

Lyn McLeod

From: Sue-Ann Jensen <jenlands2@bigpond.com>
Sent: Monday, 15 April 2024 8:39 AM
To: David Newby
Cc: Lyn McLeod; Workflow Max (insite@emailmyjob.com); David Madden
Subject: Re: DA240013 - 16191 Burnett Highway, Gayndah - Rooming accommodation and short-term accommodation | NG24-013-T01
Attachments: Receipt - Council fees.pdf; Action Notice - 040424.pdf; da-form-1 .pdf; L and D - Town Planning Report - Final.pdf; State - OC - Ellendee Park MCU-1.pdf; Owners authorisation Letter.pdf; DTMR - No requirement for public access upgrade.pdf

Good morning David,

Reference is made to Council's action notice dated 4th April, and advise compliance with all matters are now complete.

Please find attached;

1. Receipt for Invoice 27627 - Council planning fees.
2. Both Form 1 and the planning report have been amended to include all four lots involved in the proposed development
3. Owners consent from the State re the former rail corridor
4. Owners consent for 'Ellendee Park and Accommodation'

Also attached is the email from the DTMR advising no requirement to upgrade the access to a public crossing.

Kind regards

Sue-Ann

From: David Newby <David@insitesjc.com.au>

Sent: Friday, April 12, 2024 3:13 PM

To: Sue-Ann Jensen <jenlands2@bigpond.com>

Cc: Lisa Madden <lisa-jensen@bigpond.com>; David Madden <gayndahmilk@gmail.com>; Lyn McLeod <Lyn.Mcleod@northburnett.qld.gov.au>; Workflow Max (insite@emailmyjob.com) <insite@emailmyjob.com>

Subject: RE: DA240013 - 16191 Burnett Highway, Gayndah - Rooming accommodation and short-term accommodation | NG24-013-T01

Thanks Sue-Ann.

How are you going with the other items in the action notice?

1. pay invoice 27590 for Council's lodgement fee;
2. amend the application form to include all four lots involved in the proposed development, including the former rail corridor land—Lot 1 RP32461, Lot 3 32461, Lot 3 RP32462 and Lot 26 SP102268;

3. the application form states that the applicant is 'Ellendee Park and Accommodation', whereas the registered owner is 'David James Madden and Lisa Renee Madden'—while related entities, David James Madden and Lisa Renee Madden need to authorise Ellendee Park and Accommodation to make the development application.

Once all matters are complete, we can issue the confirmation notice, allowing you to refer the application to SARA.

v

Kind regards,

David Newby

Planning & Development Specialist (*RPIA, FDIA*)

M 0408 815 511 | **Dir** 07 4100 9012

E david@insitesjc.com.au



67 Barolin Street, Bundaberg QLD 4670

PO Box 1073, Bundaberg QLD 4670

P 07 4151 6677

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From: Sue-Ann Jensen <jenlands2@bigpond.com>

Sent: Wednesday, April 10, 2024 11:22 AM

To: Lyn McLeod <Lyn.Mcleod@northburnett.qld.gov.au>

Cc: David Newby <David@insitesjc.com.au>; Evonne Swain <Evonne.Swain@resources.qld.gov.au>;

Lisa Madden <lisa-jensen@bigpond.com>; David Madden <gayndahmilk@gmail.com>

Subject: DA240013 - 16191 Burnett Highway, Gayndah - Rooming accommodation and short-term accommodation

Microsoft Advanced Threat Protection has deemed this file to be safe, but always exercise caution when opening files

Good morning Lyn,

Please find attached TMR owner's consent for the above application. Please also see below email correspondence with TMR who have confirmed the existing OC will be sufficient for access purposes for this development not requiring an easement.

I have cc'ed both David in Evonne in.

Kind regards

Sue-Ann

Begin forwarded message:

From: Sue-Ann Jensen <jenlands2@bigpond.com>
Subject: Re: DA240013 - 16191 Burnett Highway, Gayndah - Rooming accommodation and short-term accommodation
Date: 10 April 2024 at 10:53:45 am AEST
To: RCM Rail Corridor Management <RCM@tmr.qld.gov.au>

Morning Patrick,
Thank you very much.
Have a great day

Kind regards

Sue-Ann

On 10 Apr 2024, at 9:49 am, RCM Rail Corridor Management <RCM@tmr.qld.gov.au> wrote:

Good morning Sue-Ann,

We believe that the existing occupational crossing should be sufficient for access purposes, as the current owner will be operating and maintaining the proposed accommodation. Given that the proposal is not large-scale, we wouldn't anticipate a significant increase in traffic over the crossing and there won't be a need to upgrade it to a public crossing.

Kind regards,

Patrick Leys
Principal Advisor | Rail Corridor Management
Portfolio Investment and Programming Branch | PPI Division
Property | Department of Transport and Main Roads

Level 17 | 61 Mary Street | Brisbane Qld 4000
GPO Box 1412 | Brisbane Qld 4001
P: (07) 3066 7430
E: patrick.z.leys@tmr.qld.gov.au
W: www.tmr.qld.gov.au



From: Sue-Ann Jensen <jenlands2@bigpond.com>
Sent: Tuesday, 9 April 2024 2:26 PM
To: RCM Rail Corridor Management <RCM@tmr.qld.gov.au>
Cc: Craig D England <Craig.D.England@tmr.qld.gov.au>; David Madden <gayndahmilk@gmail.com>
Subject: Re: DA240013 - 16191 Burnett Highway, Gayndah - Rooming accommodation and short-term accommodation

Hi Patrick,

Thank you very much for providing the states consent. Can you please advise that this is all we need for this application as there is an existing Occupation Crossing (OCC) to Lot 3RP32461 in place.

Mr John Mcdonald from the Department of Resources (DoR) stated in his email (see attached) that;
"If it can be authorised in another manner, and TMR does not require the negotiation of an easement, then DoR has no further involvement".

Can you please confirm that TMR does not require the negotiaiton of an easement.

Thank you

Kind regards

Sue-Ann

On 9 Apr 2024, at 12:48 pm, RCM Rail Corridor Management <RCM@tmr.qld.gov.au> wrote:

Good afternoon Sue-Ann,
Please find attached TMR owner's consent for your application.
Please note that it has been addressed to Lisa Madden as the applicant in the planning report, as per our usual practice.

Kind regards,

Patrick Leys
Principal Advisor | Rail Corridor Management
Portfolio Investment and Programming Branch | PPI
Division
Property | Department of Transport and Main Roads

Level 17 | 61 Mary Street | Brisbane Qld 4000
GPO Box 1412 | Brisbane Qld 4001
P: (07) 3066 7430
E: patrick.z.leys@tmr.qld.gov.au
W: www.tmr.qld.gov.au

From: Sue-Ann Jensen <jenlands2@bigpond.com>
Sent: Monday, 8 April 2024 4:35 PM
To: RCM Rail Corridor Management
<RCM@tmr.qld.gov.au>
Subject: Re: DA240013 - 16191 Burnett Highway, Gayndah - Rooming accommodation and short-term accommodation

Hi Craig,

Thank you very much!, that is great news.

Much appreciated

Kind regards

Sue-Ann

On 8 Apr 2024, at 1:54 pm, RCM
Rail Corridor Management
<RCM@tmr.qld.gov.au> wrote:

Hi Sue-Ann,

Apologies for the delay in getting back to you but I am glad Isis Sugar have reached out to you. I am happy to provide owners consent to the application. It will be via a letter.

Kind regards,

Craig England
Manager (Rail Corridor Management)
Development Projects and Rail Corridor Management | Department of Transport and Main Roads

Floor 17
61 Mary Street Brisbane Qld 4000
GPO Box 1412 Brisbane Qld 4001
P: (07) 306 67418 M: 0438 708 069
E: craig.d.England@tmr.qld.gov.au
W: www.tmr.qld.gov.au

From: Sue-Ann Jensen
<jenlands2@bigpond.com>
Sent: Monday, 8 April 2024 10:48 AM
To: WBB.IDAS
<Wide.Bay.Burnett.IDAS@tmr.qld.gov.au>
Cc: RCM Rail Corridor Management
<RCM@tmr.qld.gov.au>; David Madden
<gayndahmilk@gmail.com>
Subject: DA240013 - 16191 Burnett Highway, Gayndah - Rooming accommodation and short-term accommodation

Hi Bryan,
As previously discussed we are seeking owners consent from the

state to progress the above development, for access to the property that has been there and utilised, even before the railway was built. The railway corridor is not functional anymore no bridges linking the track from previous floods taking them out. The land (previous railway corridor) is currently leased by the Bundaberg Isis Mill who have sent an email providing information (see attached email page 3) map clearly shows there is an OCC Occupation Crossing to Lot 3RP32461. Advice is that an occupation crossing allows a landowner whose land is split in two by a railway (or road) to retain access from one parcel of land to the other. See map below the two (2) parcels split L1RP32461 and L3RP32461 both owned by the applicants of this development.

Pre-lodgement advise was sought from SARA as you advised on the 5th March. SARA directed us to DoR (this pre-lodgement advice is in the planning report)

The following advise from John Mcdonald from DoR (email attached) with advise that owners consent is required from The Department of Transport and Main Roads (TMR) and an application for an easement over State land through DoR.

As you see in the correspondence to John, I questioned the fact of requiring owners consent when there was already a OCC in place for access to L3RP32461.

John has responded by saying if authorisation can be granted in another manner and TMR does not require the negotiation of an

easement then DoR has no further involvement.

Can you please advise if consent is required especially with a OCC already in place?

I will also attach the Form 1 and Planning report for this application for your information. Thank you for your time and should you require further information please don't hesitate to give me a call on 0428 678 087.

Kind regards
Sue-Ann

Begin forwarded message:

From: WBB.IDAS
<Wide.Bay.Burnett.IDAS@tmr.qld.gov.au>
Subject: Contact details for SARA and TMR's Rail Corridor Management Team - future development on land at Lot 3 RP32461 - Burnett Highway, Gayndah
Date: 5 March 2024 at 4:48:16 pm AEST
To: "jenlands2@bigpond.com" <jenlands2@bigpond.com>
Cc: RCM Rail Corridor Management <RCM@tmr.qld.gov.au>

****Without
Prejudice****

Attn: Sueanne
Jensen

Hello Sueanne,

Please disregard my previous email as it has an incorrect reference in the subject line. Hence, I have resent this email to correct this unfortunate error.

Thank you for your time on the phone earlier today regarding potential development being considered on Lot 3 RP32461, situated at the Burnett Highway, Gayndah. There are two matters we identified in our discussion, being 1) access arrangements for Lot 3 RP32461 and 2) potential development of worker accommodation use on Lot 3 RP32641. As discussed, I have followed up your enquiry with this email which include advice as follows:-

**1. Access for
Lot 3
RP32461**

The access arrangement for Lot 3 RP32461 appears to cross

two separate parcels of land, described as Lot 2 SP102268 and Lot 1 RP32461 (see below). Lot 2 SP102268 was once rail corridor land. Enquiries about crossing this land can be directed to our Rail Corridor Management team via their nominated email address being RCM@tmr.qld.gov.au I have copied them into this email to ensure you receive their email address. I encourage you to contact them about this matter.

With regards to access over Lot 1 RP32461, this is freehold land. I could not find any mechanism where Lot 3 RP32461 has access over Lot 1 (such as an access easement). I recall from our discussion Lot 3 RP32461 was recently purchased? I suggest you seek legal advice about this issue.



2. Potential development of workers accommodation on Lot 3 RP32461

As we discussed, you can seek pre-lodgement advice from the Department of Housing, Local Government, Planning and Public Works (otherwise known as the State Assessment Referral Agency or SARA) about potential developments that involve a state interest. In this regard, the matters of interest to the state are reflected in the *State Development Assessment Provisions* (the SDAP). SARA's contact details for enquiries pertaining to seeking pre-lodgement advice

are provided below
for your
information:

Department: De
partment of
Housing, Local
Government,
Planning and Public
Works (SARA)

Email: [WB
BSARA@dsdilgp.qld
.gov.au](mailto:WBBSARA@dsdilgp.qld.gov.au)

Phone: (07
) 4331 5614

Should you wish to
seek pre-
lodgement advice, I
would encourage
you to provide as
much as
information as
possible about the
type of
development such
as an indicative
plan of
development
showing the
proposed access
arrangements or
alternatively, you
can ask specific
questions that you
would like
answered. This will
assist in SARA and
any other technical
agency in
understanding the
proposal and
providing advice
and/or answering
specific questions
about your
proposal. I must
also advise that the
Department of
Transport and Main
Roads (TMR) has a
policy called
the *Vehicular
access to state-
controlled roads
policy 2023* (the

VAP) which outlines a number of principles and strategies that TMR will apply when making a decision relating to the management of access between adjacent land and a state-controlled road. For Lot 3 RP32461, I would suggest ensuring lawful access arrangements are provided will be a key consideration in any future development proposal.

I hope this has been of assistance however if you wish to discuss further, please contact SARA in the first instance or my contact details are provided below.

Kind regards

Bryan Richters
Program Support
Coordinator - Corridor
and Land
Management | **Wide
Bay District**
Program Delivery and
Operations |
Infrastructure
Management and
Delivery | Department
of Transport and Main
Roads

Floor 1 | Bundaberg
Main Roads Building |
23 Quay Street |
Bundaberg Qld 4670
Locked Bag 486 |
Bundaberg Qld 4670
P: (07) 4154 0280
| F: (07) 4152 3878
E: WBB.IDAS@tmr.qld.gov.au

W: www.tmr.qld.gov.au
u

*I work flexible hours
and I'm sending this
message now
because it suits my
working
arrangements. I don't
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action or respond
outside of your normal
work hours.*

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Main Roads, or endorsed
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same infrastructure.*

DA Form 1 – Development application details

Approved form (version 1.4 effective 15 December 2023) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving only building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot)**, use this form (*DA Form 1*) and parts 4 to 6 of *DA Form 2 – Building work details*.

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

Note: All terms used in this form have the meaning given under the *Planning Act 2016*, the *Planning Regulation 2017*, or the *Development Assessment Rules (DA Rules)*.

PART 1 – APPLICANT DETAILS

1) Applicant details

Applicant name(s) <i>(individual or company full name)</i>	Ellendee Park and Accommodation
Contact name <i>(only applicable for companies)</i>	David & Lisa Madden
Postal address <i>(P.O. Box or street address)</i>	122 Shepherds Road,
Suburb	Gayndah
State	Qld
Postcode	4625
Country	Australia
Contact number	0429 066 634
Email address <i>(non-mandatory)</i>	lisa-jensen@bigpond.com
Mobile number <i>(non-mandatory)</i>	0429 066 634
Fax number <i>(non-mandatory)</i>	
Applicant's reference number(s) <i>(if applicable)</i>	

2) Owner's consent

2.1) Is written consent of the owner required for this development application?

- Yes – the written consent of the owner(s) is attached to this development application
 No – proceed to 3)

PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)

Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see DA Forms Guide: Relevant plans.

3.1) Street address and lot on plan

- Street address **AND** lot on plan (all lots must be listed), **or**
 Street address **AND** lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).

a)	Unit No.	Street No.	Street Name and Type	Suburb
		16191	Burnett Highway	Gayndah
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
		3	RP32461	North Burnett
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
		3	RP32462	North Burnett
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
		1	RP32461	
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
		26	SP102268	

3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)

Note: Place each set of coordinates in a separate row.

- Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other: <input type="text"/>	

- Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56	<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other: <input type="text"/>	

3.3) Additional premises

- Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application
 Not required

4) Identify any of the following that apply to the premises and provide any relevant details

- In or adjacent to a water body or watercourse or in or above an aquifer

Name of water body, watercourse or aquifer:

- On strategic port land under the *Transport Infrastructure Act 1994*

Lot on plan description of strategic port land:

Name of port authority for the lot:

<input type="checkbox"/> In a tidal area	
Name of local government for the tidal area (if applicable):	
Name of port authority for tidal area (if applicable):	
<input type="checkbox"/> On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>	
Name of airport:	
<input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>	
EMR site identification:	
<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>	
CLR site identification:	

5) Are there any existing easements over the premises?

Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see [DA Forms Guide](#).

- Yes – All easement locations, types and dimensions are included in plans submitted with this development application
- No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

a) What is the type of development? (tick only one box)

- Material change of use Reconfiguring a lot Operational work Building work

b) What is the approval type? (tick only one box)

- Development permit Preliminary approval Preliminary approval that includes a variation approval

c) What is the level of assessment?

- Code assessment Impact assessment (requires public notification)

d) Provide a brief description of the proposal (e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):

Short-Term Accommodation & Rooming Accommodation

e) Relevant plans

Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms guide: Relevant plans](#).

- Relevant plans of the proposed development are attached to the development application

6.2) Provide details about the second development aspect

a) What is the type of development? (tick only one box)

- Material change of use Reconfiguring a lot Operational work Building work

b) What is the approval type? (tick only one box)

- Development permit Preliminary approval Preliminary approval that includes a variation approval

c) What is the level of assessment?

- Code assessment Impact assessment (requires public notification)

d) Provide a brief description of the proposal (e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):

e) Relevant plans

Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).

Relevant plans of the proposed development are attached to the development application

6.3) Additional aspects of development

Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application

Not required

Section 2 – Further development details

7) Does the proposed development application involve any of the following?

Material change of use Yes – complete division 1 if assessable against a local planning instrument

Reconfiguring a lot Yes – complete division 2

Operational work Yes – complete division 3

Building work Yes – complete *DA Form 2 – Building work details*

Division 1 – Material change of use

Note: This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.

8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition <i>(include each definition in a new row)</i>	Number of dwelling units <i>(if applicable)</i>	Gross floor area (m ²) <i>(if applicable)</i>
Accommodation for seasonal workers	Short-Term Accommodation and Rooming Accommodation	24	

8.2) Does the proposed use involve the use of existing buildings on the premises?

Yes

No

Division 2 – Reconfiguring a lot

Note: This division is only required to be completed if any part of the development application involves reconfiguring a lot.

9.1) What is the total number of existing lots making up the premises?

9.2) What is the nature of the lot reconfiguration? *(tick all applicable boxes)*

Subdivision *(complete 10)*

Dividing land into parts by agreement *(complete 11)*

Boundary realignment *(complete 12)*

Creating or changing an easement giving access to a lot from a constructed road *(complete 13)*

10) Subdivision

10.1) For this development, how many lots are being created and what is the intended use of those lots:

Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				

10.2) Will the subdivision be staged?

Yes – provide additional details below

No

How many stages will the works include?

What stage(s) will this development application apply to?

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?				
Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment			
12.1) What are the current and proposed areas for each lot comprising the premises?			
Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)
12.2) What is the reason for the boundary realignment?			

