



# Proposed changes to the zoning of Council-controlled land and some State land

## Part 1 Rationale for changes to zones


The following guided the decision-making process—

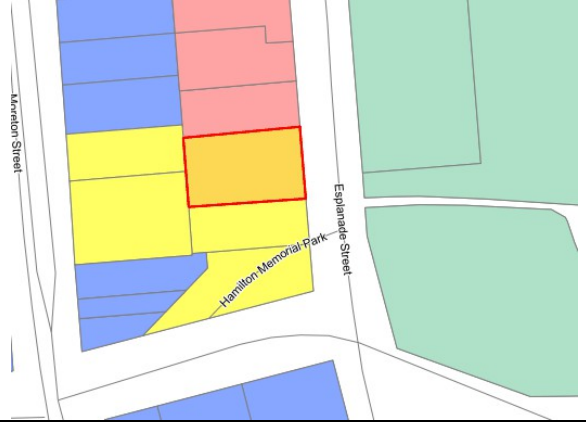


- (1) Reserves should be included in the Community facilities zone as there is little prospect of the use changing from a local government purpose to another (private sector) one.
- (2) For freehold land—
  - (a) could prospectively be used for private sector activities in the future;
  - (b) existing uses can continue—changing the zone of the land does not change existing use rights;
  - (c) the prospective future use of the premises is more important than the current use;
  - (d) if the council land is being used for an office function within an office-type building (perhaps a Class 5 building under the BCA) and the site adjoins the Centre zone with developed with centre activities as the dominant land use, it would be preferable for the land to adopt the predominant Centre zone.
- (3) The following zoning incorporates the State's informal state interest review comments.



## Part 2 Current and proposed zones



BIGGENDEN				
Facility	Lot/Plan	Current Zone	Proposed Zone	CURRENT zone map of site
Biggenden Office Library	504B4461 Reserve	Centre	Community facilities	
Biggenden Depot	505B4461 Reserve	Centre	Community facilities	





BIGGENDEN				
Facility	Lot/Plan	Current Zone	Proposed Zone	CURRENT zone map of site
Biggenden hall Utility installation	604B4464 Freehold	General residential	Community facilities	


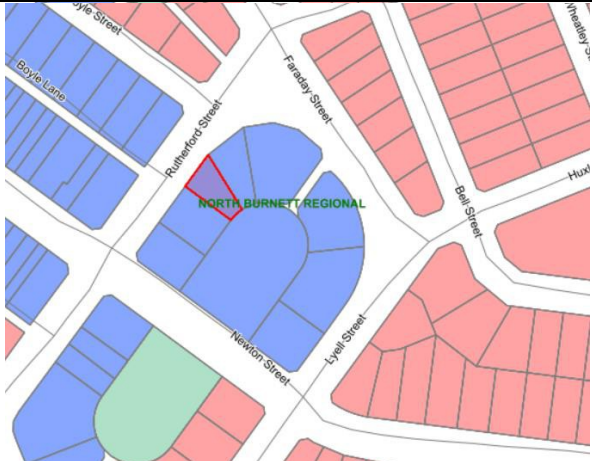
EIDSVOLD				
Facility	Lot/Plan	Current Zone	Proposed Zone	CURRENT zone map of site
Swimming pool	8MPH22516 Freehold	Community facilities	Recreation and open space	 A map showing the current zoning for site 8MPH22516. The site is highlighted in orange. Surrounding areas are colored blue, yellow, and red. Hamilton Memorial Park is labeled in the center. Streets shown include Hamilton Street and Esplanade Street.
Swimming pool	9MPH2022	Community facilities	Recreation and open space	 A map showing the current zoning for site 9MPH2022. The site is highlighted in orange. Surrounding areas are colored blue, yellow, and red. Hamilton Memorial Park is labeled in the center. Streets shown include Hamilton Street and Esplanade Street.
Hamilton Memorial Park	1MPH40657	Community facilities	Recreation and open space	 A map showing the current zoning for site 1MPH40657. The site is highlighted in orange. Surrounding areas are colored blue and yellow. Hamilton Memorial Park is labeled in the center.

