes strong stakeholder networking, engagement and collaboration. The agenda covers emerging trends, issues for discussion, upcoming initiatives and programs. There is a definite increase in attempted suicides and patients are being released up to only a couple of hours after being admitted with no program in place for follow up and support post the incident. Requests for mental health assistance continue to rise. Headspace alone receives over 150 referrals per month.

Kaylee Howell from the Department of Human Service's financial Information Service was the scheduled speaker for the meeting. Kaylee spoke about the free service for the public that can inform and educate about financial matters. This can be tailored to the Youth.

YEO is currently putting together the **Somerset Winter School Holiday Program** for June/July 2019. Stakeholders Kilcoy and Fernvale Indoor Sports Centre have been invited to submit activities along with the council Libraries and Information Centres. These are all free or low-cost activities available for all ages throughout the Holiday Period.

The proposed Council hosted event is an excursion to the Darling Downs Zoo for ages Prep-Year 12. The visit will include educational presentations (treat feed and talks) on Crocodiles, Asian Monkeys, Tigers, Giraffes, Cheetahs, Meerkats, Hippos, Lions, Snakes, South American Birds and Monkeys. Participants pay direct to the Darling Downs Zoo. A discounted student group rate has been organised - Prep to Year 10 - \$12 each, Year 11 to 12 - \$16 each. *Approval required from the council to cover the cost of the bus transport for the excursion - \$1980 (this includes both Southern and Northern trips).* Northern Group covers participants from Kilcoy, Harlin, Toogoolawah and Esk is scheduled for Friday, 5 July. Southern Group covers participants from Coominya, Fernvale, Lowood, Mt Tarampa, Tarampa and Minden.

Attachments

Nil

Recommendation

THAT Council receive the Youth Engagement Officer Monthly Report for May 2019, and that

the contents be noted.

THAT Council approve the costs to cover the workshop participant wrist bands for the Talkin' It Up forum.

THAT Council approve the costs to cover the bus transport for the Darling Downs Zoo excursion.

Resolution

Moved – Cr Brieschke

Seconded – Cr Whalley

“THAT Council receive the Youth Engagement Officer Monthly Report for May 2019, and that the contents be noted.

THAT Council approve the costs to cover the workshop participant wrist bands for the Talkin' It Up forum.

THAT Council approve the costs to cover the bus transport for the Darling Downs Zoo excursion.”

Carried

Vote – Unanimous

Subject:	Organisational Closedown - Christmas / New Year 2019
File Ref:	Governance - Reporting - Officer Reports
Action Officer:	DCORP

Background/Summary

In previous years, Council has approved the closure of its office and libraries for the Christmas – New Year period.

Staff have been required to take leave and any emergent issues were dealt with by a skeleton crew. Council has not received any adverse public comment arising from such closure.

It is proposed that the offices and libraries be closed for the 2019 Christmas – New Year period. The statutory holidays fall on Wednesday, 25 December 2019, Thursday 26 December 2019 and Wednesday 1 January, 2020. It is proposed that offices remain closed for the working days of 27, 30 and 31 December 2019 and reopen on Thursday 2 January, 2020.

Staff should be encouraged to take leave during this time, including banked RDO's / TOIL accrued for genuine operational needs.

For the outside workforce, an annual closedown is observed with a skeleton crew dealing with any emergency issues. The closedown will commence on Thursday 19 December 2019 with staff returning to work on Monday 20 January, 2020.

Council's meeting schedule currently includes Thursday 19 December, 2019 as an Ordinary Meeting day.

Attachments

Nil

Recommendation

THAT:

- (i) all Somerset Regional Council offices and libraries remain closed for the 2019 - 20 Christmas – New Year period commencing Wednesday 25 December, 2019 and reopening on Thursday 2 January, 2020 and further that all staff be encouraged to take leave during this time;
- (ii) Council note the annual closedown for the outside workforce will commence on Thursday 19 December 2019, with staff recommencing on Monday 20 January, 2020.

Resolution

Moved – Cr Ogg

Seconded – Cr Brieschke

“THAT:

- (i) all Somerset Regional Council offices and libraries remain closed for the 2019 - 20 Christmas – New Year period commencing Wednesday 25 December, 2019 and reopening on Thursday 2 January, 2020 and further that all staff be encouraged to take leave during this time;
- (ii) Council note the annual closedown for the outside workforce will commence on Thursday 19 December 2019, with staff recommencing on Monday 20 January, 2020.”

Carried

Vote – Unanimous

Subject: 2019 / 2020 Somerset Regional Operation Plan
File Ref: SRC - Corporate Management - Planning - Operational Plan
Action Officer: DCORP

Background/Summary

The 2019-20 Operational Plan has been reformatted to align with the Corporate Plan Focus areas. The Operational Plan activities have been completely reviewed by Directors and Managers. The Budget has been split using the Corporate Plan focus areas and is provided in summary form at the beginning of the Operational Plan. This clearly shows the resources Council is dedicating within Budget to achieve results in the Plan.

Attachments

Attachment 1: Operational Plan 2019-20

Outcome

THAT Council adopt the Operational Plan 2019-20.

Resolution

Moved – Cr Whalley

Seconded – Cr Ogg

“THAT Council adopt the Operational Plan 2019 - 2020 (**Attachment A** to these Minutes).

THAT the Operational Plan 2019 – 20 be amended as follows –

Under Item 24 insert new activity – *Continue to advocate for inclusion in Works for Queensland funding.*

Carried

Vote – Unanimous

Subject:	Operations Report - May 2019
File Ref:	Governance - Reporting - Officer Reports
Action Officer:	CSSA

Background/Summary - Technical Design Team (Michael Kinion)

This team has finalised the detailed designs for the 2018-2019 capital works program. They have provided support to the construction crews on the roadworks at the construction of Walter Street, Lowood, shared paths in Lowood and Toogoolawah, Gregors Creek Road and Forest Hill Fernvale Road. The team has also provided support for the construction of Marumbah Creek, Charlies Gully and Burnett Inn Creek Bridges.

The Technical Design team continue to set out traffic counters within the region to maintain our current information and update the asset register with the latest information following completion of works and inspections.

Permit	May-19	May-18
Property Searches	48	87
Land access Permit	69	56
Property Access Applications	4	12
National Heavy Vehicle Regulator Permits – TMR Dwellings	10	12
National Heavy Vehicle Regulator Permits – TMR Other	5	11
National Heavy Vehicle Regulator Permits – Portal	0	0

Background/Summary – Works Department (Rob Bouchier)

Weather Conditions:

Weather is continuing to be fine.

Gary Eastell - Foreman:

Northern Maintenance Crew (Nigel Valentine)

Crew has completed drainage in Highland Street and has been working on underground drainage in George Street, Toogoolawah. Some maintenance issues on Drew Lane and Morden Lane have recently been completed with the crew now back in Toogoolawah.

Excavator crew (Dave Bandit)

There have been four burials during May. This crew has been working on underground drainage in George Street, Toogoolawah along with illegal dump site clean ups and small drainage maintenance jobs.

Landfill (Rob Hester)

Waste operations are continuing as normal at Esk Landfill. New weighbridge is ready for end of June start. The approaches are sealed and the crew will have inductions on Wednesday, 5 June.

Wayne Kohler - Foreman:

Southern Maintenance Crew (Thomas Varney)

This crew has completed the rehabilitation works on Forest Hill-Fernvale Road. Asphalt

intersection was placed on Thursday, 30 May. The final seals will be completed in September due to the cooler temperatures. This crew is now back on maintenance works in the Prenzlau area.

Esk Concrete Crew (Ron Ratcliff)

This crew is continuing with Walters Street and Park Street underground drainage and kerb works.

Doug Freeman - Foreman:

Kilcoy 1 Grader Crew (Stuart Gardner)

This crew has completed maintenance works on Pohlmanns Range Road and shoulders on Gregors Creek Road. This crew has now begun the reconstruction project on Gregors Creek Road.

Kilcoy 2 Grader Crew (Acting Peter Cobbin)

This crew has now completed maintenance work on Banks Creek and England Creek roads and has relocated to Jimna for maintenance work on Kilcoy Murgon Road for TMR under the RMPC.

Bob Peters – Foreman:

Bitumen Crews

This crew has been continuing with TMR RMPC works on D'Aguilar Highway, Brisbane Valley Highway and Wivenhoe Somerset Road pavement repairs. Our HD 45 trucks continue to be busy repairing potholes over the TMR and Council networks along with sealing new works and QUU repairs as required.

Bruce Zinn - Foreman:

Bridge Crew: (Chris Wheeler)

This crew has completed the replacement of Burnett Inn Creek bridge and placed all the pipes at Charlies Gully Bridge on Western Branch Road. This crew has now made a start on Buaraba Creek Road with this work ongoing for the next few months.

Kilcoy Concrete Crew: (Kerry Kubler)

This crew is completing concrete pours at Charlies Gully on Western Branch Road.

Lyle Crawford – Senior Foreman:

Repair Crew 1: (Jim Walker)

This crew is continuing with various customer service requests including ongoing maintenance including all signage, installation of five new solar lights in Kilcoy area, vac truck works for pipe and drain cleaning in Kilcoy and Somerset area, line marking in various places, trimming vegetation in various locations, pipe separation repairs in Lowood and Toogoolawah areas, RMPC signage repairs, footpath repairs in Kilcoy area, loosen stormwater pit lids in Kilcoy area for engineering inspections, crack Sealing on Glamorgan Vale road and removed a large rock from a concrete pipe at Mountain View Road.

Repair Crew 2: (Steve Nutley Ganger)

This crew is continuing to work in conjunction with repair crew 1 to complete various projects mentioned above.

Department of Transport and Main Roads (TMR) Works

Council is presently working on the following projects on behalf of TMR.

- Forest Hill Fernvale Road pavement rehabilitation. Completed up to final seal stage.
- Guardrail project on Brisbane Valley Highway and Wivenhoe Somerset Road.

Completed.

Council has engaged specialist subcontractors to assist with delivery of the above works as required.

Council has recently received letters of acceptance for the following TMR projects:

- Brisbane Valley Highway, batter protection near Fernvale. Council Officers have called quotations from suitable sub-contractors to assist with the delivery of this project. Quotations close in late June and construction timelines will be better known once a successful sub-contractor is appointed.
- D'Aguilar Highway (Mary Street) pavement rehabilitation. Council Officers have met with TMR Officers to discuss public consultation for this project. TMR will be leading the consultation process and will provide further information shortly.

Works carried out by Contractors

A&M Civil are currently working on Forest Hill Fernvale shared footpath project, Esk Crows Nest Road and appointed for the shared footpath works in Toogoolawah. CPM have completed works on Sandy Creek Bridge on Pine Mountain Road and opened to the public. Ark Construction have been provided possession of site for Yellow Gully Bridge on Atkinson Dam Road with works scheduled to commence in coming weeks. All projects are progressing to agreed timeframes.

Charlene Meehan – Parks and Garden Coordinator:

Esk Gardeners:

The Esk crew are continuing with mowing and garden maintenance activities.

Esk and Lowood Mowing Crew:

The mowing crew are continuing with mowing activities.

Kilcoy Mowing Crew and Gardeners

The Kilcoy crew are continuing with mowing and garden maintenance activities.

SRC Slasher Operators:

Slasher operators are continuing with slashing and flail mowing activities.

Town Stewards:

The town stewards are undertaking their normal duties.

Peter Heath – Workshop Foreman:

Mechanics:

This month we have had the usual repairs, service and maintenance of Council fleet.

P.110 John Deere grader from Kilcoy had a blown head gasket. Head was removed, checked and refitted with new gasket. Radiator was also taken out and cleaned. Turbo and fuel injectors were checked, found to be worn and out of spec, so they were also replaced.

One repair carried out on IWS trucks.

No new lease vehicles have been delivered.

Monthly check and start test on emergency gensets were carried out at Esk office, Fernvale Futures and Kilcoy Depot.

Half yearly inspections and service were carried out on Group 3 floating plant items.

Welding Crew:

Carried out various repairs to Council assets in and around parks, gardens and buildings around the region.

Fabricate and install hand rail on shared footpath project at Toogoolawah.

Assist with the installation of two solar light poles with lights on the same site.

Carry out operation inspections on all playground equipment in the region.

Fabricate and install mesh walkway with handrail for access to weigh bridge and building.
Carried out various repairs to Council plant.

Hire Plant:

- Council has been using hired rollers, excavators and water trucks as required.
- Ellis Stabilisers – Profiler for Forest Hill Fernvale Road.
- Colas are undertaking various sprayed sealing operations.
- Allen's Asphalt have completed work on Forest Hill Fernvale Road project.

Reflect Info:

- TMR – RMPC has 1890 defects with 489 accomplishments completed.
- Local Roads has 1737 defects recorded with 1418 accomplishments.
- Somerset Bridges has 202 completed inspections.

Background/Summary – Customer Service Requests (Debbie Chandler)

Council received 380 customer service requests for the month of May 2019. A copy of the report is attached for your information.

Month	No of CSR's received	For comparison month	No of CSR's received
Jul-18	377	Jul-17	539
Aug-18	365	Aug-17	595
Sept-18	410	Sept-17	456
Oct-18	389	Oct-17	458
Nov-18	357	Nov-17	547
Dec-18	258	Dec-17	421
Jan-19	365	Jan-18	536
Feb-19	392	Feb-18	585
Mar-19	403	Mar-18	533
Apr-19	359	Apr-18	451
May-19	380	May-18	483
		June-18	409

The top five requests received from customers during the month of May 2019:

- Roads/bridges/drainage - traffic furniture - 53
- Roads/bridges/drainage - vegetation - 26
- Dogs wandering at large - 25

- Roads/bridges/drainage - gravel roads - 22
- Livestock wandering at large - 20

Attachment

Customer service request report for month of May 2019.

Recommendation

THAT Council receive the Operations Report for May 2019 and the contents noted.

Resolution

Moved – Cr Hall

Seconded – Cr Whalley

“THAT Council receive the Operations Report for May 2019 and the contents noted.”

Carried

Vote – Unanimous

Subject:	Esk Bowls Club - street lighting
File Ref:	Roads - maintenance - street lighting
Action Officer:	CD (Gary Love)

Background/Summary

Council officers received a service request (Doc Id 1114118) for lighting to be installed in front of Esk Bowls Club, 23 Esk Hampton Road Esk. The Secretary of Esk Bowls Club approached Council advising that the bowls club have received several complaints that when the lights from the club have been turned off it is very dark and people going to their cars are unable to see the gutter. The Esk Bowls Club has asked if Council could install a solar light, similar to those recently installed in Pipeliner Park, near the bowls club carpark.

Council officers undertook an inspection of the area to review nearby lighting and existing Energex power poles on which additional lighting could be placed. On inspection of the area it was noted that there were two existing power poles (P562445-A and P15124A), in the vicinity of the bowls club carpark, which carry 11kV and low voltage power supply. Both poles are located along Esk Hampton Road which is a town main road and controlled by Transport Main Roads (TMR).

It was noted that of the two power poles, in this vicinity, one already had an outreach arm with street light attached:

- Energex Pole P562445-A – outreach arm with M50 (Mercury Vapour) light onto road
- Energex Pole P15124-A – no outreach arm, no light

Options available to Council to improve lighting in this area are:

- 1) Contact Energex to see if an additional streetlight could be installed (Mercury Vapour or LED) onto pole P15124-A.
- 2) Council to install a new pole and solar light in the vicinity of the bowls club carpark. Existing poles that were removed from Pipeliner Park could be utilised with the addition of a LED solar light. The cost to council for the purchase of this solar light would be in the region of \$2500 - \$3500 dependant on supplier and light type. Issues with the installation of a new solar light would be the location of this pole to provide sufficient

light to the car park area and clearance to the pole from the footpath.

- 3) Do nothing and respond to Esk Bowls Club informing them of the existing light adjacent to their location and offer no objection should they wish to install solar light(s) within the boundary of the bowls club that would provide additional illumination to the carpark area.

It is suggested that Option 1 provides the best outcome for Council and Esk Bowls Club. Council would need to approach Energex to establish if a suitable lighting design can be achieved, noting that should Council not proceed with Energex design findings that Council will need to pay for this design cost. Previous design costs have been in the region of \$500 for single luminaire installations. A future report will come back to Council for further consideration, once the Energex advice is received.

Attachments

Location sketch of Esk Bowl Club, Esk

Recommendation

THAT Council approach Energex to establish if a suitable lighting design can be achieved in the area around Esk Bowls Club, Esk with Energex design costs to be covered should Council decide not to proceed.

Resolution

Moved – Cr Choat

Seconded – Cr Brieschke

"THAT Council approach Energex to establish if a suitable lighting design can be achieved in the area around Esk Bowls Club, Esk with Energex design costs to be covered should Council decide not to proceed."

Carried

Vote – Unanimous

Subject:	Application to Hold Annual Lifecycle Cycling Classic - Sunday 23 June 2019 (Doc ID 1105618, 1112228)
File Ref:	Recreation and cultural services - event management - community events - festivals - sporting
Action Officer:	CSSA

Background/Summary

The Lifecycle Cycling club has written to Council requesting permission to hold their annual Lifecycle Cycling Classic on Sunday, 23 June 2019.

The annual cycling event has been conducted for many years; however, in previous years it mostly followed the State controlled roads including Forest Hill Fernvale Road and Brisbane Valley Highway. The Department of Transport and Main Roads and Police have requested that the cyclists not travel on the Brisbane Valley Highway due to the increasing traffic on the highway; Accordingly, the Lifecycle Cycling Club has changed the route. The new proposed route is mostly Council's local roads to travel from Lowood to Coominya to Mt Tarampa and back to Lowood. Refer to attached full cycle course details. The Queensland Police Service has approved the application and Lifecycle Cycling is presently waiting for approval from Department of Transport and Main Roads.

Attachments

Letter from Lifecycle Cycling Club including proposed route

Recommendation

THAT Council provide approval to the Lifecycle Cycling Club to hold their annual Lifecycle Cycling Classic on Sunday, 23 June 2019 with the following conditions:

- 1) The organisers of the event shall undertake their own assessment of the suitability of the proposed route prior to the event.
- 2) The organisers must make all arrangements associated with the safe running of the event.
- 3) Organiser of the event must have public liability insurance in an amount not less than \$10,000,000 with Somerset Regional Council being listed as an interested party and produce documentary evidence of the insurance to Council before the commencement of the event.
- 4) A copy of the police permit is to be provided to Council prior to the event showing the conditions of approval.
- 5) A copy of Department of Transport and Main Roads approval to be given to Council prior to the event showing that approval has been given to use the nominated state controlled roads to hold this event.
- 6) Provide a traffic management plan which is to be approved by Somerset Regional Council prior to the event.
- 7) A copy of written advice from the Management Committee of the Lowood Recreational Complex that approval has been given to the use of the grounds shall be provided to Council prior to the event.
- 8) All work on Council controlled roads must be carried out in accordance with the Manual of Uniform Traffic Control Devices and any other relevant state standards, regulations or laws.
- 9) Any change to the details provided to Council regarding this event shall be notified to Council in writing.

Resolution	Moved – Cr Whalley	Seconded – Cr Ogg
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“THAT Council provide approval to the Lifecycle Cycling Club to hold their annual Lifecycle Cycling Classic on Sunday, 23 June 2019 with the following conditions:

- 1) The organisers of the event shall undertake their own assessment of the suitability of the proposed route prior to the event.
- 2) The organisers must make all arrangements associated with the safe running of the event.
- 3) Organiser of the event must have public liability insurance in an amount not less than \$10,000,000 with Somerset Regional

Council being listed as an interested party and produce documentary evidence of the insurance to Council before the commencement of the event.

