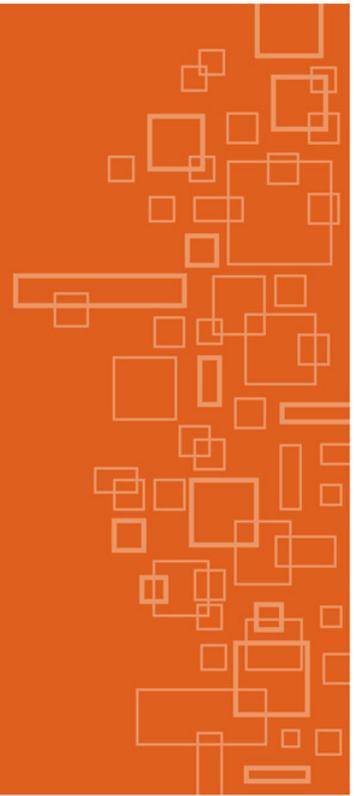




The Coordinator-General



Bromelton State Development Area

Development scheme

November 2012



Queensland
Government

© State of Queensland. Published by Queensland Government, November 2012,
63 George Street, Brisbane Qld 4000.

The Queensland Government supports and encourages the dissemination and exchange of information. However, copyright protects this publication. The State of Queensland has no objection to this material being reproduced, made available online or electronically but only if it is recognised as the owner of the copyright and this material remains unaltered. Copyright inquiries about this publication should be directed to crown.copyright@qld.gov.au or in writing to: Administrator (Crown Copyright and Other IP), Department of State Development, Infrastructure and Planning, PO Box 15517, City East, Qld 4002.

The Queensland Government is committed to providing accessible services to Queenslanders of all cultural and linguistic backgrounds. If you have difficulty understanding this publication and need a translator, please call the Translating and Interpreting Service (TIS National) on 13 14 50 and ask them to telephone the Queensland Department of State Development, Infrastructure and Planning on 13 74 68.

Disclaimer: While every care has been taken in preparing this publication, the State of Queensland accepts no responsibility for decisions or actions taken as a result of any data, information, statement or advice, expressed or implied, contained within. To the best of our knowledge, the content was correct at the time of publishing.

Any references to legislation are not an interpretation of the law. They are to be used as a guide only. The information in this publication is general and does not take into account individual circumstances or situations. Where appropriate, independent legal advice should be sought.

Contents

1.	Introduction	1
2.	Definitions	1
3.	Intent of the BSDA development scheme	10
4.	Strategic vision for the BSDA.....	11
5.	Overall objectives for land uses	11
6.	BSDA land use precincts	12
7.	Specific assessment criteria	17
8.	Assessment framework—regulating land use in the BSDA	17
9.	Assessment framework—significant assessment process.....	18
9.1	Pre-lodgement stage	18
9.2	Application stage	19
9.3	Referral stage.....	21
9.4	Public notification stage	22
9.5	Review stage.....	23
9.6	Decision stage.....	24
10.	Assessment framework—minor assessment process.....	26
10.1	Pre-lodgement stage	26
10.2	Application stage	26
10.3	Referral stage.....	27
10.4	Decision stage.....	28
11.	Assessment framework—changes to a currency period	29
12.	Assessment framework—minor change to an application	30
13.	Assessment framework—minor change to an approval.....	31
14.	Assessment framework—prior affected uses.....	33
15.	Decisions made under this Development Scheme.....	35
16.	Approval attaches to land	35
17.	Compliance with this Development Scheme	35
18.	Claim for compensation	36
	Schedule 1—Map of the Bromelton SDA	37
	Schedule 2—Bromelton SDA designation map.....	38
	Schedule 3—Specific assessment criteria.....	39

Tables

Table 1	Precincts and preferred land use intent.....	12
Table 2	Precinct use table—Rail Dependent Industry Precinct	14

Table 3	Precinct use table—Major Industry Precinct	14
Table 4	Precinct use table—Local Service Centre Precinct	15
Table 5	Precinct use table—Rural Enterprise Precinct	15
Table 6	Precinct use table—Transition Precinct	15
Table 7	Precinct use table—Rural Uses Precinct	16
Table 8	General requirements for development in the BSDA.....	39
Table 9	General requirements for development located in the Rail Dependent Industry Precinct and Major Industry Precinct.....	42
Table 10	Requirements for transport, access, parking and servicing for development located in the Rail Dependent Industry Precinct, Major Industry Precinct and Bromelton Local Service Centre Precinct.....	46
Table 11	Requirements for development in the Rail Dependent Industry Precinct.....	49
Table 12	Requirements for development in the Major Industry Precinct	50
Table 13	Requirements for development in the Bromelton Local Service Centre Precinct	51
Table 14	Requirements for office, shop, food and drink outlet and/or shopping centre development in the Major Industry Precinct and Major Industry Sub- Precinct	54
Table 15	General requirements for development in the Rural Enterprise Precinct, Transition Precinct and Rural Uses Precinct	56
Table 16	Requirements for development in the Rural Enterprise Precinct	59
Table 17	Requirements for development in the Transition Precinct	60
Table 18	Requirements for development in the Rural Uses Precinct	60

1. Introduction

- (1) This development scheme may be cited as the Development Scheme for the Bromelton State Development Area (BSDA).
- (2) This development scheme has been prepared pursuant to section 79 of the *State Development and Public Works Organisation Act 1971* (SDPWOA) and takes effect on the date stated in the gazette notice published under section 80(1)(a) of the SDPWOA.
- (3) The BSDA refers to the part of the Scenic Rim Regional Council Area declared by the *State Development and Public Works Organisation (State Development Areas) Regulation 2009* and any subsequent regulation. The map of the BSDA is contained in Schedule 1 of this development scheme.
- (4) To support the implementation of this development scheme, the Coordinator-General may prepare policies to provide guidance on certain aspects of this development scheme.
- (5) Proponents should refer to any policies prepared for the BSDA when preparing applications under this development scheme.

2. Definitions

- (1) In this development scheme:

acquisition land means land:

- (a) that has been taken or acquired under the SDPWOA or the *Acquisition of Land Act 1967* or
- (b) the subject of a notice of intention to resume under the SDPWOA or the *Acquisition of Land Act 1967*, and the proposed resumption, taking or acquisition has not been discontinued.

alternative lawful use, for land see SDPWOA, section 87(2).

approved use, for land, means a use of land approved under section 84(4) of the SDPWOA.

authorised use, for land see SDPWOA, section 87(2).

building see the SPA, Schedule 3.

business day see the SPA, Schedule 3.

community infrastructure see the SPA, schedule 3.

community value means the values a local community associate with the places, areas, events or people that make their local community a special place. With regard to this development scheme the community values most likely to be affected are associated with public safety and amenity, air quality, noise and nuisance, rights of access, employment, cultural values and the environment.

continuing existing lawful use see the SDPWOA, section 85.

Coordinator-General see the SDPWOA, Schedule 2.

cultural heritage value means qualities or physical characteristics of indigenous and non-indigenous cultural heritage that require consideration, assessment and management under relevant legislation and policies and/or values of importance to local communities affected by the BSDA.

currency period see the SDPWOA, section 84A(3).

current best practice means a standard or methodology recognised by either State or national legislation, policy or authorised governing body.

decision notice means written notice of a decision made by the Coordinator-General under this development scheme:

- (a) approving an application;
- (b) approving an application subject to conditions; or
- (c) refusing an application.

development scheme means the Development Scheme for the BSDA.

environment see the SDPWOA, Schedule 2.

environmental impact statement means a statement or study required by the SDPWOA or other legislation that investigates and assesses environmental impacts.

environmentally relevant activity see the EP Act.

EP Act means the *Environmental Protection Act 1994*.

environmental value means the qualities or physical characteristics of the environment.

infrastructure see the SDPWOA, Schedule 2.

infrastructure corridor see the SDPWOA, section 82(8).

material change of use of premises:

- (a) means-
 - (i) the start of a new use of the premises; or
 - (ii) the re-establishment on the premises of a use that has been abandoned; or
 - (iii) a material increase in the intensity or scale of the use of the premises.
- (b) includes-
 - (i) the start of a new environmentally relevant activity on the premises; or
 - (ii) the re-establishment on the premises of an environmentally relevant activity that has been abandoned; or
 - (iii) a material increase in the intensity or scale of an environmentally relevant activity on the premises.

minor assessment process means the process used to lodge, assess and decide applications because of the potential minor nature of the impacts associated with the proposed use.

minor change to an application means a change that does not, in the Coordinator-General's opinion, substantially alter the original application in a way that would:

- (a) result in a substantially different development, e.g.:
 - (i) involves a new use or a significant increase in the scale of the use;
 - (ii) applies to different lots or new areas of land within lots subject to the application;
- (b) cause the Coordinator-General to make an information request about the change;
- (c) cause a referral entity to make or alter a referral entity submission, if one has already been made;
- (d) cause a person to make or alter a submission, if one has already been made;
- (e) compromise the ability of the Coordinator-General to make a decision on the original application by changing the:
 - (i) type of approval being sought; or
 - (ii) any plans required to support an approval.

minor change to an approval means a change that does not, in the Coordinator-General's opinion, substantially alter the original approval in a way that would:

- (a) result in a substantially different development, e.g.:
 - (i) involves a use that is different to the approved use; or
 - (ii) results in different or additional impacts that have not been assessed as part of the process to gain the original approval; or
 - (iii) apply to different lots or new areas of land within lots subject to the approval
- (b) if the proposed change would have been included in the process to gain the original approval – have caused:
 - (i) the Coordinator-General or a referral entity to request additional information about the change; or
 - (ii) a referral entity to make or alter a referral entity submission about the change; or
 - (iii) a person to make or alter a submission about the change
- (c) substantially alters any other matter of the approval.

owner see the SPA.

owner of an interest in land see the SDPWOA, section 86.

premises see the SPA, Schedule 3.

previous approval means an approved use or an authorised use.

prior affected use means:

- (a) an alternative lawful use; or
- (b) a previous approval.

proponent means a person who makes an application under this development scheme.

public notification means the process within section 9.4 by which the public are informed of the application.

public sector entity see the SPA, Schedule 3.

reconfiguring a lot see the SPA, section 10.

referral agency means an agency that would have been an advice agency or concurrence agency if the application had been one for a development approval under the SPA.

referral entity for an application means:

- (a) a referral agency;
- (b) Scenic Rim Regional Council; and
- (c) any other entity nominated by the Coordinator-General.

referral entity response period means the period of time for a referral entity to respond to a request by the Coordinator-General for comments on an application.

referral entity submission means a document prepared by a referral entity to a request by the Coordinator-General for comments in relation to an application.

reviewer means a suitably qualified person that may be appointed by the Coordinator-General to review a submission or referral entity submission. To be suitably qualified the person must have relevant experience in the matter to which the submission or referral entity submission refers.

significant assessment process means the process used to lodge, assess and decide applications because of the potential significant nature of the impacts associated with proposed use.

SDPWOA means the *State Development and Public Works Organisation Act 1971*.

SPA means the *Sustainable Planning Act 2009*.

submission means a submission that:

- (a) is made to the Coordinator-General in writing;
 - (b) is received on or before the last day of the submission period;
 - (c) is signed by each person who made the submission;
 - (d) states the name and address of each person who made the submission;
- and

- (e) states the grounds of the submission and the facts and circumstances relied on in support of the grounds.

submission period means the period for the community to provide comments on an application to the Coordinator-General.

temporary use means a use of land that does not compromise the future development of the land for a use that has been identified as a consistent use by this development scheme and lasts no longer than one year from the date of approval.

use see the SPA, Schedule 3.

- (2) Uses referred to in the development scheme have the following meaning:

air services means premises used for the following:

- the arrival and departure of aircraft;
- the housing, servicing, maintenance and repair of aircraft;
- the assembly and dispersal of passengers or goods on or from an aircraft;
- any ancillary activities directly servicing the needs of passengers and visitors to the use;
- associated training and education facilities;
- aviation facilities.

animal husbandry means premises used for production of animals or animal products on either native or improved pastures or vegetation. The use includes ancillary yards, stables and temporary holding facilities and the repair and servicing of machinery.

animal keeping means premises used for boarding, breeding or training of animals. The use may include ancillary temporary or permanent holding facilities on the same site and ancillary repair and servicing of machinery.

aquaculture means premises used for the cultivation of aquatic animals or plants in a confined area that may require the provision of food either mechanically or by hand.

caretaker's accommodation means a dwelling provided for the residence of a caretaker of a non-residential use on the same premises.

child care centre means premises used for minding or care, but not residence, of children.

community care centre means premises used to provide social support where no accommodation is provided. Medical care may be provided but is ancillary to the primary use.

cropping means premises used for growing plants or plant material for commercial purposes where dependant on the cultivation of soil. The use includes harvesting and the storage and packing of produce and plants grown on the site and the ancillary repair and servicing of machinery used on the site.

dwelling house means a residential use of premises for one household which contains a single dwelling. The use includes out-buildings associated with a dwelling and may include a secondary dwelling.

extractive industry means premises used for the extraction and processing of extractive resources and associated activities, including their transport to market.

food and drink outlet means premises used for the preparation and sale of food and drink to the public for consumption on or off the site.

function facility means premises used for conducting receptions or functions which may include the preparation and provision of food and liquor for consumption on site.

garden centre means premises used primarily for the sale of plants and may include sale of gardening and landscape products and supplies where these are sold mainly in pre-packaged form. The use may include an ancillary food and drink outlet.

health care services means premises used for medical, paramedical, alternative therapies and general health care and treatment of persons that involves no overnight accommodation.

high impact industry means premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes:

- potential for significant impacts on sensitive land uses due to off site emissions including aerosol, fume, particle, smoke, odour and noise;
- potential for off site impacts in the event of fire, explosion or toxic release;
- generates high traffic flows in the context of the locality or the road network;
- the use may involve night time and outdoor activities;
- on site controls are required for emissions and dangerous goods risks.

home based business means a dwelling used for a business activity where subordinate to the residential use.

indoor sport and recreation means premises used for leisure, sport or recreation conducted wholly or mainly indoors.

intensive animal industry means premises used for the intensive production of animals or animal products in an enclosure that requires the provision of food and water either mechanically or by hand.

intensive horticulture means premises used for the intensive production of plants or plant material on imported media and located within a building or structure or where outdoors, artificial lights or containers are used. The use includes the storage and packing of produce and plants grown on the subject site.