EIDSVOLD				
Facility	Lot/Plan	Current Zone	Proposed Zone	CURRENT zone map of site
Apex Park	11E37015 Reserve	Community facilities	Recreation and open space	
CWA	12E37013 Reserve	Centre	Community facilities	

GAYNDAH				
Facility	Lot/Plan	Current Zone	Proposed Zone	CURRENT zone map of site
Swimming pool	305G1378 Reserve	General residential	Recreation and open space	
Sewerage treatment	230MZ264	Rural Intensive Agricultural Precinct	Community facilities	

GAYNDAH				
Facility	Lot/Plan	Current Zone	Proposed Zone	CURRENT zone map of site
Sewerage treatment	6W371	Rural Intensive Agricultural Precinct	Community facilities	 A map showing a site outlined in red. The site is located in a green-hatched area. To the right is a brown area labeled 'NORTH BURNETT REGION'. A road labeled 'Tabletop Road' is visible. A winding white line, possibly a creek, is also present.
Sewerage treatment	7W371	Rural Intensive Agricultural Precinct	Community facilities	 A map showing a site outlined in red. The site is located in a green-hatched area. To the right is a brown area labeled 'NORTH BURNETT REGION'. A road labeled 'Tabletop Road' is visible. A winding white line, possibly a creek, is also present.

MONTO				
Facility	Lot/Plan	Current Zone	Proposed Zone	CURRENT zone map of site
Monto office	8RW88 Reserve for LG and Park	Centre	Community facilities	
Monto hall	11M7479 Reserve for LG	Centre	Community facilities	

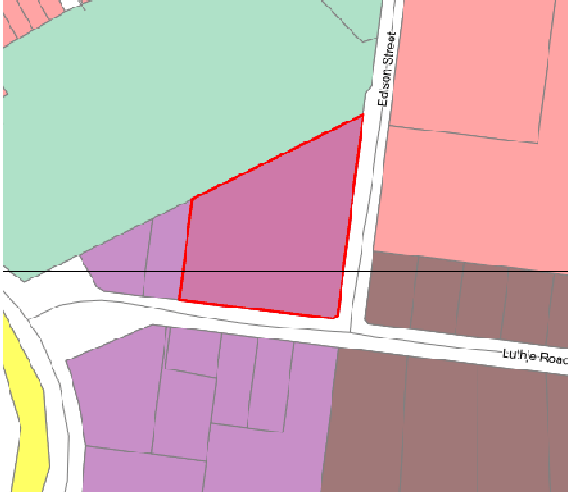
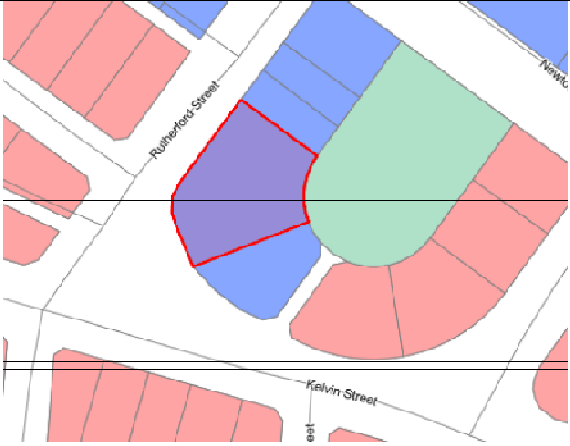
MONTO				
Facility	Lot/Plan	Current Zone	Proposed Zone	CURRENT zone map of site
	12M7479 Reserve for LG	Centre	Community facilities	
CWA	3M74737 Reserve for public health	Centre	Community facilities	