- 4) A copy of the police permit is to be provided to Council prior to the event showing the conditions of approval.
- 5) A copy of Department of Transport and Main Roads approval to be given to Council prior to the event showing that approval has been given to use the nominated state controlled roads to hold this event.
- 6) Provide a traffic management plan which is to be approved by Somerset Regional Council prior to the event.
- 7) A copy of written advice from the Management Committee of the Lowood Recreational Complex that approval has been given to the use of the grounds shall be provided to Council prior to the event.
- 8) All work on Council controlled roads must be carried out in accordance with the Manual of Uniform Traffic Control Devices and any other relevant state standards, regulations or laws.
- 9) Any change to the details provided to Council regarding this event shall be notified to Council in writing."

Carried

Vote – Unanimous

Subject:	Minutes of the Traffic Safety Advisory Committee Meeting - 15 May 2019
File Ref:	Community services - service provision - transport safety advisory committee
Action Officer:	DOPER

Background/Summary

A meeting of the Traffic Safety Advisory Committee (TSAC) took place at Esk on Wednesday, 15 May 2019.

Attachments

Minutes of the TSAC – 15 May 2019

Recommendation

THAT Council receive the minutes of the Traffic Safety Advisory Committee (TSAC) held on Wednesday, 15 May 2019 and the contents be noted.

Resolution

Moved – Cr Gaedtke

Seconded – Cr Choat

"THAT Council receive the minutes of the Traffic Safety Advisory Committee (TSAC) held on Wednesday, 15 May 2019 and the contents be noted."

Vote – Unanimous

Carried

Subject:	Refuse and recycling charges - waste levy
File Ref:	Waste management - fees and charges - waste levy
Action Officer:	(DMO) Adam Staunton

Background/Summary

The Queensland Government is developing a new waste management and resource recovery strategy intending to reduce the amount of waste generated. This strategy is underpinned by a waste levy, commencing 1 July 2019.

Somerset Regional Council is one of the 39 levy zone areas throughout the State. This covers around 90 per cent of Queensland's population and is where the majority of waste is generated and disposed. Waste disposed of in the levy zone will be liable for the waste levy.

All waste going to landfill in Queensland will incur the applicable levy rate unless the waste is both generated and disposed of in the non-levy zone. There are exemptions for some specific types of waste; Examples include, waste that results from a declared disaster and clean earth that could be used as cover material.

Somerset Regional Councils only leviable site is the Esk Landfill, 30 Murrumba Rd Coal Creek. The three (3) Transfer Stations located at Coominya, Harlin and Kilcoy are not assessed under the levy regulation; however, waste transferred from these sites to the Esk Landfill forms part of the overall leviable waste for Somerset Regional Council.

To facilitate the implementation of the waste levy, Council was successful with a State Government Grant to install a weighbridge and improve security at the Esk landfill. The weighbridge installation was completed in May 2019, and technological solutions are presently being installed with staff training to follow immediately.

The Levy applies to all waste that is disposed of to the landfill, including domestic waste, commercial and industrial waste, construction and demolition waste and regulated waste. The levy rates are categorised below:

Waste Classification	Levy rate (per tonne)
General waste: municipal solid waste, commercial and industrial, construction and demolition	\$75
Regulated waste: Category 1	\$155
Regulated waste: Category 2	\$105
The waste levy for all classifications will increase by \$5 on July 1 each year	

Who pays the levy?

Landfill operators (local councils and private businesses) pay the levy to the Queensland Government based on the amount of waste disposed of to landfill.

Landfill operators will make a business decision on if and how the levy is passed through to their customers.

No direct impact on households

The Queensland Government has committed to ensuring the levy has no direct impact on

households. To deliver this, councils will receive annual payments to offset the costs of the waste levy. The formula for calculating these annual payments is set out in the regulation.

Current Charges

Currently Council charges per cubic metre for all vehicles/types and commercial waste is only allowed at the Esk Landfill. To be clear; No commercial waste is received at Coominya, Harlin or Kilcoy Transfer Station. Transfer station receive domestic waste only.

Current charges (Esk Landfill):		
Volume	Domestic Charge	Commercial Charge
Less than 0.5 cubic metres	\$7	\$57 per cubic metre, or part thereof
Greater than 0.5 cubic metres but less than 1.0 cubic metres	\$10	
1.0 cubic metres or greater / charged by cubic metre	\$13 per cubic metre	

Copy of 2018/19 Fees attached for information.

Future Charges




In keeping with the State Governments commitment of 'no impact on households', the fees associated with domestic waste will remain the same. Hence, transfer stations will proceed to function as they do now. However, with regards to Esk landfill, the process of how domestic waste is recorded will change to meet the outcomes required of the waste levy and managed via the weighbridge.

Commercial waste is not rebated by the State Government and will incur additional cost burden to Council, and therefore the existing commercial charges, need review. Accordingly, at Esk landfill, to allow for simplified recording and charging of commercial waste, and to establish consistency with neighbouring LGA's, it is proposed that we charge at pre-determined waste loads, split between "local loads" and "non-local loads".


A "local load" is defined as being one where one of the following criteria is met:


- A load where the vehicle carrying the waste is operated by a driver who displays a drivers' licence evidencing a residential address within the Somerset Regional Council local government area;
- A load where the vehicle carrying the waste displays the signage of a business based that is headquartered in the Somerset Regional Council local government area as evidenced by a recent rate notice;
- A load where Queensland Urban Utilities own the vehicle carrying the waste;
- A load where a statutory declaration is provided confirming that 100% of the waste originated from the Somerset Regional Council local government area.


If the above "local load" definition cannot be demonstrated, the default "not local load" commercial charge will apply.

Proposed General Waste Charges (Esk Landfill ONLY) (Note: No change to domestic waste fees):				
Waste Load Definition	Waste Type	Domestic Fees	Commercial Fees (local load)	Commercial Fees (not local load)
Small	Any waste type	\$7	\$20	\$40
Medium	Any waste type	\$10	\$40	\$80
Large	Any waste type	\$13	\$70	\$140
Extra Large	Any waste type	\$26	\$120	\$240
Other Vehicle Types			Commercial Fees (local load)	Commercial Fees (not local load)
Class 3 Two Axle Truck 			\$500	\$1,600
Class 4 Three Axle Truck 			\$1,000	\$2,400
Class 5 Four Axle Truck 			\$1,500	\$3,200
All Vehicles greater than 4.5T are required to be weighed to meet waste levy requirements.				

Waste Load Size Definitions

Waste Small - means a load up to an average sedan boot, half a trailer, half a utility tray not exceeding the equivalent of a 240L wheelie bin. 

Waste Medium - means a load up to an average sedan boot and back seats, full station wagon boot, full 4x4 or SUV wagon boot, full passenger van boot, full trailer, full utility tray or equivalent. 

Waste Large - means a load up to an overfull trailer, overfull utility tray, full commercial van, full utility with full trailer or equivalent. 

Other Vehicles - Other vehicles or configurations - means any vehicle that is not an average sedan, station wagon, 4x4 wagon, SUV, passenger or commercial van, utility or dual cab utility - all with or without a trailer.

Note: an additional load size of "Extra Large" to be added to this diagram which covers those loads for overfull utilities and trailer.

Proposed Chippable Greenwaste (Esk Landfill ONLY):			
Waste Load Definition	Waste Type	Domestic Fees	Commercial Fees (local)
Small	Chippable Greenwaste	\$0	\$7
Medium	Chippable Greenwaste	\$0	\$10
Large	Chippable Greenwaste	\$0	\$13
Extra Large	Chippable Greenwaste	\$0	\$26
Per cubic metre for larger loads (Commercial)	Chippable Greenwaste		\$26

Attachments

Schedule of Fees and Charges 2019 / 2020 – Refuse and Recycling
 Schedule of Fees and Charges 2018 / 2019

Recommended Action / Outcome

THAT Council adopt the attached schedule of fees and charges for 2019/2020 for refuse and recycling and apply from 1 July 2019.

Resolution

Moved – Cr Whalley

Seconded – Cr Brieschke

“THAT Council adopt the attached schedule of fees and charges for 2019/2020 (**Attachment B** to these Minutes) for refuse and recycling and apply from 1 July 2019.”

Carried

Vote – Unanimous

Subject:	Somerset Art Beat Festival Overview
File Ref:	Event Management - 2019 Somerset Art Beat Festival
Action Officer:	Bethany Smith, Toogoolawah Visitor Information Services Officer

Background/Summary**Overview**

The inaugural Somerset Art Beat Festival occurred on Saturday, 1 June 2019 between 12pm – 4pm at the Somerset Regional Art Gallery – The Condensery in Toogoolawah. The festival included art stalls, food stalls, interactive workshops, live entertainment and dance performances. All musicians, dance performers and artists were Somerset based. In total, two art groups, five artists, one school, four bands, two solo musicians and four dance groups participated in the event. Two Somerset non-for-profit community groups and one Somerset based business provided food and beverage stalls for the event.

The event also offered a platform to open Wanderlust, a touring exhibition presented by Flying Arts Alliance which is on display at the gallery. A Flying Arts representative and judge of the 2018 Regional Art Awards, Renai Grace, Director of the Museum of Brisbane, presented a speech at the event to coincide with the official opening of the exhibition.

Overall event attendance figures breakdown:

Break down of participant figures	
Total number of artists who exhibited in the art stalls	22
Total number of dancers who performed in dance groups during the event	38
Total number of musicians who performed (including band and choir groups) during the event	25
Total number of workshop facilitators (dance, circus and art workshop) who presented workshops at the event	6
Total number of food stall participants	13

Overall attendance figures for the event	
Estimated number of guests who attend the festival between 12pm – 4pm	300
Total number of guests who visited The Condensery	204

Community Engagement

Creative Alliance along with Council, provided various outreach type workshops in the lead up to the festival that benefited both art stall holders and dance based groups who participated in the event.

Artists were invited to attend a special visual merchandising workshop held at The Condensery to assist in presentation of their art stalls at the event. Creative Alliance representative and dance instructor, Kate MacDonald, visited each dance group, the Toogoolawah Kindy and Toogoolawah State School to present a workshop that helped create dance routines for the day.

It is recommended based on the success of this year's inaugural event that Council enter a Memorandum of Understanding with Creative Arts Alliance for the next two years (June 2020 and June 2021) to deliver the Somerset Art Beat Festival at the Somerset Regional Art Gallery - The Condensery. Further to this, that Council commit a budget of \$10,000 along with \$5,000 of in-kind contribution per year towards the Somerset Art Beat Festival.

Attachments

Nil

Recommendation

THAT Council enter into a Memorandum of Understanding and partner with Creative Arts Alliance for the next two years (June 2020 and June 2021) to deliver the Somerset Art Beat Festival at the Somerset Regional Art Gallery – The Condensery.

FURTHER THAT Council allocate a budget of \$10,000 per year to Creative Arts Alliance to put on the Somerset Art Beat Festival; and

FURTHER THAT Council provide an in-kind contribution of \$5,000 per year (June 2020 - June 2021) towards the Somerset Art Beat Festival.

Resolution

Moved – Cr Gaedtke

Seconded – Cr Brieschke

“THAT Council enter into a Memorandum of Understanding and partner with Creative Arts Alliance for the next two years (June 2020 and June 2021) to deliver the Somerset Art Beat Festival at the Somerset Regional Art Gallery – The Condensery;

FURTHER THAT Council allocate a budget of \$10,000 per year to Creative Arts Alliance to put on the Somerset Art Beat Festival;

FURTHER THAT Council provide an in-kind contribution of \$5,000 per year (June 2020-June 2021) towards the Somerset Art Beat Festival.”

Carried

Vote - Unanimous

Subject:	Tourism and Promotions Report - May 2019
File Ref:	Tourism - Promotions
Action Officer:	CMM

Background

The following is the end of monthly summary of activities relating to the four visitor information centres in Somerset (Esk, Fernvale, Kilcoy and Toogoolawah) for May 2019.

Visitor Statistics

	Somerset	Brisbane	Other SEQ	Rest of Qld	Interstate	International	Total
Esk VIC	110	165	123	60	154	3	615
Kilcoy VIC	149	149	245	36	107	24	710
Fernvale VIC	167	170	98	52	43	2	532
SRAG and TVIC	69	99	76	59	21	5	329

Visitor Motivators

The top three reasons visitors attended each respective centre.

	First	Second	Third
Esk VIC	Maps and directions	Glen Rock gallery	Tourist drives
Kilcoy VIC	Maps and directions	Caravan and camping	Environmental centre
Fernvale VIC	Maps and directions	Other	Brisbane Valley Rail Trail
SRAG and TVIC	SRAG	Heritage	Maps and direction

Merchandise Sold

The top three merchandise items sold at each centre.

	First	Second	Third	Total \$ Value
Esk VIC	Water bottles	Stubby cooler	Postcard	\$26
Kilcoy VIC	Water bottles	Stubby cooler	Postcard	\$19
Fernvale VIC	Postcard	Water bottles	Magnet	\$21
SRAG and TVIC	Bumper sticker	N/A	N/A	\$2

Volunteers

	Active Volunteers	Non- Active Volunteers	Total	Resignations	New Volunteers
Esk VIC	11	2	13	0	0

Kilcoy VIC	11	1	12	0	0
Fernvale VIC	18	1	19	0	0
SRAG and TVIC	8	2	10	0	0
	48	6	54	0	0

Volunteer Acknowledgement / Engagement

Somerset tourism volunteers have been invited to attend the Greater Brisbane visitor information centre volunteer familiarisation tour on Friday, 14 June 2019 in the Moreton Bay region. This famil is being organised by Moreton Bay Region Industry Tourism (MBRT) and will include a visit to Sandstone Point Hotel and Big 4 Holiday Park and include training sessions for the volunteers.

Room Bookings

	Number of Room bookings / hires	Total \$ value from Room bookings / hires
Esk VIC	7	\$0
Kilcoy VIC	8	\$363
Fernvale VIC	30	\$3908
SRAG and TVIC	0	\$0
Fernvale Community Hall	24	\$631
Fernvale Showgrounds	4	\$240

Somerset Regional Art Gallery – The Condensery

Exhibition: Experience Somerset

Artists: The exhibition is presented by Somerset Regional Council

This photographic exhibition celebrates real country, real adventure. This exhibition allows the viewer to explore the Somerset of yesteryear through historic artefacts and images of the early pioneer settlements. Viewers will enjoy a journey from past to present with an exhibit of images captured by travel photographer, David Kirkland.

This exhibition finished on Sunday, 19 May 2019.

Current Exhibition: Wanderlust

Artists: The exhibition is presented by Flying Arts Alliance Inc.

This touring exhibition is compiled from the 2018 Queensland Regional Art Awards and sees artists on display embracing the spirit of adventure to discover something unique about Queensland.

This exhibition started on Thursday, 23 May 2019 and will finish on Sunday, 14 July 2019.

Bus Tours

Two bus tours visited the gallery in May 2019. The Knaus Owners Group visited on Saturday, 11 May 2019 with 17 guests participating in a gallery tour and history discussion. The Kingaroy Probus Group visited on Tuesday, 28 May 2019, 27 guests enjoyed morning tea and a tour.

Glen Rock Art Gallery (inside Esk Visitor Information Centre)

Glen Rock Gallery exhibitions coordinated by SASI include:

Artist: Marilyn Leitch
Friday, 26 April 2019 to Wednesday, 29 May 2019
Artist: Jodie Wade
Friday, 31 May 2019 to Wednesday, 26 June 2019

Events

2019 Reel Wivenhoe Classic

Planning for the Reel Wivenhoe Classic event in August continues as per the event brief. Six teams have registered for the event. Tourism continues to work with Fishing Freshwater on event applications and promotional collateral for the event.

Somerset Rail Trail Fun Run or Ride

The annual Somerset Rail Trail Fun Run or Ride will be held on Sunday, 14 July 2019. Planning for this event is underway. The tourism team is organising event promotion, social media management, graphic design collateral and organisation of the festival component and assistance with event organisation.

Mayoral Gala Charity Ball

The annual Mayoral Gala Charity Ball will be held at the Somerset Civic Centre on Saturday, 7 September 2019 from 6pm until midnight. Council adopted Casino Royale as this year's theme. Sponsorship proposals were developed and distributed to contacts. Officers are preparing all other event elements including: catering, MC, live band, entertainment, sound and lighting, décor, auctions, raffles and other venue related arrangements. Ticket sales will be open from 5pm, Monday, 3 June 2019.

Somerset Art Beat Festival

The inaugural Somerset Art Beat Festival will occur at the Somerset Regional Art Gallery – The Condensery at Toogoolawah on Saturday, 1 June 2019 from 12pm – 4pm. The festival will celebrate art including live music, dance based performances and art.

2019 Somerset Seniors Week Regional Event

The regional event will be held Friday, 23 August 2019 at Somerset Civic Centre. Tourism will continue assist the Community Development Officer with services such as planning, quote sourcing, design and implementation of marketing/promotional collateral for the event.

Kilcoy VIC children's activity – Koala Kapers

After the success of the children's activity held at the Kilcoy Visitor Information Centre over the April school holidays, another activity is being developed for the July school holidays.

Somerset Garden Competition 2019

Competition planning and design of event promotional collateral has started. Entries open Monday, 29 July 2019 and close 5pm on Wednesday, 2 October 2019. The competition features two major elements, the garden competition and open gardens (once judging is complete). Major categories are Best Rural, Best Urban, Best Business/Community Group Garden. Major category gardens will also be included in bonus categories at the discretion of the judges based on the suitability of the gardens. Bonus categories are Water Wise Garden, Native Garden, Edible Garden and Children's Garden. Tourism is seizing the opportunity to promote garden competition entries and return visitation to the open gardens at the Esk Garden and Lifestyle Fair on Saturday, 15 June 2019 and other tourism events.

Promotions

Creating online content for free listings with the Australian Tourism Data Warehouse is ongoing. This will increase online presence for tourism in Somerset. Operators have been

encouraged to create their own ATDW listing. Regional events have also been added to ATDW to be distributed to various websites including Visit Brisbane and Queensland.com. Events are continually updated on the Experience Somerset website.

Electronic signs – events placed on signs throughout the region.

Graphic design and promotional material/merchandise to support all events is created by the tourism team on an ongoing basis.

Trade shows

Queensland Caravanning, Camping and Touring Supershow

Council has secured a stand to promote the Somerset region again at the 2019 Queensland Caravanning, Camping and Touring Supershow held at the Brisbane RNA Showgrounds from Wednesday, 5 June to Monday, 10 June. Somerset operators have been contacted to express their interest in attending the expo and providing a discount or offer for show visitors. Two operators have expressed interested in attending the expo, no operators have provided a discount or offer for the promotional bags. Tourism volunteers have been invited to attend the expo to promote the region.

Outdoor Adventure and Motoring Expo

Council has secured a site at the Queensland Outdoor Adventure and Motoring Expo to be held at the Toowoomba Showground from Friday, 2 August to Sunday, 4 August. Somerset operators have been contacted to express their interest in attending the expo and providing a discount or offer for show visitors.

Engagement

The fourteenth monthly tourism visitor email newsletter was sent out Friday, 3 May 2019 to 1,518 recipients (1,380 visitor database, 138 council database).

Database	New subscribers in past month	Unsubscribed	Opened	Clicks	Total subscribers
Visitors	0	13	467	53	1380
Council	0	0	27	5	138

Most popular enews story

Cosy winter stays

The tenth bi-monthly tourism operator email newsletter was sent out Thursday, 2 May 2019 to 105 recipients.