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements)				
Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work

Note: This division is only required to be completed if any part of the development application involves operational work.

14.1) What is the nature of the operational work?	
<input type="checkbox"/> Road work <input type="checkbox"/> Drainage work <input type="checkbox"/> Landscaping <input type="checkbox"/> Other – please specify:	<input type="checkbox"/> Stormwater <input type="checkbox"/> Earthworks <input type="checkbox"/> Signage <input type="checkbox"/> Water infrastructure <input type="checkbox"/> Sewage infrastructure <input type="checkbox"/> Clearing vegetation
14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)	
<input type="checkbox"/> Yes – specify number of new lots:	
<input type="checkbox"/> No	
14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)	
\$	

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application
North Burnett Regional Council
16) Has the local government agreed to apply a superseded planning scheme for this development application?
<input type="checkbox"/> Yes – a copy of the decision notice is attached to this development application

- The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- No

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?

Note: A development application will require referral if prescribed by the Planning Regulation 2017.

- No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

Matters requiring referral to the **Chief Executive of the Planning Act 2016:**

- Clearing native vegetation
- Contaminated land (*unexploded ordnance*)
- Environmentally relevant activities (ERA) (*only if the ERA has not been devolved to a local government*)
- Fisheries – aquaculture
- Fisheries – declared fish habitat area
- Fisheries – marine plants
- Fisheries – waterway barrier works
- Hazardous chemical facilities
- Heritage places – Queensland heritage place (*on or near a Queensland heritage place*)
- Infrastructure-related referrals – designated premises
- Infrastructure-related referrals – state transport infrastructure
- Infrastructure-related referrals – State transport corridor and future State transport corridor
- Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
- Infrastructure-related referrals – near a state-controlled road intersection
- Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
- Koala habitat in SEQ region – key resource areas
- Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
- Ports – Brisbane core port land – environmentally relevant activity (ERA)
- Ports – Brisbane core port land – tidal works or work in a coastal management district
- Ports – Brisbane core port land – hazardous chemical facility
- Ports – Brisbane core port land – taking or interfering with water
- Ports – Brisbane core port land – referable dams
- Ports – Brisbane core port land – fisheries
- Ports – Land within Port of Brisbane's port limits (*below high-water mark*)
- SEQ development area
- SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- SEQ regional landscape and rural production area or SEQ rural living area – community activity
- SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- SEQ regional landscape and rural production area or SEQ rural living area – combined use
- SEQ northern inter-urban break – tourist activity or sport and recreation activity
- SEQ northern inter-urban break – community activity
- SEQ northern inter-urban break – indoor recreation
- SEQ northern inter-urban break – urban activity
- SEQ northern inter-urban break – combined use
- Tidal works or works in a coastal management district
- Reconfiguring a lot in a coastal management district or for a canal
- Erosion prone area in a coastal management district
- Urban design

<input type="checkbox"/> Water-related development – taking or interfering with water <input type="checkbox"/> Water-related development – removing quarry material (<i>from a watercourse or lake</i>) <input type="checkbox"/> Water-related development – referable dams <input type="checkbox"/> Water-related development – levees (<i>category 3 levees only</i>) <input type="checkbox"/> Wetland protection area
Matters requiring referral to the local government: <input type="checkbox"/> Airport land <input type="checkbox"/> Environmentally relevant activities (ERA) (<i>only if the ERA has been devolved to local government</i>) <input type="checkbox"/> Heritage places – Local heritage places
Matters requiring referral to the Chief Executive of the distribution entity or transmission entity: <input type="checkbox"/> Infrastructure-related referrals – Electricity infrastructure
Matters requiring referral to: <ul style="list-style-type: none"> • The Chief Executive of the holder of the licence, if not an individual • The holder of the licence, if the holder of the licence is an individual <input type="checkbox"/> Infrastructure-related referrals – Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council: <input type="checkbox"/> Ports – Brisbane core port land
Matters requiring referral to the Minister responsible for administering the Transport Infrastructure Act 1994: <input type="checkbox"/> Ports – Brisbane core port land (<i>where inconsistent with the Brisbane port LUP for transport reasons</i>) <input type="checkbox"/> Ports – Strategic port land
Matters requiring referral to the relevant port operator, if applicant is not port operator: <input type="checkbox"/> Ports – Land within Port of Brisbane's port limits (<i>below high-water mark</i>)
Matters requiring referral to the Chief Executive of the relevant port authority: <input type="checkbox"/> Ports – Land within limits of another port (<i>below high-water mark</i>)
Matters requiring referral to the Gold Coast Waterways Authority: <input type="checkbox"/> Tidal works or work in a coastal management district (<i>in Gold Coast waters</i>)
Matters requiring referral to the Queensland Fire and Emergency Service: <input type="checkbox"/> Tidal works or work in a coastal management district (<i>involving a marina (more than six vessel berths)</i>)

18) Has any referral agency provided a referral response for this development application?		
<input checked="" type="checkbox"/> Yes – referral response(s) received and listed below are attached to this development application <input type="checkbox"/> No		
Referral requirement	Referral agency	Date of referral response
State transport corridor	State Assessment Referral Assessment (SARA)	20 February 2023
Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application (<i>if applicable</i>).		

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules
<input checked="" type="checkbox"/> I agree to receive an information request if determined necessary for this development application <input type="checkbox"/> I do not agree to accept an information request for this development application Note: <i>By not agreeing to accept an information request I, the applicant, acknowledge:</i>

- that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties
 - Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.
- Further advice about information requests is contained in the [DA Forms Guide](#).

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)

- Yes – provide details below or include details in a schedule to this development application
 No

List of approval/development application references	Reference number	Date	Assessment manager
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)

- Yes – a copy of the receipted QLeave form is attached to this development application
 No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid
 Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?

- Yes – show cause or enforcement notice is attached
 No

23) Further legislative requirements

Environmentally relevant activities

23.1) Is this development application also taken to be an application for an environmental authority for an **Environmentally Relevant Activity (ERA)** under section 115 of the *Environmental Protection Act 1994*?

- Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below
 No

Note: Application for an environmental authority can be found by searching "ESR/2015/1791" as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.

Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			

- Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.

Hazardous chemical facilities

23.2) Is this development application for a **hazardous chemical facility**?

Yes – *Form 69: Notification of a facility exceeding 10% of schedule 15 threshold* is attached to this development application

No

Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation that the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

- Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)
- No

Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.
2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

- Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter
- No

Note: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.

Koala habitat in SEQ Region

23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work which is assessable development under Schedule 10, Part 10 of the Planning Regulation 2017?

- Yes – the development application involves premises in the koala habitat area in the koala priority area
- Yes – the development application involves premises in the koala habitat area outside the koala priority area
- No

Note: If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at www.des.qld.gov.au for further information.

Water resources

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the Water Act 2000**?

- Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development
- No

Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au for further information.

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. If the development application involves:

- Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1
- Taking or interfering with water in a watercourse, lake or spring: complete DA Form 1 Template 2
- Taking overland flow water: complete DA Form 1 Template 3.

Waterway barrier works

23.7) Does this application involve **waterway barrier works**?

- Yes – the relevant template is completed and attached to this development application
- No

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

Marine activities

23.8) Does this development application involve **aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants**?

- Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*
- No

Note: See guidance materials at www.daf.qld.gov.au for further information.

Quarry materials from a watercourse or lake

23.9) Does this development application involve the **removal of quarry materials from a watercourse or lake** under the *Water Act 2000*?

- Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
 No

Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au and www.business.qld.gov.au for further information.

Quarry materials from land under tidal waters

23.10) Does this development application involve the **removal of quarry materials from land under tidal water** under the *Coastal Protection and Management Act 1995*?

- Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
 No

Note: Contact the Department of Environment and Science at www.des.qld.gov.au for further information.

Referable dams

23.11) Does this development application involve a **referable dam** required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the *Water Supply Act*)?

- Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the *Water Supply Act* is attached to this development application
 No

Note: See guidance materials at www.dnrme.qld.gov.au for further information.

Tidal work or development within a coastal management district

23.12) Does this development application involve **tidal work or development in a coastal management district**?

- Yes – the following is included with this development application:
- Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)
 - A certificate of title
- No

Note: See guidance materials at www.des.qld.gov.au for further information.

Queensland and local heritage places

23.13) Does this development application propose development on or adjoining a place entered in the **Queensland heritage register** or on a place entered in a local government's **Local Heritage Register**?

- Yes – details of the heritage place are provided in the table below
 No

Note: See guidance materials at www.des.qld.gov.au for information requirements regarding development of Queensland heritage places.

Name of the heritage place:		Place ID:	
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Brothels

23.14) Does this development application involve a **material change of use for a brothel**?

- Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the *Prostitution Regulation 2014*
 No

Decision under section 62 of the Transport Infrastructure Act 1994

23.15) Does this development application involve new or changed access to a state-controlled road?

- Yes – this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)
 No

Walkable neighbourhoods assessment benchmarks under Schedule 12A of the Planning Regulation

23.16) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?

- Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered
- No

Note: See guidance materials at www.planning.dsdmip.qld.gov.au for further information.

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17

Yes

Note: See the *Planning Regulation 2017* for referral requirements

If building work is associated with the proposed development, Parts 4 to 6 of [DA Form 2 – Building work details](#) have been completed and attached to this development application

Yes

Not applicable

Supporting information addressing any applicable assessment benchmarks is with the development application

Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see [DA Forms Guide: Planning Report Template](#).

Yes

Relevant plans of the development are attached to this development application

Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).

Yes

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)

Yes

Not applicable

25) Applicant declaration

By making this development application, I declare that all information in this development application is true and correct

Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*

Note: It is unlawful to intentionally provide false or misleading information.

Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, *Planning Regulation 2017* and the *DA Rules* except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the *Planning Regulation 2017*, and the access rules made under the *Planning Act 2016* and *Planning Regulation 2017*; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: Reference number(s):

Notification of engagement of alternative assessment manager	
Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

QLeave notification and payment			
<i>Note: For completion by assessment manager if applicable</i>			
Description of the work			
QLeave project number			
Amount paid (\$)		Date paid (dd/mm/yy)	
Date receipted form sighted by assessment manager			
Name of officer who sighted the form			

David and Lisa Madden
P. O Box 79
Gayndah QLD 4625

4th April, 2024

To Whom it may concern,

Re: Response to letter with reference number 1216963

Recently we have submitted a planning/development application number DA240013, with the applicant being in the name of "Ellendee Park and Accommodation".

Because we are the registered owners of the property of 16191 Burnett Highway, Gayndah, (where the development is proposed), we give notice to authorise "Ellendee Park and Accommodation to make the development application.

Kind regards,

David Madden



Property Owner

Lisa Madden



Property Owner

Our ref 485/00461, e64634
Your ref N/A
Enquiries Patrick Leys

Department of
Transport and Main Roads

9 APR 2024

Ms Lisa Madden
122 Shepherds Road
Gayndah Qld 4625

Dear Ms Madden

REQUEST TO OBTAIN OWNER'S CONSENT – DETERMINATION NOTICE

This notice is in response to your request of 8 April 2024 to obtain owner's consent from the Department of Transport and Main Roads (TMR) to lodge a development application completely or partially over land held or administered by the department.

Pursuant to section 51(2) of the *Planning Act 2016* ('the Planning Act'), the consent of the owner of land that is the subject of a development application is required in order for the development application to be considered as "properly made". Under section 247 of the *Transport Infrastructure Act 1994*, the Chief Executive of the Department of Transport and Main Roads is taken to be the owner of the land. The department has considered your request and **provides owner's consent** for the making of the following application:

- Material change of use for short-term accommodation/rooming accommodation which involves the following rail corridor land;
- Lot 26 on SP102268.

This consent only applies to the submitted application.

TMR's owner's consent is only provided for the purposes of making the application and does not:

- constitute TMR's approval of, or support for, the development application for the purpose of the Development Assessment System (DAS);
- provide permission to undertake works on land held or administered by the department associated with a development approval without the permission of TMR;
- remove the requirement to obtain any other approvals from TMR or another government department;
- constitute owner's consent for any other development application over land owned or administered by the department; or
- constitute approval for any person to enter a rail corridor.

TMR regulates structures, works and activities that occur within land administered or owned by the department. It may be necessary to obtain TMR or Railway Manager approval prior to accessing or undertaking works within an existing or future transport corridor.

If you have any queries or wish to seek clarification about any of the details in this response, please contact Patrick Leys on 3066 7430.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Craig England', with a long horizontal stroke extending to the right.

Craig England
Manager, Rail Corridor Management
Authorised Delegate of the Chief Executive

From: RCM Rail Corridor Management <RCM@tmr.qld.gov.au>
Subject: RE: DA240013 - 16191 Burnett Highway, Gayndah - Rooming accommodation and short-term accommodation
Date: 10 April 2024 at 9:49:46 am AEST
To: Sue-Ann Jensen <jenlands2@bigpond.com>, RCM Rail Corridor Management <RCM@tmr.qld.gov.au>
Cc: Craig D England <Craig.D.England@tmr.qld.gov.au>, David Madden <gayndahmilk@gmail.com>

Good morning Sue-Ann,

We believe that the existing occupational crossing should be sufficient for access purposes, as the current owner will be operating and maintaining the proposed accommodation.

Given that the proposal is not large-scale, we wouldn't anticipate a significant increase in traffic over the crossing and there won't be a need to upgrade it to a public crossing.

Kind regards,

Patrick Leys

Principal Advisor | Rail Corridor Management
Portfolio Investment and Programming Branch | PPI Division
Property | Department of Transport and Main Roads

Level 17 | 61 Mary Street | Brisbane Qld 4000
GPO Box 1412 | Brisbane Qld 4001

P: (07) 3066 7430

E: patrick.z.leys@tmr.qld.gov.au

W: www.tmr.qld.gov.au



From: Sue-Ann Jensen <jenlands2@bigpond.com>

Sent: Tuesday, 9 April 2024 2:26 PM

To: RCM Rail Corridor Management <RCM@tmr.qld.gov.au>

Cc: Craig D England <Craig.D.England@tmr.qld.gov.au>; David Madden <gayndahmilk@gmail.com>

Subject: Re: DA240013 - 16191 Burnett Highway, Gayndah - Rooming accommodation and short-term accommodation

Hi Patrick,

Thank you very much for providing the states consent. Can you please advise that this is all we need for this application as there is an existing Occupation Crossing (OCC) to Lot 3RP32461 in place.

Mr John Mcdonald from the Department of Resources (DoR) stated in his email (see attached) that;

"If it can be authorised in another manner, and TMR does not require the negotiation of an easement, then DoR has no further involvement".

Can you please confirm that TMR does not require the negotiaiton of an easement.

Thank you

Kind regards

Sue-Ann

On 9 Apr 2024, at 12:48 pm, RCM Rail Corridor Management <RCM@tmr.qld.gov.au> wrote:

Good afternoon Sue-Ann,
Please find attached TMR owner's consent for your application.
Please note that it has been addressed to Lisa Madden as the applicant in the planning report, as per our usual practice.

Kind regards,

Patrick Leys

Principal Advisor | Rail Corridor Management
Portfolio Investment and Programming Branch | PPI Division
Property | Department of Transport and Main Roads

Level 17 | 61 Mary Street | Brisbane Qld 4000

GPO Box 1412 | Brisbane Qld 4001

P: (07) 3066 7430

E: patrick.z.leys@tmr.qld.gov.au

W: www.tmr.qld.gov.au



From: Sue-Ann Jensen <jenlands2@bigpond.com>

Sent: Monday, 8 April 2024 4:35 PM

To: RCM Rail Corridor Management <RCM@tmr.qld.gov.au>

Subject: Re: DA240013 - 16191 Burnett Highway, Gayndah - Rooming accommodation and short-term accommodation

Hi Craig,

Thank you very much!, that is great news.

Much appreciated

Kind regards

Sue-Ann

On 8 Apr 2024, at 1:54 pm, RCM Rail Corridor Management
<RCM@tmr.qld.gov.au> wrote:

Hi Sue-Ann,

Apologies for the delay in getting back to you but I am glad Isis Sugar have reached out to you. I am happy to provide owners consent to the application. It will be via a letter.

Kind regards,

Craig England
Manager (Rail Corridor Management)

Development Projects and Rail Corridor Management | Department of Transport and Main Roads

Floor 17
61 Mary Street Brisbane Qld 4000
GPO Box 1412 Brisbane Qld 4001
P: (07) 306 67418 M: 0438 708 069
E: craig.d.England@tmr.qld.gov.au
W: www.tmr.qld.gov.au

From: Sue-Ann Jensen <jenlands2@bigpond.com>

Sent: Monday, 8 April 2024 10:48 AM

To: WBB.IDAS <Wide.Bay.Burnett.IDAS@tmr.qld.gov.au>

Cc: RCM Rail Corridor Management <RCM@tmr.qld.gov.au>; David Madden <gayndahmilk@gmail.com>

Subject: DA240013 - 16191 Burnett Highway, Gayndah - Rooming accommodation and short-term accommodation

Hi Bryan,

As previously discussed we are seeking owners consent from the state to progress the above development, for access to the property that has been there and utilised, even before the railway was built.

The railway corridor is not functional anymore no bridges linking the track from previous floods taking them out. The land (previous railway corridor) is currently leased by the Bundaberg Isis Mill who have sent an email providing information (see attached email page 3) map clearly shows there is an OCC Occupation Crossing to Lot 3RP32461. Advice is that an occupation crossing allows a landowner whose land is split in two by a railway (or road) to retain access from one parcel of land to the other. See map below the two (2) parcels split L1RP32461 and L3RP32461 both owned by the applicants of this development.

Pre-lodgement advise was sought from SARA as you advised on the 5th March. SARA directed us to DoR (this pre-lodgement advice is in the planning report)

The following advise from John Mcdonald from DoR (email attached) with advise that owners consent is required from The Department of Transport and Main Roads (TMR) and an application for an easement over State land through DoR.

As you see in the correspondence to John, I questioned the fact of requiring owners consent when there was already a OCC in place for access to L3RP32461.

John has responded by saying if authorisation can be granted in another manner and TMR does not require the negotiation of an easement then DoR has no further involvement.

Can you please advise if consent is required especially with a OCC already in place?

I will also attach the Form 1 and Planning report for this application for your information. Thank you for your time and should you require further information please don't hesitate to give me a call on 0428 678 087.