low impact industry means premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing,

distributing, transferring, treating of products and have one or more of the following attributes:

- negligible impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise;
- minimal traffic generation and heavy vehicle usage;
- demands imposed upon the local infrastructure network consistent with surrounding uses;
- the use generally operates during the day;
- offsite impacts from storage of dangerous goods are negligible;
- the use is primarily undertaken indoors.

major electricity infrastructure means the use of premises for all aspects of development for either the transmission grid or electricity supply networks as defined under the *Electricity Act 1994*.

medium impact industry means the use of premises for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring, treating of products and have one or more of the following attributes:

- potential for noticeable impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise;
- generates high traffic flows in the context of the locality or road network;
- generates an elevated demand on local infrastructure network;
- potential for offsite impacts in the event of fire, explosion or toxic release;
- on site controls are required for emissions and dangerous goods risks;
- the use is primarily undertaken indoors;
- evening or night activities are undertaken indoors and not outdoors.

non-resident workforce accommodation means premises used to provide accommodation for non-resident workers. The use may include the provision of recreational and entertainment facilities for the exclusive use of residents and their visitors.

noxious and hazardous industry means premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring, treating of products and have one or more of the following attributes:

- potential for extreme impacts on sensitive land uses due to off site emissions including aerosol, fume, particle, smoke, odour and noise;
- potential for offsite impacts in the event of fire, explosion or toxic release;
- on site controls are required for emissions and dangerous goods risks;
- the use generally involves night time and outdoor activities;
- the use may involve the storage and handling of large volumes of dangerous goods;
- requires significant separation from non-industrial uses.

office means the use of premises for an administrative, secretarial or management service or the practice of a profession, where no goods or materials are made, sold or hired and where the principal activity provides for the following:

- business or professional advice;
- service of goods that are not physically on the premises;
- office based administrative functions of an organisation.

outdoor sport and recreation means premises used for a recreation or sport activity that is carried on outside a building and which requires areas of open space and may include ancillary works necessary for safety and sustainability. The use may include ancillary food and drink outlet(s) and the provision of ancillary facilities or amenities conducted indoors such as changing rooms and storage facilities.

park means premises used by the public generally for free recreation and enjoyment, and may be used for community events. Facilities may include children's playground equipment, informal sports fields and ancillary vehicle parking and other public conveniences.

renewable energy facility means the use of premises for the generation of electricity or energy from renewable (naturally reoccurring) sources.

research and technology industry means the use of premises for innovative and emerging technological industries involved in research design, manufacture, assembly, testing, maintenance and storage of machinery, equipment and components. The use may include emerging industries such as energy, aerospace and biotechnology.

roadside stall means the use of premises for the roadside display and sale of goods in rural areas.

rural industry means the use of premises for storage, processing and packaging of products from a rural use. The use includes processing, packaging and sale of products produced as a result of rural use where the processing and packaging is ancillary to a rural use on or adjacent to the site.

service industry means the use of premises for industrial activities that have no external air, noise, or odour emissions from the site and can be suitably located with other non-industrial uses.

service station means the use of premises for the sale of fuel including petrol, liquid petroleum, automotive distillate and alternative fuels. The use may include, where ancillary, a shop, food and drink outlet, maintenance, repair, servicing and washing of vehicles, the hire of trailers, and supply of compressed air.

shop means the use of premises for the display, sale or hire of goods or the provision of personal services or betting to the public.

shopping centre means premises comprising two or more individual tenancies that is comprised primarily of shops and which functions as an integrated complex.

showroom means premises used primarily for the sale of goods of a related product line that are of a size, shape or weight that requires:

- a large area for handling, display or storage;
- direct vehicle access to the building by members of the public for loading and unloading items purchased or hired.

substation means premises forming part of a transmission grid or supply network under the *Electricity Act 1994*, and used for:

- converting or transforming electrical energy from one voltage to another; or
- regulating voltage in an electrical circuit; or
- controlling electrical circuits; or
- switching electrical currents between circuits; or
- a switchyard; or
- communication facilities for 'operating works' as defined under the *Electricity Act 1994*; and for
- workforce operational and safety communications.

telecommunications facility means premises used for systems that carry communications by means of radio, including guided or unguided electromagnetic energy, whether such facility is manned or remotely controlled.

tourist park means premises used to provide for accommodation in caravans, self-contained cabins, tents and similar structures for the public for short term holiday purposes. The use may include, where ancillary, a manager's residence and office, kiosk, amenity buildings, food and drink outlet, or the provision of recreation facilities for the use of occupants of the tourist park and their visitors, and accommodation for staff.

transport depot means the use of premises for storage, for commercial or public purposes, of more than one motor vehicle. The use includes premises for the storage of taxis, buses, trucks, heavy machinery and uses of a like nature. The term may include the ancillary servicing, repair, and cleaning of vehicles stored on the premises.

utility installation means premises used to provide the public with the following services:

- supply of water, hydraulic power, electricity or gas;
- sewerage, drainage or stormwater services;
- transport services including road, rail or water;
- waste management facilities;
- network infrastructure.

warehouse means the use of premises for the storage and distribution of goods, whether or not in a building, including self-storage facilities or storage yards. The use may include the sale of goods by wholesale where ancillary to the storage. The use does not include retail sales from the premises.

wholesale nursery means the use of premises for the sale of plants, but not to the general public, where the plants are grown on or adjacent to the site. The use may include sale of gardening materials where these are ancillary to the primary use.

winery means the use of premises for manufacturing of wine, which may include the sale of wine manufactured on the site.

3. Intent of the BSDA development scheme

- (1) The intent of this development scheme is to:
 - (a) establish the framework for the Coordinator-General in implementing this development scheme;
 - (b) establish a strategic vision for the BSDA;
 - (c) regulate the use of land within the BSDA consistent with the overall objectives of this development scheme, intent of the relevant land use precinct and assessment criteria of this development scheme; and
 - (d) permit a range of ongoing activities where appropriate.
- (2) This development scheme does this by:
 - (a) describing the strategic vision for the BSDA;
 - (b) identifying the overall objectives for new land uses within the BSDA;
 - (c) identifying land use precincts and the preferred land use intent for each precinct including precinct use tables;
 - (d) establishing assessment frameworks to govern the lodgement, assessment and determination of applications for material change of use within the BSDA;
 - (e) establishing other relevant matters related to the functioning of this development scheme;
 - (f) providing supporting Schedules including maps and assessment criteria; and
 - (g) stating that supporting policies provide guidance on various elements of this development scheme.
- (3) Applications for material change of use under this development scheme that are not consistent with the strategic vision, overall objectives and intent of the land use precincts are likely to be refused. Applications must also address the specific assessment criteria to the extent applicable for the proposed use. See section 7.

4. Strategic vision for the BSDA

- (1) The BSDA will:
 - (a) encourage the establishment of industrial activities of regional, State and national significance and supporting infrastructure;
 - (b) maximise the utilisation of the rail network by providing multi modal freight transport interchanges and facilities, and industries that require rail access;
 - (c) support the establishment of suitable high impact and difficult to locate industries within appropriate locations;
 - (d) ensure the continuation and establishment of rural uses in appropriate locations;
 - (e) bring significant investment to the South East Queensland region facilitating the creation of long term employment;
 - (f) encourage the coordination of public and private infrastructure projects; and
 - (g) protect, and where possible, enhance the values of water supply catchments.
- (2) The strategic vision is supported by the BSDA land use precincts which are shown in Schedule 2.

5. Overall objectives for land uses

- (1) Land uses within the BSDA:
 - (a) are consistent with the strategic vision for the BSDA, the land use precincts and the precinct's preferred land use intent;
 - (b) must use land efficiently and minimise adverse impacts on infrastructure and infrastructure corridors;
 - (c) ensure the integrity and functionality of the BSDA is maintained and protected from incompatible land uses;
 - (d) avoid or minimise adverse impacts on surrounding uses;
 - (e) maximise the efficient use of existing and planned infrastructure;
 - (f) avoid, minimise or offset adverse impacts on environmental, cultural heritage and community values arising from development, including cumulative impacts, consistent with current best practice;
 - (g) achieve appropriate levels of flood immunity consistent with current best practice;
 - (h) use water and energy efficiently and minimise potential impacts on water quality and climate change; and
 - (i) are designed and built in accordance with current best practice.

6. BSDA land use precincts

- (1) The BSDA is divided into six land use precincts and one sub-precinct as identified in Schedule 2.
- (2) This part describes the preferred land use intent for each precinct and identifies the specific land uses that are, may be or are not consistent with the preferred land use intent for each precinct.
- (3) Table 1 identifies the preferred land use intent for each of the precincts in the BSDA.

Table 1 Precincts and preferred land use intent

Precinct	Preferred land use intent
Rail Dependent Industry	<p>The Rail Dependent Industry Precinct is to accommodate industrial uses that:</p> <ul style="list-style-type: none"> • are of a low to high impact, including logistics; • have a demonstrated need for rail access as a component of their operations; • are difficult to locate in conventional industrial estates; • require separation from residential and/or other sensitive uses, without restriction from existing development. <p>Development in the Rail Dependent Industry Precinct is staged to occur in an orderly and efficient manner with respect to infrastructure provision.</p> <p>Provide for infrastructure that may or may not be associated with activities within the BSDA.</p>
Major Industry	<p>The Major Industry Precinct is to accommodate medium and large scale manufacturing and warehousing activities that:</p> <ul style="list-style-type: none"> • complement and/or support the material requirements and operations of rail dependent, logistics and high impact industrial activities within the Rail Dependent Industry Precinct; • are difficult to locate in conventional industrial estates; • require separation from residential and/or other sensitive uses, without restriction from existing development; and • are of a nature and scale to benefit from (and make efficient use of) well serviced, unconstrained industrial land. <p>Limited business activities may also be supported where:</p> <ul style="list-style-type: none"> • the use is associated with the predominant industrial intent of the precinct; • it does not compromise the land use requirements of industry in the Major Industry Precinct; and • it can be demonstrated that the use only meets the needs of the predominant industrial uses in the Major Industry Precinct and does not cater for the needs of a broader catchment. <p>Development is staged in the precinct to occur in an orderly and efficient manner.</p> <p>Provide for infrastructure that may or may not be associated with activities within the BSDA.</p>

Precinct	Preferred land use intent
Major Industry Sub-Precinct	<p>The Major Industry Sub-Precinct will facilitate the development of high impact and difficult to locate industries which require separation from non-industrial uses due to the potential for offsite impacts.</p> <p>Noxious and hazardous development may be supported subject to Schedule 3 – Specific assessment criteria.</p> <p>Provide for infrastructure that may or may not be associated with activities within the BSDA.</p>
Bromelton Local Service Centre	<p>The Bromelton Local Service Centre Precinct is to accommodate limited retail and commercial activities to provide for the everyday convenience needs of people who work in the Major Industry Precinct and Rail Dependant Industry Precinct.</p> <p>Provide parkland to serve as a meeting place and recreational space.</p> <p>Provide a vibrant and active location which serves as a central meeting point for employees in the BSDA.</p> <p>Provide for infrastructure that may or may not be associated with activities within the BSDA.</p>
Rural Enterprise	<p>The Rural Enterprise Precinct is to provide for established industry activities, rural industry, extractive industry and compatible rural activities.</p> <p>Residential and other sensitive uses are generally not appropriate in this Precinct, where they compromise the ability to locate and/or operate industry in surrounding precincts that could have adverse amenity impacts on adjoining uses.</p> <p>Development in the Rural Enterprise Precinct does not compromise the long term use of land for industry and supporting infrastructure.</p> <p>Provide for infrastructure that may or may not be associated with activities within the BSDA.</p>
Transition	<p>The Transition Precinct is to provide appropriate separation between sensitive and industrial uses to protect the industrial function and operation of the Rail Dependent, Major Industry, Bromelton Local Service Centre and the Rural Enterprises Precincts.</p> <p>Residential and other sensitive uses are generally not appropriate in this precinct as they may compromise the ability to locate and/or operate industry in surrounding precincts that could have adverse amenity impacts on adjoining uses.</p> <p>Development for uses other than residential or sensitive uses such as animal husbandry, aquaculture, cropping and rural industry may be supported where it is consistent with the purpose of the Transition Precinct.</p> <p>Provide for infrastructure that may or may not be associated with activities within the BSDA.</p>
Rural Uses	<p>The Rural Uses Precinct is to provide for rural uses including agricultural production, rural living and compatible tourism related uses that do not compromise existing or future industrial uses in the BSDA.</p> <p>Appropriate residential uses are provided for.</p> <p>Provide for infrastructure that may or may not be associated with activities within the BSDA.</p>

- (4) Tables 2 – 7 identify the land uses that are, may be or are not consistent with the preferred land use intent for each precinct.

Table 2 Precinct use table—Rail Dependent Industry Precinct

Column 1	Column 2	Column 3
Uses which are consistent with the preferred land use intent	Uses which may be consistent with the preferred land use intent	Uses which are not consistent with preferred land use intent
<ul style="list-style-type: none"> • High impact industry • Low impact industry • Medium impact industry • Substation • Warehouse • Utility installation 	<ul style="list-style-type: none"> • Aquaculture • Caretaker's accommodation • Intensive horticulture • Major electricity infrastructure • Research and technology industry • Service industry • Telecommunications facility 	All other uses not specified in Column 1 or 2.

Table 3 Precinct use table—Major Industry Precinct

Column 1	Column 2	Column 3
Uses which are consistent with the preferred land use intent	Uses which may be consistent with the preferred land use intent	Uses which are not consistent with preferred land use intent
<ul style="list-style-type: none"> • High impact industry • Medium impact industry where not in the Major Industry Sub-Precinct • Office where ancillary to an industrial use • Research and technology industry where not in the Major Industry Sub-Precinct • Substation • Utility installation 	<ul style="list-style-type: none"> • Aquaculture • Caretaker's accommodation where not in the Major Industry Sub-Precinct • Food and drink outlet • Low impact industry • Major electricity infrastructure • Medium impact industry where in the Major Industry Sub-Precinct • Research and technology industry where in the Major Industry Sub-Precinct • Noxious and hazardous industry where in the Major Industry Sub-Precinct • Service industry • Shop • Shopping centre • Telecommunications Facility • Warehouse 	All other uses not specified in Column 1 or 2.