Database	New subscribers in past month	Unsubscribed	Opened	Clicks	Total subscribers
Operators	0	0	36	5	105

Most popular enews story

Best of Queensland experiences

NB: The information and articles being circulated through the electronic newsletter are being sourced and produced by the tourism team. Each VISO is responsible for writing a minimum of one article focusing on a Somerset tourism attraction or event in the region for use in the monthly newsletter. These articles are also displayed on the Experience Somerset tourism site as blog posts.

Social Media Overview

Facebook Pages

Experience Somerset – 2164 likes (an increase of **20** on previous month)

Somerset Regional Art Gallery – the Condensery – 486 likes (an increase of **34** on previous month)

Somerset Rail Trail Fun Run - 1194 likes (an increase of **27** on previous month)

Reel Wivenhoe Classic Facebook page - 737 likes (an increase of **15** on previous month)

Instagram account

Experience Somerset – 775 followers (an increase of **14** on previous month)

Experience Somerset Website Statistics

Total pages views: 4,738

	First	Second	Third
Top three audience locations	Brisbane (2,108)	Sydney (180)	Gold Coast (119)
Top three referrers	www.somerset.qld.gov.au (105)	www.wedshed.com.au (101)	Other (29)

Experience Somerset Online Image Library Statistics

Council's 12-month trial of the online image library ended at the end of May. Council officers are looking for more suitable online image library platforms that will better suit the needs of Somerset and its tourism operators.

Other:

- Council has engaged the services of a design company to develop a branding element to accompany the tourism brand Somerset, Real Country, Real Adventure. The designer has submitted three concepts which are being revised.
- Somerset tourism operators were sent information from the tourism team about the Queensland Tourism Industry Council's free digital training courses offered in 2019. Council officers attended the planning your online strategy in Ipswich on Tuesday, 7 May and the online review and reputation management course on Monday, 27 May.
- Council has expressed an interested in all four visitor information centres to participate in the upcoming driver reviver campaign. More information from the agency has not yet been provided.
- Officers are preparing a series of Experience Somerset flyers (or fact sheets) to be distributed across the Somerset Visitor Information Centres. These are currently under development.
- Brisbane Marketing forwarded information to council about the Lord Mayor's Experience Development grant which is open to operators in the Brisbane region. This information was sent to suitable operators in the region (Out There Cycling, One Tree Canoe Company and Ottaba Llamas. One Tree Canoe Company has applied for a grant).
- Council has become a member with Caravanning Queensland for 2019-2020.

Attachments

Nil

Recommendations

THAT Council receive the Tourism and Promotions Report for May 2019 and that the contents be noted.

Resolution	Moved – Cr Brieschke	Seconded – Cr Whalley
	“THAT Council receive the Tourism and Promotions Report for May 2019 and that the contents be noted.”	
	Vote – Unanimous	<u>Carried</u>

Closed Session

Queensland Urban Utilities 2024 Statement of Strategic Intent Queensland Urban Utilities Board Update - May Board Meeting

In accordance with Section 275 of the *Local Government Regulation 2012* Council may close a Council meeting. Section 275(1)(h) reads A local government or committee may resolve that a meeting be closed to the public if its councillors or members consider it necessary to close the meeting to discuss other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage.

Resolution	Moved – Cr Whalley	Seconded – Cr Ogg
	“THAT Council move into a closed session at 11.42am to discuss other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage.”	
	Vote – Unanimous	<u>Carried</u>

Resolution	Moved – Cr Whalley	Seconded – Cr Ogg
	“THAT Council move out of the closed session at 11.50am and that the meeting be once again open to the public.”	
	Vote – Unanimous	<u>Carried</u>

Subject:	Queensland Urban Utilities 2024 Statement of Strategic Intent
File Ref:	Government relations - utilities - QUU
Action Officer:	DFIN

Resolution	Moved – Cr Choat	Seconded – Cr Whalley
	“THAT Council APPROVE the Central SEQ Distributor-Retailer Authority (trading as Queensland Urban Utilities) Statement of Strategic Intent 2019/24.”	
	Vote - Unanimous	<u>Carried</u>

Subject:	Queensland Urban Utilities Board Update - May Board Meeting
File Ref:	QUU
Action Officer:	CEO

Resolution Moved – Cr Hall Seconded – Cr Ogg

“THAT Council receive the report regarding the Queensland Urban Utilities Board Update May Board Meeting, and that the information contained therein be noted.”

Carried

Vote - Unanimous

Meetings authorised by Council

Nil

Mayor and Councillor Reports

Cr Brieschke - Councillor report

May 30	Pest Management Working Group Meeting, Esk Office Prenzlau State School 125 th Anniversary Dinner, Bremer Tafe
June 1	Somerset Art Beat Festival, Toogoolawah Toogoolawah Show Ball
5	Somerset Dam and District Progress Assoc., Meeting, Coronation Hall
7	Youth Wellbeing Collaboration Meeting with West Moreton Health, Esk Office
8	Toogoolawah Show Ramblers Drop Zone 40 th Anniversary
10	Visit with resident, Esk
11	Onsite visit, Planning Matter

Report

On Saturday 1 June Council held the first Somerset Art Beat Festival in conjunction with the opening of the ‘Wanderlust’ exhibition at The Condensery Art Gallery, Toogoolawah. The event was well attended and interaction with visitors revealed the festival has potential as an annual event. I would like to thank Council staff for their effort, the community groups and artists who participated with their colourful stalls and The Creative Alliance for the collaborative work in creating this event for the region.

Congratulations to Toogoolawah Show Society as they wrap up the 2019 show season. The show ball was a night to remember, and the show, despite the inclement weather a great day out for the family.

Congratulations also to Ramblers Drop Zone, Toogoolawah, who celebrated their 40th Anniversary last week-end. It was great to see parachuters young and old celebrating this milestone together.

Cr Choat - Councillor report

Cr Choat noted that the Prenzlau Pride Car Show which was held last Sunday was a really

great community event put on by the Prenzlau Rural Fire Brigade and the Lowood Lions. Cr Choat said it was a pleasure to be the MC for the day, and the event was well attended and a good fundraising event.

Cr Gaedtke - Councillor report

29 May	Kilcoy District Progress Alliance Inc. monthly meeting
30 May	Kilcoy Showground Reserve Overall Management Committee Meeting
30 May	Kilcoy District Historical Society Inc/Nick Fredriksen Meeting
03 June	Sheep Station Creek School Meeting – Kilcoy
05 June	Somerset Dam and District Progress Assn General Meeting
05 June	Webb and residents – Rasmussen Road Mt Archer
06 June	Brisbane Valley Heritage Trails committee meeting – Nanango
06 June	Cultural activities meeting – Kilcoy
08 June	Toogoolawah Show
08 June	Ramblers 40 th Anniversary – Toogoolawah
11 June	Property Inspection

Resolution

Moved – Cr Whalley

Seconded – Cr Ogg

“THAT Council receive the written and verbal reports of Crs Brieschke, Choat and Gaedtke and that the contents be noted.”

Carried

Vote – Unanimous

Receipt of Petitions

Nil

Consideration of notified motions

Nil

Reception of Notices of Motion for next meeting

Nil

Items for reports for future meetings

Nil

Closure of Meeting

Summary

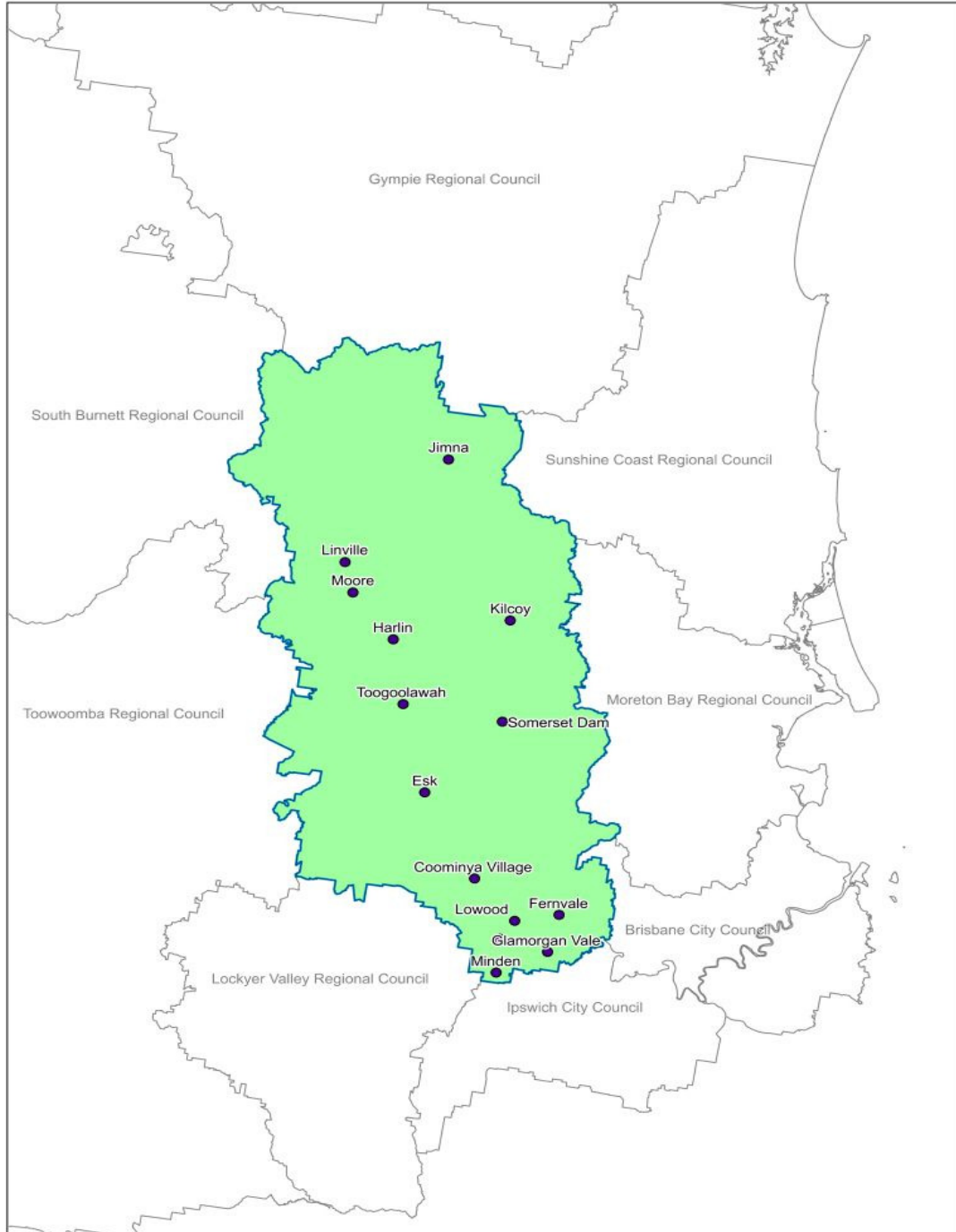
There being no further business, the Mayor, Cr Graeme Lehmann closed the meeting at 11.55am.

ATTACHMENT A
Operational Plan 2019 - 2020



Somerset
REGIONAL COUNCIL

**OPERATIONAL PLAN
2019 – 2020**





Introduction

Welcome to the Somerset Regional Council's 2019/20 Operational Plan.

The 2019/20 Operational Plan outlines the activities and services that we as an organisation will deliver this year towards implementing the objectives of the Corporate Plan 2016 -2021.

Somerset Regional Council's Operational Plan is an integral cog in the wheel that drives our Corporate Planning and the organisations performance. The Operational Plan is funded through Council's annual budget and sets the years direction for each of Councils Department. It articulates our commitment to key projects, services, activities and measures the success and areas of responsibility for 2019 - 20. Council is required to report quarterly on the progress of all operational activities to ensure financial responsibility and the sustainability of our region and community assets.

Our Operational Plan is aligned with other key documents to detail the implementation of our strategies which are used to assist Council and the community to plan for a sustainable future. This approach ensures that efficiencies are achieved through coordinated planning and budgeting and to ensure that arrangements are undertaken in and integrated manner for Council.

In alignment to the Corporate Plan 2016 - 2021, the Operational Plan for 2019 - 20 is centred on the key themes of Natural Somerset, Vibrant Somerset, Prosperous Somerset, Well Planned Somerset and United Somerset. These five themes will guide Council's focus over the next five years and are aligned with a number of outcomes and strategies. The Corporate Plan assists in identification of priority projects and services, and is used to balance the delivery of those services and projects within available resources.

Our Vision Statement

"Affordable Rates – Effective Services."

Our Mission Statement

"We, in partnership with the community, will realise our vision by:

- Focusing on our customer's needs*
- Planning for the future*
- Utilising resources efficiently and effectively*
- Using sound business practices*
- Utilising the practice of continuous improvement*

The above mission statement has been developed to assist us to service our community in a responsive, innovative and efficient manner - exercising leadership and builds community strength.

Through a variety of council services, Council feels we can deliver on these promises. "

Annual Performance Measures

Council will measure its performance annually against the following:

Governance and Leadership

- Community and stakeholder satisfaction with Council
- Financial sustainability measures (Operating Surplus Ratio, Asset Sustainability Ratio and Net Financial Liabilities Ratio)
- Number of joint initiatives between Council and government, industry, business and community
- Progress in advocating our strategic priorities to government, industry, business and community

People

- Response to emergencies and natural disasters
- Community and stakeholder satisfaction with public spaces and facilities
- Attendance at Council facilitated events

Place

- Growing and aligning our asset base to meet community needs and affordability
- Community and stakeholder satisfaction with our road, water and waste water infrastructure and networks
- Compliance with State and Federal benchmarks and standards
- Percentage of total capital works completed
- Percentage of total operating projects completed

Prosperity

- Growth in Gross Regional Product (GRP) and the local economy
- Growth in population
- Increased investment in the local economy

Managing Risks

Somerset Regional Council recognises that risk management is an integral part of good governance and management practice. Accordingly, Council is refining its Enterprise Risk Management (ERM) model, which aligns established risk management principles and processes with the organisation's overall governance, strategy and planning, management, reporting processes, policies, values and culture.

The ERM approach requires that:

- Risk management is performed consistently throughout the whole organisation
- Risks are assessed and managed in a context that is relevant to each part of the organisation

The ERM approach will be inclusive of the following organisational risk areas:

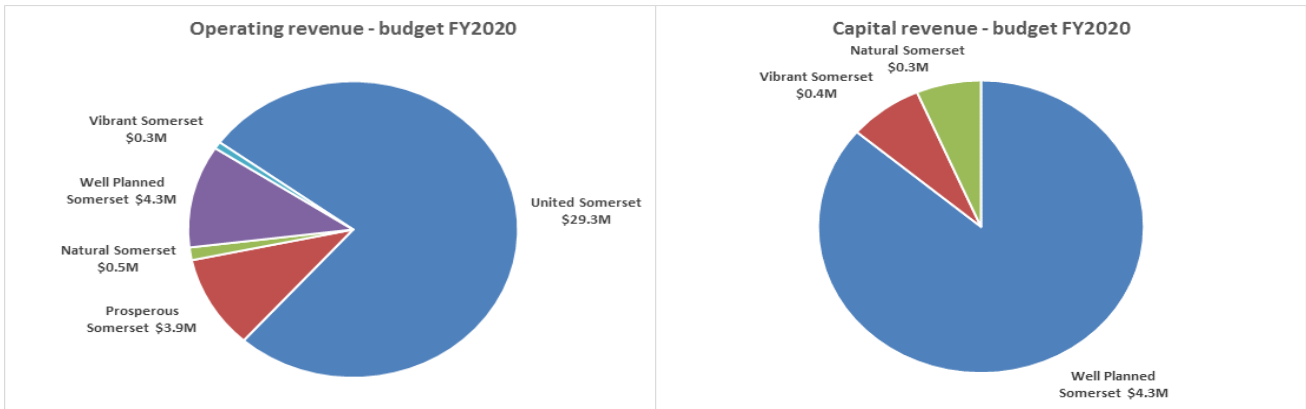
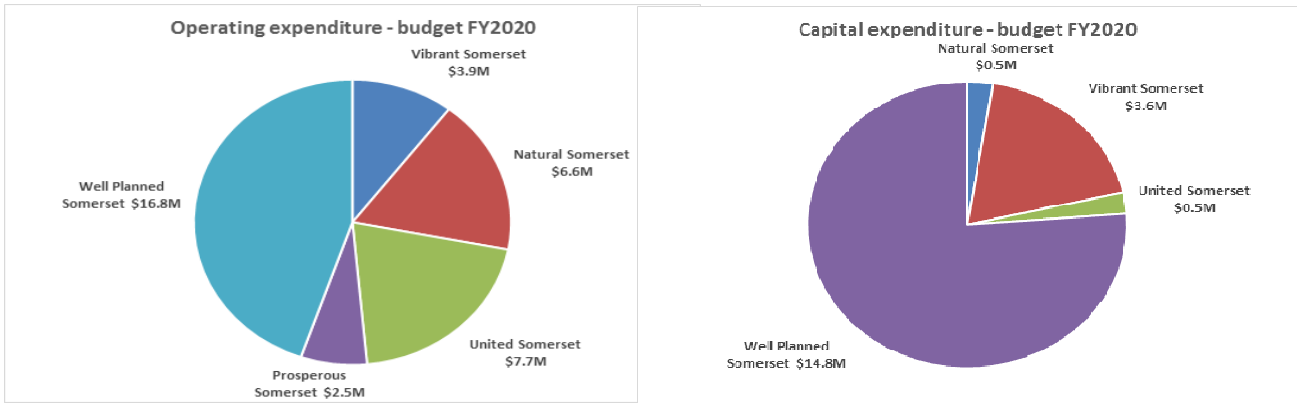
- Strategic – associated with the high level longer term goals, objectives and strategies
- Operational – associated with business functions / operations
- Compliance – associated with regulatory and compliance risks
- Project – associated with defined, significant Council projects

All risk controls and treatments, for strategic risks assessed as High or Extreme, will be included in the Operational Plan. By integrating the risk controls into the Operational Plan, Council will assess the risk and report this during the regular performance reviews of the Operational Plan.

Once endorsed by Council, the risk policy, and risk management framework will be made available on Council's website.

Linking the Operational Plan to the budget

To achieve the strategies and activities contained within the key Corporate Themes, the Operational Plan is financed through the 2019 - 20 budget and commits Council to the allocation of resources to ensure service delivery is undertaken and completed within the year. Financial performance is monitored throughout the year with monthly reports to Council and periodic budget review undertaken to account for new information as it comes to hand.



2019 - 20 Operational Plan

The focus for the Operational Plan is on planning, delivery and monitoring the relevant services and projects that will translate the strategic themes into actions to be undertaken throughout the financial year. Included within the following tables are specific activities, performance measures, targets and responsibilities for each of the Corporate Plan Themes.