Kind regards
Sue-Ann

Begin forwarded message:

From: WBB.IDAS <Wide.Bay.Burnett.IDAS@tmr.qld.gov.au>
Subject: **Contact details for SARA and TMR's Rail Corridor Management Team - future development on land at Lot 3 RP32461 - Burnett Highway, Gayndah**
Date: 5 March 2024 at 4:48:16 pm AEST
To: "jenlands2@bigpond.com" <jenlands2@bigpond.com>
Cc: RCM Rail Corridor Management <RCM@tmr.qld.gov.au>

****Without Prejudice****

Attn: Sueanne Jensen

Hello Sueanne,

Please disregard my previous email as it has an incorrect reference in the subject line. Hence, I have resent this email to correct this unfortunate error.

Thank you for your time on the phone earlier today regarding potential development being considered on Lot 3 RP32461, situated at the Burnett Highway, Gayndah. There are two matters we identified in our discussion, being 1) access arrangements for Lot 3 RP32461 and 2) potential development of worker accommodation use on Lot 3 RP32641. As discussed, I have followed up your enquiry with this email which include advice as follows:-

1. Access for Lot 3 RP32461

The access arrangement for Lot 3 RP32461 appears to cross two separate parcels of land, described as Lot 2 SP102268 and Lot 1 RP32461 (see below). Lot 2 SP102268 was once rail corridor land. Enquiries about crossing this land can be directed to our Rail Corridor

Management team via their nominated email address being RCM@tmr.qld.gov.au I have copied them into this email to ensure you receive their email address. I encourage you to contact them about this matter.

With regards to access over Lot 1 RP32461, this is freehold land. I could not find any mechanism where Lot 3 RP32461 has access over Lot 1 (such as an access easement). I recall from our discussion Lot 3 RP32461 was recently purchased? I suggest you seek legal advice about this issue.



2. Potential development of workers accommodation on Lot 3 RP32461

As we discussed, you can seek pre-lodgement advice from the Department of Housing, Local Government, Planning and Public Works (otherwise known as the State Assessment Referral Agency or SARA) about potential developments that involve a state interest. In this regard, the matters of interest to the state are reflected in the *State Development Assessment Provisions* (the SDAP). SARA's contact details for enquiries pertaining to seeking pre-lodgement advice are provided below for your information:

Department: Department of Housing, Local Government, Planning and Public Works (SARA)

Email: WBBSARA@dsdilgp.qld.gov.au

Phone: (07) 4331 5614

Should you wish to seek pre-lodgement advice, I would encourage you to provide as much as information as possible about the type of development such as an indicative plan of development showing the proposed access arrangements or alternatively, you can ask specific questions that you would like answered. This will assist in SARA and any other technical agency in understanding the proposal and providing advice and/or answering specific questions about your proposal. I must also advise that the Department of Transport and Main Roads (TMR) has a policy called the *Vehicular access to state-controlled roads policy 2023* (the VAP) which outlines a number of principles and strategies that TMR will apply when making a decision relating to the management of access between adjacent land and a state-controlled road. For Lot 3 RP32461, I would suggest ensuring lawful access arrangements are provided will be a key consideration in any future development proposal.

I hope this has been of assistance however if you wish to discuss further, please contact SARA in the first instance or my contact details are provided below.

Kind regards

Bryan Richters

Program Support Coordinator - Corridor and Land Management | **Wide Bay District**

Program Delivery and Operations | Infrastructure Management and Delivery | Department of Transport and Main Roads

Floor 1 | Bundaberg Main Roads Building | 23 Quay Street | Bundaberg Qld 4670
Locked Bag 486 | Bundaberg Qld 4670

P: (07) 4154 0280 | F: (07) 4152 3878
E: WBB.IDAS@tmr.qld.gov.au
W: www.tmr.qld.gov.au

I work flexible hours and I'm sending this message now because it suits my working arrangements. I don't expect you to read, action or respond outside of your normal work hours.

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Opinions contained in this email do not necessarily reflect the opinions of the Department of Transport and Main Roads, or endorsed organisations utilising the same infrastructure.

Town Planning Report

CODE ASSESSABLE APPLICATION

For

MATERIAL CHANGE OF USE

SHORT-TERM ACCOMMODATION/ ROOMING ACCOMMODATION

At

16191 Burnett Highway, Gayndah
Qld 4625

Described as

Lot 3 on RP32461, Lot 3RP32462, Lot 1 RP32461
And 26 SP102268

Prepared for

Ellendee Park and Accommodation
David & Lisa Madden

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- Appendix G - See (State Planning Policy mapping layers) – Vegetation*

1.0 SUMMARY

This report is for a code assessable development application seeking a Development Permit for a Material Change of Use – “Rooming accommodation” and “Short-Term accommodation” on both Lots 3 RP32461 and Lot 3 RP32462 with access to the property over 1 RP32461 and railway corridor 26 SP102268. The proposal is for a staged application firstly with rooming accommodation within the existing house and then short-term accommodation consisting of; - Two (2) amenity blocks or one large amenity block if able to secure current grant applied for, Camp kitchen, Four (4) accommodation buildings containing 3 units each (12), Ten (10) Wooden hut gazebos and lastly Ten (10) self-contained studio cabins.

It is the intention that the accommodation will provide for essential workers, e.g seasonal workers, government, or mining company workers etc, therefore creating a positive contribution to the region’s economic growth encouraging further investment and capitalise on jobs and growth in the area.

There is a critical shortage for accommodation in the region especially during citrus seasonal periods and other periods of the year with various fruit grown in the area e.g. blueberries and grapes. So this proposal will be an essential relief to the ongoing shortage.

It is considered that this development is compatible with the existing mixed residential and commercial character of the neighbourhood and will not result in a loss of amenity or character for the adjoining land uses with the closest dwelling being approximately 246m away.

2.0 PROPOSAL

The proposal is to be carried out in stages as follows;

Stage 1

Rooming accommodation in the existing house on site.

Short-term Accommodation

Stage 2

- Amenity blocks – by two (2) each containing four (4) Showers & toilets or one large amenity block with ten (10) showers and toilets if able to secure current grant applied for \$200,000
- Ten (10) wooden hut gazebo’s with BBQ, fridge and washup facilities

Stage 3

- Accommodation blocks x four (4) with three (3) rooms in each – not self contained – bedroom with small kitchenet and verandah
- Camp kitchen facility

Stage 4

- Existing shed – add kitchen facilities (camp kitchen)

Stage 5

- Self contained studio cabins Ten (10)

This report has been prepared to accompany an application to the North Burnett Regional Council for a Material Change of Use – “Rooming accommodation” & “Short-term accommodation”. The purpose of this report is to obtain approval from Council for the proposed development as shown on the Proposal Plans. Refer to **Appendix A – Proposal Plans X 2 - Site plan - if successful with grant and Site plan - if not successful.**

The subject site is located at 16191 Burnett Highway, Gayndah, and is formally described as Lot 3 on RP32461 and Lot 3 on RP32462. Access via the Burnett highway is over Lot 1 RP32461 and leased State land 26SP102268. The subject site is located in the rural zone within the intensive agricultural precinct and the access is within the community facilities zone. The current use residential with previous development as an orchard proposed area for development is zoned as good agricultural land however the previous owner has advised this land is not good for citrus with the loss of topsoil over the years making the land that was utilised for citrus growing unviable. Topographical pics on google map show this decline over the years with less and less orchard area. All orchard trees will be removed for this development.

Existing buildings on the development site consist of 1 shed and a dwelling.

The twelve (12) room accommodation buildings with verandah/deck area proposed at stage 3, while this accommodation is not self-contained the guests will utilise the shared camp kitchen facilities on site. These shared facilities are identified on the site plan provided in **Appendix A.**

It is also noted that some parts of the subject sites are mapped within a flood hazard area. The positioning of the accommodation buildings will be outside the mapped flood areas. flood map provided in **Appendix E.**

The subject site is connected to Council’s reticulated water networks, and the accommodation rooms will be connected to these services. With regards to connections to electricity, the site has existing connections to House and Shed with 3 phase power.

All areas around buildings and structures on the development site will have irrigated landscaped gardens with the water allocation attached to the property.

The development will have onsite sewerage treatment systems compliant with the *Plumbing and Drainage Act 2018*

The subject site has frontage to the Burnett Highway, Gayndah. There is an existing vehicle access to the site over a lease easement which will be the only access to the site. This development will be provided with internal roadways for internal vehicle manoeuvring, with these internal roadways to be constructed to the appropriate standards. It is noted that the existing internal roadway is unsealed, and the proposed new roadways would be constructed to a similar standard ensuring that they remain trafficable in all weather conditions.

With regards to carparking, the planning scheme requirements identify that for;

“Rooming accommodation” 1 space per 5 beds (outside the Centre Zone) is required to be provided on site. Based on these planning scheme requirements, for the 4 beds/rooms contain 5 beds = 1 parking space

“Short-term accommodation” One (1) space per unit plus 50 per cent of the requirement for each ancillary use plus 1 SRV (Service vehicle provision rate)

The following parking is required to be provided on site: For (4 x 3 units = 12 units) + (4 x .5) = 14 car parking spaces.

Self-contained Studio Cabins

Ten (10) = 10 + 1 SRV (Service vehicle provision rate)

The collection and discharge of stormwater will be appropriately managed to ensure that there are no effects to adjoining properties. Furthermore, given the position of the accommodation rooms on site, it is expected that there will be no impacts from stormwater on the adjoining state-controlled road.

3.0 APPLICATION DETAILS

Application Type	Material Change of Use - “Rooming accommodation for existing house and build Short-Term accommodation – camp ground with 12 non-self-contained units and 10 self-contained studio cabins
Level of Assessment	Code Assessable
Applicant	122 Shepherds Road, GAYNDAH QLD 4625 Telephone: 0429 066 634 Email: lisa-jensen@bigpond.com
Contact Person	Lisa Madden

4.0 SITE DETAILS

Address	16191 Burnett Highway, Gayndah
Real Property Description	Lot 3 on RP32461 and Lot 3RP32462
Site Area - Ha	3RP32461 = 4.2617 , 3RP32462 = 2.3609 = 6.62, 1RP32461 = 0.2752 & 26SP102268 (Railway Corridor)
Land Use Zone	Rural
Registered Owners	David & Lisa Madden – Ellendee Park and Accommodation
Road Frontage	200m
Existing Vegetation	See Appendix G - See (State Planning Policy mapping layers) – Vegetation.
Topography	
Surrounding Land Uses	Rural & residential

5.0 STATUTORY ASSESSMENT

5.1 STATE INTEREST

5.1.1 STATE ASSESSMENT AND REFERRALS

For the proposed development, the following referral has been identified under the provisions of the *Planning Regulation 2017*.

ISSUE STATUTORY TRIGGER REFERRAL TYPE

ISSUE	STATUTORY TRIGGER	REFERRAL TYPE
State transport corridor	<p>Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 (10.9.4.2.4.1):</p> <p>Development application for a material change of use, other than an excluded material change of use, that is assessable development under a local categorising instrument, if all or part of the premises—</p> <ol style="list-style-type: none">1. (a) are within 25m of a State transport corridor; or2. (b) are a future State transport corridor; or3. (c) are-<ol style="list-style-type: none">1. (i) adjacent to a road that intersects with a State-controlled Road; and2. (ii) within 100m of the intersection;	Concurrence

The above-mentioned referral triggers assessment against State Code 1: Development in a state-controlled road environment, of the State Development Assessment Provision (SDAP) version 3.0.

5.1.2. STATE PLANNING POLICY 2017

For purposes of this development, we consider that a separate assessment of the proposal against the SPP is not required given that all relevant matters will be dealt with under the provisions of the planning scheme.

5.1.3. WALKABLE NEIGHBOURHOOD REGULATION

This application is not subject to assessment against the provisions of the Walkable Neighbourhood Regulation. It is not anticipated that development of this land will trigger an assessment.

5.2 RELEVANT CODES

The proposed development generally complies with the relevant codes as required when submitting this application. The subject site is located within the Rural Zone. The proposed development will be low-key in nature and will not have any significant impact on the existing character, amenity and the land use of the surrounding rural area. Therefore, it is considered that the proposed application does not conflict with the applicable planning scheme provisions and is therefore generally consistent with the requirements as well as the intent of the zone.

The Planning Scheme contains specific zone codes, overlay codes and development codes for development to be assessed against. The following codes are applicable to the application.

- Rural zone code
- Infrastructure and operation works code
- Infrastructure overlay code
- Flood hazard overlay code

The site meets the requirements for the relevant codes and will comply with provisions that the Council provides. For responses to the applicable codes, please refer to **Appendix F**.

6.9 PRE-LODGEMENT ADVICE

Pre-lodgement advice was requested from North Burnett Regional Council for this development, and a copy of this advice is provided in **Appendix C**.

Pre-lodgement advice was also requested from the State Assessment and Referral Agency (SARA), and a copy of this advice is provided in **Appendix D**.

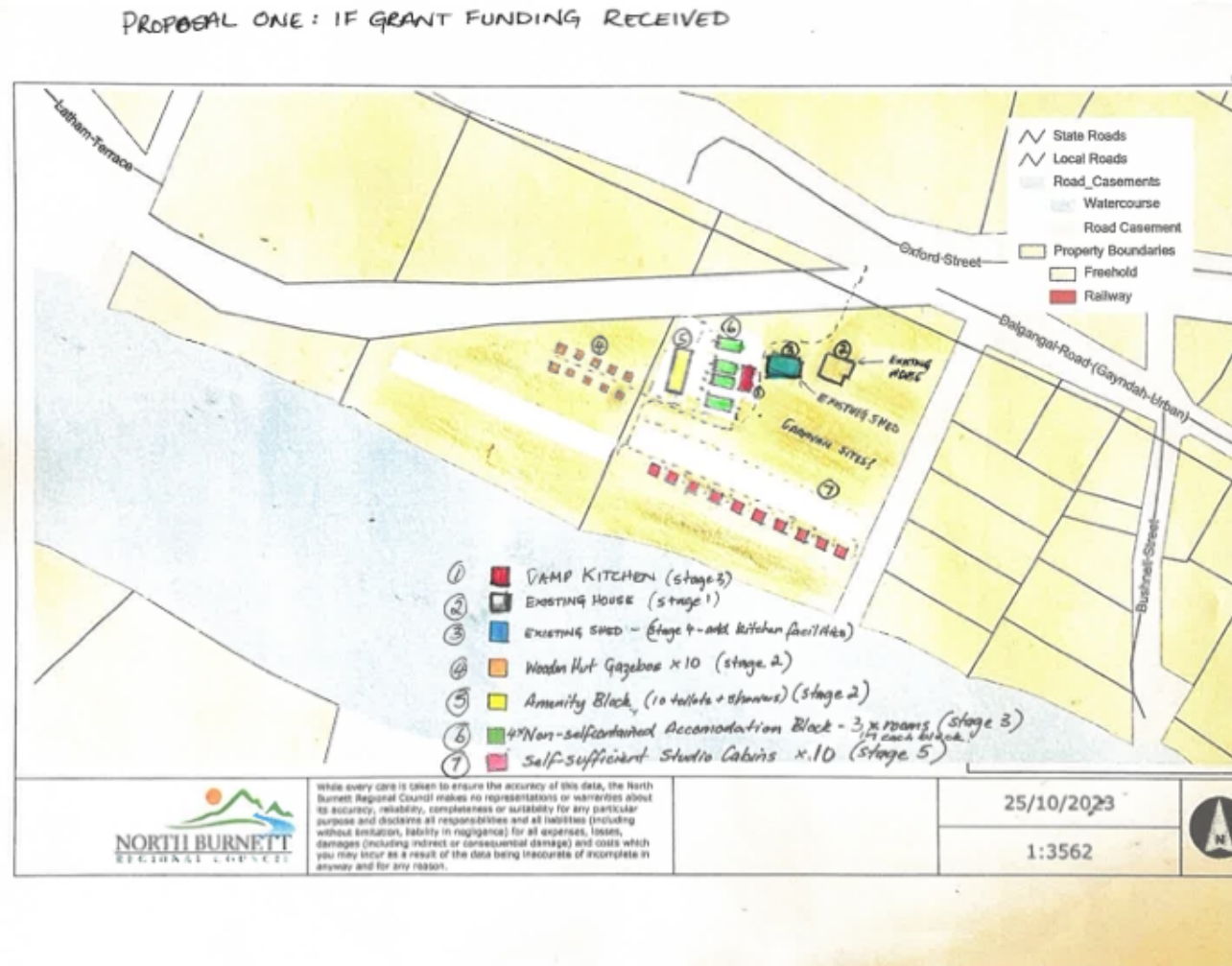
7.0 CONCLUSION

The development is for a Material Change of Use involving for Short-Term Accommodation/Rooming Accommodation, and triggers referral under the *Planning Regulation 2017*.

The required level of Code Assessment has been undertaken and has demonstrated that the proposal is generally consistent with the Planning Scheme. Where there are minor inconsistencies alternative solutions have been put forward. Therefore, based on the information presented within this report, it is submitted that the proposed development, as applied for, should be recommended for approval subject to reasonable and relevant conditions.