Table 4 Precinct use table—Local Service Centre Precinct

Column 1	Column 2	Column 3
Uses which are consistent with the preferred land use intent	Uses which may be consistent with the preferred land use intent	Uses which are not consistent with preferred land use intent
<ul style="list-style-type: none"> • Food and drink outlet • Office • Park • Service station • Shop • Shopping centre • Substation • Utility installation 	<ul style="list-style-type: none"> • Caretaker’s accommodation • Child care centre • Community care centre • Function facility • Health care services • Indoor sport and recreation • Telecommunications facility 	All other uses not specified in Column 1 or 2.

Table 5 Precinct use table—Rural Enterprise Precinct

Column 1	Column 2	Column 3
Uses which are consistent with the preferred land use intent	Uses which may be consistent with the preferred land use intent	Uses which are not consistent with preferred land use intent
<ul style="list-style-type: none"> • Aquaculture • Cropping • Intensive animal industry • Intensive horticulture • Major electricity infrastructure • Rural industry • Substation • Utility installation 	<ul style="list-style-type: none"> • Dwelling house • Extractive industry • Telecommunications facility 	All other uses not specified in Column 1 or 2.

Table 6 Precinct use table—Transition Precinct

Column 1	Column 2	Column 3
Uses which are consistent with the preferred land use intent	Uses which may be consistent with the preferred land use intent	Uses which are not consistent with preferred land use intent
<ul style="list-style-type: none"> • Animal husbandry • Aquaculture • Cropping • Intensive horticulture • Major electricity infrastructure • Rural industry • Substation • Utility installation 	<ul style="list-style-type: none"> • Dwelling house • Extractive industry • Intensive animal industry • Telecommunications facility 	All other uses not specified in Column 1 or 2.

Table 7 Precinct use table—Rural Uses Precinct

Column 1	Column 2	Column 3
Uses which are consistent with the preferred land use intent	Uses which may be consistent with the preferred land use intent	Uses which are not consistent with preferred land use intent
<ul style="list-style-type: none"> • Animal husbandry • Animal keeping • Caretaker’s accommodation • Cropping • Dwelling house • Home based business (use area does not exceed 25m2) • Major electricity infrastructure • Park • Roadside stall • Rural industry • Substation • Wholesale nursery • Utility installation 	<ul style="list-style-type: none"> • Air services • Aquaculture • Extractive industry • Function facility • Garden centre • Home based business (use area exceeds 25m2) • Intensive animal industry • Intensive horticulture • Non-resident workforce accommodation • Outdoor sport and recreation • Renewable energy facility • Telecommunications facility • Tourist Park • Transport depot • Winery 	All other uses not specified in Column 1 or 2.

- (5) The land uses identified as:
- (a) consistent uses within the precinct – support the preferred land use intent for each precinct;
 - (b) uses that may be consistent uses within the precinct – could be compatible with the preferred land use intent for each precinct, provided the proposed use:
 - (i) supports or is otherwise complementary to the identified consistent uses; and
 - (ii) does not alienate land within the precinct for the identified consistent uses; or
 - (iii) is a temporary use.
 - (c) uses that are not consistent within the precinct – do not support the preferred land use intent for each precinct.

7. Specific assessment criteria

- (1) The specific assessment criteria for this development scheme are included in Schedule 3. The criteria provide more specific direction for relevant issues that applications for material changes of use are to address, to the satisfaction of the Coordinator-General. The planning report accompanying an application should demonstrate how all relevant specific assessment criteria are to be addressed.

8. Assessment framework—regulating land use in the BSDA

- (1) This development scheme regulates the use of land in the BSDA. A person may only carry out a use of land in the BSDA in accordance with this development scheme.
- (2) This development scheme establishes process for applying for, the assessment of and making decisions on:
 - (a) material changes of use of premises – sections 9 and 10;
 - (b) changes to a currency period – section 11;
 - (c) minor change to an application – section 12;
 - (d) minor change to an approval – section 13; and
 - (e) prior affected uses – section 14.
- (3) Development other than material change of use is regulated by relevant legislation and planning instruments, predominantly the SPA and the Scenic Rim Regional Council planning scheme.
- (4) Subject to subsection (7) and provided an approval has not lapsed (see section 84A of the SDPWOA), a person must obtain written approval from the Coordinator-General to carry out a material change of use of premises and the other processes listed in section 8(2).
- (5) To obtain a decision from the Coordinator-General with regard to a material change of use of premises in the BSDA, a proponent must make a written application in accordance with this development scheme. Depending upon the nature of the proposed land use, applications will follow one of two development assessment processes. The significant assessment process is outlined in section 9. The minor assessment process is outlined in section 10.
- (6) The Coordinator-General decides the assessment process to be used for an application. Potential proponents will be advised on the appropriate assessment process during any pre-lodgement process.
- (7) This development scheme does not apply to:
 - (a) a material change of use in accordance with a community infrastructure designation under the SPA;

- (b) a material change of use for community infrastructure undertaken by a public sector entity consistent with the *Sustainable Planning Regulation 2009, Schedule 2*;
- (c) the regulation of the operational aspects of environmentally relevant activities.

9. Assessment framework—significant assessment process

9.1 Pre-lodgement stage

- (1) Prior to lodging an application for a material change of use of premises with the Coordinator-General, a proponent may request a pre-lodgement consideration of the proposed application.
- (2) A request for a pre-lodgement consideration must include:
 - (a) a property description of the land, the subject of the proposed use;
 - (b) the name, address and contact details of the proponent;
 - (c) the material change of use of premises or uses for which approval is to be sought;
 - (d) a list of all the relevant referral agencies under the SPA if the proposed use was a development application under the SPA;
 - (e) sufficient detail to identify any issues associated with the proposed use, including:
 - (i) photographs of the site and the surrounding area;
 - (ii) concept or detailed plans;
 - (iii) potential impacts;
 - (iv) preliminary assessment against the overall objectives of this development scheme, intent of the relevant land use precinct and assessment criteria of this development scheme; and
 - (v) any details of location, design or operational issues that need to be discussed; and
 - (f) payment of the relevant fee.
- (3) Within 20 business days of receiving the pre-lodgement information specified above, the Coordinator-General will provide the proponent with written advice on but not limited to the following:
 - (a) whether the proposed use is one that is anticipated by the development scheme;
 - (b) any material that should be provided as part of any future application; and
 - (c) the likely referral entities for the remaining stages of the application process, should it proceed.

- (4) Despite any written advice given under subsection (3), an application for the proposed material change of use must still be made to the Coordinator-General under section 9.2 and assessed by the Coordinator-General in accordance with the development scheme.
- (5) In deciding a subsequent application under section 9.6, the Coordinator-General is not bound by any advice given under subsection (3).

9.2 Application stage

- (1) A proponent wishing to undertake a material change of use of premises within the BSDA, must make a written application to the Coordinator-General.
- (2) An application for a material change of use in the BSDA must:
 - (a) include a description of the land, the subject of the application;
 - (b) include the name and address of the proponent;
 - (c) identify the proposed use or uses for which approval is sought;
 - (d) subject to subsection (4), include the written consent of the owner of the land subject to the application;
 - (e) include a list of referral entities for the application;
 - (f) include a statement on whether the proposal is or will be subject to an EIS process;
 - (g) include a list of all other approvals required for the development to proceed; and
 - (h) be accompanied by:
 - (i) the application fee prescribed by the Coordinator-General;
 - (ii) an adequate planning report; and
 - (iii) if one has been prepared, an EIS relevant to the application including any evaluation report on the EIS.
- (3) To be a properly made application the application must include all the material requested in subsection (2). An application that is not properly made cannot be accepted by the Coordinator-General.
- (4) The consent of the owner of the land is not required to the extent that:
 - (a) the land, the subject of the application, is acquisition land; and
 - (b) the application relates to the purpose for which the land is to be taken or acquired.
- (5) Within 20 business days of receiving the application the Coordinator-General must issue a written notice that:
 - (a) states:
 - (i) the application has been accepted as being a properly made application; and
 - (ii) the referral entities for the application; and
 - (iii) the proponent is to provide additional information by a specified date or advises that no additional information is required; or

- (b) states the application is under consideration for declaration as a significant project under section 26 of the SDPWOA and the assessment process under this development scheme stops until the Coordinator-General makes a decision under section 26 of the SDPWOA; or
 - (c) states:
 - (i) the application has not been accepted as a properly made application; and
 - (ii) the reasons why the application has not been accepted as a properly made application.
- (6) If a notice under subsection (5)(b) is given and the Coordinator-General decides under section 26 of the SDPWOA:
- (a) not to declare the project the subject of the application as a significant project, the Coordinator-General must, within 10 business days of making that decision, issue a written notice to the proponent that:
 - (i) states the assessment process under this development scheme has recommenced; and
 - (ii) requests the proponent to provide additional information by a specified date or advises that no additional information is required; or
 - (b) to declare the project the subject of the application as a significant project for which an EIS is not required, the Coordinator-General must, within 10 business days of making that decision, issue a written notice to the proponent that:
 - (i) states the assessment process under this development scheme has recommenced; and
 - (ii) requests the proponent to provide additional information by a specified date or advises that no additional information is required; or
 - (c) to declare the project the subject of the application as a significant project for which an EIS is required, the Coordinator-General must, within 10 business days of making that decision, issue a written notice to the proponent that states the assessment process under this development scheme will not recommence until the Coordinator-General has given an EIS evaluation report to the proponent under section 35 of the SDPWOA.
- (7) If a written notice under subsection (6)(c) has been given, the Coordinator-General must, within 10 business days of giving the proponent an EIS evaluation report under section 35 of the SDPWOA, issue a written notice that:
- (a) states the assessment process for an application under this development scheme has recommenced; and
 - (b) requests the proponent to provide additional information by a specified date or advises that no additional information is required.
- (8) If the proponent receives a written notice for additional information, the application will lapse unless, by the date specified in the notice, the proponent gives the Coordinator-General:
- (a) all the additional information requested; or

- (b) part or none of the information requested together with a written notice asking the Coordinator-General to proceed with the assessment of the application.
- (9) If subsection (8)(b) applies, the application process continues but the application may be refused if there is not sufficient information to assess the application.
- (10) The Coordinator-General may determine that the referral and/or public notification stages of the assessment processes under this development scheme need not be complied with in whole or in part to the application because:
 - (a) an EIS evaluation report under section 35 of the SDPWOA or similar EIS report has been given to the proponent and the Coordinator-General is satisfied the referral and/or public consultation undertaken meets the requirements of the relevant stages; or
 - (b) the application has already been subject to another referral and/or public consultation process and the Coordinator-General is satisfied the referral and/or public consultation undertaken meets the requirements of the relevant stages.
- (11) If making a determination under subsection (10), the Coordinator-General must within 10 business days, issue a written notice to the:
 - (a) proponent stating which stages of the assessment process under this development scheme need not be complied with;
 - (b) relevant referral entities informing them of the decision, including the reasons for the decision.

9.3 Referral stage

- (1) If referral of the application is required, the Coordinator-General must:
 - (a) by a written notice:
 - (i) give a copy of the application to referral entities within 10 business days after the latter of the following:
 - A. issuing of a notice that the application is a properly made application for which additional information or an EIS is not required; or
 - B. the receipt of a proponent's response under section 9.2(8); and
 - (ii) request referral entities to assess the application and identify any additional information required; and
 - (b) inform, by written notice, the proponent of compliance with paragraph (a).
- (2) The Coordinator-General may, by written notice to the proponent and without the proponent's agreement, extend the period under subsection (1) by not more than 10 business days.
- (3) Within 20 business days of receipt of notice under subsection (1), a referral entity must, if requesting additional information, provide the Coordinator-General with a written notice of the additional information required.

- (4) If the Coordinator-General receives a request for additional information under subsection (3), the Coordinator-General must, within 5 business days of the end of the period under subsection (3), give the proponent written notice of the additional information requested and that a response to the information request must be provided by a date specified in the notice.
- (5) The Coordinator-General may, by written notice to the proponent and without the proponent's agreement, extend the period under subsection (3) by not more than 10 business days.
- (6) If the proponent receives a notice under subsection (4), the application will lapse unless, by the date specified in the notice, the proponent gives the Coordinator-General:
 - (a) all the additional information requested; or
 - (b) part or none of the additional information requested together with a written notice asking the Coordinator-General to proceed with the assessment of the application.
- (7) If subsection (6)(b) applies, the application process continues but the application may be refused if there is not sufficient information to assess the application.
- (8) After the proponent responds in accordance with subsection (6), the Coordinator-General will, within 10 business days, provide referral entities with the proponent's response and request that the referral entities proceed with assessment of the application.
- (9) Referral entities must assess the application and any additional information and provide a referral entity submission to the Coordinator-General within the relevant referral entity response period:
 - (a) if a request is not made under subsection (3) – 40 business days after receiving the application under subsection (1); or
 - (b) if a request is made under subsection (3) – 30 business days after receiving the proponent's response to subsection (6).
- (10) If a referral entity does not respond within the referral entity response period, the Coordinator-General may proceed to the next stage of the assessment process as if the referral entity had assessed the application, and had no requirements.

9.4 Public notification stage

- (1) This section applies to an application only if the Coordinator-General identifies that the application requires public notification.
- (2) The Coordinator-General must, within 10 business days after the end of the application stage if the referral stage does not apply or referral entity response period give written notice to the proponent:
 - (a) if a decision has not already been made, advising whether or not the application requires public notification; and
 - (b) if public notification is required – stating that public notification is required and the requirements for public notification.
- (3) If public notification is required, the proponent must:

- (a) publish a notice at least once in a newspaper circulating generally in the locality of the BSDA; and
 - (b) place a notice on each road frontage of the land, which remains in place for the whole of the submission period; and
 - (c) give written notice to the owners of all land adjoining the land the subject of the application.
- (4) The proponent must comply with subsection (3) within 15 business days after receiving notice from the Coordinator-General under subsection (2)(b). The application lapses if the proponent does not carry out public notification in accordance with subsections (3 – 5).
- (5) The notice referred to in subsection (3) must state the following:
- (a) include an accurate description of the land, the subject of the application;
 - (b) a brief description of the proposed use;
 - (c) that the application is available for inspection from the Coordinator-General;
 - (d) that any person may make a submission in writing to the Coordinator-General;
 - (e) the address for making submissions;
 - (f) details of the submission period; and
 - (g) the requirements for a submission.
- (6) If public notification is required, the Coordinator-General must make the application, including the planning report, EIS if any, and any additional information, available for inspection and purchase by the public for the whole of the submission period.
- (7) A person may, on or before the last day for the receipt of submissions, make a submission to the Coordinator-General in respect of the application.
- (8) Within five business days after the end of the submission period, the proponent must provide the Coordinator-General with a statutory declaration which establishes that the proponent has complied with subsections (3 – 5) and states the last date of the submission period.