Corporate Plan Theme		NATURAL SOMERSET					
Corporate Plan Theme Description		A place where the natural environment and rural lifestyle are valued and protected					
ID	Corporate Plan Strategy	Activity Required	Output	Community Consultation	Measure	Department	Responsible Officer
1	Promote the lakes, valleys, mountains, rivers and heritage in the region's branding, marketing and development	Maintain and distribute lists of Regional assets and attractions	Regular update of assets and attractions list and distribution of promotional material	Inform	Assets and attractions lists updated and distributed	Office of the Mayor and CEO	CMM
		In preparing promotional material focus of lakes valleys rivers and heritage as avenues for recreation tourism and lifestyle	Regular update of assets and attractions list and distribution of promotional material	Inform	Promotional material highlights the opportunities provided by the Regional's lakes valleys rivers and heritage	Office of the Mayor and CEO	CMM
2	Encourage the State and Federal Governments to support a range of natural resource enhancement activities including reforestation, land care, riparian restoration and carbon reduction initiatives	Maintain an Environmental Levy in the Budget	Funding provided to match State and Federal environmental funds	Inform	Resolutions are included in Budget meeting agenda	Finance	DFIN
3	Active role in the maintenance and enhancement of the region's natural resources through expenditure of environment levy and other funding resources, educational programs and promotion of the region	Implement the Mid Brisbane River Mitigation Program	Hills and Savages Crossing Projects ; Black Snake Creek Project	Involve	Adopt the Project Plans	Planning and Development	NRMO
		Provide community engagement and deliver activities	Continue: Free Tree Program; Land for Wildlife Program	Inform	Deliver at least three free tree days; Increase community participation in Land for Wildlife	Planning and Development	NRMO
4	Protect and utilise our economic assets such as agricultural land, forests, extractive environment, existing business and local people	Work with Council of Mayors and Local Government Association of Queensland (LGAQ) to address forestry, landcare, rivercare and related issues	Active advocacy through Council, regional organisations and Associations	Inform	Participation in South East Queensland (SEQ) Council of Mayors and LGAQ according to resources and priorities - reports to Council regularly	Office of the Mayor and CEO	CEO
		Engage with the State Environment and Water Ministers to address forestry, landcare, rivercare and related issues	Active advocacy through relevant State Government Departments and Ministers	Inform	Successful outcomes with State Departments and Ministers	Office of the Mayor and CEO	CEO
		Engage with Commonwealth Environment Minister to address forestry, landcare, rivercare and related issues	Active advocacy through relevant Commonwealth Government Departments and Ministers	Inform	Successful Meetings with Commonwealth Departments Agencies and Ministers	Office of the Mayor and CEO	CEO
		Support regional planning and economic development initiatives.	Active participation in relevant forums	Inform	Participation with key agencies such as SEQ Council of Mayors Healthy Land and Water Resilient Rivers Taskforce and others, to deliver projects such as Hills and Savages Crossings Plans; Black Snake Creek Project; Upper Brisbane and Stanley Catchment Action Plan (CAP)	Planning and Development	DPAD
	Participate as a an active member of the Lockyer Valley and Somerset Water Collaborative Steering Groups	Advocate for water security for the Somerset and Lockyer Valley Regions	collaborate	Meeting outcomes achieved funding expended and projects delivered	Office of the Mayor and CEO	CEO	

5	Control the incidence of mosquitoes and vermin by conducting a public awareness and education program on the abatement of mosquitoes and vermin and treat known breeding sites	Progress Mosquito Monitoring Program	Conduct yearly surveys in line with Queensland Health Plans	Consult	Survey completed	Planning and Development	MES
6	Ensure that Biosecurity risks posed by invasive plants and animals are managed in accordance with the biosecurity Plan	Provide a new Biosecurity Plan	Finalise the preparation of the Biosecurity plan and commence implementation	Involve	Plan adopted	Planning and Development	MES
7	Take a long term view of waste management issues to ensure the best outcomes for the region	Implement processes and systems to measure volumes of waste to landfill	Installation of new weighbridge and associated recording systems	Inform	Establish volume of waste to landfill	Operations	DDM
		Continue to operate the existing waste cell at Esk Landfill and design of new cell in accordance with the procedures and site based management plan	Maximise the utilisation of cell space to extend the life of the cell	Inform	Operation in accordance with Environmental Protection Agency (EPA) Licence	Operations	DDM
		Communicate with neighbouring Councils on the progress of waste management issues	Continue to seek opportunities with neighbouring Councils to improve waste management practices	Inform	Participation with key agencies such as SEQ Council of Mayors Waste Working Group and SEQ West Waste Alliance.	Operations	DOPER
		Pursue funding to implement remediation works for Jimna and Kilcoy closed landfills	Update cost estimates for remediation and seek to progress the matter	Inform	Allocate budget and works progressed	Operations	DDM
		Continue to seek opportunities for recycling/innovative waste disposal and/or minimisation solutions	Keep abreast of recent developments and investigate options	Inform	Implementation of Waste Reduction and Recycling Plan	Operations	DOPER
8	Make parks and gardens an integral part of any growth management plans that are developed	Progressively implement Parkland Strategies and Recreation Framework as resources become available	More community participation in physical activity	Inform	Implementation of Recreation Framework commenced	Corporate and Community Services	SRO

Corporate Plan Theme		VIBRANT SOMERSET					
Corporate Plan Theme Description		An integrated and welcoming place with something for everyone					
ID	Corporate Plan Strategy	Activity Required	Output	Community Consultation	Measure	Department	Responsible Officer
9	Encourage and support local arts and crafts activities and the preservation of the cultural heritage of the Region	Provide support to regional Art and Culture through the Regional Arts Development Fund (RADF) grants program	Delivery RADF grants program	Inform	RADF grant budget 100% allocated	Corporate and Community Services	RL
		Enhance Regional artistic outcomes through the operation of the Somerset Regional Art Gallery - The Condensery.	Provide opportunities to display art in the Somerset Regional Art Gallery - The Condensery	Inform	Number of activities held in the facility.	Office of the Mayor and CEO	CMM
		Cultural events encouraged and support provided for agreed events	Cultural events conducted successfully	Inform	<ul style="list-style-type: none"> Cultural events included in Calendar of Events Financial technical and in-kind support given as agreed by Council 	Office of the Mayor and CEO	CMM
10	Provide access to library services which assist in meeting the recreational, information and cultural needs of residents of the region	Provision of a library service that meets all State standards and service level agreements.	Well maintained and accessible libraries, collection, services and programs	Inform	Compliance with service agreement conditions	Corporate and Community Services	RL
		Commence community consultation regarding the provision of a mobile library service	Prepare a cost benefit analysis of a Mobile Library Service and evaluate community feedback on the proposal	Engage	Measure and maintain visitor and member satisfaction	Corporate and Community Services	RL
		Develop and embody a culture of lifelong learning support all levels of literacy	New programs for skills, technology and learning for the community	Inform	Increase in wireless, online use, and learning program attendance	Corporate and Community Services	RL
11	Protect the community from disease by encouraging community awareness of immunisation benefits and conducting immunisation clinics at schools	Provide a School based Immunisation programs	Services are delivered in line with the Service Provider Agreement with Queensland Health.	Involve	Two Rounds of the Immunisation clinics are conducted annually	Planning and Development	MES
12	Inform the community about the range of sporting and recreational facilities and activities available and how to access them	Collaborate with local sport and recreation organisations in delivering activities and events that maximise facility use and provide access to opportunities and quality tuition for residents, particularly young people.	Increased community participation in physical activity	Collaborate	Number of activities held. Number of activities held in collaboration with local organisations.	Corporate and Community Services	SRO
		Build effective working relationships with local schools to assist with the development of sporting pathways for students within the region	Increased awareness of council facilities and activities amongst education institutions within the region	Inform	Number of meetings attended with education institutions	Corporate and Community Services	SRO

		Provide current and best practice administration advice to local sport and recreation clubs	Review web based club administration kit available on Council's website	Consult	Updated club administration kit available on Council website	Corporate and Community Services	SRO
13	Make better use of existing infrastructure by encouraging connections to services with ample capacity	Encourage cooperative arrangements and multi-use strategies for the use of recreational land and facilities	Multiple use of recreation reserves	Inform	Level of assistance provided to Recreation Reserve Coordination committees	Corporate and Community Services	SRO
14	Carry out such works as are necessary to provide the required services to the community	Provide a maintenance regime for Council's facilities and property which assist with delivering the highest quality services possible for the resources available	Councils facilities are provided which meet users needs	Inform	Maintenance completed within budget estimates.	Corporate and Community Services	DCORP
		Provide for the sporting and recreational needs of the local communities through each indoor sports centre and swimming pool	Undertake an annual assessment of the demand for new/additional facilities within existing indoor sports centres and pools	Inform	Annual report to council	Corporate and Community Services	SRO
		Provide the highest quality recreational and sporting aquatic facilities based on the resources available	Swimming Pools maintained in operating condition.	Inform	Number of complaints about the swimming pools availability and service	Corporate and Community Services	FMC
		Maintenance and cleansing of streets, footpaths, parks and gardens, public spaces and implementation of mowing program	Implement maintenance programs and review processes to ensure effectiveness	Inform	Number of complaints monitored through the Customer Service System	Operations	WM
15	Increase the local range of recreational opportunities by encouraging the construction and operation of regional facilities for regional visitors	Develop Council recreational facilities of a Regional scale	Complete the development of one (1) recreational facility	Consult	Completion of Kilcoy Racecourse Development as per funding agreement by 30 June 2020	Finance	DFIN
16	Maintain a high standard of public health in the community by regular monitoring of food handling premises licensed with Council to ensure compliance with health and safety regulations	Create an Approved Inspection Program- Dog Registration Audit	Commence the inspection program	Involve	Increased dog registrations	Planning and Development	MES

Corporate Plan Theme		PROSPEROUS SOMERSET					
Corporate Plan Theme Description		A place that embraces economic opportunities					
ID	Corporate Plan Strategies	Activity Required	Output	Community Consultation	Measure	Department	Responsible Officer
17	Expand and facilitate major events within the Region to enhance economic growth for our local communities, associations and businesses	Maintain and distribute a Regional events calendar	Participation and promotion in regional associations and local events.	Involve	Events calendar regularly updated and distributed.	Office of the CEO and Mayor	CMM
		Support coordinated promotional activities	Participation and promotion in regional associations and local events.	Inform	<ul style="list-style-type: none"> • Coordinate Tourism Advisory Committee • Use advertising opportunities provided by Brisbane Marketing and Tourism and Events Queensland • Participate in local tourism and event promotions 	Office of the CEO and Mayor	CMM
		Support development and enhancement of local events.	Participation and promotion in regional associations and local events.	Inform	<ul style="list-style-type: none"> • Assist local event organisers to get access to grants and advertising • Provide financial support and other council resources to agreed events e.g. Australia day; Fun-Run; Seniors Day; International volunteers Day. 	Office of the CEO and Mayor	CMM
		Implement agreed key strategies of the Destination Mangement Plan	Participation and promotion in regional associations and local events.	Inform	Number of strategies implemented	Office of the CEO and Mayor	CMM
		Develop Tourism Strategy	Document prepared to drive strategy and future of towns	Involve	Tourism strategy adopted and early adoption of projects funded	Office of the CEO and Mayor	CEO
18	Provide financial assistance grants to community organisations to support them in undertaking community service activities	Provide community assistance grants to community organisations for projects events and services that benefit the community	Small projects are completed which provide a benefit or services to the local community	Inform	Number of community groups supported	Human Resources and Customer Service	DHRCS
19	Recover net costs of waste operations and new waste infrastructure from all beneficiaries	Improve data about waste - volumes, sources, types. Review practices to minimise waste to landfill and ensure State Waste levy is correctly	Installation of weighbridge and accurate waste recording.	Inform	State Government Waste Levy requirements achieved	Operations	DOPER
20	Continue to develop infrastructure plans taking potential urban growth and economic development into consideration.	Continue to amend the Planning scheme	Planning scheme Amendment 4	Consult	Adopted in second quarter	Planning and Development	DPAD
		Commence review of Somerset Economic Development Plan	A new Somerset Economic Development Plan to be adopted in 2020	Inform	Preparation work to commence late 2019	Planning and Development	DPAD
		Develop a Brisbane Valley Rail Trail User Survey Strategy	Undertake preparation work to commence review in conjunction with external party	inform	Report presented to Council	Planning and Development	DPAD

Corporate Plan Theme		WELL PLANNED SOMERSET					
Corporate Plan Theme Description		A place where planning and design look to the future while respecting the					
ID	Corporate Plan Strategies	Activity Required	Output	Community Consultation	Measure	Department	Responsible Officer
21	Provide an efficient and effective response to disasters and major emergencies in the Region to mitigate their effects	Facilitate the maintenance of an effective disaster Management Plan	Participation in LDMG and DDMG meetings	Consult	Disaster Management Plan kept current	Operations	DMO
		Provide support to control authority for disaster events	Matters discussed at Local Disaster Management Group (LDMG) meetings	Involve	Responsibilities set in Disaster Management Plan effectively carried out	Operations	DMO
		Conduct mock exercises as required from time to time	Act as control authority for threat of flood cyclone storm and earthquake as per Disaster Management Plan	Involve	Mock Exercises performed	Operations	DMO
22	Apply a planned approach to roadworks and drainage to ensure all roads receive appropriate maintenance in a structured, timely and efficient way	Update reseal register carry out condition assessment and prepare reseal program	A needs based reseal program developed for the sealed road network	Inform	<ul style="list-style-type: none"> Average cost per sq. metre percentage of network resealed per year Program completed on time. 	Operations	DDM
		Based on rating system carry out condition assessment/inspections and program required maintenance	Systematic Road maintenance carried out on all elements of the road network including pavement drainage vegetation road furniture and footpath bikeways	Inform	<ul style="list-style-type: none"> Monitoring and control of expenditure compared with budget 	Operations	WM
		<ul style="list-style-type: none"> Carry out condition assessment Carry out traffic counts carry out bridge inspection and analysis Prepare forward list of works 	a prioritised list of works is prepared and forward maintenance list prepared and updated.	Inform	Number of complaints monitored through the customer Service System. Forward maintenance program prepared and updated.	Operations	WM
23	Match closely the pricing and provisions of Council services to the costs of providing those services, particularly the costs of maintaining and constructing roads leading from extractive sites to state controlled roads	Program various phases of the projects and achieve completion on time,	Undertake capital works program for roadworks and drainage projects	Inform	Completion of time and budget	Operations	WM
		Deliver RMPC contract to achieve agreed outcomes as determined by the State Provide feedback to Department of Transport and Main Roads Programs and Plans.	Reports and recommendations are provided to Department Main Roads in accordance with Council's stewardship role	Inform	Successful negotiation and delivery of the RMPC. Feedback to DTMR strategic plans and programs as required.	Operations	WM
		Develop and maintain a four year works program for the Northern South East Queensland Regional Road Transport Group (NSEQ RRTG) and implementation of the program as approved by the NSEQ RRTG	Active participation in the NSEQ RRTG	Collaborate	Delivery of Transport Infrastructure Development Scheme (TIDS) program	Operations	DDM
24	Deliver regionally significant infrastructure in a coordinated manner with other local governments and state agencies	Identify and make application for external funding/subsidy	External funding /subsidy for capital works are maximised.	Inform	Percentage of capital works funded externally	Finance	DFIN
		Advocate for inclusion with the Council's that receive Works for Queensland or similar funding from the State Government	External funding /subsidy for works received	Inform	Funding Received	Office of the CEO and the Mayor	CEO

25	Provide adequate resources to maintain assets and achieve Council's objectives including using differential, special and separate rating strategies and user pays charges where appropriate	Review and implement the activities identified under each of the programs contained in the Flood Recovery Local Plan, including community preparedness for future events	Flood Recovery Local Plan is implemented	Involve	EFMP developed	Corporate and Community Services	DCORP
		Draft budget resolutions that meet legal and other requirements	Sustainable budget to be adopted by Council by 31 July each year	Consult	Draft resolutions are to be prepared in time for budget meeting agenda.	Finance	DFIN
		Draft budget resolutions that meet legal and other requirements for relevant rate or charge	Retain a lower differential rate for owner occupied residential premises	Inform	Draft resolutions are to be prepared in time for budget meeting agenda.	Finance	DFIN
		Draft budget resolutions that meet legal and other requirements for relevant rate or charge	A differential rating system favouring certain classes of land will be maintained	Inform	Draft resolutions are to be prepared in time for budget meeting agenda.	Finance	DFIN
		Draft budget resolutions that meet legal and other requirements for relevant rate or charge	Special charges are included in the draft budget to recover relevant costs from specified land owners.	Inform	Draft resolutions are to be prepared in time for budget meeting agenda.	Finance	DFIN
26	Develop a rolling ten year financial plan incorporating forecast rates and charges requirements, debt levels, grants and subsidies, and current and proposed capital and operating costs	Ten year financial plan prepared by 31 July each year to enable approval of any new loans if required	Ten (10) year financial plan	Inform	Plan prepared by due date	Finance	DFIN
		Provide long term asset management plans for the sustainable maintenance of Council's land and assets	Maintenance and construction schedules prepared for Council land and buildings	Inform	Land assets maintained to standards endorsed by Council	Corporate and Community Services	DCORP
27	Provide an active and responsive suite of development management services to ensure that the town planning scheme remains contemporary and relevant to the communities it serves and development applications are determined in a timely manner	Maintain development services and application processing in a timely manner	Development applications approved within statutory timeframes	Consult	Application processing reported to Council on a monthly basis	Planning and Development	SP
28	Develop flood mitigation plans to enable improved forecasting, immunity and development control	Progress development of Local Flood Management Plans	Council engage suitable consultant as per funding agreement and engage with the community during development of LFMP	Inform	Local Flood Management Plans under development.	Operations	DOPER
		Review and implement the actions from the Brisbane River Strategic Flood Management Plan	Participation in ongoing working groups with partner Council to progress actions contained within the Flood Management Plan	Consult	Local Flood Management Plans under development.	Operations	DOPER
29	Maintain a regional approach to planning through active participation and liaison with state agencies and neighbouring local governments	Inform Council and the community about elements of regional state and national land use and development plans and strategies which are relevant to the Somerset Region	Council and the Community are informed about regional, state and national land use and development plans and strategies which are relevant to the Somerset Region	Inform	Participation in Council of Mayors and LGAQ according to resources and priorities	Office of the CEO and the Mayor	CEO
		Participation in local and regional forums and strategies	participation in local and regional forums	Collaborate	Council is represented on appropriate groups including: Council of Mayors	Office of the CEO and the Mayor	CEO
		Attend local meetings of business community and government organisations	Input provided at meetings as required	Inform	<ul style="list-style-type: none"> Attend meetings for key issues and updates Streamline arrangements by using inter-agency groups and forums 	Office of the CEO and the Mayor	CEO
		Assist community groups to participate in road and traffic management and community /road safety initiatives	Facilitative process through Traffic Advisory Committee meetings	Inform	Level of participation of Traffic Safety Advisory Committee(TSAC) and outcomes implemented	Operations	DOPER

Corporate Plan Theme		UNITED SOMERSET					
Corporate Plan Theme Description		An active place which values participation					
ID	Corporate Plan Strategies	Activity Required	Output	Community Consultation	Measure	Department	Responsible Officer
30	Implement processes to create a cohesive organisation which is focused on customer service	Promote customer service throughout the organisation based on council's commitment for continuous and sustainable improvement.	Use feedback to drive business improvement, treating complaints fairly, opening and in an accountable manner to improve our service delivery.	Consult	Management reports on Customer Service requests produced monthly	Human Resources and Customer Service	CSTL
		Implement and maintain corporate communications with all employees and Councillors.	Communication with employees and Councillors on relevant issues delivered through various means with a view to add improvements through technological advances.	Inform	Number of formal communications issued.	Human Resources and Customer Service	DHRCS
		Records system is maintained in accordance with legislative requirements and Council's Records Strategic Plan	Capture and maintain appropriate Corporate memory	Inform	Records are maintained reliably and securely.	Corporate and Community Services	RTL
31	Provide opportunities for community involvement, participation and input	Develop community consultation framework for capital projects, community programs and new initiatives	Provide "Your Say" platform to enable community engagement, enhance the reporting of Council's decisions and enhance community interaction through social media	Engage	Increased positive community interactions with Council	Corporate and Community Services	CDO
32	Raise awareness within the community of the range of services available and establish Council as a point of contact for members of the community to access the different services	Carry out appropriate advocacy activities to improve health services in the Region.	Active advocacy for improved Health Services	Inform	Level of state health services in the Region increased.	Corporate and Community Services	CDO
		Support the Community Development initiatives identified through the Somerset Region Neighbourhood Centre Service.	Community has increased opportunities and capacity to participate in the development of effective community service responses.	Inform	Extent of compliance with conditions of the funding agreement	Corporate and Community Services	CDO
		Review and implement the Youth Engagement strategy including the development of a program of activities and identified funding sources	Community has increased opportunities and capacity to participate in the development of effective community service responses.	Involve	Extent of compliance with conditions of the funding agreement	Corporate and Community Services	YEO
		Conduct an ongoing compliance program for dogs and kennels across the region	Animal monitoring and control services are provided.	Inform	Compliance action against unregistered dogs and kennels without approval	Planning and Development	RSO
		Investigate and take action on animal control complaints.	Animal monitoring and control services are provided.	Inform	all complaints investigated within specified time frames	Planning and Development	RSO