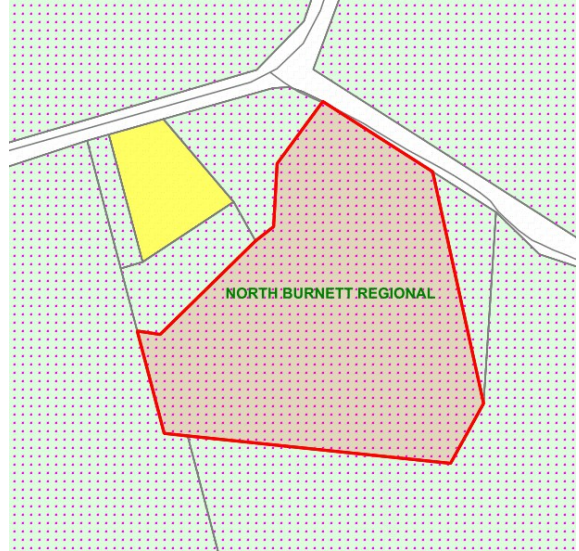


MONTO				
Facility	Lot/Plan	Current Zone	Proposed Zone	CURRENT zone map of site
QPS	15RW898 Reserve	Centre	Community facilities	
RSL	4M74737 Freehold	Centre	Community facilities	
	7M74737 Freehold			



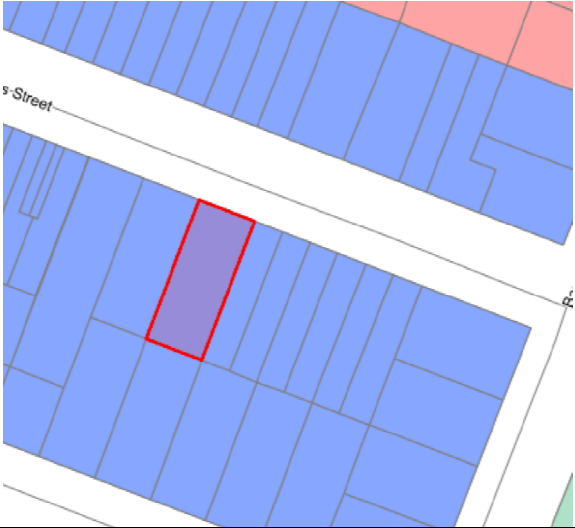
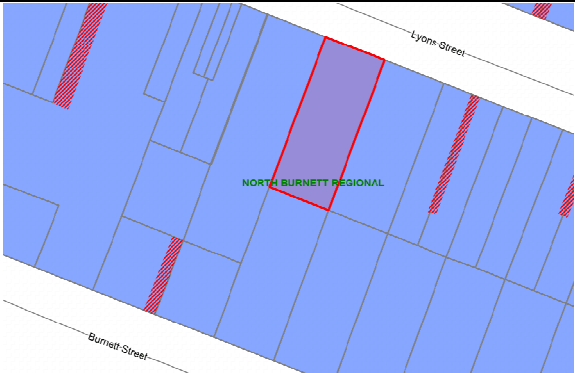
MONTO				
Facility	Lot/Plan	Current Zone	Proposed Zone	CURRENT zone map of site
QPS	9RW898 Freehold	Centre	Community facilities	<p>A map showing the current zoning for the QPS facility. The site is a red-outlined polygon within a larger blue-shaded area. Surrounding streets include Boyle Lane, Rutherford Street, Faraday Street, Bell Street, Lyell Street, and Newton Street. A green area is visible to the south of the site. The text 'NORTH BURNETT REGIONAL' is printed in green on the map.</p>
Court House	16M7479 Freehold	Centre	Community facilities	<p>A map showing the current zoning for the Court House facility. The site is a red-outlined polygon within a larger blue-shaded area. A green area is visible to the south of the site.</p>


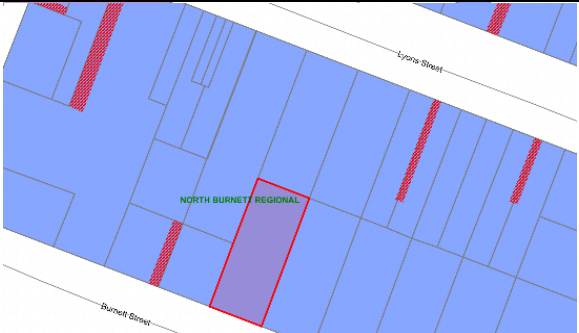
MONTO				
Facility	Lot/Plan	Current Zone	Proposed Zone	CURRENT zone map of site
Monto Depot	159RW792 Reserve for LG	Industry	Community facilities	
Monto swimming pool	3M74756 Reserve for LG	Centre	Recreation and open space	