APPENDIX A

Proposal Plan (1) if Grant Successful

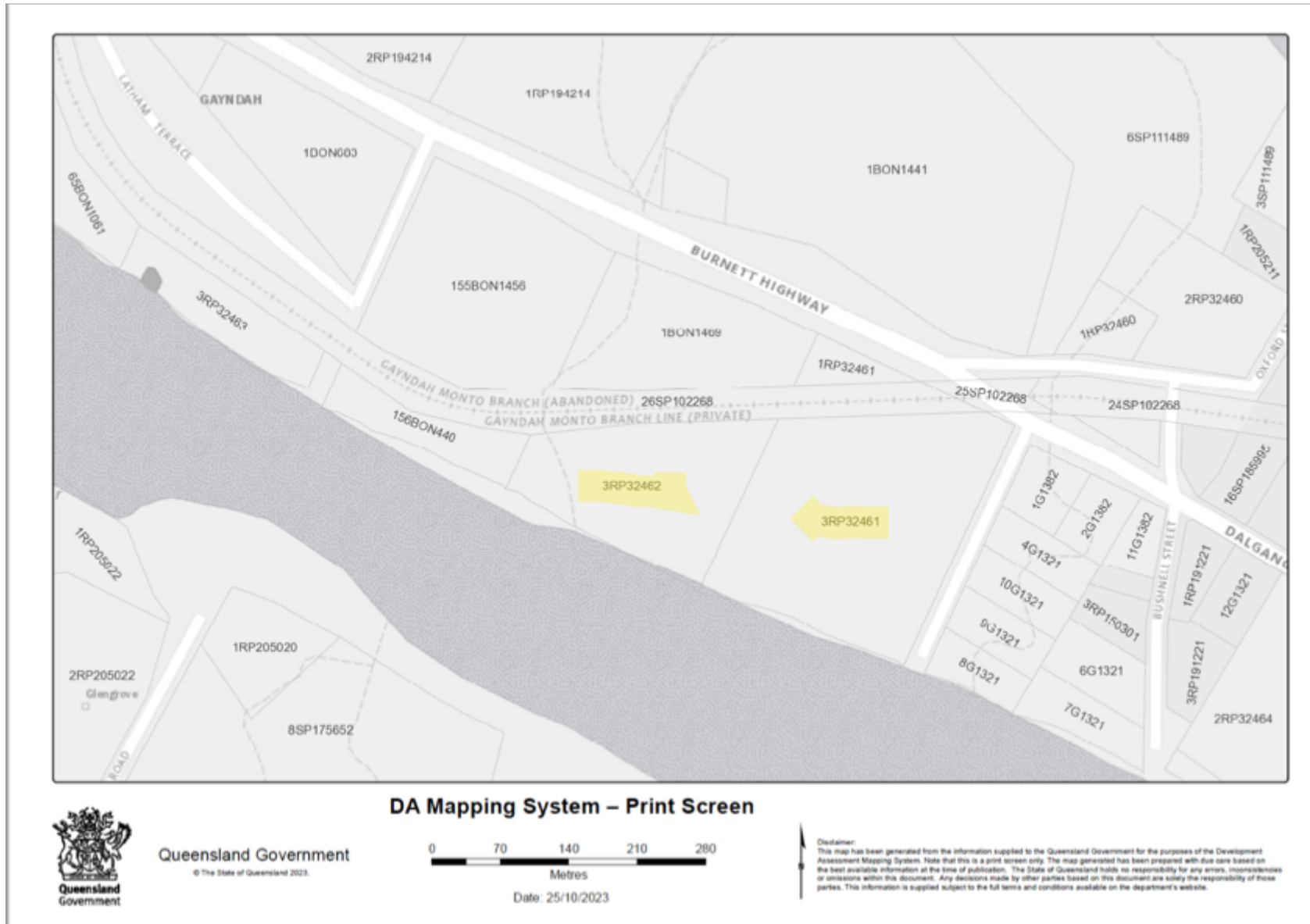


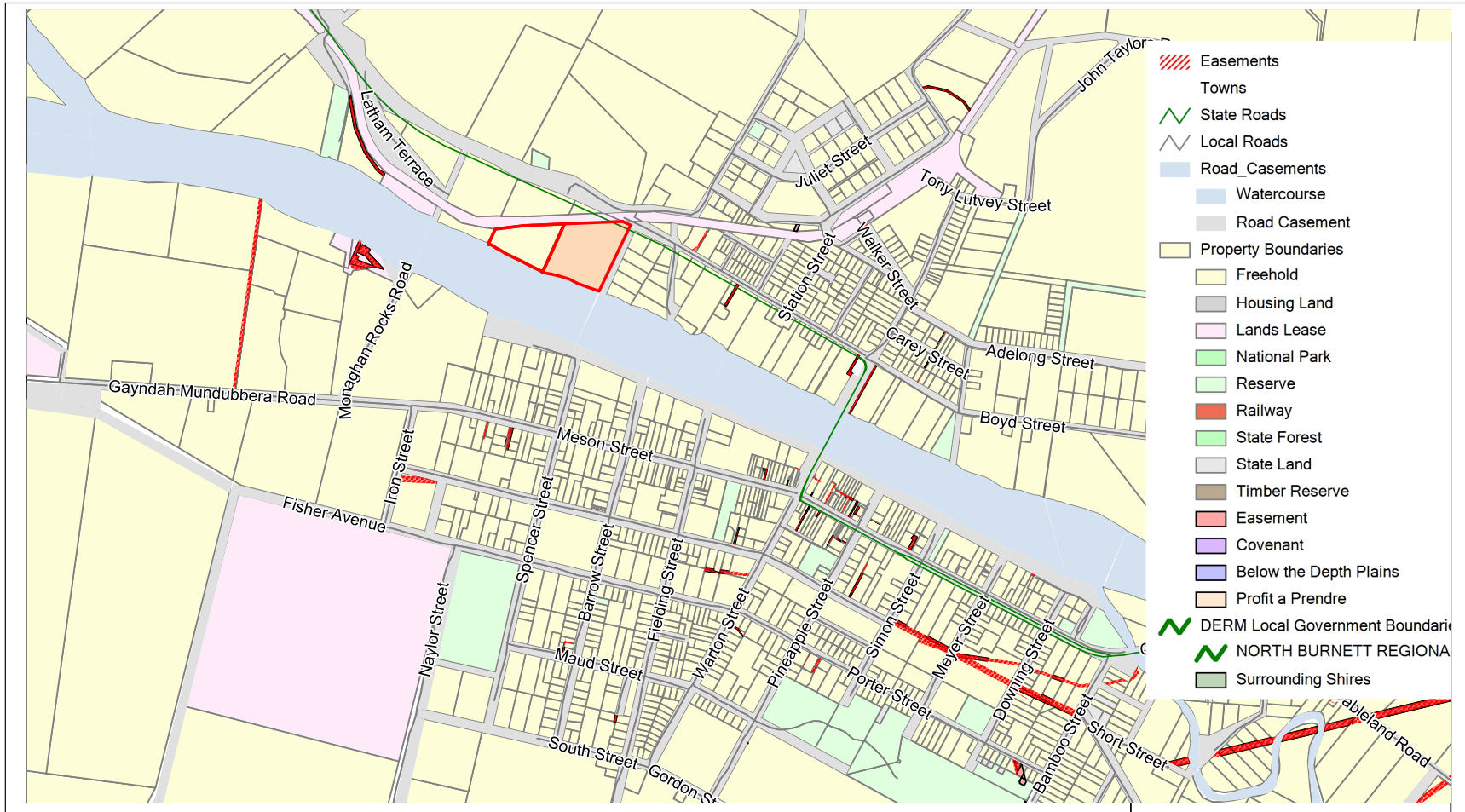
Proposal Plan (2)

PROPOSAL TWO: IF NO GRANT RECEIVED



APPENDIX B Locality Plan





While every care is taken to ensure the accuracy of this data, the North Burnett Regional Council makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibilities and all liabilities (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you may incur as a result of the data being inaccurate or incomplete in anyway and for any reason.

16191 Burnett Highway
 Lot 3 on RP32461, Lot
 3RP32462

11/03/2024

1:18708



APPENDIX C

Pre-lodgement Advice – North Burnett Regional Council

From: Lyn McLeod <Lyn.Mcleod@northburnett.qld.gov.au>

Date: Fri, 13 Oct 2023 03:38:56 +0000

Subject: Accommodation enquiry response for 16191 Burnett Highway, Gayndah

Hi Lisa and David

Further to your enquiry regarding accommodation development options at 16191 Burnett Highway Gayndah also known as—

- lot 3 RP32462 being within rural zone within the intensive agricultural precinct (green with red spots area),
- lot 1 RP32461 being within the industrial zone (purple area),
- lot 3 RP32461 being within the rural zone, intensive agricultural precinct, and
- lot 1 BON1469 being within the industrial zone.

The land in yellow is the old railway corridor and is zoned community facilities.

There are several definitions your proposed use could be defined as and depends on several different elements as described in the definitions.

- For “Rural Workers Accommodation”

As per the Planning Regulations 2017 **rural workers’ accommodation** means the use of premises for— accommodation, whether or not self-contained, for employees of a rural use, if the premises, and the premises where the rural use is carried out, are owned by the same person.

For this type of application the accommodation can only be provided for workers that are employed in a rural use that has the same owner of the accommodation site (the lots do not have to be adjoining).

- For “Rooming Accommodation”

As per the Planning Regulations 2017 **rooming accommodation** means the use of premises for—

Extract from the North Burnett Regional Council Planning Scheme v1.4

(a) residential accommodation, if each resident—

(i) has a right to occupy 1 or more rooms on the premises; and

(ii) does not have a right to occupy the whole of the premises; and

(iii) does not occupy a self-contained unit, as defined under the Residential Tenancies and Rooming Accommodation Act 2008, schedule 2, or has only limited facilities available for private use; and

(iv) shares other rooms, facilities, furniture or equipment outside of the resident's room with 1 or more other residents, whether or not the rooms, facilities, furniture or equipment are on the same or different premises; or

(b) a manager's residence, an office or providing food or other services to residents, if the use is ancillary to the use in paragraph (a).

There is no restriction on who can be accommodated due to employment or ownership of facilities.

- For “short-term accommodation” - camp ground

As per the Planning Regulations 2017 **short-term accommodation**

(a) means the use of premises for—

(i) providing accommodation of less than 3 consecutive months to tourists or travellers or

(ii) a manager's residence, office, or recreation facilities for the exclusive use of guests, if the use is ancillary to the use in subparagraph (i); but

(b) does not include a hotel, nature-based tourism, resort complex or tourist park.

- For “workers accommodation”

Extract from the North Burnett Regional Council Planning Scheme v1.4

As per the Planning Regulations 2017 *workers accommodation*

(a) means the use of premises for—

accommodation that is provided for persons who perform work as part of—

(i) a resource extraction project; or

(ii) a project identified in a planning scheme as a major industry or infrastructure project; or

(iii) A rural use; or

(b) does not include rural workers' accommodation

Defined use	Lot zone	Level of assessment	Applicable codes an application would be assessed against
Rural Workers Accommodation	Rural Zone	Accepted subject to requirements of the rural zone code, if— <ul style="list-style-type: none"> No more than 6 rural workers per 100 hectares of site area reside on the premises Unless within an existing building, no accommodation is within 100 metres of a boundary, road or watercourse. <p>If cannot meet the above requirements, then a code assessable application is required.</p>	Rural zone code Infrastructure overlay code Flood hazard overlay code
	Industry zone	Impact assessable application	Whole planning scheme
Rooming Accommodation	Rural Zone	Accepted subject to requirements of the rural zone code, if— <ul style="list-style-type: none"> No more than 6 persons per 100 hectares of site area reside on the premises 	Rural zone code Infrastructure overlay code Flood hazard overlay code

Extract from the North Burnett Regional Council Planning Scheme v1.4

		<ul style="list-style-type: none"> Unless within an existing building, no accommodation is within 100 metres of a boundary, road or watercourse. <p>If cannot meet the above requirements, then a code assessable application is required.</p>	
	Industry zone	Code assessable application	Industry zone code Higher density residential code Infrastructure overlay code Flood hazard overlay code
short-term accommodation	Rural Zone	Accepted, if— Not within the conservation precinct; and Accommodating no more than six paying guests at a time If cannot meet the above requirements, then a code assessable application is required.	Rural zone code Infrastructure and operation works code Infrastructure overlay code Flood hazard overlay code
	Industry zone	Impact assessable application	Whole planning scheme
workers accommodation	Rural Zone	Impact assessable application	Whole planning scheme
	Industry zone	Impact assessable application	Whole planning scheme

Some key matters from the codes that Council would need to consider are:

- **Traffic management**—the property is located in an area that is not easily accessed, and is on low maintenance roads and in extreme bushfire areas.
- **Natural hazards**—how the site will be managed during flood events, to reduce the risk to residents
- **Site Plan**—a site plan will be required this includes any structures, vehicle movement paths, parking spaces, camp area, and how the two will be separated for safety of pedestrians within the site.

Extract from the North Burnett Regional Council Planning Scheme v1.4

In general Council would support an application such as proposed, but until an actual application or formal proposal is lodged with Council, a decision cannot be made and every application is taken on its own merit and assessed against the relevant planning material at the time.

The following are documents required to be submitted for the planning application:

1. Attached 'DA form 1 – Development application details'
2. Owners consent (depending on if it is owned in individuals name or company please use which is most applicable)
3. A report about the proposed development and inclusive of any matters within the codes that the proposal is not compliant with,
4. Plans
5. Payment of application fees - once a defined use is decided, I can quote fees.

In addition to the council requirements the application may require referral to State Assessment Referral Agency, due to adjoining the state controlled road (Burnett Highway). As such it is recommended that you contact the Wide Bay Burnett office for the Department of State Development, Infrastructure, local government and Planning for their advice on your proposal. Their contact details are:

Wide Bay Burnett Regional Office – Bundaberg
Visit – Level 1, 7 Takalvan Street, Bundaberg
Post – PO box 979 Bundaberg Q 4670
PH: 07 4331 5614
Email: WBBSARA@dsdilgp.qld.gov.au

Regards

Lyn McLeod

Extract from the North Burnett Regional Council Planning Scheme v1.4

**APPENDIX D
Pre-lodgement Advice – State Assessment and Referral Agency**

From: **Peter MULCAHY** <Peter.Mulcahy@dsdilgp.qld.gov.au>

Date: Tue, 20 Feb 2024 at 9:27 am

Subject: Proposed accommodation at Burnett Highway, Gayndah (Lot 2 on RP32461 and Lot 3 on RP32462)

To: gayndahmilk@gmail.com <gayndahmilk@gmail.com>

Cc: WBBSARA <WBBSARA@dsdilgp.qld.gov.au>

Good Morning David and Lisa,

Proposed accommodation at Burnett Highway, Gayndah (Lot 2 on RP32461 and Lot 3 on RP32462)

Thank you for your e-mail and attached proposal plans.

SARA Mapping

The proposal plan indicates that a vehicle access associated with the existing Dwelling House will be used for the proposed accommodation, this appears to traverse Lot 26 on SP102268 (leasehold land owned by the State not freehold/private owned).

Extract from the North Burnett Regional Council Planning Scheme v1.4



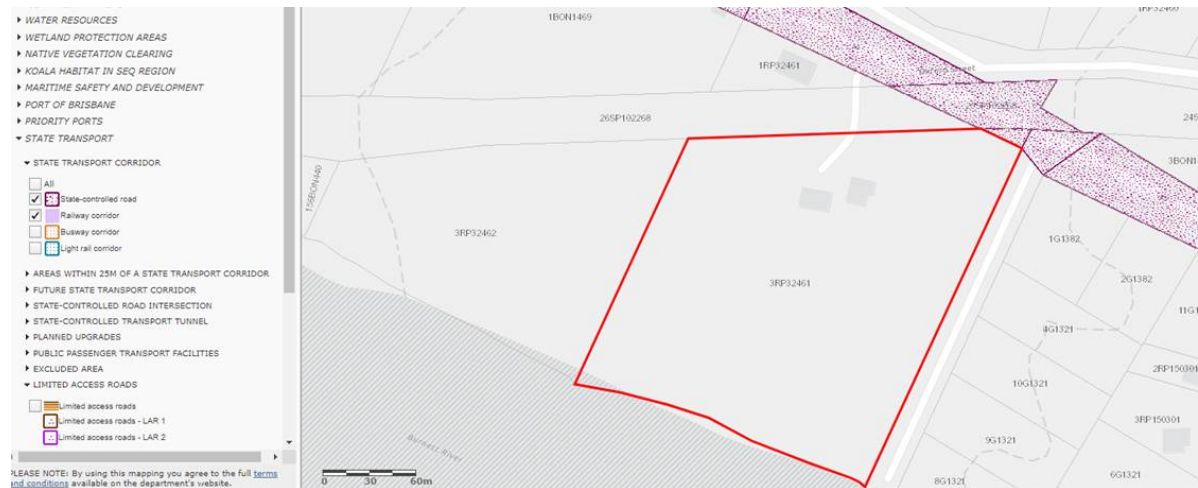
LotPlan	26SP102268
Area	4.1839
PropertyName	Gayndah Monto Branch Railway
Property Address	
Property Address1	
Locality	Gayndah

Extract from the North Burnett Regional Council Planning Scheme v1.4



Use of this land for access purposes would require obtaining prior approval through the Department of Resources (information on state land and leases can be found at the State Government [website](#)). [SARA DA mapping](#) does not indicated that Lot 26 on SP102268 is a mapped railway corridor.

Extract from the North Burnett Regional Council Planning Scheme v1.4



Application process

The establishment of accommodation cabins on the property would require preparation and lodgement of a Material Change of Use (MCU) application with the North Burnett Regional Council (NBRC). Based on the location of the property, adjoining the Burnett Highway, referral of the MCU application would be required to the State Assessment and Referral Agency (SARA).

Application considerations

Any MCU application lodged with the NBRC and referred to SARA should include the following:

- proposal plans prepared in accordance with [DA forms guide: Relevant plans](#)
- completed [DA Form 1](#)
- written response to relevant requirements within [State Code 1: Development in a state-controlled road environment](#) with the most relevant provisions listed below:

Extract from the North Burnett Regional Council Planning Scheme v1.4

- stormwater and overland flow (PO8 to PO11)
 - flooding (PO12)
 - drainage infrastructure (PO13 and PO14)
 - vehicle access to the State-controlled road (PO15 and PO16)
 - environmental emissions (PO39) – *voluntary* transport noise corridor associated with Burnett Highway (based on [SARA State Planning Policy Mapping](#))
 - 2023/2024 SARA assessment fee of \$3,636 (likely to increase in the new financial year)
- Separately it is recommended that you contact NBRC to discuss the proposed development and relevant requirements within the [North Burnett Planning Scheme 2014](#).

Hope the above information is of assistance.