33	Manage the financial resources of Council to ensure effective and efficient use is made of available funds	Encourage responsible pet ownership by providing a) accurate and timely responses to all queries concerning animal ownership; b) relevant information in the Council newsletter; and c) information brochures at council offices.	Animal monitoring and control services are provided.	Inform	a) number of valid complaints about responses b) number of articles published c) Number of brochures issued	Planning and Development	LLO
		Facilitate training opportunities for local businesses, potential employers and employees	Advice is provided on an as needs basis	Inform	Support training programs and facilitate implementation of programs	Planning and Development	DPAD
		Maintain currency of information on Council's website. Publish and distribute Council newsletters to residents	Better informed community about Council's role responsibilities and activities	consult	Community feedback and site usage	Office of the CEO and Mayor	CMM
		Conduct public consultation meetings of important community issues and invite submissions	Better informed community and Council	Consult	Number of public meetings held and number of advertisements inviting submissions	All Directors	DCORP
		Produce information pamphlets, handouts and website information for IDAS and Planning Scheme.	Information made available to customers	Inform	• Pamphlets completed	Planning and Development	DPAD
		Provide information through local media of work activities Provide information through Council newsletter	Community informed about road construction and maintenance activities and costs	Inform	• Number of media releases • Number of newsletters and relevant articles	Office of the CEO and Mayor	CMM
		Ensure all policies are compliant with relevant legislation	Compliance with State and Commonwealth Legislation	Inform	Number of complaints regarding Policy decisions reduced	Corporate and Community Services	DCORP
		Maintain systems and prepare reports that meet the legal and accounting requirements in full	Achieve unqualified audit certificate for annual financial statements	Inform	Obtain unqualified audit certificate by 31 October each year.	Finance	DFIN
		Demonstrate to external auditors that a risk management framework and risk register is in place prior to audit certification.	A risk management framework and risk register are maintained.	Inform	No audit comment received in relation to non-maintenance of a risk management framework and risk register,	Finance	DFIN
		Investigate the use of technology to enhance Council processes	Computer network performing effectively.	Inform	Installation completed of computer hardware and software as defined in the budget	Corporate and Community Services	ICTC
34	Commit to education, continuous learning and skills development for Councillors to keep pace with changes and current issues	Maintain and update Council's fleet in accordance with budgeting limits.	Efficient and effective Fleet Management	Involve	Extent of plant usage. Cost of maintenance per plant item.	Operations	DOPER
		Provide training opportunities for Councillors	Increased knowledge on relevant issues	Inform	Number of workshops, seminars and conferences attended.	Office of the CEO and Mayor	CEO

	Provide considered and professional guidance to assist Councillors in their decision processes	Effective streamlined decision- making	Involve	Effective streamlined decision-making	Office of the CEO and Mayor	CEO	
	Provide Councillors with sufficient resources to perform their role.	Councillors equipped to perform role effectively.	Involve	Councillors satisfaction with resource provisions	Office of the CEO and Mayor	CEO	
	Commit to education, continuous learning and skills development for employees to keep pace with changes and current issues	Provide professional training and skills development opportunities to ensure employees are aware of current industry changes and are equipped to perform their role effectively.	Support employee training, development and exposure to key professional groups through attendance at relevant forums, seminars and conferences.	Inform	Number of training requests approved and completed.	Human Resources and Customer Service	DHRCS
35	Maximise workplace productivity and efficiency through sound human resource management practices	Develop standardised Human Resources policies and procedures	Policies and procedures reviewed, developed and presented for adoption.	Involve	Policies and procedures accepted by CEO	Human Resources and Customer Service	DHRCS
		Enhance recruitment practices with an aim to maximise organisational productivity and efficiency.	Develop and review all recruitment and retention materials to enable recruitment processes from advertisement through to appointment.	Involve	Aim for recruitment timeframe of not more than six weeks from position approval to appointment offer for permanent staff.	Human Resources and Customer Service	DHRCS
		Provide training for all new employees upon commencement to enhance Council's commitment to continuous learning and skills development opportunities.	Provide all new employees with formal induction training covering Council procedures, policies and legislative requirements.	Involve	Monthly on-boarding procedures conducted.	Human Resources and Customer Service	DHRCS
		Promote study assistance policy and encourage staff to undertake private study	Enhanced staff knowledge and career path with Council	Involve	Number of study assistance applications approved.	Human Resources and Customer Service	DHRCS
		Provision of employee licences and competencies required to maximise workplace productivity and efficiency.	Training needs analysis completed annually based on performance appraisal results	Consult	Currency of required licences and qualifications	Human Resources and Customer Service	DHRCS
		Apply for government funding for labour market programs	Traineeships, apprenticeships and labour market programs	Inform	Number of successful applications	Human Resources and Customer Service	DHRCS
		Enhance and enable Council's performance development system.	Coordination of performance appraisal process and procedures for all employees.	Involve	Performance appraisals conducted annually.	Human Resources and Customer Service	DHRCS
		Promote workplace health and safety by auditing systems, completing risk assessments and developing rectification action plan.	Compliance with legislation and Local Government Workcare's SAFEPLAN	Consult	Rectification action plans completed. Safety Management System audit completed on agreed interval.	Human Resources and Customer Service	WHSO
		Continual review of organisational procedures taking into account safety issues	Procedures established within the Quality Assurance System that are vetted for safety matters.	Inform	Undertake Procedure Review Form F542 and processes	Human Resources and Customer Service	All Directors

	Enhance Council's due diligence obligations on introduction of new systems, processes, plant, equipment and / or assets.	Consult with staff prior to introduction of new systems, processes, plant, equipment and / or assets	Consult	Completed employee consultation records, toolbox talks, meeting minutes, procurement review	Human Resources and Customer Service	WHSO	
36	Continue to improve Council's response to service requests, balancing the needs of the customer and the community with Council's capacity to respond.	Promote the Queensland Government Agency services available at the Lowood Customer Service Centre	Maintain services provided at Lowood QGAP agency	Inform	QGAP Marketing Plan prepared annually to receive subsidy and help promote the agency .	Human Resources and Customer Service	CSTL
		Continue to participate in the program for electronic lodgement of development applications	Development application tracking system available to users on line	Inform	Software system installed and maintained	Planning and Development	ICTC
		Maintain a reporting system to ensure Council maintains responses to community requests within applicable timeframes	Increase in percentage of response to correspondence within set timeframes	Inform	Management reports on correspondence activity are produced fortnightly	Corporate and Community Services	RTL
		Encourage multi-skilling and relief job rotation.	Improved efficiencies due to the ability of employees to rotate between various tasks.	Involve	Ability of employees to rotate between various tasks.	Human Resources and Customer Service	DHRCS
		Review alignment of Information Communication and Technology (ICT) strategy with business goals.	ICT Strategy and associated documents	Involve	Delivery of ICT Strategy and associated documents	Corporate and Community Services	ICTC

ATTACHMENT B
Schedule of fees and charges for 2019/2020 for refuse and recycling

Refuse and recycling - Disposal and other charges					
>> Special Burials (contaminated soil)		By quotation		Other fees and charges	
>> Special Burials (limited regulated waste other than asbestos or contaminated soil)		By quotation		Other fees and charges	
>> Special Waste - Sharps Waste Disposal		Not permitted		Other fees and charges	
>> Special Waste - Other		Not permitted		Other fees and charges	
Asbestos containing material sheets (as determined by the landfill operator) prepared in condition directed by landfill operator	\$	10.00	per 10 square metres or part thereof	\$ 0.91	Other fees and charges
Asbestos containing material (as determined by the landfill operator) - other - prepared in condition directed by landfill operator	\$	209.00	per cubic metre or part thereof	\$ 19.00	Other fees and charges
>> Dead Animals - * 0-20kg	\$	37.00		\$ 3.36	Other fees and charges
>> Dead Animals - * 20-50kg	\$	71.00		\$ 6.45	Other fees and charges
>> Dead Animals - * over 50 kg	\$	220.00		\$ 20.00	Other fees and charges
Refuse – Special Tip Opening (in addition to waste charges)	\$	37.00		\$ 3.36	Other fees and charges
<u>Refuse – Tipping Fees for Household / Domestic Waste - Transfer Stations (Coominya, Harlin and Kilcoy)</u>					
>> 1.0 cubic metres or greater/ charge per entire cubic metre		13.00		\$ 1.18	Other fees and charges
>> Greater than 0.5 cubic metres but less than 1.0 cubic metres		10.00		\$ 0.91	Other fees and charges
>> Less than 0.5 cubic metres		7.00		\$ 0.64	Other fees and charges
<u>Refuse – Tipping Fees for Household / Domestic Waste - Esk Landfill only</u>					
>> Domestic Waste - Small		7.00	Small Load	\$ 0.64	Other fees and charges
>> Domestic Waste - Medium		10.00	Medium Load	\$ 0.91	Other fees and charges
>> Domestic Waste - Large		13.00	Large Load	\$ 1.18	Other fees and charges
>> Domestic Waste - Extra Large		26.00	Extra Large Load	\$ 2.36	Other fees and charges
<u>Refuse – Tipping Fees for Commercial Waste - Esk Landfill</u>					
>> Commercial Waste - Local Load - Small		20.00	Small Load	\$ 1.82	Other fees and charges
>> Commercial Waste - Local Load - Medium		40.00	Medium Load	\$ 3.64	Other fees and charges
>> Commercial Waste - Local Load - Large		70.00	Large Load	\$ 6.36	Other fees and charges
>> Commercial Waste - Local Load - Extra Large		120.00	Extra Large Load	\$ 10.91	Other fees and charges
>> Commercial Waste - Non Local Load - Small		40.00	Small Load	\$ 3.64	Other fees and charges
>> Commercial Waste - Non Local Load - Medium		80.00	Medium Load	\$ 7.27	Other fees and charges
>> Commercial Waste - Non Local Load - Large		140.00	Large Load	\$ 12.73	Other fees and charges
>> Commercial Waste - Non Local Load - Extra Large		240.00	Extra Large Load	\$ 21.82	Other fees and charges
>> Commercial Waste - Local Load - Class 3 Two Axle Truck		500.00	per Truck	\$ 45.45	Other fees and charges
>> Commercial Waste - Local Load - Class 4 Three Axle Truck		1,000.00	per Truck	\$ 90.91	Other fees and charges
>> Commercial Waste - Local Load - Class 5 Four Axle Truck		1,500.00	per Truck	\$ 136.36	Other fees and charges
>> Commercial Waste - Non Local Load - Class 3 Two Axle Truck		1,600.00	per Truck	\$ 145.45	Other fees and charges
>> Commercial Waste - Non Local Load - Class 4 Three Axle Truck		2,400.00	per Truck	\$ 218.18	Other fees and charges

>> Commercial Waste - Non Local Load - Class 5 Four Axle Truck	3,200.00 per Truck	\$	290.91	Other fees and charges
TRUCKS LARGER THAN A CLASS 5 ARE NOT PERMITTED AT COUNCIL'S WASTE FACILITIES				
COMMERCIAL WASTE IS NOT PERMITTED AT THE REFUSE AND RECYCLING CENTRES IN COOMINYA, HARLIN AND KILCOY				
>> Domestic Greenwaste only where separated from other waste (chippable – larger than 10 mm diameter up to 250mm diameter maximum)	No charge			Other fees and charges
>> Commercial Greenwaste only where separated from other waste (chippable – larger than 10 mm diameter up to 250mm diameter maximum) - Small Load	7.00 Small Load	\$	0.64	Other fees and charges
>> Commercial Greenwaste only where separated from other waste (chippable – larger than 10 mm diameter up to 250mm diameter maximum) - Medium Load	10.00 Medium Load	\$	0.91	Other fees and charges
>> Commercial Greenwaste only where separated from other waste (chippable – larger than 10 mm diameter up to 250mm diameter maximum) - Large Load	13.00 Large Load	\$	1.18	Other fees and charges
>> Commercial Greenwaste only where separated from other waste (chippable – larger than 10 mm diameter up to 250mm diameter maximum) - Extra Large Load	26.00 Extra Large Load	\$	2.36	Other fees and charges
>> Commercial Greenwaste only where separated from other waste (chippable – larger than 10 mm diameter up to 250mm diameter maximum) per cubic metre or part thereof - per cubic metre charge for larger loads	26.00 per cubic metre	\$	2.36	
>> Car tyres	\$ 12.00 per tyre	\$	1.09	Other fees and charges
>> Larger tyres (4x4/ light truck) (Heavy truck/ tractor tyres not permitted)	\$ 21.00 per tyre	\$	1.91	Other fees and charges
>> Oils (vehicle oils only) per 10 litres or part thereof	\$ 2.00 per 10 litres	\$	0.18	Other fees and charges
>> Metals/glass/paper/cardboard (able to be recycled)	No charge			Other fees and charges
>> Fridges, Freezers and Airconditioners (covers cost of degassing, required by law)	\$ 10.00 per unit	\$	0.91	Other fees and charges
>> Gas Cylinders (domestic cylinders up to 9kg)	\$ 5.00 per cylinder	\$	0.45	Other fees and charges



Proposed Somerset Region Planning Scheme Major Amendment

Report of Changes Made – June 2020

Since the proposed Somerset Region Planning Scheme Major Amendment Version 4 was publicly advertised, a number of changes have been made. These additional amendments include changes made in direct response to submissions during public consultation; and additional changes to correct errors and other oversights. Notwithstanding, all of the amendments are considered to be minor in nature and do not require additional public consultation.

Table of changes to Major Amendment – Somerset Region Planning Scheme Version 4

	Change	Page/reference	Reason for change	Timing of Change
1.	Strategic Framework 3.3.11.1(e) has been amended to read: “ <i>Vulnerable uses</i> and transport access are located and designed to remain functional during the defined flood event; and”	3.3.11.1(e) – Part 3 Page 16	Change provides compliance/alignment with the State Planning Policy	May 2020
2.	Flood hazard overlay code section 7.2.7.2 (2) (f) (iii) has been amended to read: “where involving a vulnerable use, location and design achieves the required level of functionality during and immediately after a natural hazard event”	Part 7, page 31, section 7.2.7.2 (2) (f) (iii)	Change provides compliance/alignment with the State Planning Policy	May 2020

3.	Flood hazard overlay code Overall outcome (f) “community infrastructure” replaced with “vulnerable uses”	Part 7 – page 31	Change provides compliance/alignment with the State Planning Policy	May 2020
4.	Scenic Amenity Overlay Code AO1.4 has been amended to identify that Dwelling house, home based business where for a <i>home based child care, home occupation or bed and breakfast or Short term accommodation</i> were excluded from the assessment requirements. AO1.4 <i>Buildings or structures, where not for a Dwelling house, home based business where for a home based child care, home occupation or bed and breakfast or Short term accommodation, within a scenic route section buffer identified on the Scenic amenity overlay maps OM012a-b are setback a minimum of 100 metres from the scenic route.</i>	Part 7 – page 54	A change had previously been made to the Table of assessment for the Scenic Amenity Overlay to reduce assessment requirements for particular land uses. At that time, changes were not made to the Scenic Amenity Overlay Code. It has now become apparent that changes were required to ensure that the land uses were not being triggered for additional assessment requirements.	May 2020
5.	Service, Works and Infrastructure Code Inserted an “OR” between AO1.3 and AO1.4	Part 8 – Page 99	Drafting Error	June 2020
6.	Tourist park and relocatable home park code. Amended to read:	Part 8 – page 79	A submission was received during public consultation which highlighted that the amended provisions are not applicable to	May 2020

	<p>“For a <i>tourist park</i>, where up to 40 sites are proposed, one (1) female toilet for every seven (7) sites, or part thereof and one (1) male toilet for every ten (10) sites or part thereof, are to be provided.</p> <p>For a tourist park, where in excess of 40 sites are proposed, six (6) female toilets and four (4) male toilets plus an additional one (1) toilet for each sex for every 15 sites or part thereof in excess of 40 sites are to be provided.</p> <p>Note - A site is taken to contain a maximum of three (3) people. Where more than three (3) people per site are proposed facilities in excess of the above may be required”.</p>		Relocatable home park developments. An amendment has been made to ensure the amended provisions are only applicable to Tourist park.	
7.	Administrative Definitions “Vulnerable uses” added to Table SC1.2.1	Table SC1.2.1 – Index of administrative terms and definitions	Change provides compliance/alignment with the State Planning Policy	May 2020
8.	Defined flood level (DFL) definition has been amended to replace “essential services, nursing homes and the like” with “vulnerable uses”.	Table SC1.2.2 – Administrative terms and definitions	Change provides compliance/alignment with the State Planning Policy	May 2020
9.	<p>Definition of “vulnerable uses” added as follows:</p> <p>“Vulnerable uses: Vulnerable uses means any one or more of the following:</p> <p>(a) childcare centre;</p>	Table SC1.2.2 – Administrative terms and definitions	Change provides compliance/alignment with the State Planning Policy	May 2020

	<p>(b) community care centre;</p> <p>(c) community residence;</p> <p>(d) community use;</p> <p>(e) detention facility;</p> <p>(f) educational establishment;</p> <p>(g) emergency services;</p> <p>(h) hospital;</p> <p>(i) non-resident workforce accommodation;</p> <p>(j) relocatable home park;</p> <p>(k) residential care facility;</p> <p>(l) retirement facility;</p> <p>(m) rooming accommodation;</p> <p>(n) rural workers' accommodation; and;</p> <p>(o) tourist park.</p>			
10.	<p>Use definitions Table SC1.1.1.2 – Defined activity groups</p> <p>“Detention facility” and “Rural workers accommodation” have been added to the list of Accommodation Activities</p>	<p>Table SC1.1.1.2 – Defined activity groups – Accommodation Activity</p>	<p>Change provides compliance/alignment with the State Planning Policy</p>	<p>May 2020</p>

Table of mapping changes to Major Amendment – Somerset Region Planning Scheme Version 4

	Change	Page/reference	Reason for change	Timing of change
1.	<p>Kilcoy zoning map</p> <p>Zoning of Lot 6 SP265849 amended from Centre zone to General residential zone.</p>	<p>Kilcoy Zone Map - ZM004</p>	<p>A submission was received during the public consultation period requesting the zoning of Lot 6 SP265849 from Centre zone to</p>	<p>April 2020</p>

			General residential zone. The amendment was requested as a Material change of use development approval for a dwelling house has previously been issued for the property.	
2.	Toogoolawah zoning map Zoning of Lot 6 RP159098 amended from Rural zone to Community facilities zone.	Toogoolawah Zone Map – ZM006	A submission was received regarding the zoning of Lot 6 RP159098, the subject land is currently zoned as Rural. The subject land is currently utilised as part of Toogoolawah sewerage treatment plant. The adjoining land (Lot 1 RP135864) also forms part of the Toogoolawah sewerage treatment plant is zoned as Community facility. The submission requests that the zoning of Lot 6 be amended from Rural to Community facility to be consistent with the land use occurring on the site.	April 2020
3.	Kilcoy Zone Map	Kilcoy Zone Map - ZM004	The subject land has been designated as	May 2020

	Zoning of Lot 916 SP313141 amended from Emerging Community zone to Community Facilities zone.		appropriate for extension to the Kilcoy Race Course and zoning has been amended.	
4.	Fernvale Zone Map Zoning of Lot 7 SP251984 and Lot 1 RP28833 from Industry Zone to Recreation and Open Space Zone.	Fernvale Zone Map	The subject land has been designated as appropriate for extension to the Fernvale Recreation Space and zoning has been amended.	May 2020

23 June 2020

The Honourable Cameron Dick MP
Treasurer, Minister for Infrastructure and Planning
PO Box 15009
CITY EAST QLD 4002

Dear Minister Dick,

Subject: Request for Adoption – proposed Major Amendment to the Somerset Region Planning Scheme

Our Ref: Somerset Region Planning Scheme Amendments
Your Ref: MC19/410

Council writes to you requesting permission to adopt the proposed Major Amendment to the Somerset Region Planning Scheme.