MONTO				
Facility	Lot/Plan	Current Zone	Proposed Zone	CURRENT zone map of site
Monto waste facility	154RW411	Rural Intensive Agricultural Precinct	Community facilities	

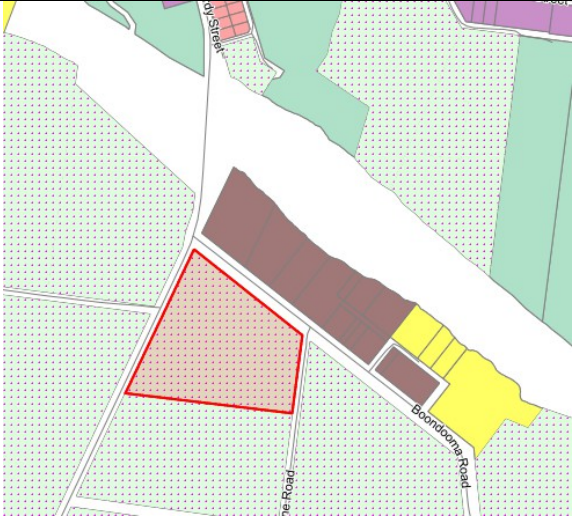

MOUNT PERRY				
Facility	Lot/Plan	Current Zone	Proposed Zone	CURRENT zone map of site
Mount Perry Caravan park Memorial park Office Depot Hall Library Utility installation	1SP117730	General residential	Community facilities	

MOUNT PERRY				
Facility	Lot/Plan	Current Zone	Proposed Zone	CURRENT zone map of site
Waste facility	160BON1513	Rural Intensive Agricultural Precinct	Community facilities	<p>The map shows a site with several irregularly shaped areas outlined in red. One area is filled with a red dotted pattern, representing the proposed 'Community facilities' zone. The rest of the site is currently zoned as 'Rural Intensive Agricultural Precinct'. A road labeled 'Huth Road' runs along the bottom and left sides of the site. The text 'NORTH BURNETT REGIONAL' is visible in the upper right portion of the map.</p>



MUNDUBBERA				
Facility	Lot/Plan	Current Zone	Proposed Zone	CURRENT zone map of site
Mundubbera hall Utility installation	19M586 Reserve for LG	Centre	Community facilities	
	18M586 Reserve for LG	Centre	Community facilities	



MUNDUBBERA				
Facility	Lot/Plan	Current Zone	Proposed Zone	CURRENT zone map of site
	6M586 Reserve for LG	Centre	Community facilities	
	7M586 Reserve for LG	Centre	Community facilities	

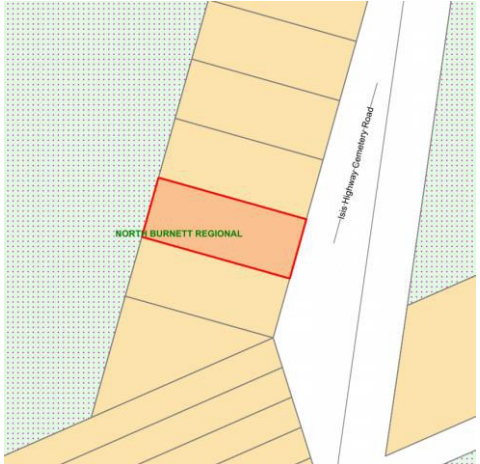
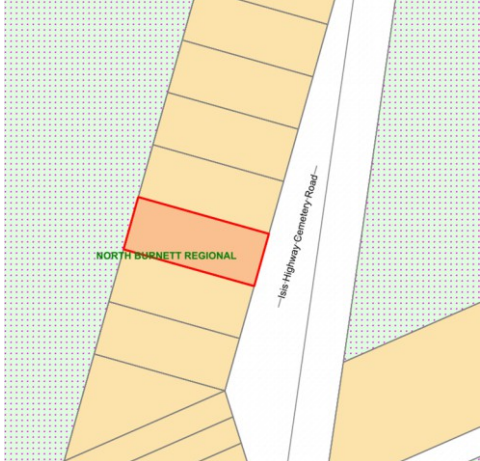