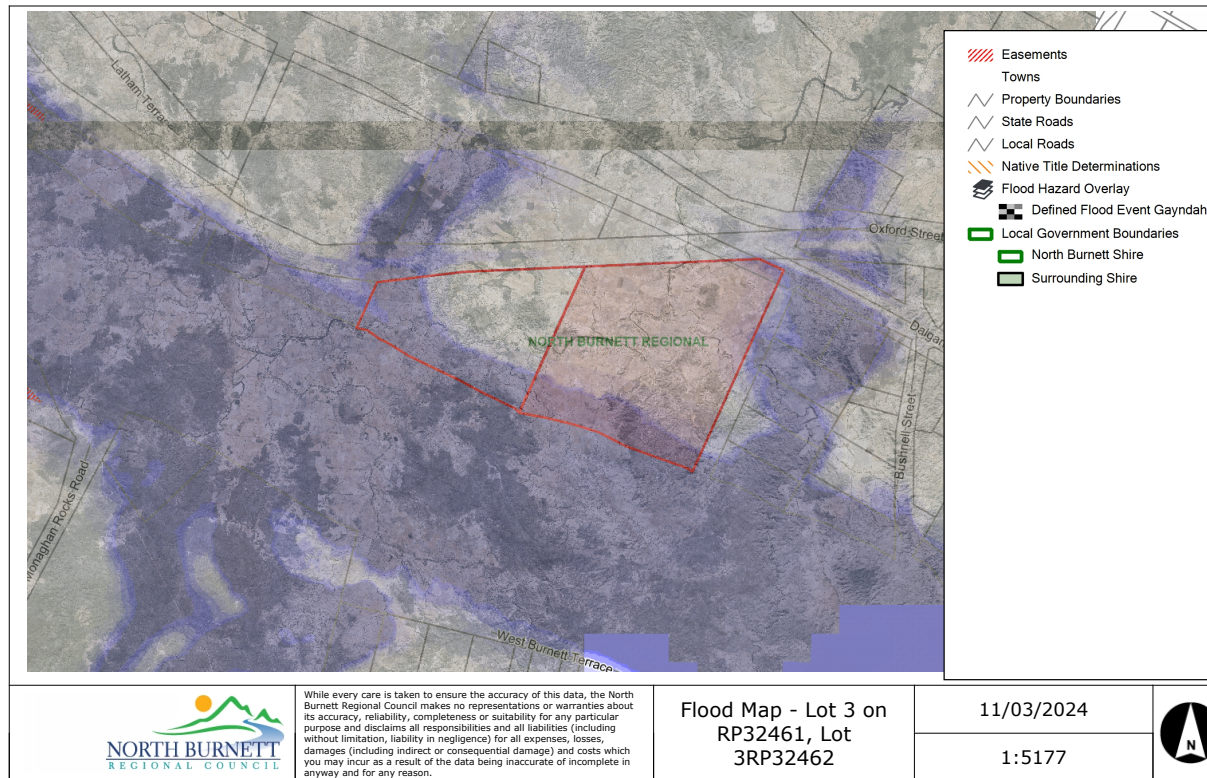
Kind Regards,

Peter



Peter Mulcahy

APPENDIX E Flood Map



APPENDIX F
Relevant Codes – North Burnett Regional Planning Scheme 2014

Infrastructure and operation works code

INFRASTRUCTURE AND OPERATIONAL WORK CODE

9.4.3.1 APPLICATION

- (1) This code applies to development that is accepted subject to requirements or assessable, involving material change of use, reconfiguring a lot, building work and operational work (excluding placing an advertising device) involving landscaping, vehicular parking and access, provision of infrastructure and erosion and sediment control to the extent identified in Part 5 Tables of assessment.
- (2) When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5 Tables of assessment.

9.4.3.2 PURPOSE AND OVERALL OUTCOMES

- (1) The purpose of the Infrastructure and operational work code is to—
 - (a) identify appropriate requirements and circumstances for providing non-trunk infrastructure; and,
 - (b) state relevant standards for design and construction of non-trunk infrastructure;
 - (c) incorporate soft and hard landscaping within development to create a pleasant environment for people who engage with the site;
 - (d) incorporate sufficient car parking spaces, safe and convenient access, appropriate facilities for service vehicles including loading and unloading, all designed and constructed to accepted community standards.
- (2) The purpose of the Infrastructure and operational work code will be achieved through the following overall outcomes—
 - (a) non-trunk infrastructure—
 - (i) services development to a suitable level that meets the anticipated needs of users;
 - (ii) is safe, cost-effective and efficient; and
 - (iii) creates no significant adverse environmental effects;

Response	Comments about compliance
<input checked="" type="checkbox"/> complies <input type="checkbox"/> conflicts	<p>This development will be provided with and connected to available urban (water) infrastructure services. Outside sewerage services therefore onsite sewerage systems will be provided. Landscape gardens around building and structures on site. Furthermore, sufficient carparking will be provided for this development.</p>
<input checked="" type="checkbox"/> complies <input type="checkbox"/> conflicts	<p>The development will be provided with infrastructure to a level that is suitable to service the demand associated with this development. This development contributes to the safe and efficient road network, and will have minimal impact on the adjoining transport network. Furthermore, this development retains the existing vehicle access and provides</p>

Extract from the North Burnett Regional Council Planning Scheme v1.4

- (b) the protection and integration of vegetation of ecological, aesthetic and cultural significance into landscape design;
- (c) landscaping is—
 - (i) attractive and suited to the climate;
 - (ii) enhances townscapes, streetscapes and landscapes in the North Burnett Region;
 - (iii) complements and enhances the uses and other works on-site;
 - (iv) protects the privacy of occupiers of nearby premises;
 - (v) discourages crime and vandalism and enhances personal and property security and safety;
 - (vi) has low maintenance, energy and water requirements; and
- (d) a safe and efficient road network that avoids excessive traffic, parking, manoeuvring or servicing on roads near the development; and,
- (e) safe, efficient and convenient pedestrian, cycle, mobility-impaired, and vehicular access to, and manoeuvring within sites; and
- (f) adequate on-site facilities for servicing by delivery, refuse and other service vehicles.

Response	Comments about compliance
	<p>efficient vehicle parking and maneuvering areas to connect this development with the existing facilities within the site. All the existing facilities on site will be available for use by guests utilising the new accommodation rooms, and the layout of the development will ensure that it can be serviced by delivery, refuse and any other service vehicles as required.</p>

9.3.4.3 INTERPRETATION

- (1) For the purposes of section 0 Infrastructure and operational work code, “infrastructure” means non-trunk infrastructure.

Extract from the North Burnett Regional Council Planning Scheme v1.4

PERFORMANCE AND ACCEPTABLE OUTCOMES

TABLE 9.4.5—INFRASTRUCTURE AND OPERATIONAL WORK CODE: ACCEPTED SUBJECT TO REQUIREMENTS AND ASSESSABLE DEVELOPMENT POS AND AOS

Performance outcomes (PO)	Acceptable outcomes (AO)	Response	Comments about compliance
Section 1: Landscaping			
<p>PO1 Planting and works incorporated in the landscaping—</p> <p>(a) include species suitable for the region that are non-invasive and drought-tolerant;</p> <p>(b) include existing significant vegetation and other natural features;</p> <p>(c) is safely designed and constructed;</p> <p>(d) protects infrastructure, utilities and adjoining premises.</p>	<p>AO1.1 Landscaping does not include any species identified as an unacceptable species in planning scheme policy SC6.5 Landscaping, section SC6.5.5 Unacceptable plant species for landscaping or are otherwise known to be toxic to people or animals.</p> <p>AO1.2 Landscaping retains and incorporates significant natural features of the site.</p> <p>AO1.3 Landscaping provides universal access in accordance with <i>Australian Standard AS 1428: Design for Access and Mobility</i>.</p> <p>AO1.4 Landscaping enables passive surveillance of car parking areas, communal spaces, children’s play areas and pathways.</p> <p>AO1.5 All pedestrian surfaces are slip-resistant and trafficable in all weather conditions.</p> <p>AO1.6 Root barriers minimise the risk of intrusion and damage to services and utilities.</p> <p>AO1.7 Landscaping incorporates water conservation measures appropriate to the site, including—</p> <p>(a) grouping plants in mulched beds wherever appropriate;</p> <p>(b) avoiding or minimising impervious</p>	<p><input type="checkbox"/> n.a.</p> <p><input checked="" type="checkbox"/> complies</p> <p><input type="checkbox"/> PO complies</p> <p><input type="checkbox"/> conflicts</p>	<p>There is existing landscaping on site. However for this development the existing landscaping will be retained as much as possible and further landscaping is planned in and around new buildings and structures, maintaining the natural features of the site.</p>

Extract from the North Burnett Regional Council Planning Scheme v1.4

TABLE 9.4.5—INFRASTRUCTURE AND OPERATIONAL WORK CODE: ACCEPTED SUBJECT TO REQUIREMENTS AND ASSESSABLE DEVELOPMENT POS AND AOS

Performance outcomes (PO)	Acceptable outcomes (AO)	Response	Comments about compliance
	<p>surfaces;</p> <p>(c) incorporating semi-porous pavement surfaces as an alternative to impervious surfaces; and,</p> <p>(d) draining hard surface areas to landscaped areas and water sensitive urban design devices.</p> <p>AO1.8 Landscaping works do not cause ponding of water on the premises or adjoining land.</p>		
<p>PO2 Neighbouring premises retain reasonable visual and acoustic privacy.</p>	<p>AO2.1 Landscape buffers between incompatible land uses incorporate—</p> <p>(a) earth mounding;</p> <p>(b) a diverse range of plant species that provide variation in colour, texture and form;</p> <p>(c) layered planting—large tree species planted at 6.0m centres to provide an upper storey, small trees planted at 3.0m centres to provide a mid-storey, and shrubs and groundcovers planted at 1.5m centres.</p>	<p><input type="checkbox"/> n.a.</p> <p><input type="checkbox"/> complies</p> <p><input type="checkbox"/> PO complies</p> <p><input type="checkbox"/> conflicts</p>	<p>Landscape buffers is planned along the north/eastern boundary with a diverse range of plant species with variation of colour both trees and shrubs. The development is staged therefore, as the stages progress so will the landscaping to each stage of development.</p>
<p>PO3 Landscaping in car parking areas—</p> <p>(a) screens sensitive neighbouring premises,</p> <p>(b) shades the areas; and</p> <p>(c) includes works to ensure the safety of users and infrastructure.</p>	<p>AO3.1 Unless required by a development approval or another planning scheme code, car parking areas incorporate the following—</p> <p>(a) screen landscaping at least 1.5m wide adjacent to any sensitive land use or a General residential zone, Rural residential zone, or Township zone;</p> <p>(b) a planter bed at least 2.0m wide adjacent to a frontage; and,</p>	<p><input type="checkbox"/> n.a.</p> <p><input checked="" type="checkbox"/> complies</p> <p><input type="checkbox"/> PO complies</p> <p><input type="checkbox"/> conflicts</p>	<p>Noted</p>

Extract from the North Burnett Regional Council Planning Scheme v1.4

TABLE 9.4.5—INFRASTRUCTURE AND OPERATIONAL WORK CODE: ACCEPTED SUBJECT TO REQUIREMENTS AND ASSESSABLE DEVELOPMENT POS AND AOS

Performance outcomes (PO)	Acceptable outcomes (AO)	Response	Comments about compliance
	<p>(c) shade trees within parking areas at the rate of one tree per six car parking spaces.</p> <p>AO3.2 Wheel stops, bollards, kerbs or other barriers provide protection along the boundaries between landscape areas and parking, manoeuvring and utility spaces.</p> <p>AO3.3 Landscaping, walls or fences conceal storage and utility areas.</p> <p>AO3.4 Landscaping, including any structures, provides visibility for traffic at intersections, access points, and locations where there are likely to be significant pedestrian or cycle activity.</p> <p>AO3.5 Planting within or adjacent to high voltage transmission line easements is consistent with—</p> <p>(a) <i>Screening your home from powerlines, A guide for planting trees and shrubs outside of easements to screen powerlines</i> (Powerlink Queensland)¹;</p> <p>(b) <i>Easement co-use information, Building for the future</i> (Powerlink Queensland)².</p>		
Section 2: Infrastructure (non-trunk) works			
For assessable development			
General			

¹ http://www.powerlink.com.au/Landowners_and_Property/Property_and_Easements/Documents/Screening_your_home_from_powerlines.aspx

² <http://www.powerlink.com.au/brochures/EasementCo-use>

Extract from the North Burnett Regional Council Planning Scheme v1.4

TABLE 9.4.5—INFRASTRUCTURE AND OPERATIONAL WORK CODE: ACCEPTED SUBJECT TO REQUIREMENTS AND ASSESSABLE DEVELOPMENT POS AND AOS

Performance outcomes (PO)	Acceptable outcomes (AO)	Response	Comments about compliance
PO4 Uses that are urban in nature or intensity locate where they can readily connect to existing infrastructure and services or connect with only modest extension of infrastructure networks.	no acceptable outcome identified	<input type="checkbox"/> n.a. <input checked="" type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	Existing water infrastructure
PO5 The type and scale of uses— (a) is consistent with the capacity of the infrastructure servicing the premises; and (b) allows the safe and efficient operation of infrastructure without interference by incompatible uses or works.	no acceptable outcome identified	<input type="checkbox"/> n.a. <input checked="" type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	
PO6 The provision of infrastructure maximises the safety of drivers, bicyclists and pedestrians.	no acceptable outcome identified	<input type="checkbox"/> n.a. <input checked="" type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	Noted
Water supply and sewerage infrastructure			
PO7 The development has an adequate quantity and quality of water supply for potable use, operational use and firefighting purposes.	AO7.1 Where available – premises have a connection to a reticulated water supply. OR AO7.2 Where unable to connect to a reticulated water supply— (a) residential premises connect to a rainwater tank with a minimum capacity of 45,000 litres; or (b) non-residential premises – no acceptable outcome identified.	<input type="checkbox"/> n.a. <input type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	Complies. The development will be connected to the reticulated water supply system. The property also has a water allocation. Existing house has rainwater tank
PO8 Reticulated water supply infrastructure is robust, fit for purpose, easy to maintain and readily augmented.	AO8.1 Reticulated water supply infrastructure design and construction is in accordance with Error! Reference source not found. Error! Reference source not	<input type="checkbox"/> n.a. <input checked="" type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	Noted

Extract from the North Burnett Regional Council Planning Scheme v1.4

TABLE 9.4.5—INFRASTRUCTURE AND OPERATIONAL WORK CODE: ACCEPTED SUBJECT TO REQUIREMENTS AND ASSESSABLE DEVELOPMENT POS AND AOS

Performance outcomes (PO)	Acceptable outcomes (AO)	Response	Comments about compliance
	found. policy		
PO9 The development has an adequate means of treating and disposing of effluent and other wastewater that protects public health and safety and minimises risks to the environment.	AO9.1 For all zones other than the Rural zone and the Recreation and open space zone, all premises connect to a reticulated sewerage system where provided. OR AO9.2 If in the Rural zone or Recreation and Open space zone or connection to a reticulated sewerage system is not available – the use incorporates an on-site waste water treatment system that complies with the <i>Plumbing and Drainage Act 2002</i> .	<input type="checkbox"/> n.a. <input checked="" type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	The development will incorporate an on-site waste water treatment system that complies
PO10 Reticulated sewerage infrastructure is robust, fit for purpose, easy to maintain and readily augmented.	AO10.1 Reticulated sewerage infrastructure design and construction is in accordance with Error! Reference source not found. Error! Reference source not found. policy	<input type="checkbox"/> n.a. <input checked="" type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	Noted
Roads			
PO11 The development incorporates road infrastructure of appropriate design and capacity that is compatible with the amount of traffic generated by the development, existing uses in the locality and through traffic.	no acceptable outcome identified	<input type="checkbox"/> n.a. <input checked="" type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	
PO12 Development generating significant pedestrian movements incorporates footpaths to a standard compatible with the locality.	AO12.1 If in the Centre zone, a full-width paved footpath extends along the full length of the site frontage. AO12.2 If in the General residential zone, a 1.2 metre wide paved footpath extends along the full length of the site frontage. AO12.3 If in zones other than the Centre zone or General residential zone – no acceptable outcome identified.	<input type="checkbox"/> n.a. <input type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	Complies. This development has an existing road access to buildings on the subject site. Further, this development will be provided with internal roadways for internal vehicle maneuvering, with these internal roadways to be constructed to the appropriate standards. It is noted that the existing internal

Extract from the North Burnett Regional Council Planning Scheme v1.4

TABLE 9.4.5—INFRASTRUCTURE AND OPERATIONAL WORK CODE: ACCEPTED SUBJECT TO REQUIREMENTS AND ASSESSABLE DEVELOPMENT POS AND AOS

Performance outcomes (PO)	Acceptable outcomes (AO)	Response	Comments about compliance
			roadways are unsealed, and the proposed new roadways would be constructed to a similar standard ensuring that they remain trafficable in all weather conditions.
PO13 Development generating high pedestrian and cyclist movements includes the provision of shared cycle and pedestrian paths.	no acceptable outcome identified	<input checked="" type="checkbox"/> n.a. <input type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	
PO14 Road infrastructure— (a) meets adequate geometric design, design speed, horizontal and vertical alignment, grades and structural design standards for use by vehicles, bicycles and pedestrians; (b) is safe and efficient; (c) maintains the safety of users; and (d) provides for emergency vehicles, buses and service vehicles.	AO14.1 Road and footpath design and construction is in accordance with Error! Reference source not found. Error! Reference source not found. policy. AO14.2 The width and alignment of shared pedestrian and cycle paths are in accordance with <i>Austroads Guide to Road Design Part 6A: Pedestrian and Cyclist Paths</i> .	<input type="checkbox"/> n.a. <input checked="" type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	Noted
Stormwater			
PO15 Development incorporates stormwater drainage that— (a) avoids or minimises adverse impacts on environmental waters from: (i) altered stormwater quality and hydrology; and	AO15.1 Stormwater design and construction is in accordance with Error! Reference source not found. Error! Reference source not found. policy and, for any exceptions stated in SC6.2.5, the assessment benchmarks in the two following acceptable outcomes.	<input type="checkbox"/> n.a. <input checked="" type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	Will comply. The collection and discharge of stormwater will be appropriately managed to ensure that design objectives are met.