In accordance with the Minister's Guidelines and Rules (MGR), the Major Amendment has completed the statutory public consultation and issues raised in the submissions have been considered and where relevant, changes to the scheme have been undertaken. A consultation report which has been prepared in accordance with section 18.4 of the MGR is provided as an attachment for your consideration.

In accordance with section 19.1 of the MGR, a number of small changes to the scheme have also been completed since public consultation was undertaken. Council is satisfied that the changes have not resulted in a substantially different version to that which was publicly advertised, and as such consultation has not been repeated. A report highlighting the changes, including those made as a result of submissions is provided as an attachment.

The Ministerial conditions set by yourself and provided to Council on 22 May 2019 have been satisfied, including the preparation of a fit-for-purpose risk assessment which addresses the changes made to the Flood hazard overlay and the Bushfire hazard overlay. The risk assessments are attached for your consideration.

In accordance with section 21.1 of the MGR, Council now formally requests permission to adopt the major amendment to the Somerset Region Planning Scheme.

If you have any questions in relation to this matter, please contact Council's Senior Planner, [REDACTED] on (07) 5424 4000.

Yours sincerely,



Andrew Johnson
Chief Executive Officer

**Decision of the
Ordinary Council Meeting
Wednesday 27 May 2020**

Subject: Major Amendment - Somerset Region Planning Scheme – Version 4 - Notice of a request to adopt the proposed amendment to the Minister
File Ref: Somerset Region Planning Scheme Amendments
Action Officer: SP

Background/Summary

The Somerset Region Planning Scheme commenced on 1 March 2016, since this time it has been used to assess and guide development across the region. The planning scheme has been amended twice since its adoption, firstly to align with the *Planning Act 2016* and then to incorporate the Local Government Infrastructure Plan and related Planning Scheme Policy 4 – Design Standards. To ensure the planning scheme remains consistent with current legislation and to improve the functionality of the scheme, Council resolved at its Ordinary Meeting of 22 August 2018 to prepare a major amendment to the Somerset Region Planning Scheme.

The major amendment to the planning scheme has undergone a State Interest Review and Council received notification from the Minister for State Development, Manufacturing, Infrastructure and Planning on 22 May 2019 that the amendment could commence public notification. Public notification was undertaken from 17 July 2019 until 2 September 2019 and during that time, three submissions were received.

Since public consultation concluded the submissions have been reviewed, and where deemed appropriate, the planning scheme has been amended to address the matters raised. In addition, several changes have been made to the planning scheme to address: drafting errors; changed planning circumstances; and alignment with the State Planning Policy 2017. Notwithstanding, the changes have been determined to not be significantly different to the version released for public consultation, which removes the need for further public consultation.

Council is now required to give a notice of request to adopt the planning scheme to the Minister. The required notice along with the relevant information is stipulated by the Minister's Guidelines and Rules. Following endorsement by the Minister, Council will then be required to formally adopt the major amendment to the planning scheme.

Attachments

Nil

Recommendation

THAT Council resolve to give a notice to the Minister requesting to adopt the major amendment to the Somerset Region Planning Scheme – Version 4.

Resolution

Moved – Cr Whalley

Seconded – Cr Brieschke

“THAT Council resolve to give a notice to the Minister requesting to adopt the major amendment to the Somerset Region Planning Scheme – Version 4”.

Carried

Vote - Unanimous

LEGEND

Zones

- Centre
- Community Facilities
- Emerging Community
- General Residential
- High Impact Industry
- Industry
- Recreation and Open Space
- Rural
- Rural Residential
- Township
- PR** Park Residential Precinct

Other

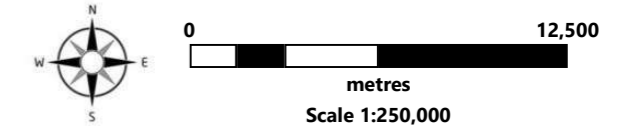
- Somerset Regional Council Boundary
- Major Waterbody
- Property Boundaries

Disclaimer

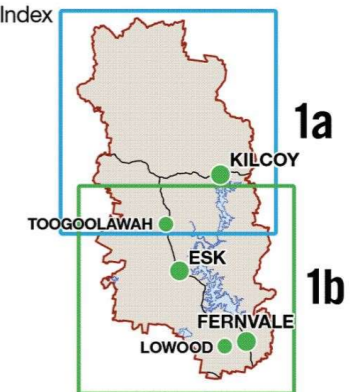
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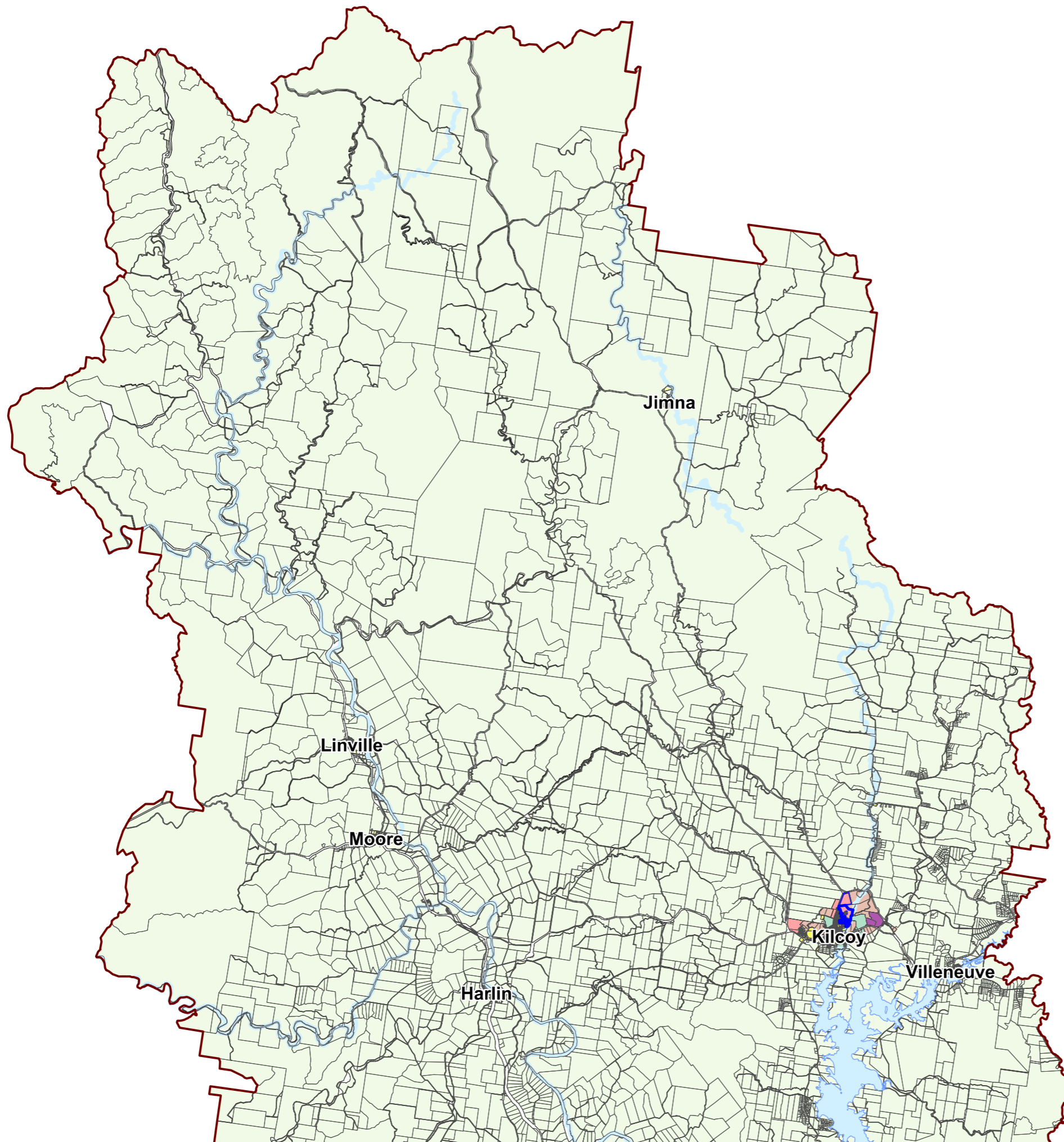
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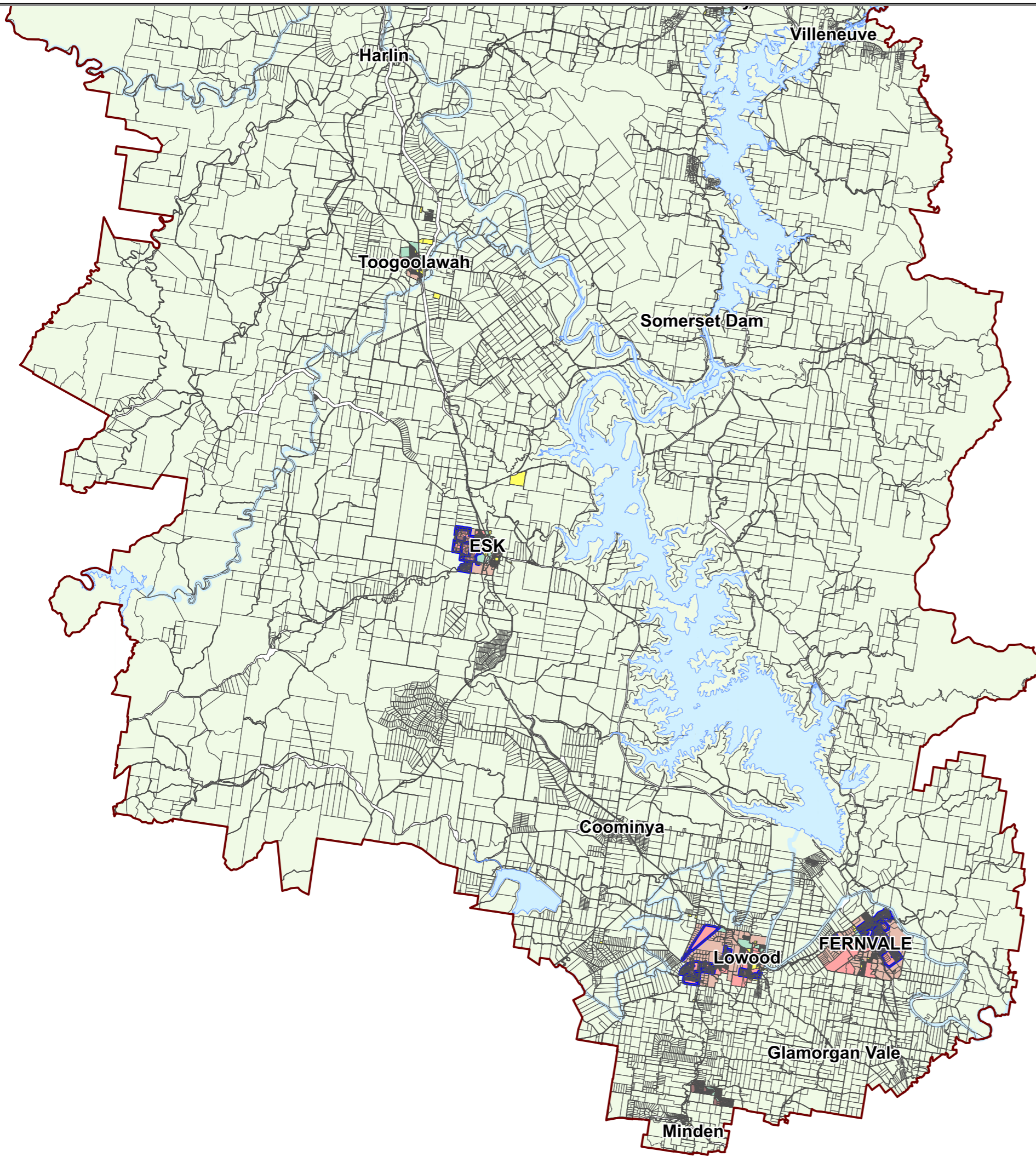


Map Index



Regional Zone Map
ZONE MAP - ZM001a





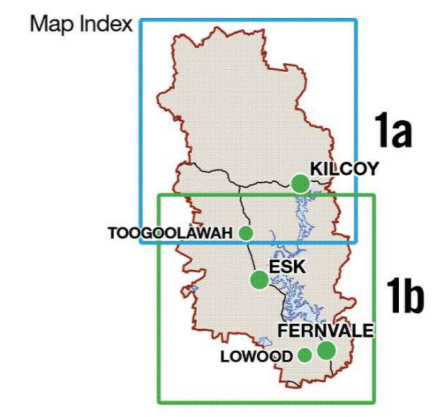
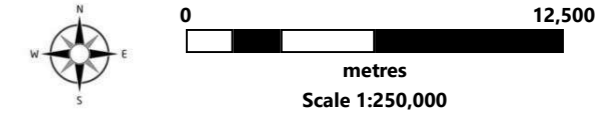
LEGEND

- Zones**
- Centre
 - Community Facilities
 - Emerging Community
 - General Residential
 - High Impact Industry
 - Industry
 - Recreation and Open Space
 - Rural
 - Rural Residential
 - Township
 - PR Park Residential Precinct
- Other**
- Somerset Regional Council Boundary
 - Major Waterbody
 - Property Boundaries

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Regional Zone Map

ZONE MAP - ZM001b

LEGEND

Zones

- Centre
- Community Facilities
- Emerging Community
- General Residential
- High Impact Industry
- Industry
- Recreation and Open Space
- Rural
- Rural Residential
- Township
- PR Park Residential Precinct

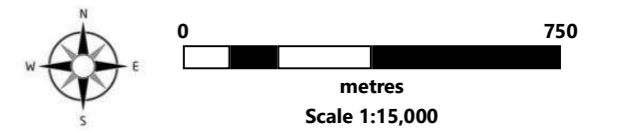
Other

- Somerset Regional Council Boundary
- Major Waterbody
- Property Boundaries

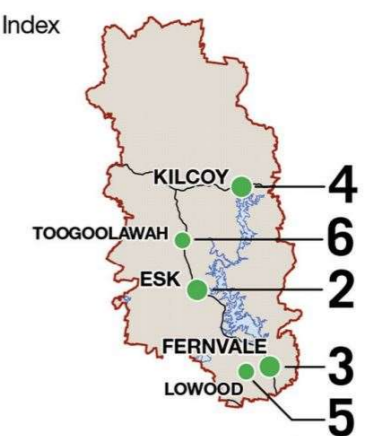
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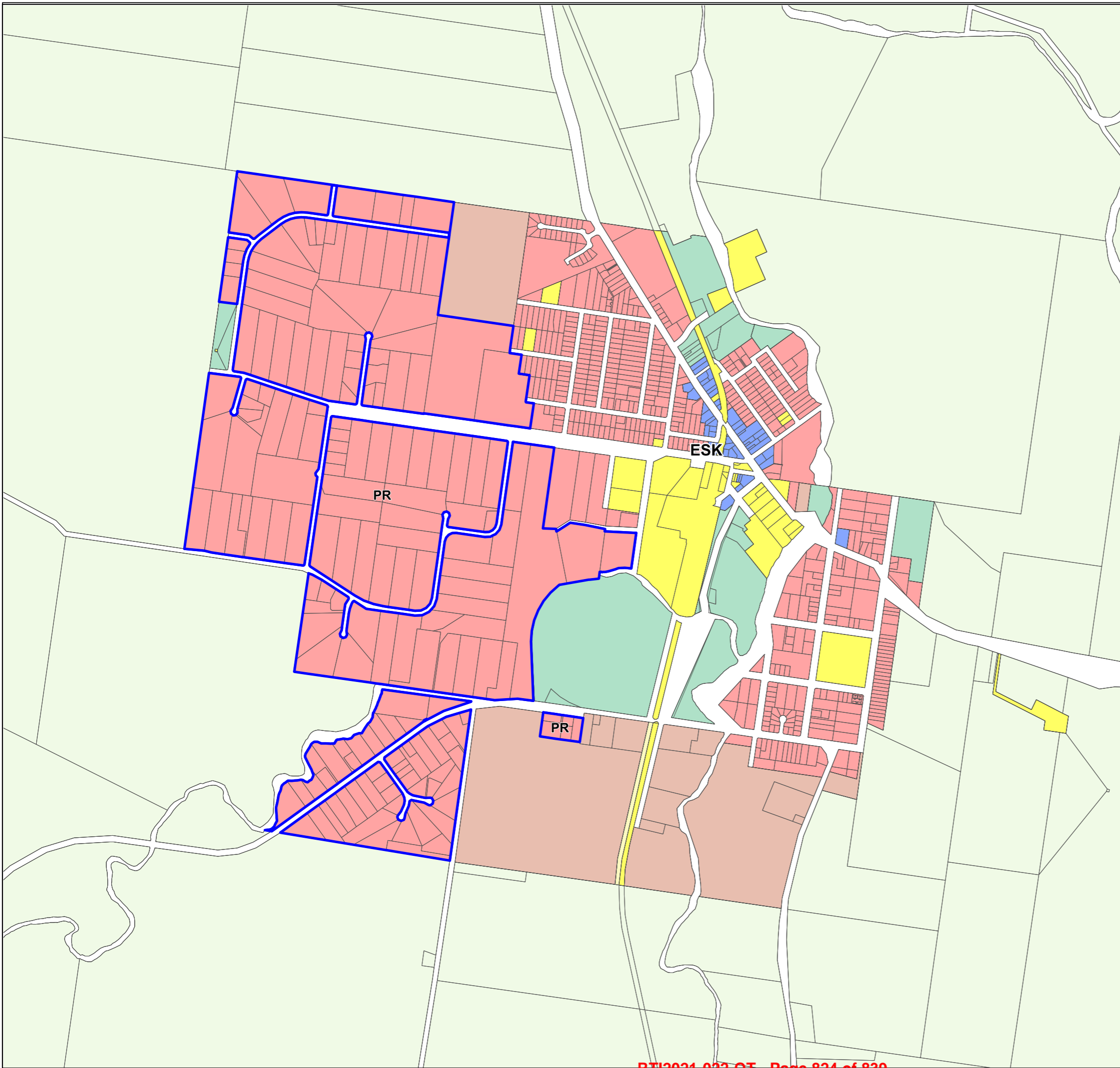
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Map Index