9.5 Review stage

- (1) The Coordinator-General may appoint a qualified person (reviewer) to review a submission.
- (2) Any appointment of a reviewer must occur within 15 business days after the proponent gives the Coordinator-General a statutory declaration under section 9.4(8) or 9.4(10).
- (3) The reviewer must review the submission or referral entity submission having regard to matters including, but not limited to, the following:
 - (a) the application and any additional information;
 - (b) all submissions or referral entity submissions referred to the reviewer;
 - (c) this development scheme; and

- (d) any relevant policies.
- (4) The reviewer may invite the person who made the submission or the referral entity submission to attend a hearing conducted by the reviewer.
- (5) Any hearing must occur within 15 business days after the appointment of the reviewer.
- (6) The reviewer must give the Coordinator-General a report on the matters raised in the review within:
 - (a) 15 business days after the date of completing the hearing; or
 - (b) 25 business days after the appointment of the reviewer, where no hearing was conducted by the reviewer.
- (7) The Coordinator-General may, if requested in writing by the reviewer before the end of timeframes raised in subsection (6), extend the period mentioned in subsection (6) by not more than 20 business days.
- (8) If subsection (7) applies, the Coordinator-General must, within 10 business days, decide the request and inform the reviewer and the proponent of the decision.
- (9) The report must:
 - (a) advise of the merits of the submission or referral entity submission; and
 - (b) identify the implications of the submission or referral entity submission for the application; and
 - (c) identify any means of overcoming the issues raised in the submission or referral entity submission; and
 - (d) make recommendations about the issues raised in the submission or referral entity submission and how those issues should be responded to.
- (10) If the reviewer does not respond within the time specified in subsection (6 or 7), the Coordinator-General may proceed to the next stage of the assessment process as if the Coordinator-General had not appointed a reviewer.

9.6 Decision stage

- (1) The Coordinator-General must decide the application within 30 business days (the decision-making period) of the last of the following to occur:
 - (a) the end of the application stage provided the referral, public notification or review stages are not applicable; or
 - (b) the end of the referral stage provided the public notification or review stages are not applicable; or
 - (c) the end of the public notification stage provided the review stage is not applicable; or
 - (d) the end of the review stage.
- (2) The Coordinator-General may, by written notice given to the proponent and without the proponent's agreement, extend the decision making period by not more than 30 business days.
- (3) The Coordinator-General will assess the application having regard to the following:

- (a) the application and any additional information provided;
 - (b) an evaluation report or similar for an EIS prepared by the relevant administering authority, if relevant;
 - (c) any submissions or referral entity submissions received;
 - (d) any report of a reviewer;
 - (e) this development scheme and any relevant policies; and
 - (f) any other matter the Coordinator-General considers to be relevant.
- (4) In making a decision, the Coordinator-General will consider if, in the opinion of the Coordinator-General:
- (a) the proponent has adequately responded to any request for additional information; and
 - (b) the application has adequately demonstrated the use is contemplated by this development scheme and any relevant policies; and
 - (c) the application adequately addresses any issues raised in a submission.
- (5) In deciding the application, the Coordinator-General must:
- (a) approve the application; or
 - (b) approve the application subject to conditions; or
 - (c) refuse the application.
- (6) Without limiting subsection (5)(b), the Coordinator-General may impose a condition to:
- (a) place a limit on how long the use may continue; or
 - (b) require any necessary decommissioning or restoration of the premises; or
 - (c) address infrastructure requirements, such as payment of monetary contributions towards the cost of supplying infrastructure; or
 - (d) give effect to any aspect of this development scheme.
- (7) The Coordinator-General must give written notice of the decision (the decision notice) to:
- (a) the proponent;
 - (b) any referral entities who made a referral entity submission about the application; and
 - (c) any person who made a submission about the application.
- (8) The decision notice must be given within 10 business days after the day the decision is made under subsection (5) and must include the following:
- (a) whether the application is approved, approved subject to conditions or refused and if refused the reasons for the decision; and
 - (b) if the application is approved subject to conditions, the conditions.

10. Assessment framework—minor assessment process

10.1 Pre-lodgement stage

- (1) Prior to lodging an application for a material change of use with the Coordinator-General, a proponent is encouraged to have a pre-lodgement discussion with staff from the Office of the Coordinator-General to minimise issues associated with a future application.

10.2 Application stage

- (1) A proponent wishing to undertake a material change of use of premises within the BSDA, must make a written application to the Coordinator-General.
- (2) An application for a material change of use in the BSDA must:
 - (a) include a description of the land, the subject of the application;
 - (b) include the name and address of the proponent;
 - (c) identify the proposed use or uses for which approval is sought;
 - (d) include the written consent of the owner of the land subject to the application;
 - (e) include a list of all relevant referral agencies under the SPA if the application was a development application under the SPA;
 - (f) include a list of all approvals required for the development to proceed;
 - (g) be accompanied by:
 - (i) the application fee prescribed by the Coordinator-General; and
 - (ii) a planning report.
- (3) To be a properly made application the application must include all the material requested in subsection (2). An application that is not properly made can not be accepted by the Coordinator-General.
- (4) The consent of the owner of the land is not required to the extent that:
 - (a) the land, the subject of the application, is acquisition land; and
 - (b) the application relates to the purpose for which the land is to be taken or acquired.
- (5) Within 20 business days of receiving the application the Coordinator-General must issue a written notice that:
 - (a) states:
 - (i) the application has been accepted as being a properly made application; and
 - (ii) the referral entities for the application; and
 - (iii) the proponent is to provide additional information by a specified date or advise that no additional information is required; or

- (b) states:
 - (i) the application has not been accepted as a properly made application; and
 - (ii) the reasons why the application has not been accepted as a properly made application.
- (6) If the proponent receives a written notice for additional information, the application will lapse unless, by the date specified in the notice, the proponent gives the Coordinator-General:
 - (a) all the additional information requested; or
 - (b) part or none of the information requested together with a written notice asking the Coordinator-General to proceed with the assessment of the application.
- (7) If subsection (6)(b) applies, the application process continues but the application may be refused if there is not sufficient information to assess the application.
- (8) The Coordinator-General may determine that the referral stage of the assessment processes under this development scheme need not be complied with in whole or in part to the application because an application has already been referred to any referral entities for comment and the Coordinator-General is satisfied the referral meets the requirements of the referral stage.
- (9) If making a determination under subsection (8), the Coordinator-General must, within 10 business days of receiving a response under subsection (6) issue a written notice to the:
 - (a) proponent stating which stages of the assessment process under this development scheme need not be complied with;
 - (b) relevant referral entities informing them of the decision, including the reasons for the decision.

10.3 Referral stage

- (1) If referral of the application is required, the Coordinator-General must:
 - (a) by a written notice:
 - (i) give a copy of the application to referral entities within 10 business days after the latter of the following:
 - A. issuing of a notice that the application is a properly made application for which additional information or an EIS is not required; or
 - B. the receipt of a proponent's response under section 10.2(6); and
 - (ii) request referral entities to assess the application and identify any additional information required; and
 - (b) inform, by written notice, the proponent of compliance with paragraph (a).

10.4 Decision stage

- (1) The Coordinator-General must decide the application within 20 business days (the decision-making period) of the last of the following to occur:
 - (a) the end of the application stage provided the referral stage is not applicable; or
 - (b) the end of the referral stage.
- (2) The Coordinator-General will assess the application having regard to the following:
 - (a) the application, and any additional information provided;
 - (b) any referral entity submissions;
 - (c) this development scheme and any relevant policies; and
 - (d) any other matter the Coordinator-General considers to be relevant.
- (3) In making a decision, the Coordinator-General will consider if, in the opinion of the Coordinator-General:
 - (a) the proponent has adequately responded to any request for additional information; and
 - (b) the application has adequately demonstrated the use is contemplated by this development scheme and any relevant policies; and
 - (c) the application adequately addresses any issues raised in a submission.
- (4) In deciding the application, the Coordinator-General must:
 - (a) approve the application; or
 - (b) approve the application subject to conditions; or
 - (c) refuse the application.
- (5) Without limiting subsection (4)(b), the Coordinator-General may impose a condition on an approval to:
 - (a) place a limit on how long the use may continue; or
 - (b) require any necessary decommissioning or restoration of the premises; or
 - (c) address infrastructure requirements, such as payment of monetary contributions towards the cost of supplying infrastructure; or
 - (d) give effect to the any aspect of this development scheme.
- (6) The Coordinator-General must give written notice of the decision (the decision notice) to:
 - (a) the proponent; and
 - (b) any referral entities who made a referral entity submission about the application.
- (7) The decision notice must be given within 10 business days after the day the decision is made under subsection (4) and must include the following:
 - (a) whether the application is approved, approved subject to conditions or refused and if refused the reasons for the decision; and
 - (b) if the application is approved subject to conditions, the conditions.

11. Assessment framework—changes to a currency period

- (1) A person having the benefit of an approval given by the Coordinator-General in accordance with this or a previous development scheme for the BSDA may, if the approval has not lapsed, make a written application to the Coordinator-General to extend the currency period of the approval.
- (2) The application to extend a currency period must:
 - (a) provide sufficient details to identify the approval for which the extension is being requested;
 - (b) include the name and address of the proponent;
 - (c) include the written consent of the owner of the land;
 - (d) include sufficient grounds to support the application;
 - (e) include the application fee prescribed by the Coordinator-General; and
 - (f) be made before the end of the currency period for the approval.
- (3) If an application is made before the end of the currency period the approval does not lapse until the Coordinator-General makes a decision on the application.
- (4) The Coordinator-General may, within 10 business days of receiving the application, by written notice request the proponent to provide additional information by a specified date.
- (5) If the proponent receives a request under subsection (4), the application will lapse unless, by the date specified in the notice, the proponent gives the Coordinator-General:
 - (a) all the additional information requested; or
 - (b) part or none of the additional information requested together with a written notice asking the Coordinator-General to proceed with the assessment of the application.
- (6) If subsection (5) applies:
 - (a) the date specified in the notice is to be no longer than 30 business days after making the notice; and
 - (b) if subsection (5)(b) applies, the application process continues but the application may be refused if there is not sufficient information to assess the application.
- (7) The Coordinator-General must make a decision on the application within 20 business days (the decision-making period) after the latter of the following:
 - (a) if no additional information is requested – receipt of an application under subsection (2); or
 - (b) if additional information is requested – receipt of the additional information under subsection (5)(a) or a notice under subsection (5)(b).
- (8) The Coordinator-General may, by written notice given to the proponent and without the proponent's agreement, extend the decision-making period by 10 business days.

- (9) In deciding the application the Coordinator-General must:
 - (a) approve the extension to the currency period; or
 - (b) refuse to extend the currency period.
- (10) The Coordinator-General must give written notice of the decision (the decision notice) to:
 - (a) the proponent; and
 - (b) any referral entities for the original approval.
- (11) The decision notice must be given within 10 business days after the day the decision is made under subsection (7) and must include the following:
 - (a) whether the application is approved or refused and if refused the reasons for the decision;
 - (b) if the application is approved, the notice must state the new currency period.

12. Assessment framework—minor change to an application

- (1) At any stage before a decision notice is issued for an existing application, a proponent may make a written application to the Coordinator-General, to make a minor change to the original application.
- (2) An application for a minor change to an application must:
 - (a) identify the original application to which this application applies;
 - (b) identify the changes to the original application which are being sought;
 - (c) identify if the proposed change is likely to require referral to a referral entity;
 - (d) include the application fee prescribed by the Coordinator-General; and
 - (e) be accompanied by sufficient information to support the proposed change.
- (3) The Coordinator-General may, within 10 business days of receiving the application, by written notice request the proponent to provide additional information by a specified date.
- (4) If the proponent receives a request under subsection (3), the application will lapse unless, by the date specified in the notice, the proponent gives the Coordinator-General:
 - (a) all the additional information requested; or
 - (b) part or none of the additional information requested together with a written notice asking the Coordinator-General to proceed with the assessment of the application.
- (5) If subsection (3) applies:
 - (a) the date specified in the notice is to be no greater than 30 business days after making the notice; and

- (b) if subsection (4)(b) applies, the application process continues but the application may be refused if there is not sufficient information to assess the application.
- (6) The Coordinator-General must make a decision on the application within 20 business days (the decision-making period) after the latter of the following:
 - (a) if no additional information is requested – receipt of an application under subsection (2); or
 - (b) if additional information is requested – receipt of the additional information under subsection (4)(a) or a notice under subsection (4)(b).
- (7) If the application for a minor change to an application is made during the decision stage for the original application, the decision-making period for the original application is on hold until the Coordinator-General makes a decision on the application for a minor change.
- (8) Referral entities may be consulted if, in the opinion of the Coordinator-General, the change to the application would affect any matters about which a referral entity has jurisdiction and would either cause a referral entity to make or change a referral entity submission, if the change had been part of the original application.
- (9) In deciding the application the Coordinator-General must:
 - (a) approve; or
 - (b) refuse the application.
- (10) The Coordinator-General must give written notice of the decision (the decision notice) to:
 - (a) the proponent; and
 - (b) any referral entities affected by the change.
- (11) The decision notice must be given within 10 business days after the day the decision is made under subsection (9) and must include the following:
 - (a) whether the application is approved or refused and the reasons for the decision;
 - (b) if the application is approved, a statement that the assessment of the original application can continue as if the minor change was part of the original application; or
 - (c) if the application was refused, a statement that assessment of original application will continue unless the proponent withdraws the original application.