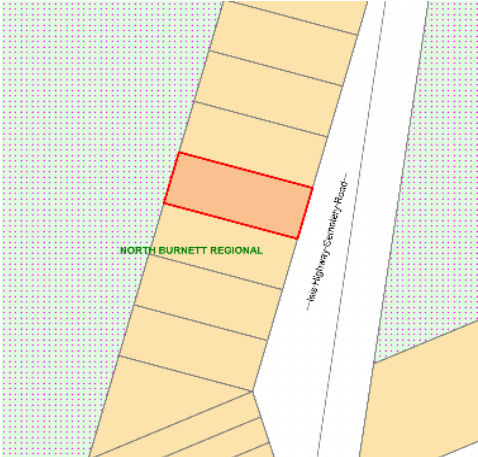
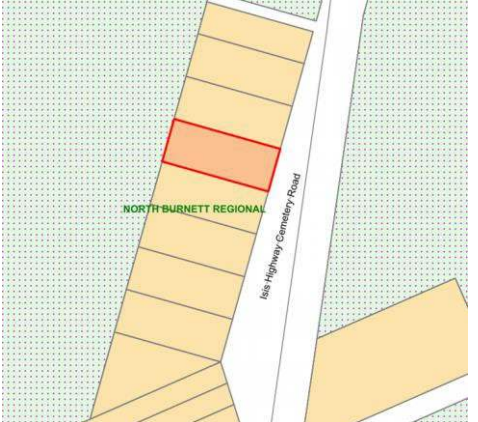
MUNDUBBERA				
Facility	Lot/Plan	Current Zone	Proposed Zone	CURRENT zone map of site
Mundubbera Depot	3MZ347 Freehold	Rural Intensive Agricultural Precinct	Community facilities	
Mundubbera Waste Facility	2MZ347 Freehold	Rural Intensive Agricultural Precinct	Community facilities	

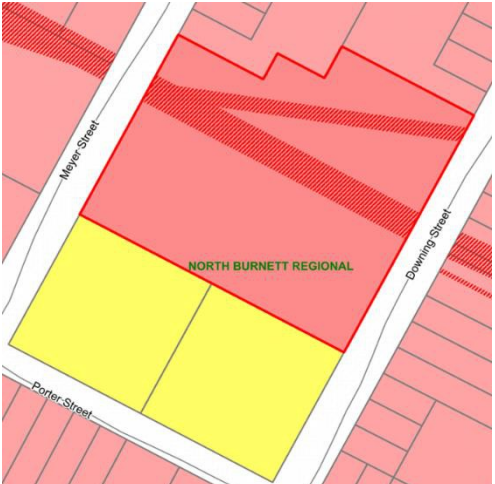
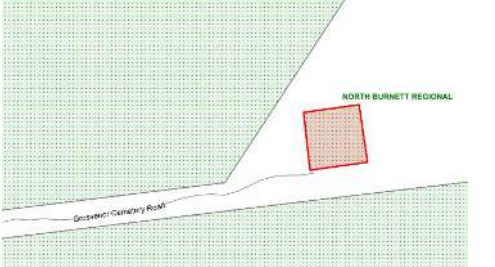