Esk
ZONE MAP - ZM002



LEGEND

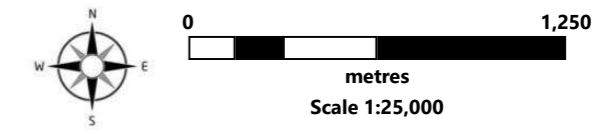
- Zones**
- Centre
 - Community Facilities
 - Emerging Community
 - General Residential
 - High Impact Industry
 - Industry
 - Recreation and Open Space
 - Rural
 - Rural Residential
 - Township
 - PR Park Residential Precinct

- Other**
- Somerset Regional Council Boundary
 - Major Waterbody
 - Property Boundaries

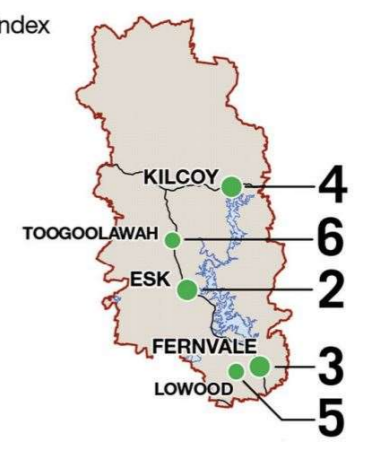
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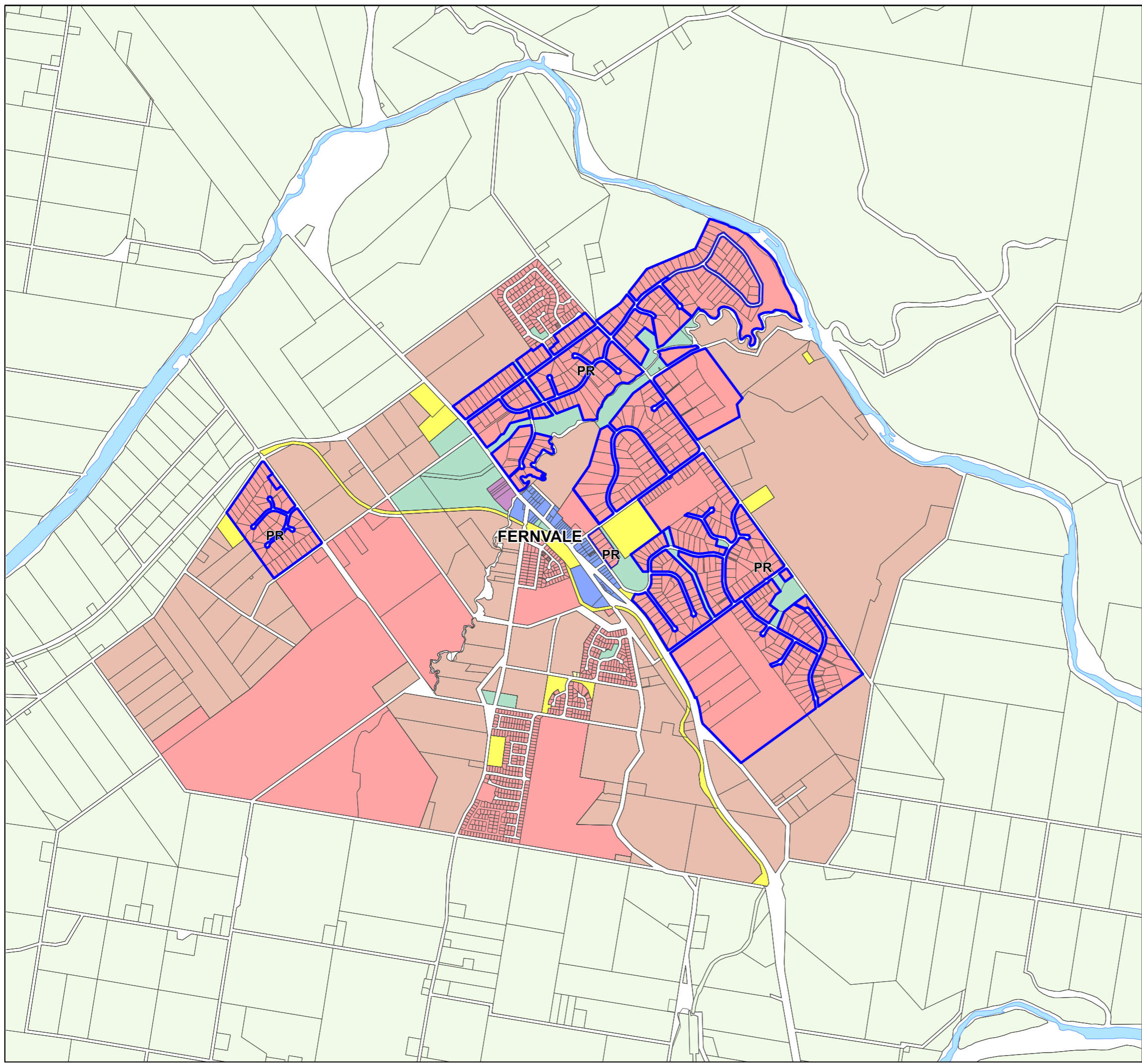
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Map Index



Fernvale
ZONE MAP - ZM003



LEGEND

Zones

- Centre
- Community Facilities
- Emerging Community
- General Residential
- High Impact Industry
- Industry
- Recreation and Open Space
- Rural
- Rural Residential
- Township
- PR** Park Residential Precinct

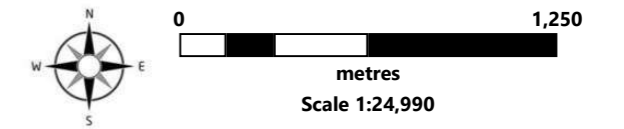
Other

- Somerset Regional Council Boundary
- Major Waterbody
- Property Boundaries

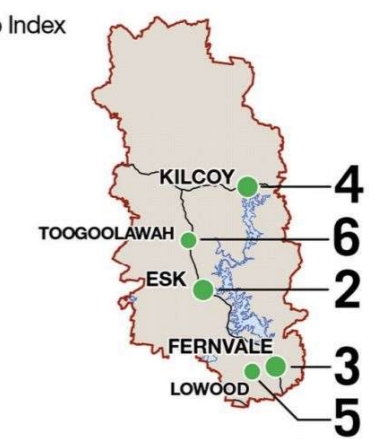
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Map Index



Kilcoy
ZONE MAP - ZM004

LEGEND

Zones

- Centre
- Community Facilities
- Emerging Community
- General Residential
- High Impact Industry
- Industry
- Recreation and Open Space
- Rural
- Rural Residential
- Township

PR Park Residential Precinct

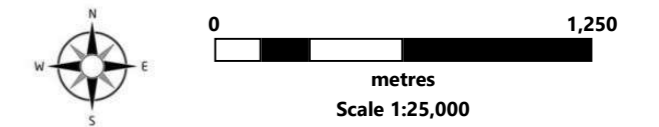
Other

- Somerset Regional Council Boundary
- Major Waterbody
- Property Boundaries

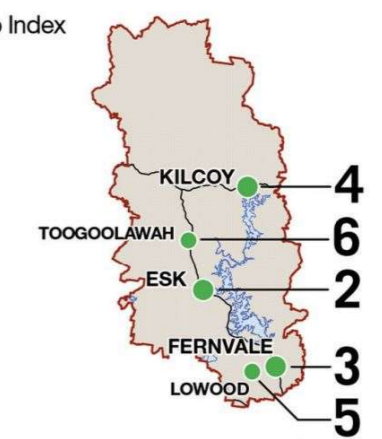
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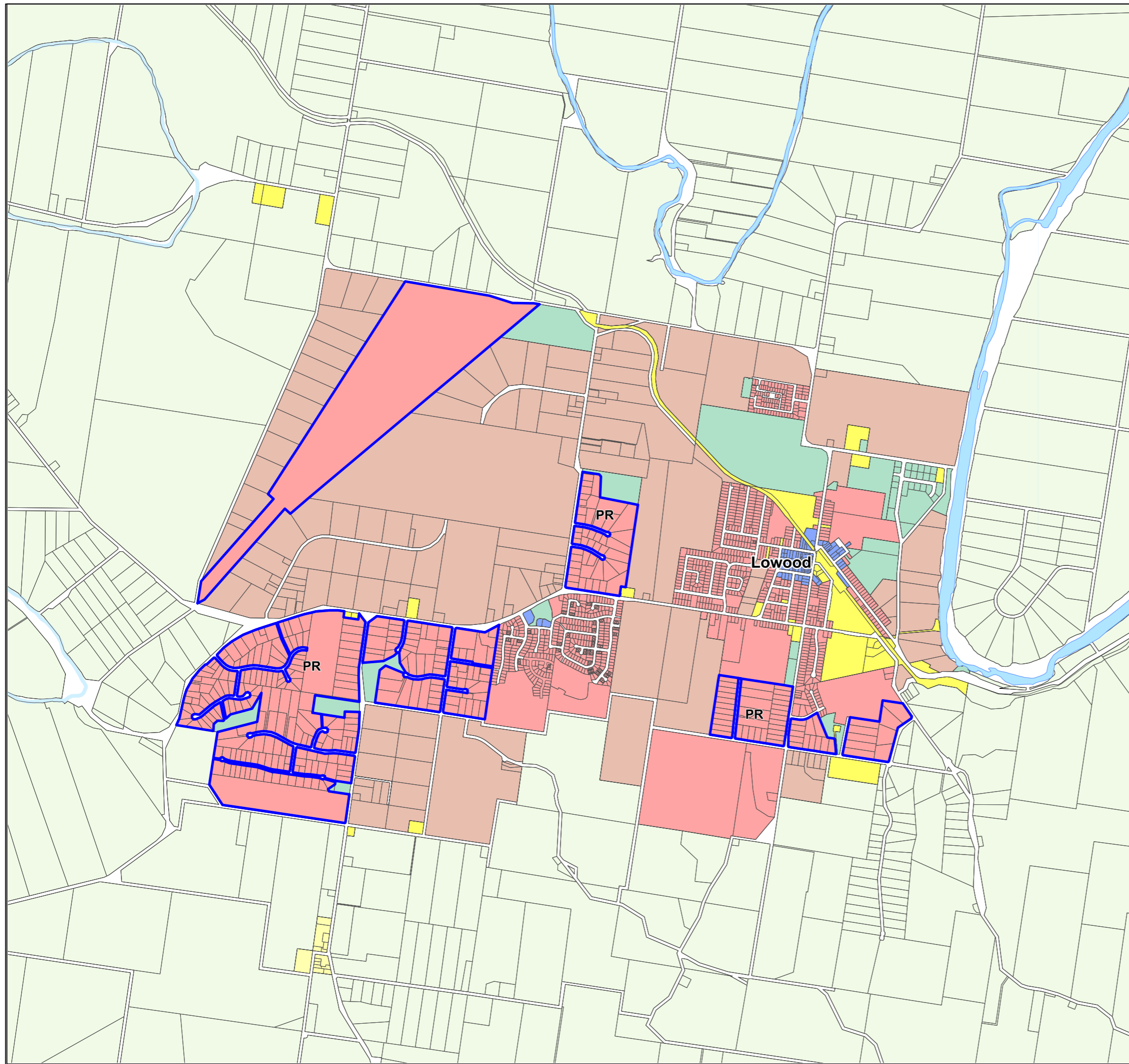
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Map Index



Lowood
ZONE MAP - ZM005



LEGEND

Zones

- Centre
- Community Facilities
- Emerging Community
- General Residential
- High Impact Industry
- Industry
- Recreation and Open Space
- Rural
- Rural Residential
- Township

PR Park Residential Precinct

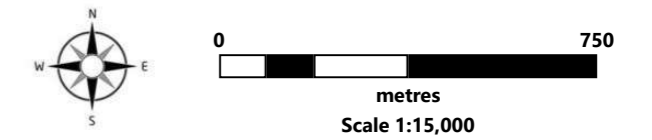
Other

- Somerset Regional Council Boundary
- Major Waterbody
- Property Boundaries

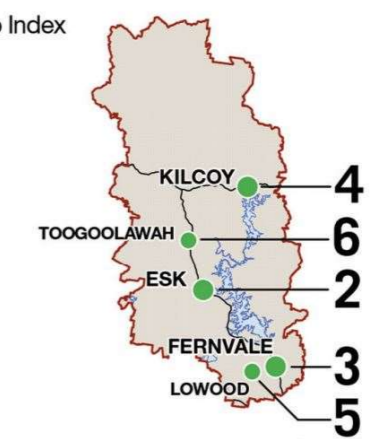
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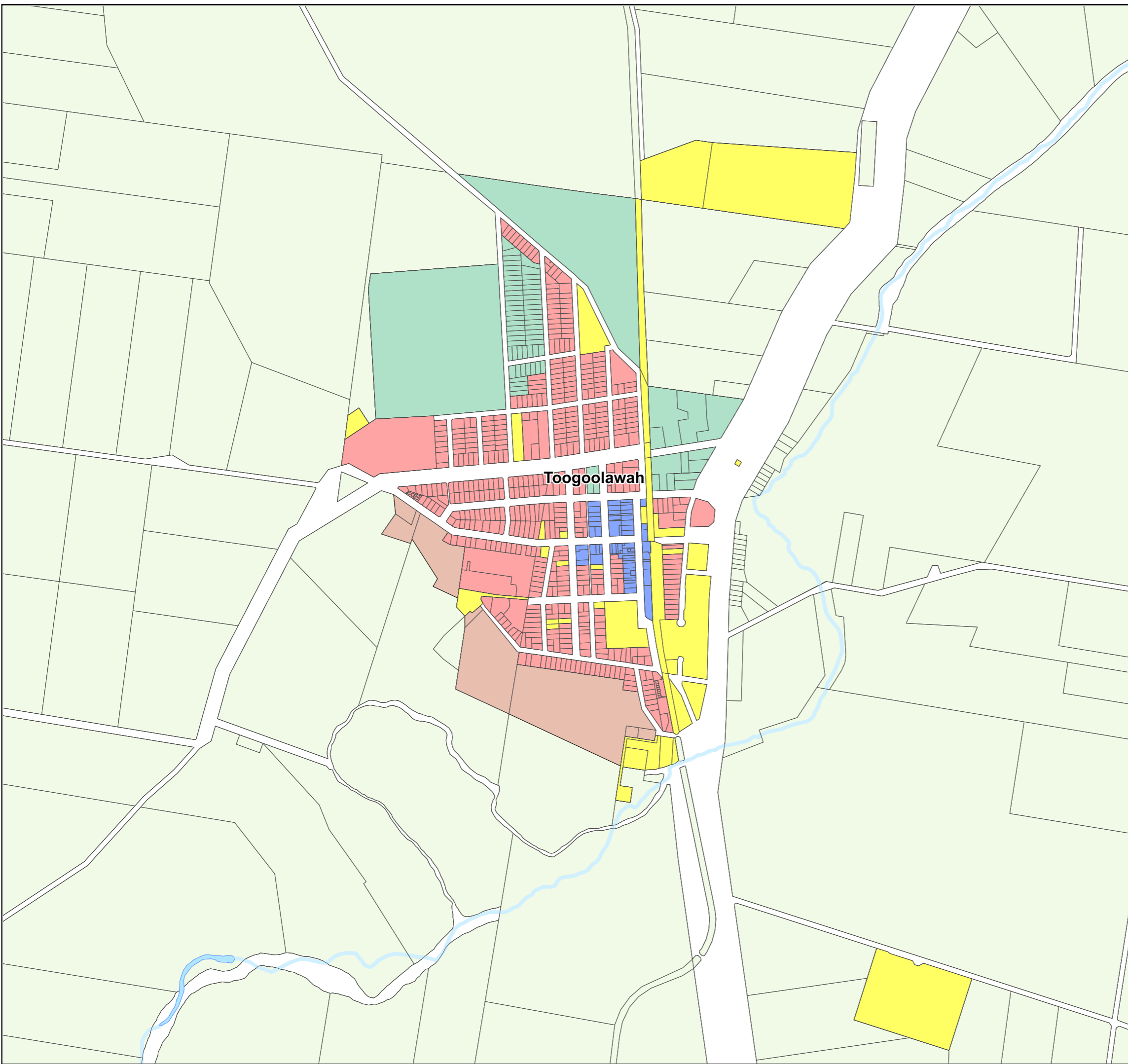
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Map Index



Toogoolawah
ZONE MAP - ZM006



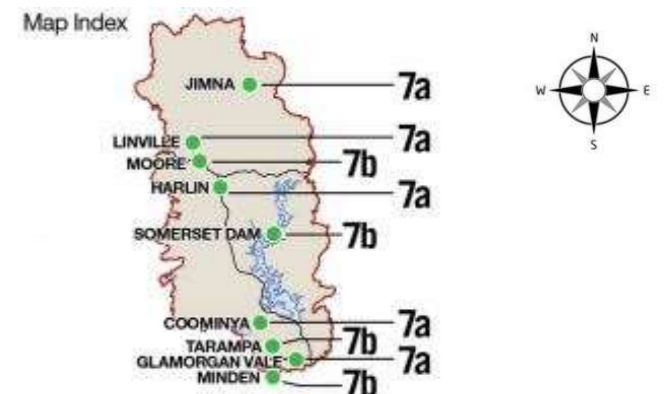
LEGEND

- Zones**
- Centre
 - Community Facilities
 - Emerging Community
 - General Residential
 - High Impact Industry
 - Industry
 - Recreation and Open Space
 - Rural
 - Rural Residential
 - Township
 - PR Park Residential Precinct
- Other**
- Somerset Regional Council Boundary
 - Major Waterbody
 - Property Boundaries