13. Assessment framework—minor change to an approval

- (1) The proponent may make a written application to the Coordinator-General, to make a minor change to an approval or any conditions of an approval.
- (2) An application for a minor change to an approval must:

- (a) identify the original approval to which this application applies;
 - (b) identify the changes to the original approval which are being sought;
 - (c) include the written consent of the owner of the land subject to the application;
 - (d) identify if the proposed change is likely to require referral to a referral entity;
 - (e) include the application fee prescribed by the Coordinator-General; and
 - (f) be accompanied by sufficient information to support the proposed change.
- (3) Within 20 business days of receiving the application the Coordinator-General must issue a written notice that:
- (a) states:
 - (i) the application has been accepted as being properly made application; and
 - (ii) the proponent is to provide additional information by a specified date or advise that no additional information is required; or
 - (b) states:
 - (i) the application has not been accepted as a properly made application; and
 - (ii) the reasons why the application has not been accepted as a properly made application.
- (4) If the proponent receives a request under subsection (3)(a), the application will lapse unless, by the date specified in the notice, the proponent gives the Coordinator-General:
- (a) all the additional information requested; or
 - (b) part or none of the additional information requested together with a written notice asking the Coordinator-General to proceed with the assessment of the application.
- (5) If subsection (4) applies:
- (a) the date specified in the notice is to be no greater than 30 business days after making the notice; and
 - (b) if subsection (4)(b) applies, the application process continues but the application may be refused if there is not sufficient information to assess the application.
- (6) The Coordinator-General must make a decision on the application within 20 business days (the decision-making period) after the latter of the following:
- (a) if no additional information is requested – receipt of an application under subsection (2); or
 - (b) if additional information is requested – receipt of the additional information under subsection (4)(a) or a notice under subsection (4)(b).
- (7) Referral entities may be consulted if, in the opinion of the Coordinator-General, the proposed change to an approval would affect any matters about which a referral entity has jurisdiction and would either cause a referral entity to make or

change a referral entity submission, if the change had been part of the original application.

- (8) In deciding the application the Coordinator-General must:
 - (a) approve the application including any changes to conditions; or
 - (b) refuse the application.
- (9) The Coordinator-General must give written notice of the decision (the decision notice) to:
 - (a) the proponent; and
 - (b) any referral entities affected by the change.
- (10) The decision notice must include the following:
 - (a) whether the application is approved or refused and if refused the reasons for the decision; and
 - (b) if the application is approved, identify the changes to the original approval including any changes to conditions.

14. Assessment framework—prior affected uses

- (1) An owner of an interest in land may make a written application to the Coordinator-General for approval of a prior affected use if:
 - (a) the alternative lawful use was one that was permitted to occur immediately before this development scheme came into effect;
 - (b) the previous approval was in effect immediately before this development scheme came into effect and the currency period for the previous approval has not lapsed before this development scheme came into effect; and
 - (c) the commencement of the prior affected use would be an offence under section 84 of the SDPWOA.
- (2) A prior affected uses application must:
 - (a) include a description of the land, the subject of the application;
 - (b) include the name and address of the owner of interest in land;
 - (c) identify the proposed use or uses for which approval is sought;
 - (d) include the application fee prescribed by the Coordinator-General;
 - (e) if for an alternative lawful use, include documentation that demonstrates that the use was one that was permitted prior to this development scheme coming into effect;
 - (f) if for a previous approval, include a copy of the previous approval, including any conditions, issued to which the approval applies; and
 - (g) be accompanied by sufficient information to support the proposed application.

- (3) To be a properly made application, the application must include all the material requested in subsection (2). An application that is not properly made may not be accepted by the Coordinator-General.
- (4) Within 20 business days of receiving the application the Coordinator-General must issue a written notice that:
 - (a) states:
 - (i) the application has been accepted as being properly made application; and
 - (ii) the referral entities for the application, if any; and
 - (iii) the proponent is to provide additional information by a specified date or advise that no additional information is required; or
 - (b) states:
 - (i) the application has not been accepted as a properly made application; and
 - (ii) the reasons why the application has not been accepted as a properly made application.
- (5) When assessing the application, the Coordinator-General must have regard to the following:
 - (a) the planning scheme for the Scenic Rim Regional Council that was in effect at the time this development scheme came into effect;
 - (b) this development scheme and any relevant policies;
 - (c) the nature of the proposed use and its potential impacts on the preferred uses of this development scheme;
 - (d) the currency period of any previous approval; and
 - (e) any other matters the Coordinator-General deems relevant.
- (6) In making a decision, the Coordinator-General must consider if, in the opinion of the Coordinator-General, the application:
 - (a) is consistent with or would not compromise any aspect of this development scheme; or
 - (b) does not meet paragraph (a) but there are mitigating circumstances for approving the application.
- (7) In deciding the application, the Coordinator-General must:
 - (a) approve the application;
 - (b) approve the application subject to conditions; or
 - (c) refuse the application.
- (8) Referral entities may be consulted if, in the opinion of the Coordinator-General, the application would affect any matters about which a referral entity has jurisdiction.
- (9) Without limiting subsection (7)(b), the Coordinator-General may impose a condition on an approval to:
 - (a) place a limit on how long the use may continue; or
 - (b) require any necessary decommissioning or restoration of the premises; or

- (c) give effect to any aspect of this development scheme.
- (10) The Coordinator-General gives written notice of the decision (the decision notice) to the proponent within 10 business days after the day the decision is made under section 14(7) and must include the following:
 - (a) whether the application is approved, approved subject to conditions or refused and if refused the reasons for the decision;
 - (b) if the application is approved subject to conditions, the conditions;
 - (c) if approved, state the currency period that will apply;
 - (d) if refused, state that under section 87 of the SDPWOA the owner of an interest in land may be entitled to compensation.

15. Decisions made under this Development Scheme

- (1) If an approval is given in accordance with this development scheme, the approval takes effect from:
 - (a) the time the decision is made; or
 - (b) where the application is for a material change of use for an environmentally relevant activity, the time when the administering authority for the environmentally relevant activity approves the environmentally relevant activity under the relevant legislation.

Note – this includes under SPA and the EP Act.

- (2) There is no appeal against any decision of the Coordinator-General made under this development scheme.
- (3) The Coordinator-General must hold for inspection a copy of all decision notices given under this development scheme.

16. Approval attaches to land

- (1) An approval given under this development scheme attaches to the land, the subject of the application, and binds the owner, the owner's successors in title and any occupier of the land.
- (2) To remove any doubt, it is declared that subsection (1) applies even if later development (including reconfiguring a lot) is carried out on the land (or the land as reconfigured).

17. Compliance with this Development Scheme

- (1) If a procedural requirement of this development scheme has not been fully complied with, but the Coordinator-General is satisfied the non-compliance, or

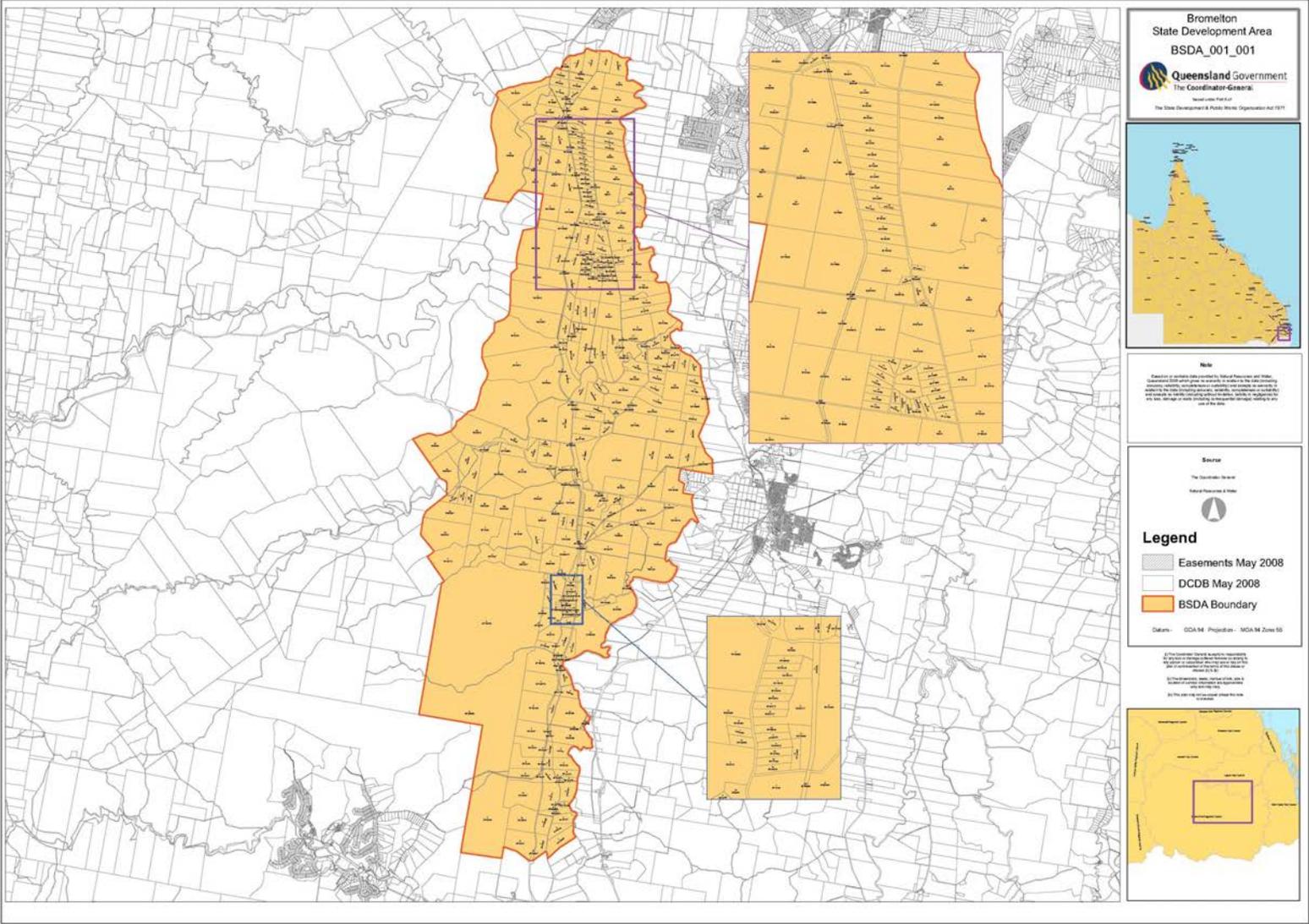
partial compliance, has not substantially restricted the opportunity for a person to exercise the rights conferred on the person by this development scheme, the Coordinator-General may deal with the matter in the way the Coordinator-General deems appropriate.

- (2) Subject to subsection (3), applications or requests made, but not decided, before the commencement of a new or varied development scheme for the BSDA will continue to be assessed and decided under the development scheme in force at the time the application or request was made.
- (3) In assessing an application or request made, but not decided, before the commencement of a new or varied development scheme for the BSDA, the Coordinator-General may consider the new or varied development scheme to the extent the Coordinator-General deems appropriate.

18. Claim for compensation

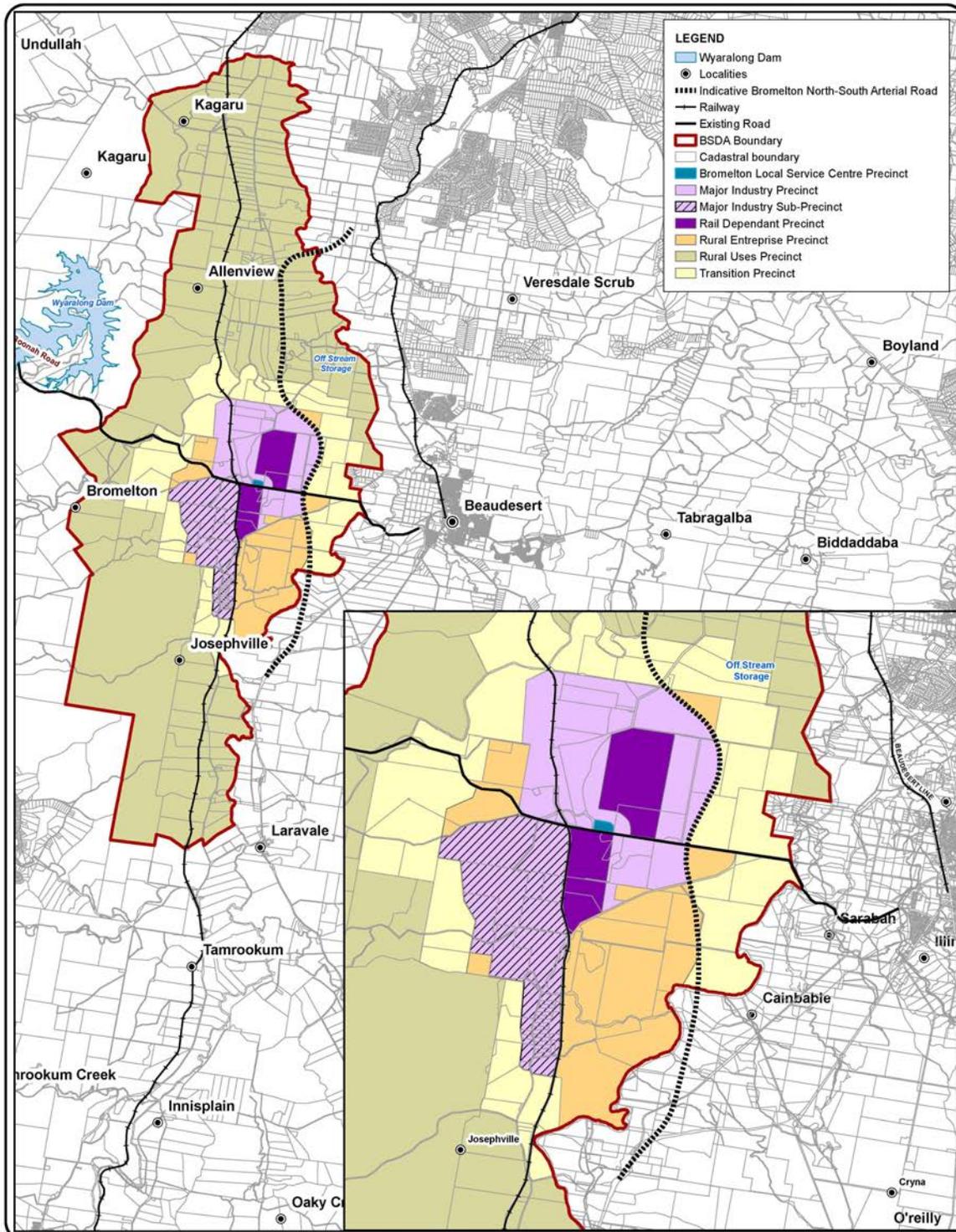
- (1) An owner of an interest in land is entitled to be paid reasonable compensation by the Coordinator-General in accordance with section 87 of the SDPWOA and in accordance with the *Acquisition of Land Act 1967*, part 4.