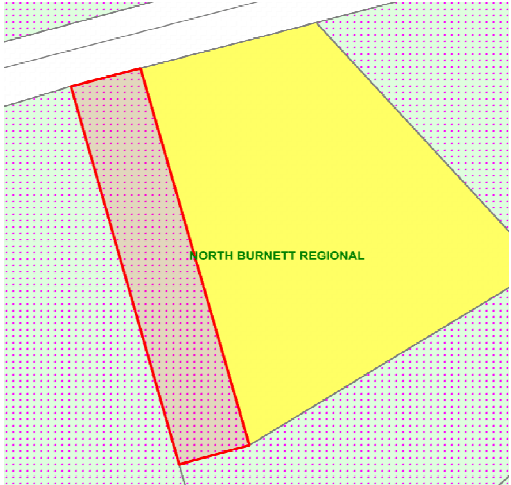
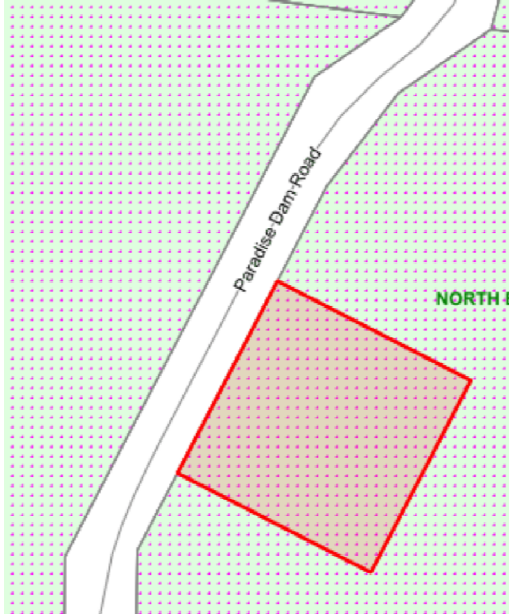
CEMETERIES					
Cemeteries	Location	Lot/Plan	Current Zone	Proposed Zone	CURRENT zone map of site
Apostolic Church	Binjour	246BON519 Reserve	Rural Intensive Agricultural Precinct	Community facilities	
NBRC	Chowey	220CK57 Reserve	Rural Intensive Agricultural Precinct	Community facilities	

Cemeteries	Location	Lot/Plan	Current Zone	Proposed Zone	CURRENT zone map of site
NBRC	Coalstoun Lakes	189CL6011 Reserve for Stock dip	Recreation and open space	Community facilities	
		53CL6011 Reserve for cemetery	Recreation and open space	Community facilities	

Cemeteries	Location	Lot/Plan	Current Zone	Proposed Zone	CURRENT zone map of site
NBRC	Dallarnil	2RP15853	Township	Community facilities	
		3RP15853	Township	Community facilities	

Cemeteries	Location	Lot/Plan	Current Zone	Proposed Zone	CURRENT zone map of site
NBRC	Dallarnil	4RP15853	Township	Community facilities	
		5RP15853	Township	Community facilities	

Cemeteries	Location	Lot/Plan	Current Zone	Proposed Zone	CURRENT zone map of site
<p>NBRC obtained approval over the part of this land (south of the drain/creek) for cemetery – site prepared</p>	<p>Gayndah cemetery extension</p>	<p>22SP270836</p>	<p>General residential</p>	<p>Community facilities</p>	 <p>The map shows a site bounded by Meyer Street to the north, Downing Street to the east, and Porter Street to the south. A large area is shaded in light red with diagonal hatching, labeled 'NORTH BURNETT REGIONAL'. A smaller area at the bottom left of this site is highlighted in yellow.</p>
<p>NBRC</p>	<p>Grosvenor Flat</p>	<p>44C8265 Reserve</p>	<p>Rural Intensive Agricultural Precinct</p>	<p>Community facilities</p>	 <p>The map shows a site bounded by Grosvenor Cemetery Road to the south. A large area is shaded in light green with a dotted pattern. A small rectangular area within this site is highlighted in light red with diagonal hatching, labeled 'NORTH BURNETT REGIONAL'.</p>

Cemeteries	Location	Lot/Plan	Current Zone	Proposed Zone	CURRENT zone map of site
		192RW238 Reserve for cemetery	Rural Intensive Agricultural Precinct	Community facilities	
NBRC	Paradise	71CK540 Reserve	Rural Intensive Agricultural Precinct	Community facilities	

Cemeteries	Location	Lot/Plan	Current Zone	Proposed Zone	CURRENT zone map of site
NBRC	Rawbelle	9RW697 Reserve	Rural Intensive Agricultural Precinct	Community facilities	