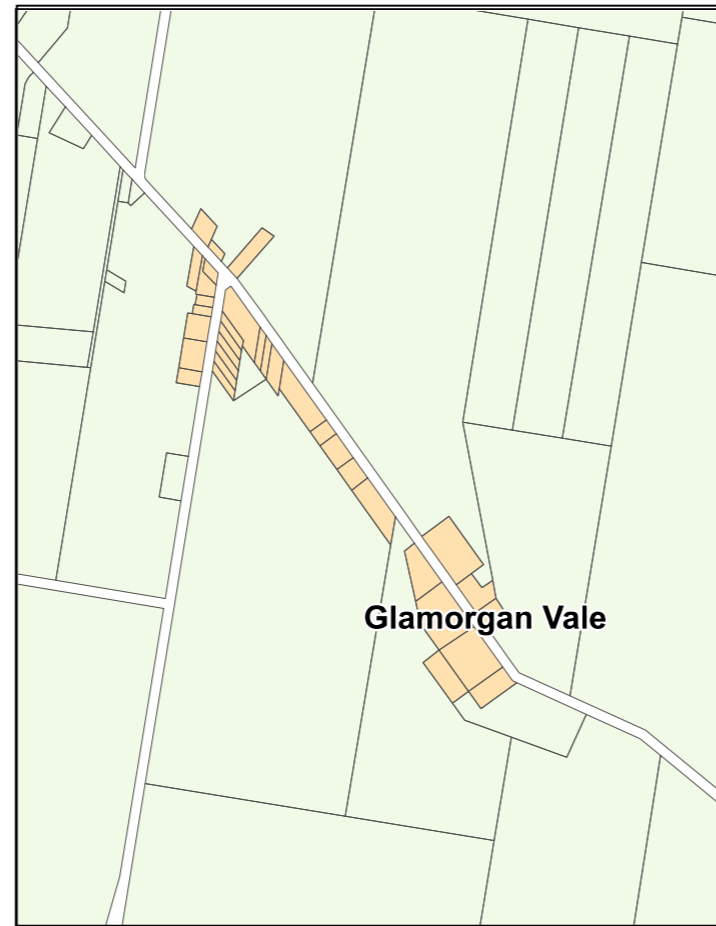
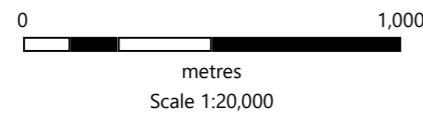
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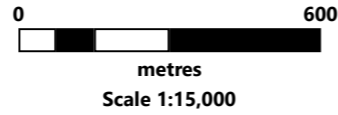
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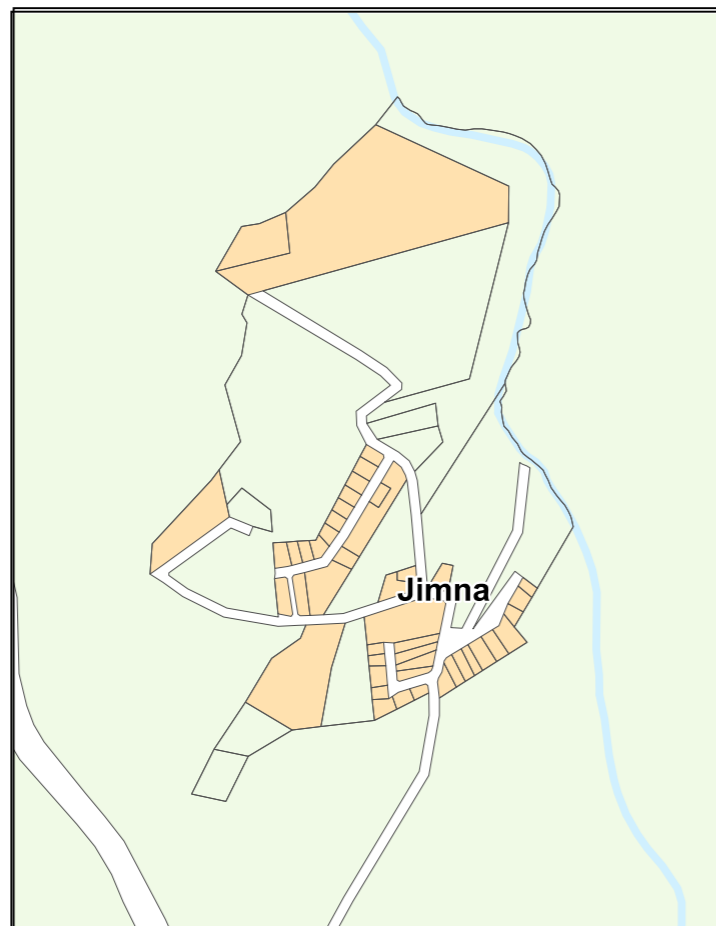
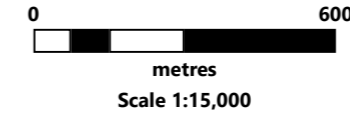
Coominya



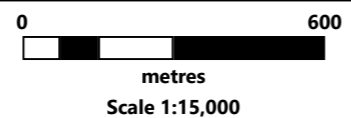
Glamorgan Vale



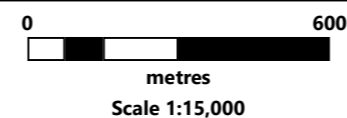
Harlin



Jimna



Linville



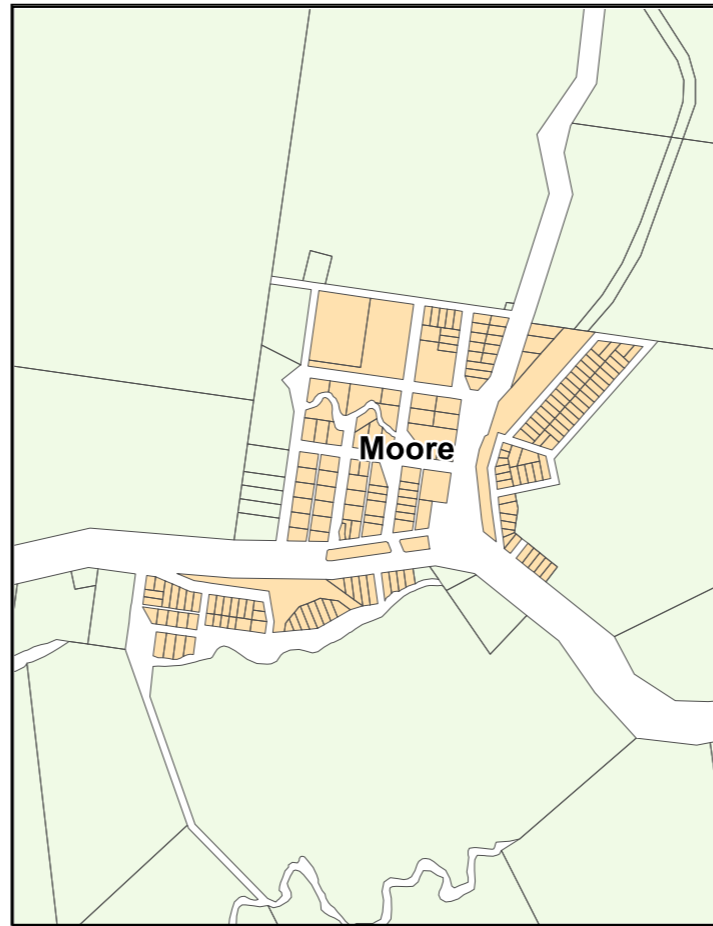
Coominya, Glamorgan Vale, Harlin, Jimna and Linville

ZONE MAP - ZM007a



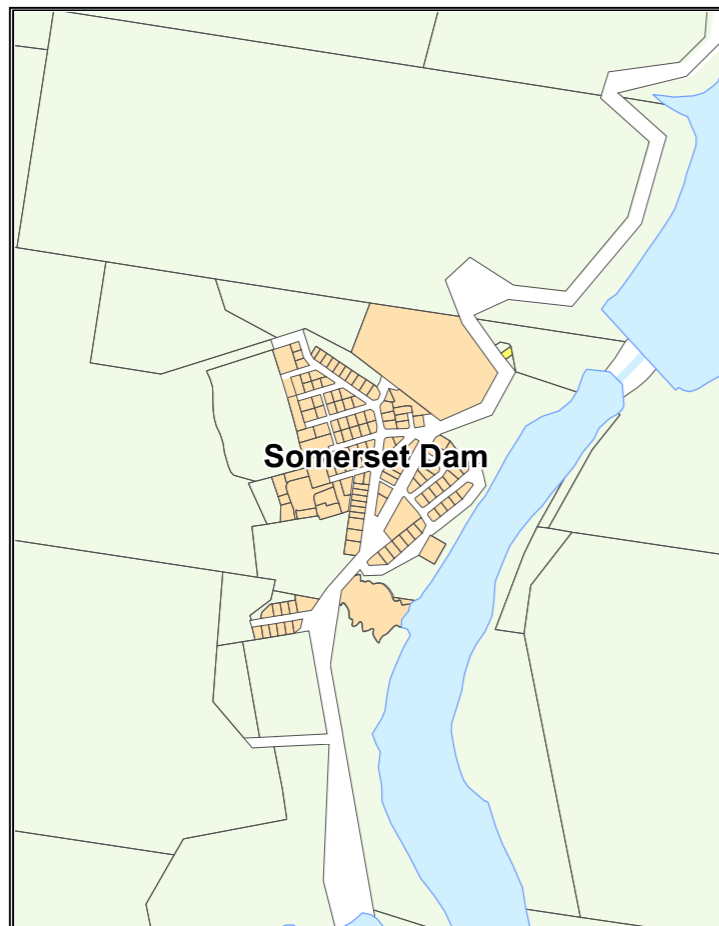
Minden

0 600
metres
Scale 1:15,000



Moore

0 800
metres
Scale 1:20,000



Somerset Dam

0 600
metres
Scale 1:15,000



Tarampa

0 400
metres
Scale 1:10,000

LEGEND

Zones

- Centre
- Community Facilities
- Emerging Community
- General Residential
- High Impact Industry
- Industry
- Recreation and Open Space
- Rural
- Rural Residential
- Township
- PR** Park Residential Precinct

Other

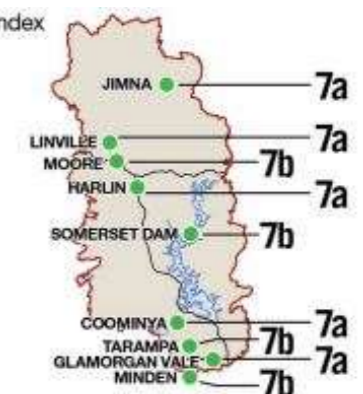
- Somerset Regional Council Boundary
- Major Waterbody
- Property Boundaries

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Map Index



Minden, Moore,
Somerset Dam and
Tarampa

ZONE MAP - ZM007b



Proposed Somerset Region Planning Scheme Major Amendment

Consultation Report

May 2020

OVERVIEW OF SUBMISSION

Number of submissions received: Three

Key issues raised in submissions:

- The three submissions made during the consultation period were specific to particular properties and the zoning or overlays that impact a property.

INTRODUCTION

The proposed Somerset Region Planning Scheme Major Amendment was subject to formal consultation from 17 July 2019 until 3 September 2019.

During the consultation period a total of three submissions were received by Council. This consultation report provides a summary of the proposed amendment, considers the key issues raised in the submissions and outlines Council's intentions in relation to the proposed amendment following consideration of the submissions.

OVERVIEW OF PROPOSED PLANNING SCHEME AMENDMENT

The Somerset Region Planning Scheme has been amended twice since its original adoption in 2016. The first amendment was an alignment amendment to ensure compliance with the *Planning Act 2016* and the second amendment involved the inclusion of the Local Government Infrastructure Plan and the related Planning Scheme Policy 4 – Design Standards. This is the first major amendment.

The amendment has been determined as “major” as it changes a category of development or category of assessment, changes zoning of land and alters policy positions. This amendment represents a combination of changes which have resulted from policy adjustments by Council and the State, general readability improvements to the scheme, as well as correcting errors identified following implementation of the scheme.



CONSIDERATION OF KEY ISSUES

Submission 1

A submission was received regarding the zoning of Lot 6 RP159098, the subject land is currently zoned as Rural. The subject land is currently utilised as part of Toogoolawah sewerage treatment plant. The adjoining land (Lot 1 RP135864) also forms part of the Toogoolawah sewerage treatment plant is zoned as Community facility. The submission requests that the zoning of Lot 6 be amended from Rural to Community facility to be consistent with the land use occurring on the site.

Given the lawful use of the subject land the zoning of the land has been amended from Rural zone to Community facility zone.

Submission 2

A submission was received from the landowner of Lot 6 SP265849 regarding the current zoning of the subject land, being Centre zone. While the subject land is contained within the Centre zone a Material change of use development approval was issued for a Dwelling house. The submission has requested the zoning be amended to General residential zone to be consistent with the land use approval. A building approval has recently been issued by a private certifier for the dwelling house.

The grounds raised in the submission have been accepted and the zoning of Lot 6 SP265849 has been amended from Centre zone to General residential zone.

Submission 3

A submission was received from the landowner of Lot 11 SP180657 requesting to have the lot removed from the flood hazard overlay mapping. The request is based on the land being the subject of an operational works approval, of which, stage one works have been completed. As the operational works have not yet been completed, it is considered that the subject land should remain mapped within the flood hazard overlay.

The flood hazard overlay map has not been altered as a result of the submission.



The submission also highlighted that a proposed amendment to AO4.1 of the Tourist park and relocatable home park code provisions are not applicable to Relocatable home park developments. An amendment has been made to ensure the amended provisions are only applicable to Tourist park.

AO4.1 has been further amended to state as follows:

For a *tourist park*, where up to 40 sites are proposed, one (1) female toilet for every seven (7) sites, or part thereof and one (1) male toilet for every ten (10) sites or part thereof, are to be provided.

For a *tourist park*, where in excess of 40 sites are proposed, six (6) female toilets and four (4) male toilets plus an additional one (1) toilet for each sex for every 15 sites or part thereof in excess of 40 sites are to be provided.

Note - A site is taken to contain a maximum of three (3) people. Where more than three (3) people per site are proposed facilities in excess of the above may be required.

RECOMMENDATION

That Council proceed with the proposed major amendment to the Somerset Region Planning Scheme, subject to the changes discussed above.



Proposed Somerset Region Planning Scheme Major Amendment

Risk and Resilience Evaluation – Bushfire hazard overlay

9 July 2020

The Somerset Region Planning Scheme (the planning scheme) was adopted in early 2016 and was originally prepared having regard to the applicable State Planning Policy (SPP) at that time. Since that time, the SPP and its mapping have been amended and to ensure consistency, the planning scheme Major Amendment updates the Bushfire hazard overlay mapping to reflect the current SPP. The overlay mapping has not been locally refined and has simply been incorporated into the planning scheme.

The Bushfire Hazard Overlay Code within the planning scheme has been updated as part of the amendments to improve readability and functionality. The Bushfire hazard overlay code includes the requirement for particular development to be accompanied by a site-specific bushfire management plan. The bushfire management plan is to be prepared by a suitably qualified person and is to demonstrate that appropriate measures will be put in place to mitigate risks to life and property and/or lessen the bushfire (potential intensity) hazard level to the site.

The amendment has also sought to rectify an issue whereby development located within the Potential impact buffer area was previously excluded from the Bushfire hazard overlay code assessment requirements. The conservative provisions contained within the Bushfire hazard overlay code are now proposed to be applicable to development (including dwelling houses) within the Potential impact buffer area. The proposed amendments to the Bushfire hazard overlay have not resulted in any changes to zoning across the region.

Although the proposed Bushfire hazard overlay mapping has not been locally refined, it does incorporate the SPP mapping and appropriately identifies development that should not be established within particular risk areas. In conclusion, it is considered that the natural hazard has been appropriately dealt with by the planning scheme. Overall, the risk assessment satisfies the requirements of ISO31000:2009(2018) and the amendment does not introduce unacceptable or intolerable risk to people or property across the Somerset Regional Council area.



Somerset
REGIONAL COUNCIL





Proposed Somerset Region Planning Scheme Major Amendment

Risk and Resilience Evaluation – Bushfire hazard overlay

June 2020

The Somerset Region Planning Scheme (the planning scheme) was adopted in early 2016 and was originally prepared having regard to the applicable State Planning Policy (SPP) at that time. Since that time, the SPP and its mapping have been amended and to ensure consistency, the planning scheme Major Amendment updates the Bushfire hazard overlay mapping to reflect the current SPP. The overlay mapping has not been locally refined and has simply been incorporated into the planning scheme.

The Bushfire Hazard Overlay Code within the planning scheme has been updated as part of the amendments to improve readability and functionality. The amendment has also sought to rectify an issue whereby development located within the potential impact buffer area was previously excluded from assessment requirements.

Although the proposed Bushfire hazard overlay mapping has not been locally refined, it does incorporate the SPP mapping and appropriately identifies development that should not be established within particular risk areas. In conclusion, it is considered that the natural hazard has been appropriately dealt with by the planning scheme.



Proposed Somerset Region Planning Scheme Major Amendment

Risk and Resilience Evaluation – Flood hazard overlay

20 July 2020

The Somerset Region Planning Scheme (the planning scheme) was adopted in 2016 and at that time, Council did not possess flood studies for the Lowwood and Fernvale areas. In May 2017, the Queensland Government released the Brisbane River Catchment Flood Study (BRCFS). The BRCFS area includes parts of the Brisbane River catchment, with a focus on flooding events downstream of Wivenhoe Dam including the respective Brisbane River, Lockyer Creek and Bremer River systems.

The BRCFS was prepared in partnership between the Queensland Government, Seqwater and the four applicable local government areas of Brisbane City Council, Ipswich City Council, Somerset Regional Council and Lockyer Valley Regional Council. The BRCFS considered a range of factors, including: location of rainfall; ground conditions; sea levels; and dam water levels. The technical flood study was undertaken by BMT Global utilising several appropriately qualified persons and was independently peer reviewed. It is understood that the BRCFS is the most detailed and comprehensive flood study undertaken in Australia and a Monte Carlo approach was used to account for the variability in flood producing factors in the catchment.

The proposed planning scheme Major Amendment incorporates, where relevant, the Brisbane River Catchment Flood Study and updates areas where detailed flooding information wasn't previously available. The hydraulic and hydrological components of BRCFS have not been locally refined as part of the amendment process. The BRCFS has mostly been incorporated into the planning scheme and integrated within the Flood hazard overlay.

A comparison has been undertaken between the number of properties impacted by the current Flood hazard overlay and the proposed overlay mapping. The current overlay mapping impacts 1849 properties and the proposed mapping impacting 4440 properties. The comparison has only included impacted properties located to the south of the Wivenhoe Dam wall and includes all properties impacted by the mapping regardless of the percentage of the property impacted and regardless of the level of hazard.

The planning scheme has also been amended to ensure vulnerable uses are clearly identified and reduce the risk of these activities being established within a floodplain. The Flood hazard overlay code is considered to satisfy the outcomes of the State Planning Policy (SPP). The amended overlay maps have not resulted in the alterations of zoning of impacted properties.



Council is currently in the process of preparing a Local Flood Management Plan (LFMP) for each of the five major towns, Fernvale, Lowood, Esk, Toogoolawah and Kilcoy, along with the area around Minden. The flood study data collected to inform each LFMP is intended to be incorporated into the Somerset Region Planning Scheme as part of a future major amendment. It should also be noted, the proposed Flood hazard overlay mapping identifies some Potential Flood Hazard Areas to the west of Lowood and Coominya. These areas will be updated to reflect the BRCFS and the LFMP as part of the next amendment to the Flood hazard overlay mapping.

Given the BRCFS was developed by relevant RPEQ experts and peer reviewed and that the data has not been locally refined, it is considered that the potential risks have already been considered in detail and are appropriate to support the adoption of the proposed planning scheme Major Amendment. Council consider the risk assessment complies with the ISO31000:2009(2018) and the amendments do not introduce unacceptable or intolerable risk to people or property.



Proposed Somerset Region Planning Scheme Major Amendment

Risk and Resilience Evaluation – Flood hazard overlay

June 2020

The Somerset Region Planning Scheme (the planning scheme) was adopted in 2016 and at that time, Council did not possess flood studies for the Lowood and Fernvale areas. In May 2017, the Queensland Government released the Brisbane River Catchment Flood Study (BRCFS). The BRCFS area includes parts of the Brisbane River catchment, with a focus on flooding events downstream of Wivenhoe Dam including the respective Brisbane River, Lockyer Creek and Bremer River systems.

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The proposed planning scheme Major Amendment incorporates, where relevant, the Brisbane River Catchment Flood Study and updates areas where detailed flooding information wasn't previously available. The hydraulic and hydrological components of BRCFS have not been locally refined as part of the amendment process. The BRCFS has been incorporated into the planning scheme and integrated within the Flood hazard overlay. The planning scheme has also been amended to ensure vulnerable uses are clearly identified and reduce the risk of these activities being established within a floodplain.

Given the BRCFS was developed by relevant RPEQ experts and peer reviewed and that the data has not been locally refined, it is considered that the potential risks have already been considered in detail and are appropriate to support the adoption of the proposed planning scheme Major Amendment.