Extract from the North Burnett Regional Council Planning Scheme v1.4

TABLE 9.4.5—INFRASTRUCTURE AND OPERATIONAL WORK CODE: ACCEPTED SUBJECT TO REQUIREMENTS AND ASSESSABLE DEVELOPMENT POS AND AOS

Performance outcomes (PO)	Acceptable outcomes (AO)	Response	Comments about compliance
<p>(ii) the release and mobilisation of sediment, nutrients and other pollutants;</p> <p>(b) protects the stability of buildings upstream and downstream;</p> <p>(c) protects the efficiency of downstream drainage; and,</p> <p>(d) directs stormwater to one or more lawful points of discharge.</p>	<p>AO15.2 At the construction phase design and construction of works achieves the stormwater management design objectives included in Table 9.4.6—Part 1 Construction phase: stormwater management design objectives, Table 9.4.7—Part 2 Construction phase: stormwater management design objectives for temporary drainage works and Table Error! No text of specified style in document..8—Part 3 Construction phase: stormwater management design objectives for emergency spillways on temporary sediment basins as applicable.</p> <p>AO15.3 At the post-construction phase works achieve—</p> <p>(a) the applicable stormwater management design objectives on-site, as identified in Table 9.4.9—Post-construction phase: stormwater management design objectives; or</p> <p>(b) an alternative locally appropriate solution off-site with an equivalent or improved water quality outcome to the relevant stormwater management design objectives in Table 9.4.9—Post-construction phase: stormwater management design objectives.</p>		
Electricity			
<p>PO16 Development incorporates a reliable supply of electricity adequate for the proposed use.</p>	<p>AO16.1 For all zones other than the Rural zone and the Recreation and open space zone, all premises have a connection to the reticulated electricity network.</p>	<p><input type="checkbox"/> n.a.</p> <p><input checked="" type="checkbox"/> complies</p> <p><input type="checkbox"/> PO complies</p> <p><input type="checkbox"/> conflicts</p>	<p>Electricity currently connected to both house and shed with 3 phase power to the shed. Electricity will be supplied to infrastructure with each stage of development.</p>

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TABLE 9.4.5—INFRASTRUCTURE AND OPERATIONAL WORK CODE: ACCEPTED SUBJECT TO REQUIREMENTS AND ASSESSABLE DEVELOPMENT POS AND AOS

Performance outcomes (PO)	Acceptable outcomes (AO)	Response	Comments about compliance
	OR AO16.2 If in the Rural zone or Recreation and open space zone— (a) premises have a connection to the reticulated electricity network; or (b) premises generate electricity on-site.		
PO17 Reticulated electricity infrastructure meets the design, construction and operational standards of the current service provider.	no acceptable outcome identified	<input type="checkbox"/> n.a. <input checked="" type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	Provider Ergon - Complies
PO18 On-site electricity generation infrastructure provides a reliable and safe supply of electricity and meets current applicable design, construction and operational standards.	no acceptable outcome identified	<input checked="" type="checkbox"/> n.a. <input checked="" type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	Not applicable
Street lighting and telecommunications			
PO19 Development incorporates street lighting that is compatible with the locality and provides an acceptable level of safety for residents and motorists.	AO19.1 The provision of street lighting is in accordance with <i>AS/NZS 1158:2005 Lighting for roads and public spaces</i> .	<input type="checkbox"/> n.a. <input checked="" type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	Lighting will be provided with each staged development
PO20 Street lighting infrastructure meets current design, construction and operational standards.	AO20.1 The design and construction of street lighting is in accordance with <i>AS/NZS 1158:2005 Lighting for roads and public spaces</i> .	<input checked="" type="checkbox"/> n.a. <input type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	
PO21 Development incorporates telecommunication services that are compatible with the locality and meet reasonable community expectations.	no acceptable outcome identified	<input type="checkbox"/> n.a. <input checked="" type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	Telecommunication services available - Telstra
PO22 Telecommunication infrastructure meets the design, construction and	no acceptable outcome identified	<input type="checkbox"/> n.a. <input checked="" type="checkbox"/> complies <input type="checkbox"/> PO complies	Noted

Extract from the North Burnett Regional Council Planning Scheme v1.4

TABLE 9.4.5—INFRASTRUCTURE AND OPERATIONAL WORK CODE: ACCEPTED SUBJECT TO REQUIREMENTS AND ASSESSABLE DEVELOPMENT POS AND AOS

Performance outcomes (PO)	Acceptable outcomes (AO)	Response	Comments about compliance
operational standards of the relevant provider.		<input type="checkbox"/> conflicts	
Section 3: Parking, access and movement			
For accepted subject to requirements and assessable development			
Vehicular access			
PO23 Premises have safe and efficient vehicular access for motorists and maintain the safety of pedestrians.	AO23.1 Vehicular access between the local government road network and the ingress and egress points of the site meets the standards stated in SC6.2 Design and construction standards for development works policy.	<input type="checkbox"/> n.a. <input checked="" type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	This development will utilise the existing access via Burnett Highway
Vehicle parking			
PO24 The use incorporates sufficient vehicle parking to meet demand for the number and type of vehicles for the type of development considering the practical opportunities available for shared car parking provision and the operation of alternative transport modes to private motor vehicles.	AO24.1 The number of vehicle parking spaces is not less than that identified as applicable to the defined use in Table Error! No text of specified style in document. — Car parking and service vehicle provision rates.	<input type="checkbox"/> n.a. <input checked="" type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	Compliant with car parking requirements for each stage of this development. This development will be provided with internal roadways for internal vehicle maneuvering, with internal roadways to be constructed to the appropriate standards. It is noted that the existing internal roadways are unsealed, and the proposed new roadways would be constructed to a similar standard ensuring that they remain trafficable in all weather conditions.
PO25 Vehicle parking areas are freely accessible to all employees on-site and	AO25.1 Vehicle parking areas have no gateways, doors, or similar devices that	<input type="checkbox"/> n.a. <input checked="" type="checkbox"/> complies	

Extract from the North Burnett Regional Council Planning Scheme v1.4

TABLE 9.4.5—INFRASTRUCTURE AND OPERATIONAL WORK CODE: ACCEPTED SUBJECT TO REQUIREMENTS AND ASSESSABLE DEVELOPMENT POS AND AOS

Performance outcomes (PO)	Acceptable outcomes (AO)	Response	Comments about compliance
visitors to the development during the normal hours of operation of the development with no encumbrance, fee or charge.	restrict vehicular access by employees or visitors.	<input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	
PO26 Vehicle parking areas, driveways and associated accesses function satisfactorily, and are constructed and line-marked to be suitable for their intended purpose.	<p>AO26.1 All vehicle-parking areas on the lot are in accordance with <i>AS2890.1 Parking facilities—Off-street car parking</i> (excepting for sections 4.3 and 4.4 and Appendix C).</p> <p>AO26.2 Where the development includes a combination of ‘low turnover’ and ‘high turnover’ car spaces (as defined in the Australian Standard), the parking spaces and aisles meet the high turnover or Class 3 requirements in <i>AS2890.1 Parking facilities—Off-street car parking</i>.</p> <p>AO26.3 Vehicle parking areas are constructed with a hardstand surface.</p> <p>AO26.4 Signs and line marking are in accordance Queensland Department of Main Roads <i>Manual of Uniform Traffic Control Devices</i>.</p> <p>AO26.5 There is no increase in the number of access points to State-controlled roads or significant local government roads as identified on Overlay Map OM-INFR-01.</p>	<input checked="" type="checkbox"/> n.a. <input type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	
PO27 The premises incorporate access and parking for people with disabilities or mobility impairment.	<p>AO27.1 Parking spaces for people with disabilities is available at the rate set out in <i>AS2890.6 Parking facilities—Off-street parking for people with disabilities</i>.</p> <p>AO27.2 Access and internal manoeuvring is available in accordance with <i>AS2890.6 Parking facilities—Off-street parking for people with disabilities</i>, and <i>AS1428 Design</i></p>	<input checked="" type="checkbox"/> n.a. <input type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	

Extract from the North Burnett Regional Council Planning Scheme v1.4

TABLE 9.4.5—INFRASTRUCTURE AND OPERATIONAL WORK CODE: ACCEPTED SUBJECT TO REQUIREMENTS AND ASSESSABLE DEVELOPMENT POS AND AOS

Performance outcomes (PO)	Acceptable outcomes (AO)	Response	Comments about compliance
	<i>for access and mobility.</i>		
Vehicle manoeuvring			
PO28 Premises avoid the use of the public road system for movement between car parking and vehicle service areas in the development.	<p>AO28.1 Manoeuvring and circulation areas within the site meet the standards in Austroads Design Vehicles and Turning Path Templates; <i>AS2890.1 Parking facilities—Off-street car parking</i>; and <i>AS2890.2 Parking facilities—Off-street commercial vehicle facilities</i>.</p> <p>AO28.2 All vehicles can enter and exit the premises in forward gear.</p>	<input checked="" type="checkbox"/> n.a. <input type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	
Loading, unloading and service spaces			
<p>PO29 Loading and unloading areas allow for the—</p> <p>(a) collection and set down of passengers;</p> <p>(b) parking of trailers;</p> <p>(c) service vehicle parking; and,</p> <p>(d) loading and unloading of goods.</p>	<p>AO29.1 Premises incorporate loading, unloading and set down areas in accordance with <i>AS2890.2 Parking facilities—Off-street commercial vehicle facilities</i>.</p> <p>AO29.2 For sites greater than 4,000m² in area, provision is made for service vehicles in accordance with Table Error! No text of specified style in document.—Car parking and service vehicle provision rates.</p>	<input type="checkbox"/> n.a. <input checked="" type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	Noted
For assessable development			
Cyclists and pedestrians			
<p>PO30 Pathways within the site provide for safe and convenient access so that—</p> <p>(a) the main pedestrian access from the street to the building is easily identified; and</p>	no acceptable outcome identified	<input checked="" type="checkbox"/> n.a. <input type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	

Extract from the North Burnett Regional Council Planning Scheme v1.4

TABLE 9.4.5—INFRASTRUCTURE AND OPERATIONAL WORK CODE: ACCEPTED SUBJECT TO REQUIREMENTS AND ASSESSABLE DEVELOPMENT POS AND AOS

Performance outcomes (PO)	Acceptable outcomes (AO)	Response	Comments about compliance
<p>(b) the vehicular access to the site is separate from the pedestrian access; and</p> <p>(c) design features—</p> <p>(i) delineate areas of potential conflict between vehicles and pedestrians;</p> <p>(ii) provide a low-speed traffic environment within the site; and</p> <p>(iii) incorporate appropriate lighting, directional signs, and pavement marking.</p>			
<p>PO31 The use incorporates adequate bicycle parking on the lot that meets appropriate design and construction standards.</p>	<p>AO31.1 For all uses, other than residential uses, where the required vehicle parking provision exceeds 20 parking spaces—the number of on-site bicycle parking facilities is not less than that set out in Department of Main Roads <i>Road Planning and Design Manual</i> (Table 5.12).</p> <p>AO31.2 On-site bicycle facilities meet the requirements in <i>AS2890.3 Parking Facilities—Bicycle parking facilities</i>.</p>	<p><input checked="" type="checkbox"/> n.a.</p> <p><input type="checkbox"/> complies</p> <p><input type="checkbox"/> PO complies</p> <p><input type="checkbox"/> conflicts</p>	
Amenity			
<p>PO32 Vehicle parking and manoeuvring areas and traffic generated by the use do not adversely affect amenity or result in an environmental nuisance having regard to—</p> <p>(a) the appearance of such areas;</p> <p>(b) dust emissions; and</p> <p>(c) noise from vehicle movement.</p>	<p>AO32.1 All areas on the site on which vehicles drive are constructed and surfaced to the standards set out in Error! Reference source not found. Error! Reference source not found. policy.</p>	<p><input type="checkbox"/> n.a.</p> <p><input checked="" type="checkbox"/> complies</p> <p><input type="checkbox"/> PO complies</p> <p><input type="checkbox"/> conflicts</p>	<p>Noted</p>

Extract from the North Burnett Regional Council Planning Scheme v1.4

TABLE 9.4.5—INFRASTRUCTURE AND OPERATIONAL WORK CODE: ACCEPTED SUBJECT TO REQUIREMENTS AND ASSESSABLE DEVELOPMENT POS AND AOS

Performance outcomes (PO)	Acceptable outcomes (AO)	Response	Comments about compliance
Section 4: Erosion and sediment control			
For accepted subject to requirements and assessable development			
PO33 Construction activities for development avoid degradation of the site and avoid or minimise adverse impacts on stormwater quality.	AO33.1 If in an urban area—the works include the design, installation, construction, operation, monitoring and maintenance of erosion sediment control practices in accordance with the <i>Urban Stormwater Quality Planning Guidelines 2010</i> . OR AO33.2 If in a rural area—no acceptable outcome identified.	<input type="checkbox"/> n.a. <input checked="" type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	Will comply
Section 5: Fire Services in development accessed by common private title where any part of the development or any dwelling is more than 90 metres from the nearest located fire hydrant			
For assessable development			
PO34 Hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.	AO34.1 Residential streets and common access ways within a common private title should have hydrants placed at intervals of no more than 120 metres and at each intersection. Hydrants may have a single outlet and be situated above or below ground. AO34.2 Commercial and industrial streets and access ways within streets serving commercial properties such as factories, warehouses and offices should be provided with above or below ground fire hydrants at nor more than 90-metre intervals and at each street intersection. Above ground fire hydrants should have dual valved outlets.	<input type="checkbox"/> n.a. <input checked="" type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	Noted

Extract from the North Burnett Regional Council Planning Scheme v1.4

TABLE 9.4.5—INFRASTRUCTURE AND OPERATIONAL WORK CODE: ACCEPTED SUBJECT TO REQUIREMENTS AND ASSESSABLE DEVELOPMENT POS AND AOS

Performance outcomes (PO)	Acceptable outcomes (AO)	Response	Comments about compliance
PO35 Road widths and construction within the development are adequate for fire emergency vehicles to gain access to a safe working area close to buildings and near water supplies whether or not on-street parking spaces are occupied	AO35.1 Road access minimum clearances of 3.5 metres wide and 4.8 metres high are provided for safe passage of emergency vehicles.	<input type="checkbox"/> n.a. <input checked="" type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	
PO36 Hydrants are suitably identified so that fire services can locate them at all hours.	AO36.1 Hydrants are identified as specified in 'Identification of street hydrants for fire fighting purposes' on the Department of Transport and Main Roads website ³ .	<input checked="" type="checkbox"/> n.a. <input type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	

³ www.tmr.qld.gov.au/~media/busind/techstdpubs/trum/125Amend18.pdf

Extract from the North Burnett Regional Council Planning Scheme v1.4

TABLE 9.4.6—PART 1 CONSTRUCTION PHASE: STORMWATER MANAGEMENT DESIGN OBJECTIVES

Issue	Design Objectives
Drainage control	<ol style="list-style-type: none"> 1. Manage stormwater flows around or through areas of exposed soil to avoid contamination. 2. Manage sheet flows to avoid or minimise the generation of rill or gully erosion. 3. Provide stable concentrated flow paths to achieve the construction phase stormwater management design objectives for emergency spillways on temporary drainage works (Table 9.4.7). 4. Provide emergency spillways for sediment basins to achieve the stormwater management design objectives for emergency spillways on temporary sediment basins (Table 9.4.8).
Erosion control	<ol style="list-style-type: none"> 1. Minimise exposure of disturbed soils at any time 2. Divert water run-off from undisturbed areas around disturbed areas 3. Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable methods 4. Implement erosion control methods corresponding to identified erosion risk rating
Sediment control	<ol style="list-style-type: none"> 1. Direct runoff from exposed soils to sediment controls that are appropriate to the extent of disturbance and level of erosion risk. 2. All exposed areas greater than 2500 metres must be provided with sediment controls that are designed, implemented and maintained to a standard that would achieve at least 80% of the average annual runoff volume of the contributing catchment treated (i.e. 80% hydrological effectiveness) to 50mg/L Total Suspended Solids (TSS) or less, and pH in the range 6.5-8.5.
Litter and other waste, hydrocarbons and other contaminants	<ol style="list-style-type: none"> 1. Remove gross pollutants and litter. 2. Avoid the release of oil or visible sheen to released waters. 3. Dispose of waste containing contaminants at authorised facilities.
Waterway stability and flood flow management	<ol style="list-style-type: none"> 1. Where measures are required to meet post-construction waterway stability objectives (specified in Table 9.4.9), these are either installed prior to land disturbance and are integrated with erosion and sediment controls, or equivalent alternative measures are implemented during construction. 2. Earthworks and the implementation of erosion and sediment controls are undertaken in ways that ensure flooding characteristics (including stormwater quantity characteristics) external to the development site are not worsened during construction for all events up to and including the 1 in 100 year ARI (1% AEP).

Editor's note—This stormwater management design objectives table is from Appendix 2 of the SPP July 2017

Extract from the North Burnett Regional Council Planning Scheme v1.4

TABLE ERROR! NO TEXT OF SPECIFIED STYLE IN DOCUMENT..7—PART 2 CONSTRUCTION PHASE: STORMWATER MANAGEMENT DESIGN OBJECTIVES FOR TEMPORARY DRAINAGE WORKS

Temporary drainage works	Anticipated operation design life and minimum design storm event		
	<12 months	12-24 months	>24 months
Drainage structure	1 in 2 year ARI / 39% AEP	1 in 5 year ARI / 18% AEP	1 in 10 year ARI / 10% AEP
Where located immediately up-slope of an occupied property that would be adversely affected by the failure or overtopping of the structure	1 in 10 year ARI / 10% AEP		
Culvert crossing	1 in 1 year ARI / 63% AEP		

Editor's note—This stormwater management design objectives table is from Appendix 2 of the SPP July 2017.

TABLE ERROR! NO TEXT OF SPECIFIED STYLE IN DOCUMENT..8—PART 3 CONSTRUCTION PHASE: STORMWATER MANAGEMENT DESIGN OBJECTIVES FOR EMERGENCY SPILLWAYS ON TEMPORARY SEDIMENT BASINS

Drainage structure	Anticipated operation design life and minimum design storm event		
	<3 months	3-12 months	>12 months
Emergency spillways on temporary sediment basins	1 in 10 year ARI / 10% AEP	1 in 20 year ARI / 5% AEP	1 in 50 year ARI / 2% AEP

Editor's note—This stormwater management design objectives table is from Appendix 2 of the SPP July 2017.