Schedule 1—Map of the Bromelton SDA



Bromelton State Development Area: Development scheme

Schedule 2—Bromelton SDA designation map



Based on or contains data provided by Dept of Natural Resources and Mines, Queensland 2012 which gives no warranty in relation to the data (including accuracy, reliability, completeness or suitability) and accepts no warranty in relation to the data (including accuracy, reliability, completeness or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data.

(i) The Coordinator-General accepts no responsibility for any loss or damage suffered however arising to any person or corporation who may use or rely on this plan in contravention of the terms of this clause or clause (ii) & (iii).

(ii) The dimensions, areas, number of lots, size & location of contour information are approximate only and may vary.

(iii) This plan may not be copied unless this note is included.

SOURCE:
The Coordinator-General
Department of Natural Resources and Mines

Scale: 1:12,000@A3

0 0.5 1 2 3 4 5 Kilometres

DRAWN: TC
CHECKED: _____
APPROVED: _____

SCHEDULE 2
BROMELTON STATE DEVELOPMENT AREA
DESIGNATION MAP

BSDA_001_2012
VERSION: 01
DATE: 13-09-2012

GDA

Path: S:\Projects\SEIA\A\State\State_Development_Areas\BSDA\Development Scheme\BSDA_A3_31.10.2012.mxd

Schedule 3—Specific assessment criteria

- (1) Applications for material change of use must, in the opinion of the Coordinator-General, satisfy the assessment criteria relevant to the application. The performance outcomes support the overall objectives and the intent of the land use precincts and address specific issues related to achieving the overall objectives and the intent of the land use precincts.
- (2) Planning reports are to:
 - (a) identify the performance outcomes relevant to the application; and
 - (b) demonstrate how the proposed use will satisfy the relevant performance outcomes.
- (3) In making a decision under sections 9.6 or 10.4, the Coordinator-General will assess the extent to which the overall objectives and the intent of the land use precincts are compromised by not adequately demonstrating how the proposed use satisfies the relevant performance outcomes.
- (4) The Coordinator-General may approve, approve with conditions or refuse an application based upon this assessment and other relevant matters.

Table 8 General requirements for development in the BSDA

Infrastructure	
1.	Development maximises infrastructure use and minimises infrastructure costs for infrastructure associated with telecommunications, transport, water, wastewater, recycled water and energy.
Emissions	
2.	Levels of emissions from development including noise, air pollutants, water pollutants, heat, light and electromagnetic radiation, are compatible with surrounding land uses and local environmental constraints, with emissions and hazards to be managed in accordance with the: <ul style="list-style-type: none"> • <i>Environmental Protection (Air) Policy 2008</i>; • <i>Environmental Protection (Noise) Policy 2008</i>; • <i>Environmental Protection (Water) Policy 2009</i>; • <i>Waste Reduction and Recycling Act 2011</i>; • <i>Work Health and Safety Act 2011</i> and <i>Work Health and Safety Regulation 2011</i>.
Visual impacts	
3.	Visual impacts of buildings are minimised through building design and landscaping when viewed from a significant publicly accessible view point such as major roads or public parks.
Water sensitive urban design	
4.	Water sensitive urban design principles are integrated into the development.
Road works	
5.	Increased traffic arising from development is either able to be accommodated within existing road networks or works are undertaken to minimise adverse impacts on existing and future uses.

Environment, cultural heritage and community	
6.	<p>Environmental values, cultural heritage values and community values of the site and immediate surrounds are identified and protected, consistent with current best practice.</p> <p><i>Note: Duty of Care Guidelines under Section 28 of the Aboriginal Cultural Heritage Act 2003 should be considered a minimum requirement of all development.</i></p>
Engineering standards	
7.	<p>Development is to be designed and constructed in accordance with the Table of Relevant Engineering Standards below, except as provided for otherwise by Tables 9–18 for development. Alternative, innovative solutions are encouraged.</p>
Table of relevant engineering standards	
Sewer and water	<ul style="list-style-type: none"> Standards of the relevant water and sewerage service provider (e.g. Queensland Urban Utilities).
Stormwater quality	<ul style="list-style-type: none"> State Planning Policy 4/10: Healthy Waters and associated guideline South East Queensland - Regional Plan 2009-2031 Implementation Guideline No. 7 Water sensitive urban design: Design objectives for urban stormwater management Environmental Protection Policy (Water) Water Sensitive Urban Design Technical Design Guidelines for South East Queensland Construction and Establishment Guidelines, Swales, Bioretention Systems and Wetlands Healthy Waterways - Water Sensitive Urban Design Technical Design Guidelines for South East Queensland Concept Design Guidelines for Water Sensitive Urban Design Standard Drawings for Water Sensitive Urban Design Development Guidelines for Water Quality Management in Drinking Water Catchments 2010
Stormwater quantity	<ul style="list-style-type: none"> Queensland Urban Drainage Manual (QUDM) Australian Rainfall and Runoff (ARR) - where referenced by QUDM
Roads (major)	<ul style="list-style-type: none"> DTMR's Road Planning and Design Manual - A guide to Queensland Practice (when available). (Note: This document is currently in preparation and will reference Austroads Guide to Road Design.) Until the Road Planning and Design Manual - A guide to Queensland Practice is available; refer to DTMR's Interim Guide to Road Planning and Design Practice DTMR Pavement Design Manual DTMR Bridge Design Manual Queensland Urban Drainage Manual (QUDM) - Chapter 7 DTMR Drainage Design Manual Manual of Uniform Traffic Control Devices DTMR Guide to Pavement Markings Australian Standard AS1158 (Street Lighting) Complete Streets Manual 2010 (Section 17: Industrial Streets)
Roads (minor)	<ul style="list-style-type: none"> Relevant local government construction standards
Site access	<ul style="list-style-type: none"> Relevant local government design and construction standards
Footpaths and cycle paths	<ul style="list-style-type: none"> Local government standards for construction Austroads - Guide to Road Design Part 6A: Pedestrian and Cyclist Paths
Soil erosion	<ul style="list-style-type: none"> International Erosion Control Association (IECA) - Best Practice Erosion and Sediment Control

Filling	• AS3798 - Guidelines on Earthworks for Commercial and Residential Developments
Non-resident workforce accommodation	
8.	Non-resident workforce accommodation is located to be easily accessible to: <ul style="list-style-type: none"> • projects for which the accommodation is required; • facilities, infrastructure and services capable of meeting the accommodation's requirements; such that it avoids impacts on the intent of the precincts, specifically industrial and infrastructure uses.
9.	Non-resident workforce accommodation is designed and operated to a high standard and should be in accordance with Queensland Development Code for Temporary Accommodation Buildings and Structures (publication date: 2 June 2010).
Built form	
10.	The scale, character and built form of development contributes to a high standard of amenity consistent with surrounding areas and the intent of the precinct.
Landscaping	
11.	Development provides landscaping that: <ul style="list-style-type: none"> • minimises the visual impacts of the development; • incorporates at least 50% local species; and • is low maintenance.
Legislation	
12.	New development is to demonstrate consistency with relevant legislation, regional plans, State Planning Policies to the extent practicable where the State interests articulated by these instruments may be affected by the proposed new use.
Managing impacts	
13.	New uses are to avoid or minimise adverse impacts on existing or proposed State or local infrastructure.

- (5) General requirements for development located in the Rail Dependent Industry Precinct and Major Industry Precinct are included in Table 9.

Table 9 General requirements for development located in the Rail Dependent Industry Precinct and Major Industry Precinct

Performance outcomes		Acceptable solutions	
Setbacks			
PO1	Buildings are setback a sufficient distance from the road frontage of the site to accommodate visitor car parking, landscaping, signage, and pedestrian and vehicular access to create an attractive presentation to the street. The building setback to the Bromelton North-South Arterial Road or Beaudesert-Boonah Arterial Road maintains high visual amenity including a substantial vegetated buffer to visually screen the building/s when viewed from the arterial road. The building setback to district collector roads is a sufficient distance to include a vegetated buffer to visually screen the development when viewed from the road.	AS1.1	Where development has frontage to an arterial road (eg Bromelton North-South Arterial Road or Beaudesert-Boonah Arterial Road), buildings are setback at least 25m from the front boundary.
		AS1.2	All buildings with frontage to a district collector road are set back at least 10m from the front boundary.
		AS1.3	Where development has frontage to a local road, all buildings are setback at least 6m from the front boundary.
PO2	The development is setback a sufficient distance to the side and rear boundaries to accommodate car and truck parking, service areas, manoeuvring of vehicles, landscaping, employee recreation space, ventilation between buildings, and buffers to adjoining sites.	AS2.1	Buildings are setback at least 5m from the side and rear boundaries.
Height			
PO3	Building and ancillary structures are a sufficient height to accommodate large scale industrial development.	AS3.1	Buildings are a maximum height of 30m.
Site coverage			
PO4	Site cover allows sufficient space for separate car and truck parking, landscaping, loading and unloading areas, and vehicle manoeuvring and access, and employee recreation space.	AS4.1	Site cover is a maximum of 75% of the site area.
Building design			
PO5	All buildings and ancillary structures exhibit high-quality visual amenity and construction standards to streets or public places, and incorporate a variety	AS5.1	All building walls and ancillary structures with street frontage include innovative, flexible and varied treatments to the roof, parapet and walls.

	of building forms, materials and treatments creating a strong sense of visual interest and consistent industrial character.	AS5.2	The building design includes recesses, overhangs and variation.
		AS5.3	Facades with road frontage are to contain a maximum of 60% of a single colour, texture or material.
		AS5.4	Office components are a discernible building element adding interest and variation to the industrial façade.
PO6	Building design and site layout provides for legible, safe and efficient access from the car park, road and footpath to the front entrance of the building for visitors.	AS6.1	The front pedestrian entrance to the building is of a human scale, easily identifiable, and visible and directly accessible from the car park, road and footpath.
		AS6.2	The pedestrian entry to the site and building is separated from vehicular entry.
PO7	Building design and layout provides safe and efficient access for workers to the staff entrances.	AS7.1	Staff entrances, if separated from the front entrance, are well lit and opportunities for surveillance are maximised.
PO8	The development is designed to incorporate graffiti prevention measures.	AS8.1	Building design and layout provide for non graffiti-friendly development, structures and layout by incorporating the following features where practical: a) vegetation to restrict access to unbroken vertical surface areas; b) designs with an absence of 'natural ladders'; c) minimal unbroken vertical surface areas; and d) graffiti deterrent surface treatments.
Energy and water efficiency			
PO9	Building and site design and layout maximises energy efficiency.	AS9.1	Buildings are orientated to incorporate appropriate passive solar design and day lighting, while avoiding unwanted heat gain.
		AS9.2	Natural lighting is maximised via elements such as translucent roof sheeting, atriums, skylights and/or clerestory windows. These elements are orientated to minimise heat gain in summer months.
		AS9.3	Building openings and roof design are designed and positioned to maximise cross ventilation.
		AS9.4	Sun shading devices are provided to all north, west and east facing windows and doors.
		AS9.5	Landscaping is provided along the western side of the building, providing shade to the building from

			afternoon sun.
PO10	The use of reticulated town water supply is minimised through the use of alternative water supply sources.	AS10.1	Rainwater harvesting systems are included to supplement the mains water supply for uses including, but not limited to: <ul style="list-style-type: none"> • toilet flushing; and • landscape irrigation.
		AS10.2	Rainwater-harvesting systems should be sized to provide 90% of the estimated non-potable use
		AS10.3	High volume water users connect to and utilise a recycled water source.
Landscaping and fencing			
PO11	Development provides sufficient landscaping to minimise the visual impact of the development from public view, soften the visual impacts of large buildings and large paved areas, and provide a visual buffer to adjoining sites.	AS11.1	Landscaping is provided along the length of each road frontage, with a minimum landscaping width of: <ul style="list-style-type: none"> • 15m where fronting Beaudesert-Boonah Arterial Road and Bromelton North-South Arterial Road; • 5m along district collector roads; and • 3m along local roads. Where a site has more than one road frontage, all frontages are landscaped in accordance with this requirement.
		AS11.2	A minimum of 5% of the site area is landscaped with a range of trees, shrubs and groundcover species.
PO12	The development screens and locates the rainwater tanks, storage and refuse areas from public view.	AS12.1	All rainwater tanks, storage and refuse areas are located underground or behind the primary street building setback line and screened from public view by fencing and landscaping.
PO13	The landscape species minimise water use, require minimal maintenance, and are resilient in drought conditions.	AS13.1	Vegetation species are native drought-tolerant species.
PO14	Landscaping in car parking areas provides shade over car parks and visually breaks up the dominance of large paved areas.	AS14.1	Shade trees are provided at a rate of one tree per 6 car parking spaces in car parking areas.
Employee recreation spaces			
PO15	Development creates a socially, visually and physically pleasant work environment that facilitates a recreation space for employees that is comfortable and protected from sun and rain.	AS15.1	An outdoor employee recreation space is provided which includes shade, seating, tables, bins and protection from the weather.