Extract from the North Burnett Regional Council Planning Scheme v1.4

Table Error! No text of specified style in document..9—Post construction phase: stormwater management design objectives

Climatic region	Reductions in mean annual load from unmitigated development (%)				
	Total suspended solids (TSS)	Total phosphorus (TP)	Total Nitrogen (TN)	Gross pollutants >5mm	Waterway stability management
Central Queensland (south)	85	60	45	90	Limit the peak 1-year ARI event discharge within the receiving waterway to the pre-development peak 1-year ARI discharge

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TABLE ERROR! NO TEXT OF SPECIFIED STYLE IN DOCUMENT.—CAR PARKING AND SERVICE VEHICLE PROVISION RATES

Use	Car parking spaces rate	Service vehicle provision rate
Adult store	One (1) space per 25m ² GFA	1 SRV
Agricultural supplies store	One (1) space per 50m ² GFA	None specified
Air service	Applicant to justify the proposed provision of car parking	None specified
Animal husbandry	Nil	Nil
Animal keeping	None specified	None specified
Aquaculture	One (1) space per 100m ² total use area	None specified
Brothel	None specified	Nil
Bulk landscape supplies	One (1) space per 200m ² of total use area with a minimum of three (3) spaces	1 HRV or AV
Caretaker's accommodation	One (1) space	Nil
Car wash	One (1) car queuing space for each car wash bay plus no less than two (2) standard parking spaces on-site	1 SRV
Cemetery	Nil	Nil
Childcare centre	One (1) space per five (5) children capacity of centre	None specified
Club	One (1) space per 25m ² GFA, with a minimum of 5 spaces	1 SRV
Community care centre	None specified	None specified
Community residence	Two (2) spaces	Nil
Community use	None specified	None specified
Crematorium	One (1) space per 20m ² GFA	None specified
Cropping	Nil	Nil
Detention facility	None specified	None specified
Dual occupancy	Acceptable solution A8 of the QDC MP1.3	Nil
Dwelling house	Acceptable solution A8 of the QDC MP1.2	Nil
Dwelling unit	One (1)	Nil
Educational establishment	One (1) space per ten (10) students	One (1) HRV per 300m ² GFA in a dedicated bus collection and drop-off area for students
Emergency services	None specified	None specified
Environmental facility	Nil	Nil
Extractive industry	None specified	None specified
Food and drink outlet	Within the Centre Zone—nil, or otherwise one (1) space per 25m ²	Outside the Centre Zone—1 SRV
Function facility	One (1) space per 25m ² of GFA	1 SRV

Extract from the North Burnett Regional Council Planning Scheme v1.4

TABLE ERROR! NO TEXT OF SPECIFIED STYLE IN DOCUMENT.—CAR PARKING AND SERVICE VEHICLE PROVISION RATES

Use	Car parking spaces rate	Service vehicle provision rate
Funeral parlour	One (1) space per 20m ² GFA	1 SRV
Garden centre	One (1) space per 100m ² of use area open to the public	1 HRV
Hardware and trade supplies	One (1) space per 50m ² GFA	1 HRV
Health care services	Within the Centre Zone—nil, or otherwise one (1) space per 25m ²	Outside the Centre Zone—1 SRV
High impact industry	One (1) space per 100m ² GFA plus one (1) space per 200m ² external use area	One (1) HRV or AV
Home based business	For bed and breakfast establishments—one (1) space per guest room. Other home based business—one (1) dedicated space for the home based business	Nil
Hospital	None specified	None specified
Hotel	Within the Centre Zone—nil, otherwise—one (1) space per 20m ²	None specified
Indoor sport and recreation	None specified	None specified
Intensive animal industry	None specified	None specified
Intensive horticulture	None specified	None specified
Landing	None specified	None specified
Low impact industry	One (1) per 100m ² GFA	None specified
Major electricity infrastructure	Nil	Nil
Major sport, recreation and entertainment facility	None specified	None specified
Market	One (1) space per 30m ² of total use area (excluding pathways)	None specified
Medium impact industry	One (1) space per 100m ² GFA	None specified
Motor sport facility	None specified	None specified
Multiple dwelling	One (1) space per unit plus one visitor space per two (2) units	None specified
Nature-based tourism	None specified	None specified
Nightclub entertainment facility	Within the Centre Zone—nil, otherwise—one (1) space per 20m ²	None specified
Non-resident workforce accommodation	None specified	None specified
Office	Within the Centre Zone—nil, or otherwise one (1) space per 30m ² GFA	None specified
Outdoor sales	One (1) space per 100m ² of total use area	None specified
Outdoor sport and recreation	Nil	None specified
Park	Nil	Nil

Extract from the North Burnett Regional Council Planning Scheme v1.4

TABLE ERROR! NO TEXT OF SPECIFIED STYLE IN DOCUMENT.—CAR PARKING AND SERVICE VEHICLE PROVISION RATES

Use	Car parking spaces rate	Service vehicle provision rate
Parking station	Nil	Nil
Permanent plantation	Nil	Nil
Place of worship	One (1) space per 20m ² auditorium floor area	None specified
Relocatable home park	One (1) per dwelling unit site, plus one (1) visitor space for every five (5) dwelling unit sites where containing five (5) or more dwelling sites	None specified
Renewable energy facility	None specified	None specified
Research and technology industry	None specified	None specified
Residential care facility	One (1) for every 10 occupants	None specified
Resort complex	None specified	None specified
Retirement facility	One (1) space per dwelling, plus one (1) visitor space for every five (5) dwellings	None specified
Roadside stall	1 space per 40m ² of total use area	Nil
Rooming accommodation	Inside the Centre Zone—one (1) space per ten (10) beds), or otherwise—one (1) space per five (5) beds	None specified
Rural industry	Two (2) spaces plus one (1) space per 100m ² of GFA	None specified
Rural workers' accommodation	One (1) space per two (2) beds	Nil
Sales office	Two (2) spaces per display dwelling	Nil
Service industry	One (1) space per 100m ² GFA	1 SRV
Service station	Two (2) spaces plus one (1) space per 25m ² GFA	1 AV
Shop	Within the Centre Zone—nil, or otherwise one (1) space per 25m ² of GFA	None specified
Shopping centre	One (1) space per 50m ² of GFA	None specified
Short-term accommodation	One (1) space per unit plus 50 per cent of the requirement for each ancillary use	1 SRV
Showroom	One (1) space per 40m ² GFA	None specified
Special industry	None specified	None specified
Substation	None specified	None specified
Telecommunications facility	None specified	None specified
Theatre	None specified	None specified
Tourist attraction	None specified	None specified
Tourist park	One (1) per dwelling unit site, plus one (1) visitors space for every ten (10) unit sites	1 SRV

Extract from the North Burnett Regional Council Planning Scheme v1.4

TABLE ERROR! NO TEXT OF SPECIFIED STYLE IN DOCUMENT.—CAR PARKING AND SERVICE VEHICLE PROVISION RATES

Use	Car parking spaces rate	Service vehicle provision rate
Transport depot	None specified	None specified
Utility installation	Nil	Nil
Veterinary service	One (1) space per 40m ² of GFA	None specified
Warehouse	1 space per 70m ² GFA	1 SRV
Wholesale nursery	One (1) space per 100m ² of total use area	1 HRV
Winery	One (1) space per 25m ² of retail GFA plus three (3) spaces per 100m ² of manufacturing GFA	None specified

Extract from the North Burnett Regional Council Planning Scheme v1.4

Rural zone code

6.2.7 Rural zone code

6.2.7.1 Application

(1) This code applies to development in the Rural zone that is accepted subject to requirements or assessable against the Rural zone code to the extent identified in Part 5 Tables of assessment.

6.2.7.2 Purpose and overall outcomes

1. The purpose of the Rural zone is to—
 - (a) provide for rural uses and activities; and
 - (b) provide for other uses and activities that are compatible with—
 - (i) existing and future rural uses and activities; and
 - (ii) the character and environmental features of the zone; and maintain the capacity of land for rural uses and activities by protecting and managing significant natural resources and processes.

2. The following overall outcomes will achieve the purposes of the Rural zone code—
 - (a) a diverse range of agricultural activities, primary industry and value-adding businesses predominate;
 - (b) Important agricultural areas remain in viable holdings;
 - (c) extractive industries and associated processing develop where the resource is available with appropriate management of environmental impacts and site rehabilitation;
 - (d) difficult-to-locate sports and industries locate where there is adequate separation and buffering to sensitive uses;
 - (e) vegetated slopes and elevated areas provide a scenic backdrop in the natural landscape;
 - (f) a basic level of infrastructure appropriate to rural areas is safe, efficient and sustainable;

Response	Comments about compliance
<input checked="" type="checkbox"/> complies <input type="checkbox"/> conflicts	<p>Development will provide accommodation to support rural activities and provide rural living opportunities</p>
<input type="checkbox"/> complies <input type="checkbox"/> conflicts	<p>Development will achieve and provide accommodation for workers in the rural business area.</p> <p>The land is now not viable for citrus growing due to loss of top soil over the years</p>

Extract from the North Burnett Regional Council Planning Scheme v1.4

	Response	Comments about compliance
<p>(g) safe and efficient transport networks;</p> <p>(h) protection of people and premises from natural hazard;</p> <p>(i) development does not result in serious environmental harm; and</p> <p>(j) if in or proximate to an urban area, development is consistent with and does not compromise the likely longer-term use of other land in the locality.</p>		
<p>3. The following overall outcomes will achieve the purpose of the Conservation precinct—</p> <p>(a) the protection of areas identified as having significant values for biological diversity, water catchment and ecological functioning;</p> <p>(b) the development of ecotourism and recreation facilities occurs pursuant to demonstrated community need and protects environmental and biodiversity values, water quality and the ecological and hydrological processes of wetlands and waterways.</p>	<input checked="" type="checkbox"/> complies <input type="checkbox"/> conflicts	
<p>4. The following overall outcomes will achieve the purpose of the Intensive agriculture precinct—</p> <p>(a) the protection of most Important agricultural areas for cropping purposes;</p> <p>(b) intensive animal industries and extractive industry locate outside the precinct.</p>	<input type="checkbox"/> complies <input checked="" type="checkbox"/> conflicts	<p>While the land is zoned intensive agriculture precinct and previously citrus orchard land, it has been stated by previous owner the land is now not viable for the purpose of growing citrus/cropping due to the depletion of the good quality top soil. However it is the intention to grow small crops in the future</p>
<p>5. The following overall outcomes will achieve the purpose of the Hinterland precinct—</p> <p>(a) the retention of a sparsely-settled rural character dominated by expansive and low-intensity rural production such as grazing;</p> <p>(b) intensive animal industries establish where they avoid adverse impacts on neighbouring activities.</p>	<input type="checkbox"/> complies <input type="checkbox"/> conflicts	<p>Not applicable</p>

Extract from the North Burnett Regional Council Planning Scheme v1.4

6.2.7.3 Performance and acceptable outcomes

Table 6.2.7—Rural zone code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)	Response	Comments about compliance
For accepted subject to requirements and assessable development			
Buffers to sensitive land uses			
PO1 residential buildings and waste disposal areas have separation from existing sensitive land uses to mitigate potential adverse impacts from the emission of dust, noise or odours.	AO1.1 The following facilities are not less than 150 metres from any existing dwelling in the Rural zone or land included in the General residential zone— (a) animal enclosures; (b) buildings used for storage, processing and packing of produce; and (c) waste disposal areas.	<input type="checkbox"/> n.a. <input checked="" type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	The closest dwelling is 246m
Intensity and scale			
PO2 The Rural zone maintains a relatively sparsely settled landscape and a high level of scenic amenity with buildings an appropriate scale for their setting.	AO2.1 If for Tourist park— (a) there are no more than six caravan or camping sites for every 100 hectares of site area; (b) no caravan or camping sites are within 100 metres of a boundary, road, or watercourse. AO2.2 If for Rural workers' accommodation— (a) no more than six rural workers per 100 hectares of site area reside on the premises; (b) unless within an existing building, no accommodation is within 100 metres of a boundary, road, or watercourse. AO2.3 If for Rooming accommodation— (a) no more than six persons per 100 hectares of site area reside on the premises;	<input type="checkbox"/> n.a. <input checked="" type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	

Extract from the North Burnett Regional Council Planning Scheme v1.4

Table 6.2.7—Rural zone code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)	Response	Comments about compliance
	(b) unless within an existing building, no accommodation is within 100 metres of a boundary, road or watercourse.		
Setbacks and boundary clearances			
PO3 Buildings maintain separation from other premises to protect privacy and amenity appropriate to expectations of rural residents.	AO3.1 New building work is no closer to a boundary than the minimum stated in Column 8 of Table 6.3.1 AO3.2 New building work is no closer to a frontage than the minimum frontage setbacks stated in Column 8 of Table 6.3.1.	<input type="checkbox"/> n.a. <input checked="" type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	New buildings will comply with setback distances
Lighting			
PO4 The intensity, direction, overspill or glare of artificial lighting does not adversely affect— (a) the amenity of the locality; or (b) the safety of road users.	AO4.1 Technical parameters, design, installation, operation and maintenance of outdoor lighting complies with AS4282—Control of the Obtrusive Effects of Outdoor Lighting	<input checked="" type="checkbox"/> n.a. <input type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	
Development involving Caretaker's accommodation			
PO5 Caretaker's accommodation— (a) meets the immediate and essential management, security or operational needs of the non-residential use operating from the same premises; (b) is of a size that meet the essential accommodation needs of the caretaker and their reasonably associated household members.	AO5.1 A maximum of one caretaker's accommodation locates on a lot. AO5.2 One car parking space is available on-site for the exclusive use of residents.	<input checked="" type="checkbox"/> n.a. <input type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	
PO6 Caretaker's accommodation provides an acceptable level of amenity, privacy and comfort suitable for long-term habitation.	AO6.1 Residents have exclusive use of private open space at ground level, at least 35m ² in area, having a minimum dimension of three metres, and directly accessible from the caretaker's accommodation.	<input checked="" type="checkbox"/> n.a. <input type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	
Development involving a Roadside stall			

Extract from the North Burnett Regional Council Planning Scheme v1.4

Table 6.2.7—Rural zone code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)	Response	Comments about compliance
<p>PO7 The on-site display and sale of agricultural produce does not adversely affect—</p> <p>(a) the amenity, character or safety of rural areas; or</p> <p>(b) the safety and efficiency of roads.</p>	<p>AO7.1 Any building or structure used for the sale of goods or produce is no greater than 10m² in covered or uncovered floor area.</p> <p>AO7.2 Access to the stall—</p> <p>(a) is not from a state-controlled road; and</p> <p>(b) is via the primary property access point.</p> <p>AO7.3 One parking space is available adjacent to the stall within the boundaries of the lot.</p>	<p><input checked="" type="checkbox"/> n.a.</p> <p><input type="checkbox"/> complies</p> <p><input type="checkbox"/> PO complies</p> <p><input type="checkbox"/> conflicts</p>	
For assessable development only			
Appropriate use			
<p>PO8 Land uses in which occupants are likely to be sensitive to high levels of dust, light, noise, odours, chemical spray drift, vibrations and other potential environmental contaminants—</p> <p>(a) have appropriate separation distances or buffering from existing industrial, rural or other incompatible land uses and infrastructure; and</p> <p>(b) do not locate close to a State controlled road or a significant local government road.</p>	<p>AO8.1 If involving development that increases the number of people who live, work or congregate on the premises no buildings or structures locate within 250 metres of a solid waste management facility or sewerage treatment plant.</p>	<p><input checked="" type="checkbox"/> n.a.</p> <p><input type="checkbox"/> complies</p> <p><input type="checkbox"/> PO complies</p> <p><input type="checkbox"/> conflicts</p>	
<p>PO9 Infrastructure operates safely and efficiently without interference by incompatible uses or works.</p>	no acceptable outcome identified	<p><input type="checkbox"/> n.a.</p> <p><input checked="" type="checkbox"/> complies</p> <p><input type="checkbox"/> PO complies</p> <p><input type="checkbox"/> conflicts</p>	
Site suitability			
<p>PO10 Sites are suitably-sized and configured for the intended use and any associated works, including building work, vehicle parking and manoeuvring areas, landscaping, buffering and waste management.</p>	no acceptable outcome identified	<p><input type="checkbox"/> n.a.</p> <p><input checked="" type="checkbox"/> complies</p> <p><input type="checkbox"/> PO complies</p> <p><input type="checkbox"/> conflicts</p>	<p>The two (2) sites are suitably-sized for this development</p>

Extract from the North Burnett Regional Council Planning Scheme v1.4

Table 6.2.7—Rural zone code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)	Response	Comments about compliance
Natural environment			
<p>PO11 Either—</p> <p>(a) works avoid adverse environmental impacts; or</p> <p>(b) where avoiding impacts is not reasonably possible, works minimise and manage any residual impacts.</p>	<p>AO11.1 The total development footprint is minimal.</p> <p>AO11.2 Uses and works avoid further fragmentation of areas of environmental significance and strengthen linkages through rehabilitation where possible.</p> <p>AO11.3 Uses and works occur only in areas of lesser importance in terms of biodiversity values and conserve areas of higher value to the greatest extent practicable.</p> <p>AO11.4 Uses and works maintain areas of environmental significance in patches of greatest possible size and with the smallest possible edge to area ratio.</p>	<p><input type="checkbox"/> n.a.</p> <p><input checked="" type="checkbox"/> complies</p> <p><input type="checkbox"/> PO complies</p> <p><input type="checkbox"/> conflicts</p>	<p>The natural environment will be conserved during works to minimise impacts</p>
<p>PO12 Development maintains riparian areas and water quality, including minimising the transport of sediment from the site.</p>	<p>AO12.1 A vegetated buffer not less than 50 metres wide, within which no building or operational work occurs, extends from the high bank of any watercourse, lake or wetland protection area.</p>	<p><input checked="" type="checkbox"/> n.a.</p> <p><input type="checkbox"/> complies</p> <p><input type="checkbox"/> PO complies</p> <p><input type="checkbox"/> conflicts</p>	
Natural hazard			
<p>PO13 The location of uses and works is not at significant risk of landslip.</p>	<p>AO13.1 Works do not occur on slopes greater than 15 per cent.</p> <p>AO13.2 Buildings and works locate more than—</p> <p>(a) 20 metres from a ridgeline or escarpment; and</p> <p>(b) 100 metres from a watercourse.</p>	<p><input checked="" type="checkbox"/> n.a.</p> <p><input type="checkbox"/> complies</p> <p><input checked="" type="checkbox"/> PO complies</p> <p><input type="checkbox"/> conflicts</p>	<p>Will comply</p>
Operating hours			

Extract from the North Burnett Regional Council Planning Scheme v1.4

Table 6.2.7—Rural zone code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)	Response	Comments about compliance
PO14 Non-residential uses operate during hours that are appropriate to the locality.	no acceptable outcome identified	<input type="checkbox"/> n.a. <input checked="" type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	Operation of machinery will be carried out during appropriate hours
If in the Conservation precinct			
PO15 Uses are complementary to the environmental values of the site.	no acceptable outcome identified	<input type="checkbox"/> n.a. <input checked="" type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	Proposal will complement and add value to the site
PO16 Ecotourism and recreation facilities locate where there is an overriding community need.	no acceptable outcome identified	<input checked="" type="checkbox"/> n.a. <input type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	
PO17 Environmentally sensitive design and infrastructure support the development to avoid degradation of water quality and protect the ecological and hydrological processes of wetlands and waterways.	no acceptable outcome identified	<input type="checkbox"/> n.a. <input checked="" type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	Proposed design of infrastructure will support the development and avoid degradation to the environment
PO18 Rehabilitation works and landscaping enhance the biological diversity, water catchment and ecological functioning of the site.	no acceptable outcome identified	<input type="checkbox"/> n.a. <input checked="" type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	Landscaping proposed will enhance the current site
If in the Intensive agriculture precinct			
PO19 Uses do not— (a) irreversibly prevent the use of land for cropping; or (b) have an irreversible impact on the use of adjoining premises for cropping; or (c) restrict a full range of agricultural practices.	no acceptable outcome identified	<input type="checkbox"/> n.a. <input checked="" type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	The development will not have irreversible impact on the land for cropping
PO20 Uses enhance or value-add to agricultural pursuits.	no acceptable outcome identified	<input type="checkbox"/> n.a. <input checked="" type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	Development will add-value by providing accommodation for workers in the rural business area.

Extract from the North Burnett Regional Council Planning Scheme v1.4

Table 6.2.7—Rural zone code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)	Response	Comments about compliance
			With the intention of small crops in the future

Flood hazard overlay code

8.2.3 Flood hazard overlay code

8.2.3.1 Application

(1) This code applies to development that is accepted subject to requirements or assessable, involving material change of use, reconfiguring a lot, operational work or building work where the premises is located partially or fully in the Natural Hazard Management Area (Flood) to the extent identified in Part 5 Tables of assessment.

8.2.3.2 Purpose and overall outcomes

(1) The purpose of the Flood hazard overlay code is to minimise the exposure of people and property to flood hazards.

8.2.3.3

(2) The purpose of the code will be achieved through the following overall outcomes—
 (a) the siting and design of development maintains or increases safety and comfort for people and property during flood events; and,
 (b) uses and works minimise the potential for property damage due to flooding.

Response	Comments about compliance
(1) <input checked="" type="checkbox"/> complies <input type="checkbox"/> conflicts	It is also noted that some parts of the subject sites are mapped within a flood hazard area. However, the positioning of the accommodation buildings will be outside the mapped flood areas.
(2) <input checked="" type="checkbox"/> complies <input type="checkbox"/> conflicts	Development and design will be centred around the safety of the people for their protection and to minimise the risk of harm to property and the natural environment during a flood event.

Performance and acceptable outcomes

Extract from the North Burnett Regional Council Planning Scheme v1.4

Table 8.2.2—Flood hazard overlay code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)	Response	Comments about response
For accepted subject to requirements and assessable development			
If involving material change of use or building work			
<p>PO1 People on the development site are safe from floodwaters during all floods up to and including a 1 per cent AEP flood event.</p>	<p>AO1.1 New buildings without habitable rooms locate— (a) outside the Flooding and inundation area identified on Overlay maps OM-FH-001 to OM-FH-008; or (b) above the defined flood level for the DFE identified on Overlay maps OM-FH-009 to OM-FH-015; or (c) above the flood level of a 1 per cent AEP flood event.</p> <p>OR</p> <p>AO1.2 New buildings with habitable rooms (Class 1, 2, 3 and 4 buildings under the BCA)— (a) locate outside the Flooding and inundation area identified on Overlay maps OM-FH-001 to OM-FH008; or (b) on premises below the defined flood level identified on Overlay maps OM-FH-009 to OM-FH-015 – have habitable rooms with finished floor levels at least 300 millimetres above the defined flood level; or (c) below the flood level of a 1 per cent AEP flood event – have habitable rooms with finished floor levels at least 300 millimetres above the flood level of a 1 per cent AEP flood event.</p> <p>AO1.3 Where involving extensions to an existing Class 1 building situated below the Flooding and inundation area, or the defined flood level, or the flood level of a 1 per cent AEP flood event, and the</p>	<p><input type="checkbox"/> n.a. <input checked="" type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts</p>	<p>All new buildings will be located out of the 1 per cent AEP flood event. The development will have clear and direct pedestrian and vehicle evacuation routes from the site.</p>

Extract from the North Burnett Regional Council Planning Scheme v1.4

Table 8.2.2—Flood hazard overlay code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)	Response	Comments about response
	<p>additions constitute less than 50% of the existing floor area of the building—</p> <p>(a) the extension has a floor area not exceeding 50m²; and</p> <p>(b) the finished floor level of habitable rooms is not less than the floor level of existing habitable rooms.</p> <p>AO1.4 Development incorporates clear and direct pedestrian and vehicle evacuation routes from the site.</p> <p><i>Editor's note—Building work in a designated flood hazard area must meet the requirements of the relevant building assessment provisions under the Building Act 1975.</i></p>		
<p>PO2 The impacts of floodwater on hazardous materials manufactured or stored in bulk causes no adverse effect on public safety or the environment.</p>	<p>AO2.1 The manufacture or bulk storage of hazardous materials of 50 litres or more of chemicals of class C1 or C2 combustible liquids under Australian Standard AS1940 occurs—</p> <p>(a) outside the Flooding and inundation area identified on Overlay maps OM-FH-001 to OM-FH008; or</p> <p>(b) above the defined flood level identified on Overlay maps OM-FH-009 to OM-FH-015; or</p> <p>(c) above the flood level of a 1 per cent AEP flood event.</p>	<p><input type="checkbox"/> n.a.</p> <p><input checked="" type="checkbox"/> complies</p> <p><input type="checkbox"/> PO complies</p> <p><input type="checkbox"/> conflicts</p>	<p>All chemicals will be stored outside the flooding and inundation areas</p>
<p>PO3 Components of infrastructure that are likely to fail or cause contamination because of inundation maintain their function during flood events.</p>	<p>AO3.1 The location of services infrastructure within a site (including electricity, gas, water supply, sewerage and telecommunications) is—</p> <p>(a) outside the Flooding and inundation area identified on Overlay maps OM-FH-001 to OM-FH008; or</p>	<p><input type="checkbox"/> n.a.</p> <p><input checked="" type="checkbox"/> complies</p> <p><input type="checkbox"/> PO complies</p> <p><input type="checkbox"/> conflicts</p>	<p>Services will be located outside the flooding and inundation areas.</p>

Extract from the North Burnett Regional Council Planning Scheme v1.4

Table 8.2.2—Flood hazard overlay code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)	Response	Comments about response
	<p>(b) outside the defined flood event identified on Overlay maps OM-FH-009 to OM-FH-015; or</p> <p>(c) above the flood level of a 1 per cent AEP flood event.</p> <p>OR</p> <p>AO3.2 The design and construction of services infrastructure within a site (including electricity, gas, water supply, sewerage and telecommunications)—</p> <p>(a) prevent floodwater intrusion and infiltration; and</p> <p>(b) resist hydrostatic and hydrodynamic forces resulting from a 1 per cent AEP flood event.</p>		
PO4 Development siting enables vehicular access in the event of a flood.	AO4.1 Development ensures that buildings used for passenger vehicle storage have a trafficable access to a public road during a 5 percent AEP flood event.	<input type="checkbox"/> n.a. <input checked="" type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	Current vehicular access is not affected by the 5 percent AEP flood event.
PO5 Community infrastructure is able to function effectively during and immediately after flood events (where appropriate).	no acceptable outcome identified	<input type="checkbox"/> n.a. <input checked="" type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	Buildings outside the flood event areas
If involving reconfiguring a lot			
PO6 New lots provide for an appropriate level of flood immunity.	AO6.1 All lots contain an appropriate building envelope—	<input checked="" type="checkbox"/> n.a. <input type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	

Extract from the North Burnett Regional Council Planning Scheme v1.4

Table 8.2.2—Flood hazard overlay code: Accepted subject to requirements and assessable development POs and AOs

Performance outcomes (PO)	Acceptable outcomes (AO)	Response	Comments about response
	(c) above the flood level of a 1 per cent AEP flood event.		
If involving operational work or building work involving filling or excavation			
PO7 Filling or excavation does not directly, indirectly or cumulatively, cause any significant increase in water flow depth, duration or velocity on the site and does not result in an unacceptable risk to people or property from flood hazard.	AO7.1 Filling or excavation does not result a net increase in filling of more than 50m ³ — (a) within 100 metres of a wetland or waterway; or (b) within the Flooding and inundation area identified on Overlay maps OM-FH-001 to OM-FH-008; or (c) within the Defined flood event identified on Overlay maps OM-FH-009 to OM-FH-015; or (d) below the flood level of a 1 per cent AEP flood event. AO7.2 On-site flood storage capacity remains the same.	<input checked="" type="checkbox"/> n.a. <input type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	
PO8 Works avoid changes to flood characteristics outside the site that may result— (a) in loss of flood storage; (b) alterations to flow paths; (c) acceleration or retardation of flows; or (d) reductions in flood warning times elsewhere in the flood plain.	no acceptable outcome identified	<input type="checkbox"/> n.a. <input checked="" type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	
PO9 If the development is for community infrastructure for power lines of an electricity entity it is able to function effectively during and immediately after flood events.	no acceptable outcome identified	<input type="checkbox"/> n.a. <input checked="" type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	

Extract from the North Burnett Regional Council Planning Scheme v1.4 Infrastructure overlay code

8.2.4 INFRASTRUCTURE OVERLAY CODE

8.2.4.1 APPLICATION

6. This code applies to development that is accepted subject to requirements or assessable, involving a material change of use, building work, operational work and reconfiguring a lot where the development is in proximity to identified infrastructure to the extent identified in Part 5 Tables of assessment.

8.2.4.2 PURPOSE AND OVERALL OUTCOMES

- (1) The purpose of the Infrastructure overlay code is to protect the function of existing significant infrastructure and future infrastructure areas and minimise community impacts.
- (2) The purpose of the code will be achieved through the following overall outcomes—
- (a) high standards of health and safety for people and property;
 - (b) maintained or enhanced function of the identified infrastructure; and
 - (c) an appropriate level of amenity for development nearby the identified infrastructure.

Response	Comments about compliance
<input checked="" type="checkbox"/> complies <input type="checkbox"/> conflicts	The proposed development supports the purpose of the code and new building work will protect existing infrastructure and future infrastructure areas.
<input checked="" type="checkbox"/> complies <input type="checkbox"/> conflicts	A high standard for the health and safety for people and property will always be maintained.

Extract from the North Burnett Regional Council Planning Scheme v1.4

8.2.4.3 PERFORMANCE AND ACCEPTABLE OUTCOMES

TABLE 8.2.3 – INFRASTRUCTURE OVERLAY CODE: ASSESSABLE DEVELOPMENT POS AND AOS

Performance outcomes (PO)	Acceptable outcomes (AO)	Response	Comments about compliance
Road corridors			
<p>PO1 Adequate separation distances and buffers along identified road corridors mitigate the potential adverse impacts to premises caused by the road corridor, including traffic noise, headlights and streetlights.</p>	<p>AO1.1 Development fronting a road corridor identified on Overlay maps OM-INFR-001 to OM-INFR-008 incorporates—</p> <p>(a) a minimum frontage setback of 15 metres from any boundary adjacent to the corridor; and</p> <p>(b) a landscaped buffer along the frontage of the site—</p> <p>(i) a minimum width of five metres;</p> <p>(ii) consisting of three-tiered planting (groundcovers, shrubs, trees);</p> <p>(iii) trees with an expected minimum mature height of three metres; and</p> <p>(iv) are consistent with the landscaping policy.</p>	<p><input type="checkbox"/> n.a.</p> <p><input checked="" type="checkbox"/> complies</p> <p><input type="checkbox"/> PO complies</p> <p><input type="checkbox"/> conflicts</p>	<p>There is existing buffers (rows of mango trees) separating the proposed accommodation buildings and the road corridor.</p>
Stock Routes			
<p>PO2 The stock route network is protected from development (both on the stock route and adjacent) that would compromise the network's primary use or capacity for stock movement and other values including conservation and recreational.</p>	<p>AO2.1 Where possible, avoid locating development that may compromise the use of the stock route by travelling stock, particularly if the stock route has a record of frequent use.</p> <p>OR</p> <p>AO2.2 Where development or land use impacts on a stock route cannot be avoided—</p> <p>(a) provide alternate watered stock route access;</p>	<p><input checked="" type="checkbox"/> n.a.</p> <p><input type="checkbox"/> complies</p> <p><input type="checkbox"/> PO complies</p> <p><input type="checkbox"/> conflicts</p>	

Extract from the North Burnett Regional Council Planning Scheme v1.4

TABLE 8.2.3 – INFRASTRUCTURE OVERLAY CODE: ASSESSABLE DEVELOPMENT POS AND AOS

Performance outcomes (PO)	Acceptable outcomes (AO)	Response	Comments about compliance
	(b) ensure grade separation where railways, haul roads or other transport infrastructure, crosses the stock route; and (c) consider revocation of the stock route declaration if a suitable alternative stock route exists.		
Aerodromes			
PO3 Uses near aerodromes do not attract flying vertebrates or release emissions that may affect pilot visibility or interfere with flight communication.	no acceptable outcome identified	<input checked="" type="checkbox"/> n.a. <input type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	
PO4 Works maintain the safe operation of aerodromes and there are no bright lights, patterns of light, reflective materials or protrusions into operational airspace that could confuse, distract, or interfere with a pilot's vision.	no acceptable outcome identified	<input checked="" type="checkbox"/> n.a. <input type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	
PO5 Works do not adversely affect operational airspace.	AO5.1 Works do not intrude into operational airspace.	<input checked="" type="checkbox"/> n.a. <input type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	
Petroleum and natural gas pipelines			
PO6 Adequate separation distances from petroleum and natural gas pipelines minimises risk to the safety of people, property and the infrastructure.	AO6.1 If involving development that increases the number of people who live, work or congregate on the premises, or involves the storage of flammable, explosive or other hazardous materials – no buildings or structures locate within 200 metres of the petroleum and natural gas pipeline infrastructure identified on Overlay maps OM-INFR-001 to OM-INFR-008.	<input checked="" type="checkbox"/> n.a. <input type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	
Electricity infrastructure			
If involving a material change of use, building work or operational work			

Extract from the North Burnett Regional Council Planning Scheme v1.4

TABLE 8.2.3 – INFRASTRUCTURE OVERLAY CODE: ASSESSABLE DEVELOPMENT POS AND AOS

Performance outcomes (PO)	Acceptable outcomes (AO)	Response	Comments about compliance
<p>PO7 Adequate separation distances from electricity easements and substations—</p> <p>(a) protect to an acceptable level the safety and amenity of occupants or users of premises; and</p> <p>(b) do not constrain the existing or future operation or function of the easement or facility.</p>	<p>AO7.1 No buildings or structures locate within—</p> <p>(a) 20 metres of any part of a tower or structure foundation; or</p> <p>(b) 5 metres of the area between the outside conductors of a transmission line when at rest, vertically projected to ground level.</p> <p>AO7.2 The minimum separation distance between any buildings (other than Class 10) associated with a sensitive land use and the closest boundary of any substation or easement for major electricity infrastructure is 20 metres.</p> <p>AO7.3 Machinery or equipment used within the electricity easement does not infringe the exclusion zones prescribed in Schedule 2 of the Electrical Safety Regulation 2002.</p> <p>AO7.4 Blasting within 500 metres of an easement complies with AS2187-1998 Explosives Storage Transport and Use.</p> <p>AO7.5 Changes in ground-level maintain the statutory ground to conductor clearance distances prescribed by the <i>Electrical Safety Act 2002</i> and the Electrical Safety Regulation 2002.</p>	<p><input type="checkbox"/> n.a.</p> <p><input checked="" type="checkbox"/> complies</p> <p><input type="checkbox"/> PO complies</p> <p><input type="checkbox"/> conflicts</p>	<p>No new buildings will be located within 20m of electricity infrastructure</p>
If reconfiguring a lot			
<p>PO8 Reconfigured lots adjoining a substation or easement for major electricity infrastructure protect the safety of users and visual amenity with adequate vegetation buffers and separation distances.</p>	<p>AO8.1 All lots retain all existing endemic vegetation of mature height within 20 metres of the boundary of the substation or easement for major electricity infrastructure, outside a complying building envelope.</p> <p>AO8.2 A minimum 3-metre-wide densely planted landscaped buffer is provided along</p>	<p><input checked="" type="checkbox"/> n.a.</p> <p><input type="checkbox"/> complies</p> <p><input type="checkbox"/> PO complies</p> <p><input type="checkbox"/> conflicts</p>	

Extract from the North Burnett Regional Council Planning Scheme v1.4

TABLE 8.2.3 – INFRASTRUCTURE OVERLAY CODE: ASSESSABLE DEVELOPMENT POS AND AOS

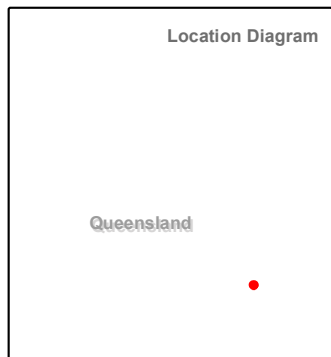
Performance outcomes (PO)	Acceptable outcomes (AO)	Response	Comments about compliance
	the boundary adjoining the electricity infrastructure, including advanced trees and shrubs that will grow to a minimum height of 10 metres.		
Railway			
PO9 Development results in noise levels appropriate to the wellbeing of site users, including their ability to sleep, work or otherwise undertake quiet enjoyment without unreasonable interference from rail noise.	AO9.1 Development of a sensitive land use within 100 metres of the identified rail infrastructure on Overlay maps OM-INFR-001 to OM-INFR-008 achieves an indoor design criteria average Lmax (10:00 pm – 6:00 am) not greater than 45dB(A).	<input checked="" type="checkbox"/> n.a. <input type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	
PO10 Adequate separation distances prevent constraints on the existing or future operation or function of important rail corridors.	AO10.1 Works not associated with the rail corridor provide a separation of 20 metres from the rail corridors identified on Overlay maps OM-INFR-001 to OM-INFR-008.	<input checked="" type="checkbox"/> n.a. <input type="checkbox"/> complies <input type="checkbox"/> PO complies <input type="checkbox"/> conflicts	

Extract from the North Burnett Regional Council Planning Scheme v1.4 APPENDIX G

State Planning Policy - Lot Plan Search

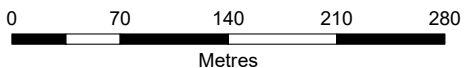
Making or amending a local planning instrument
and designating land for community infrastructure

Date: 11/03/2024



Queensland Government

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State Planning Policy mapping layers for each selected Lot Plan

Lot Plan: 3RP32461 (Area: 45200 m²)

AGRICULTURE

- Important agricultural areas

BIODIVERSITY

- MSES - Wildlife habitat (endangered or vulnerable)
- MSES - Regulated vegetation (category R)
- MSES - Regulated vegetation (essential habitat)

NATURAL HAZARDS RISK AND RESILIENCE

- Flood hazard area - Level 1 - Queensland floodplain assessment overlay* - Flood hazard area - Local Government flood mapping area*
- #### TRANSPORT INFRASTRUCTURE
- State-controlled road

Lot Plan: 3RP32462 (Area: 24700 m²)

AGRICULTURE

- Important agricultural areas

BIODIVERSITY

- MSES - Wildlife habitat (endangered or vulnerable)
- MSES - Regulated vegetation (category R)
- MSES - Regulated vegetation (essential habitat)
- MSES - Regulated vegetation (intersecting a watercourse)

NATURAL HAZARDS RISK AND RESILIENCE

- Flood hazard area - Level 1 - Queensland floodplain assessment overlay* - Flood hazard area - Local Government flood mapping area*

State Planning Policy Making or amending a local planning instrument and designating land for community infrastructure