Stormwater management			
PO16	<p>Development incorporates Integrated Water Cycle Management Strategies to:</p> <ul style="list-style-type: none"> • achieve positive benefits across the total water cycle; • minimise water demand; • maximise use of alternative water sources; • maximise surface water infiltration; • minimise stormwater run-off; • minimise water use in landscaping; • protect waterway health and water quality by improving stormwater quality and reducing site run-off; and • incorporate water re-use and recycling opportunities where appropriate. 	AS16.1	<p>Development occurs in accordance with an integrated water cycle management plan which has been prepared and certified by a suitably qualified stormwater engineer. The integrated water cycle management plan incorporates appropriate integrated water cycle management strategies that demonstrate the achievement of minimising water demand and maximises use of alternative water sources across the entire water cycle.</p>
PO17	<p>The development maintains or enhances, and protects the water quality of waterway corridors and wetlands.</p>	AS17.1	<p>Development occurs in accordance with a Site Based Stormwater Management Plan which outlines the measures to be taken to reduce potential adverse impacts on water quality, prevent direct or indirect discharge of contaminants to surface or groundwater bodies, manage stormwater runoff, provide adequate treatment and distribution infrastructure, provide on-site disposal and treatment, and manage dangerous and/or hazardous substances.</p>
		AS17.2	<p>Diverted stream flow paths and detention areas do not alter existing flow rates or flooding impacts on downstream or upstream properties or catchment areas.</p>
PO18	<p>Development protects the ecological and hydraulic function of the waterway corridor.</p>	AS18.1	<p>Development is setback the following minimum distance from a waterway:</p> <ul style="list-style-type: none"> • 50m to a minor or intermittent watercourse • 100m to a major or permanent watercourse • 800m to any major water storage facility (eg Bromelton Offstream Storage). <p><i>Note: The setback distance is measured from the high bank of the watercourse.</i></p>

Protection of infrastructure			
PO19	Development provides for and protects the safe and efficient function of the Sydney-Brisbane Rail Corridor and identified existing and future transport infrastructure.	AS19.1	Development does not compromise the ability of Sydney-Brisbane Rail Corridor and identified existing and future Major Transport Infrastructure identified on Map 2 to provide for: <ul style="list-style-type: none"> a) high volumes of rail and road freight; b) a 24-hour public transport service for residents and workers; and c) the operational requirements of industry in the Bromelton State Development Area.
PO20	Development does not compromise the establishment and operation of existing and/or planned infrastructure.	AS20.1	Development does not compromise the establishment and operation of the future 100 metre wide corridor for the proposed Bromelton North South Arterial/Highway, future Bromelton Sewage Treatment Plant, future Bromelton Water/Recycled Water Reservoir and off stream storage; and the Lions Way Pipeline.
PO21	Effective separation is provided between uses where there are potential impacts or conflicts of use with regard to matters including (but not limited to) spray drift, odour, noise, dust, smoke or ash emissions.	AS21.1	The development provides sufficient setbacks to: <ul style="list-style-type: none"> a) avoid nuisance to neighbours and manage conflicts between residential and non-residential uses; b) protect the operation of existing non-residential uses; and c) protect residential amenity; and maintain the rural landscape character and scenic amenity.

- (6) Transport, access, parking and servicing requirements for development located in the Rail Dependent Industry Precinct, Major Industry Precinct and Bromelton Local Service Centre Precinct are included in Table 10.

Table 10 Requirements for transport, access, parking and servicing for development located in the Rail Dependent Industry Precinct, Major Industry Precinct and Bromelton Local Service Centre Precinct

Performance outcomes		Acceptable solutions	
Access, servicing and on-site manoeuvring			
PO22	Site layout facilitates safe and efficient vehicular ingress and egress in a forward motion for the largest service vehicle likely to access the site and does not unduly impact on the safe and efficient operation of the use of external road, rail or transport infrastructure.	AS22.1	Access driveways across the property boundary are designed and provided in accordance with <i>AS2890.1-2002 Off Street Parking – Commercial Vehicle Facilities</i> for the largest design vehicle likely to access the site.
		AS22.2	Vehicle access, on-site circulation roadways, parking and manoeuvring

			areas are designed and located in accordance with <i>AS/NZS 2890 (Set):2009 Parking Facilities</i> Set in order to avoid vehicles queuing into the street at the property boundary driveway access.
		AS22.3	No new direct access is gained from Beaudesert-Boonah Road. Development must gain road access through local road network and subsequently designated entry points onto Beaudesert-Boonah Road. <i>Note: The amount of street entry points to the Beaudesert-Boonah Road will be limited.</i>
PO23	Off-street facilities for the loading/unloading, manoeuvring and parking of service vehicles are provided that: a) Are adequate to meet the demands generated by the development; b) Are designed to accommodate the largest service vehicle likely to access the site; and c) Are designed to deliver a site layout that is robust and flexible allowing adaptation or redevelopment over time for a variety of uses.	AS23.1	Service bays are provided at a rate adequate to meet the needs of the development for the parking and loading/unloading of the largest design vehicle likely to access the site (and any other relevant design vehicle(s)) under <i>AS2890.2-2202 Off Street Parking – Commercial Vehicle Facilities</i> .
		AS23.2	Service bay dimensions and service area layouts are designed and provided for the largest design vehicle likely to access the site in accordance with <i>AS2890.2-2002 Off Street Parking – Commercial Vehicle Facilities</i> .
Car parking			
PO24	The development provides sufficient on-site car parking for staff and visitors to meet the needs of the development and to avoid on-street car parking.	AS24.1	Development for an industry activity provides 2 car spaces per premises or tenancy plus 1 space per 100m ² of Gross Floor Area.
		AS24.2	Development for a shop, shopping centre and/or food and drink outlet provides 3 car spaces per 50m ² of Gross Floor Area.
		AS24.3	Development for an office provides 1 space per 30m ² of Gross Floor Area.
PO25	The development provides a sufficient amount of vehicle parking for people with disabilities.	AS25.1	Car parking for people with a disability is provided and designed in accordance with <i>AS/NZS 2890.6:2009 Parking facilities – Off-street parking for people with disabilities</i> .
PO26	Car parking facilities are designed to deliver a site layout that is robust and flexible allowing adaptation or redevelopment over time for a variety of uses.	AS26.1	Car parking facilities are designed and provided in accordance with <i>AS2890.1:2004 Parking facilities – Off-street car parking</i>
PO27	Large hardstand and car parking areas are appropriately located, screened and/or landscaped to	AS27.1	Other than for visitor parking areas, car parking is provided: • at the rear of buildings; and/or

	minimise their dominance and create a positive corporate appearance when viewed from the street.		<ul style="list-style-type: none"> • underneath buildings.
PO28	Visitor car parking is safely and conveniently located on the site.	AS28.1	Visitor car parking is located in close proximity to the pedestrian front entrance of the building.
		AS28.2	Visitor car parking areas are separated from service vehicle facilities including loading/unloading areas, manoeuvring areas and service bays.
		AS28.3	Visitor car parking is differentiated from staff parking areas.
Articulated vehicle parking in the Bromelton Local Service Centre Precinct			
PO29	Development provides short term parking for articulated vehicles accessing the Bromelton Local Service Centre Precinct. Parking of articulated vehicles does not interfere with the safe and efficient manoeuvring of cars through the precinct.	AS29.1	<p>Parking bays for articulated vehicles are provided at a rate of 1 space per 250m² of Gross Floor Area in the Bromelton Local Service Centre Precinct in accordance with the following requirements:</p> <ul style="list-style-type: none"> • this parking is in addition to the servicing needs of the use (including service bay requirements): • articulated vehicle parking is provided separate to car parking at dedicated locations away from street frontages and at the rear of buildings; and • articulated vehicle parking areas may be consolidated and provided at one or more locations within the Bromelton Local Service Centre Precinct.
Bicycle and pedestrian facilities			
PO30	Adequate bicycle parking, shower cubicles and lockers are provided to meet the needs of users and to encourage bicycle use by staff.	AS30.1	A minimum of two showers are provided per building and secure bike parking facilities are provided in accordance with end of trip facilities- Austroads Guide to Traffic Management Part 11: Parking.
PO31	Development achieves an effective, safe and functional operational layout whilst ensuring permeable and safe pedestrian and cyclist access both onsite and between external pedestrian and cycle networks and the site.	AS31.1	A pedestrian path, which is separated from car parking areas and driveways, is provided from the footpath to the front entrance of the building.

(7) Requirements for development in the Rail Dependent Industry Precinct are included in Table 11.

Table 11 Requirements for development in the Rail Dependent Industry Precinct

Performance outcomes		Acceptable solutions	
Rail dependent uses			
PO32	Development satisfies the intent of the BSDA to accommodate industry with a specific need for access to the national standard gauge rail network.	AS32.1	Development has a demonstrated need for direct rail access as a component of its operations.
Local rail spur and sidings requirements			
PO33	<p>Rail spurs and sidings are designed in accordance with appropriate design standards and:</p> <ul style="list-style-type: none"> • At ultimate development, the primary rail spur and siding(s) will be able to accommodate trains of varying length without having to break down trains prior to entering the Rail Dependent Industry Precinct. • The rail spurs and siding(s) enable efficient connections for services in all directions, without significantly impacting upon the operation of the Sydney-Brisbane rail corridor. • The rail spurs and siding(s) minimise conflict with the road network by including minimal construction of over/under passes. • Ensure that the minimum length of the siding road (between turn outs) corresponds with the length of the trains to be serviced. • Grade separation is implemented for all major and minor arterial roads; and • Rail spurs and siding(s) enables suitable allowances for locomotive provisioning, maintenance, safe vehicular access, and overhead gantry cranes. 	AS33.1	No acceptable solution provided.

(8) Requirements for development in the Major Industry Precinct are included in Table 12.

Table 12 Requirements for development in the Major Industry Precinct

Performance outcomes		Acceptable solutions	
Office			
PO34	Development for corporate business logistics (which is primarily office) does not compromise the role and function of the Beaudesert Town Centre.	AS34.1	No acceptable solution provided.
PO35	Development provides a compact layout design to minimise the use of industrial land for office use.	AS35.1	Any Building for corporate business logistics is a minimum height of 10m or 2 storeys and a maximum height of 30m.
Noxious and hazardous industry			
PO36	Development for Noxious and hazardous industry occurs only within the Major Industry Sub-Precinct.	AS36.1	Development for Noxious and hazardous industry occurs only within the Major Industry Sub-Precinct and has demonstrated a commitment to incorporate current best practice to satisfy environmental standards.
PO37	Development in the Major Industry sub-precinct is serviced by infrastructure that is adequate to meet the needs and operational capacity of the use with regard to roads, water, waste disposal, drainage, telecommunications and energy.	AS37.1	No acceptable solution provided.

- (9) Requirements for development in the Bromelton Local Service Centre Precinct are included in Table 13.

Table 13 Requirements for development in the Bromelton Local Service Centre Precinct

Performance outcomes		Acceptable solutions	
Bromelton Local Service Centre uses			
PO38	Development provides for limited commercial activities and retail uses to meet the daily needs of workers and visitors located in the Major Industry and Rail Dependant Industry Precinct. <i>Note: Development should provide uses of a convenience nature which do not compromise the role and function of the Beaudesert Town Centre.</i>	AS38.1	The total maximum gross floor area within the Bromelton Local Service Centre Precinct is 3000 m ²
		AS38.2	Shop uses are limited to a total maximum of 1000 m ² in gross floor area within the Bromelton Local Service Centre Precinct.
Park			
PO39	Development provides a park of an appropriate size and shape to allow for outdoor informal recreation, socialisation and outdoor seating for people working and visiting in the precinct.	AS39.1	The development includes a public park that is a minimum of 5 hectares in area with a minimum width of 50m.
		AS39.2	Pedestrian and cycle paths are provided to link the park to surrounding precinct access points.
PO40	The park includes a substantial amount of trees to provide: <ul style="list-style-type: none"> • shade for users of the park; and • green space to act as a visual relief from the industrial nature of adjoining land use precincts. 	AS40.1	The park is located to maximise the retention of existing vegetation on site.
		AS40.2	30% of the park will be shaded by tree canopies at species maturity.
PO41	The design and location of the park in relation to buildings, roads, carparks and pathways facilitates maximum surveillance of the park.	AS41.1	At least 50% of the perimeter of the park has direct frontage to the road/s.
Vehicular access			
PO42	Development provides safe and convenient vehicular access to the Bromelton Local Service Centre Precinct. The location of the access point/s does not interfere with the function of Beaudesert-Boonah Road.	AS42.1	No direct vehicular access is permitted from Beaudesert-Boonah Road to the Bromelton Local Service Centre Precinct.
Streetscape works			
PO43	Streetscape works are of a high quality urban design and create a variety of spaces and views and contribute to street character.	AO43.1	Streetscape works include: <ul style="list-style-type: none"> • tree planting; • street furniture (bins, lighting, seating); • footpath pavement; and • shade provision.
Setbacks			
PO44	Building design addresses the street and development creates a high quality pedestrian environment that links with pedestrian pathways	AS44.1	Buildings on non-arterial roads are built to the front boundary or maintain a similar setback to that of existing adjacent development.

	external to the site. <i>Note: Development is to facilitate surveillance from the building/s to pedestrian pathways, roads and park.</i>		
PO45	Buildings and other structures are set back a sufficient distance to provide landscaping, a visual buffer and an attractive presentation to the Beaudesert-Boonah Arterial Road.	AS45.1	Buildings and other structures are set back a minimum of 6m from the Beaudesert-Boonah Arterial Road frontage.
		AS45.2	Building location is orientated to the street boundaries and vehicle parking is located at the side or rear.
Building form			
PO46	Development provides a safe and comfortable pedestrian environment that provides shelter from the elements.	AS46.1	The development provides for a cantilevered or suspended awning with a minimum height of 3m over the adjoining footpath and/or pedestrian space for the full length of the building.
PO47	Development is designed to provide surveillance of the street, park and car parking areas.	AS47.1	Glazing is predominantly used in building facade/s facing the street and park. Buildings on corner lots also address the secondary street in accordance with this requirement.
PO48	All buildings and ancillary structures exhibit high-quality visual amenity and construction standards and incorporate a variety of building forms, materials and treatments to create a strong sense of visual interest and character.	AS48.1	All buildings and ancillary structures include innovative, flexible and varied treatments to the roof, parapet and walls.
		AS48.2	The building design includes recesses, overhangs and variation.
PO49	Roofscapes are attractive and not marred by a cluttered display of plant and equipment.	AS49.1	Service structures, lift motor rooms and mechanical plant are designed as an architectural feature of the building or screened effectively.
Energy and water efficiency			
PO50	The building and site design and layout maximises energy efficiency.	AS50.1	Buildings are orientated to incorporate appropriate passive solar design and day lighting, while avoiding unwanted heat gain.
		AS50.2	Natural lighting is captured into the building via elements such as translucent roof sheeting, atriums, skylights and/or clerestory windows. These elements are orientated to minimise heat gain in summer months.
		AS50.3	Building openings and roof design are designed and positioned to maximise cross ventilation.
		AS50.4	Sun shading devices are provided to all north, west and east facing windows and doors.

		AS50.5	Landscaping is provided along the western side of the building to provide shade to the building from the afternoon sun during summer.
Landscaping			
PO51	Landscaping provides shade and visually softens the dominance of large paved areas.	AS51.1	5% of the site area is landscaped with a range of trees, shrubs and ground cover species.
		AS51.2	Shade trees are provided at a rate of one tree per 6 car parking spaces in car parking areas.
		AS51.3	Where buildings are set back from the street frontage/s, a landscaping strip of 3m is provided along the front boundary.
PO52	Landscape species utilise minimal water, require minimal maintenance, and are resilient in drought conditions.	AS52.1	Vegetation species are native drought-tolerant species.
Site coverage			
PO53	Site cover provides sufficient space for separate car and articulated vehicle parking, landscaping, loading and unloading areas, and vehicle manoeuvring and access.	AS53.1	Site cover is a maximum of 50% of the site area.
Height			
PO54	The development is of a height that is suitable to its function as a Local Service Centre.	AS54.1	Buildings are a maximum of two storeys or 10m in height.

(10) The requirements for the development of an office, shop, food and drink outlet and/or shopping centre in the Major Industry Precinct are included in Table 14.

Table 14 Requirements for office, shop, food and drink outlet and/or shopping centre development in the Major Industry Precinct and Major Industry Sub-Precinct

Performance outcomes		Acceptable solutions	
Gross floor area			
PO55	<p>Development provides for limited commercial activity and retail uses to support the daily needs of workers and visitors located in the Major Industry Precinct.</p> <p><i>Note: Development should provide uses of a convenience nature to support the daily needs of workers and visitors in the Major Industry Precinct and should not compromise the role and function of the Beaudesert Town Centre or the Bromelton Local Service Centre.</i></p>	AS55.1	<p>Non-industrial uses in the Major Industry Precinct are limited to the following uses:</p> <ul style="list-style-type: none"> • office; • shop; • food and drink outlet; and • shopping centre.
		AS55.2	The maximum gross floor area of a single office, shop, food and drink outlet and/or shopping centre is 500m ² .
		AS55.3	<p>The combined gross floor area of all non-industrial uses (office, shop, food and drink outlet and shopping centre) in the Major Industry Precinct is no greater than 1000m², including a combined maximum gross floor areas of:</p> <ul style="list-style-type: none"> • 500 m² for shop uses; and • 500 m² for food and drink outlets.
PO56	<p>Office, shop, food and drink outlet and/or shopping centres have high exposure from higher order roads.</p> <p><i>Note: development provides safe and convenient vehicular access to the uses. The location of the access point/s does not interfere with the function of traffic on arterial roads.</i></p>	AS56.1	Office, shop, food and drink outlet and shopping centre are located with frontage to sub-arterial roads.
		AS56.2	Office, shop, food and drink outlet and shopping centre are not accessed from Bromelton North-South Arterial Road or Beaudesert-Boonah Arterial Road.
PO57	<p>Office, shop, food and drink outlet and/or shopping centres are well located to provide easy access for workers and visitors in the Major Industry Precinct to access daily convenience retail and services.</p> <p><i>Note: Office, shop, food and drink outlet and/or shopping centres do not compromise the function and role of the Bromelton local Service Centre or the Rail Dependant Industry Precinct.</i></p>	AS57.1	Office, shop, food and drink outlet and/or shopping centres is not located within 800m of another office, shop, food and drink outlet and/or shopping centre.
Setbacks			
PO58	<p>Development creates a pedestrian friendly environment and provides surveillance from the building to the car parking areas and street.</p> <p><i>Note: Development addresses the street and provides strong and safe pedestrian linkages to the road</i></p>	AS58.1	Development is set back a sufficient distance to side and rear boundaries to accommodate car parking, service areas, manoeuvring of vehicles and landscaping.

	<i>frontage of the site.</i>		
Building form			
PO59	Development provides a safe and comfortable pedestrian environment that provides shelter from the elements.	AS59.1	Development provides for a cantilevered or suspended awning with a minimum ground clearance of 3m for the full frontage of the building.
PO60	Development is designed to maximise casual surveillance of the street and parking areas.	AS60.1	Glazing is predominantly used in building facade/s facing the street or public spaces. Buildings on corner lots also address the secondary street in accordance with this requirement.
PO61	All buildings and ancillary structures exhibit a high-quality visual amenity and construction standard and incorporate a variety of building forms, materials and treatments to create visual interest.	AS61.1	All buildings and ancillary structures include innovative, flexible and varied treatments to the roof, parapet and walls.
PO62	Roofscapes are attractive and not marred by cluttered plant and equipment.	AS62.1	Service structure and mechanical plant are designed as an architectural feature of the building or screened effectively.
Energy and water efficiency			
PO63	Building, site design and layout maximises energy efficiency.	AS63.1	Buildings are oriented to incorporate appropriate passive solar design and day lighting, while avoiding unwanted heat gain.
		AS63.2	Natural lighting is captured into the building via elements such as translucent roof sheeting, atriums, skylights and/or clerestory windows. These elements are oriented to minimise heat gain.
		AS63.3	Building openings and roof design are designed and positioned to maximise cross ventilation.
		AS63.4	Sun shading devices are provided to all north, west and east facing windows and doors.
		AS63.5	Landscaping is provided along the western side of the building to provide shade to the building from the afternoon sun during summer.
Site coverage			
PO64	Site cover allows sufficient space for car and parking, landscaping, loading and unloading areas, and vehicle manoeuvring and access.	AS64.1	Site cover is a maximum of 50%.
Height			
PO65	Development is of a height and scale that is suitable to its function	AS65.1	Buildings are a maximum of one storey or 5m in height.

	as a convenience use.		
Landscaping			
PO66	Landscaping provides shade to car parking areas to visually break up the dominance of large paved areas.	AS66.1	At least 5% of the site area is landscaped.
		AO66.2	Shade trees are provided at a rate of one tree per 6 car parking spaces in car parking areas.
PO67	Landscaping is provided along the road frontage of the site and to rear and side boundaries to provide a visual buffer to adjoining uses and streetscape.	AS67.1	A 2m wide landscaping strip is provided along the side and rear boundaries.
		AS67.2	Where the building is set back from the front boundary, a landscaping strip of 3m is provided along the frontage of the site.
PO68	Landscape species utilise minimal water, require minimal maintenance, and are resilient in drought conditions.	AS68.1	Vegetation species are native drought-tolerant species.

(11) General requirements for development in the Rural Enterprise Precinct, Transition Precinct and Rural Uses Precinct are included in Table 15.

Table 15 General requirements for development in the Rural Enterprise Precinct, Transition Precinct and Rural Uses Precinct.

Performance outcomes		Acceptable solutions	
General requirements			
PO69	Infrastructure is provided to service the needs of development and does not impact on the timing or sequencing of development in the Rail Dependant Industry Precinct and Major Industry Precinct.	AS69.1	Development is serviced by infrastructure (whether or not managed on-site) that is adequate to meet the needs and operational capacity of the use with regard to water, waste disposal, drainage, telecommunications, energy a suitable road network.
PO70	Effective separation is provided between uses where there are potential impacts or conflicts of use with regard to matters including (but not limited to) spray drift, odour, noise, dust, smoke or ash emissions.	AS70.1	The development provides sufficient setbacks to: <ul style="list-style-type: none"> a) avoid nuisance to neighbours and manage conflicts between residential and non-residential uses; b) protect the operation of existing non-residential uses; c) protect residential amenity; and d) maintain the rural landscape character and scenic amenity.
PO71	Development for animal husbandry, animal keeping or intensive animal industry ensures animals are appropriately secured in enclosures and/or contained on the site so as not to cause a nuisance beyond site	AS71.1	Development for animal husbandry, animal keeping or intensive animal industry provides fencing to secure animals kept on the premises.

	boundaries.		
Protection of infrastructure			
PO72	Development provides for and protects the safe and efficient function of the Sydney-Brisbane Rail Corridor and identified existing and future transport infrastructure.	AS72.1	Development does not compromise the ability of the Sydney-Brisbane Rail Corridor and identified existing transport infrastructure and proposed Bromelton North-South Arterial identified on the Bromelton State Development Area Designation Map to provide for: <ul style="list-style-type: none"> a) high volumes of rail and road freight; b) a 24 hour public transport service for residents and workers; and c) the operational requirements of industry in the Bromelton State Development Area.
PO73	Development does not compromise the establishment and operation of existing and/or planned infrastructure.	AS73.1	Development does not compromise the establishment and operation of the future 100 metre wide corridor for the proposed Bromelton North South Arterial/Highway, future Bromelton Sewage Treatment Plant, future Bromelton Water/Recycled Water Reservoir and off stream storage; and the proposed Lions Way Pipeline.
Stormwater management			
PO74	The development maintains or enhances, and protects the water quality of the waterway corridors and wetlands.	AS74.1	Development occurs in accordance with a Site Based Stormwater Management Plan which outlines the measures to be taken to reduce potential adverse impacts on water quality, prevent direct or indirect discharge of contaminants to surface or groundwater bodies, manage stormwater runoff, provide adequate treatment and distribution infrastructure, provide on-site disposal and treatment, and manage dangerous and/or hazardous substances.
Waterways, ecological corridors and nature conservation values			
PO75	The ecological functioning and integrity of waterways, wetlands and their associated nature conservation values are protected and enhanced.	AS75.1	Development – <ul style="list-style-type: none"> a) does not involve the clearing, disturbance or modification to a waterway or wetland; and b) provides a dedicated buffer of suitable size and which is revegetated to (where possible) re-establish the pre-clearing regional ecosystem; and c) does not involve the clearing or disturbance of vegetation communities associated with a waterway or wetland; and

			<p>d) rehabilitates a cleared or degraded waterway or wetland area using locally occurring native species complementary to the waterway or wetland community.</p> <p><i>Note: Proponents should refer to the Regional Vegetation Management Code for South East Queensland or the Queensland Wetland Buffer Planning Guideline to determine appropriate setback distances between development and waterways/wetlands.</i></p>
PO76	<p>Ecological corridors along the Logan River, Allan Creek and Sandy Creek are identified and protected from development with appropriate buffers that:</p> <p>a) maximise connectivity between ecologically significant areas by consolidating native flora and providing for the movement of native fauna taking into account the habitat and nature conservation values of the land and waterway(s); and</p> <p>b) include rehabilitation of land with locally occurring native plants where the ecological corridor includes a cleared or partially cleared area or weed infested area.</p>	AS76.1	<p>Development is setback the following minimum distance from a waterway:</p> <ul style="list-style-type: none"> • 50m to a minor or intermittent watercourse • 100m to a major or permanent watercourse • 800m to any major water storage facility (eg Bromelton Offstream Storage). <p><i>Note: The setback distance is measured from the high bank of the watercourse.</i></p>
PO77	<p>Development protects areas of local and regional nature conservation and scenic amenity values including –</p> <p>a) significant flora and fauna (including endangered, vulnerable, rare and/or threatened species) and their habitats;</p> <p>b) areas of significant biodiversity value;</p> <p>c) significant trees that contribute to scenic amenity and character; and</p> <p>d) riparian vegetation.</p>	AS77.1	<p>Development does not involve the clearing or disturbance of any significant vegetation, areas of significant biodiversity value, or riparian vegetation.</p>
Access, servicing and on-site manoeuvring			
PO78	<p>Site access does not unduly impact on the safe and efficient operation of the use or external road or rail transport infrastructure.</p>	AS78.1	<p>Site layout facilitates safe and efficient vehicular site ingress and egress in a forward motion for the largest vehicle likely to access the site.</p>
PO79	<p>Development satisfactorily</p>	AS79.1	<p>Off-street facilities for the</p>

	addresses on-site access, servicing and manoeuvring requirements.		loading/unloading, manoeuvring and parking of service vehicles are provided where necessary to meet the needs and operational capacity of the development that: <ul style="list-style-type: none"> a) Are adequate to meet the demands generated by the development; b) Are designed to accommodate the largest service vehicle likely to access the site; and c) Do not unduly impact on the safe and efficient operation of the use or external road or rail transport infrastructure.
Car parking			
PO80	Development provides sufficient on-site car parking for staff and visitors (including for people with disabilities) to meet the needs of the development.	AS80.1	Parking is provided at a rate of 1 space per staff and 1 space for the average number of visitors which may be on-site at any one time.

(12) Specific requirements for development in the Rural Enterprise Precinct are included in Table 16.

Table 16 Requirements for development in the Rural Enterprise Precinct

Performance outcomes		Acceptable solutions	
General requirements			
PO81	Development is compatible with the nature, scale and intensity of existing extractive industry, rural industry and rural uses and does not compromise the operational requirements of these existing uses. The location of residential and/or other sensitive land uses does not compromise the development and operation of industrial activities in the Major Industry Precinct and Rural Enterprise Precinct.	AS81.1	No acceptable solution provided.

(13) Specific requirements for development in the Transition Precinct are included in Table 17.

Table 17 Requirements for development in the Transition Precinct

Performance outcomes		Acceptable solutions	
Industrial function			
PO82	Residential and/or other sensitive receiving environments are located a sufficient distance from the Major Industry Precinct and the Rural Enterprise Precinct to ensure: <ul style="list-style-type: none"> • The development and operation of industrial activities in the Major Industry Precinct and Rural Enterprise Precinct is not compromised and occurs in accordance with the purpose of the Major Industry Precinct and Rural Enterprise Precinct; and • The amenity of residential and/or other sensitive uses is not compromised by existing or future industrial activities in the Major Industry Precinct or Rural Enterprise Precinct. 	AS82.1	No acceptable solution provided.

(14) Specific requirements for development in the Rural Uses Precinct are included in Table 18.

Table 18 Requirements for development in the Rural Uses Precinct

Performance outcomes		Acceptable solutions	
General requirements			
PO83	Residential and/or other sensitive receiving environments are located a sufficient distance from the Transition Precinct to ensure: <ul style="list-style-type: none"> • The development and operation of industrial activities in the Transition Precinct is not compromised and occurs in accordance with the purpose of the Transition Precinct; and • The amenity of residential and/or other sensitive uses is not compromised by existing or future industrial activities in the Transition Precinct. 	AS83.1	No acceptable solution provided.

**Department of State Development,
Infrastructure and Planning**

PO Box 15517 City East Qld 4002 Australia

tel 13 QGOV (13 74 68)

fax +61 7 3224 4683

info@dsdip.qld.gov.au

www.dsdip.qld.gov.au