Wynne Planning & Development PTY LTD TOWN PLANNING SPECIALIST

Development Application for Development Permit for Material Change of Use – Workforce Accommodation and Associated Office (Administration Services)

Street Address: Braeside Road, NEBO

Property Description: Lot 50 SP239857

Applicant: Asciano Properties

Operations Pty Ltd

Our Ref: 2024WRC063

Telephone: (07) 4945 1976

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1. DEVELOPMENT APPLICATION DETAILS

1.1. APPLICANT DETAILS

Applicant Name:	Asciano Properties Operations Pty Ltd	
Postal Address:	C/- Wynne Planning and Development Pty Ltd,	
	Shop 5 Deicke Arcade, 38 Main Street, Proserpine Qld 4800	
Mobile Number:	0400 108 121	
Email Address:	kellianne@wynneplanninganddevelopment.com	
Owners Consent:	Refer to Appendix 2	

1.2. DEVELOPMENT APPLICATION DETAILS

Nature of Development:	Material Change of Use	
Approval Type:	Development Permit	
Description of Proposal:	Workforce Accommodation and Office (Associated Administration Services)	
Level of Assessment:	Impact assessment	
Public Notification:	15 Business Days	
Pre-lodgement Meeting:	No	
Application Fees:	\$46,080.00	

1.3. LOCATION OF PREMISES

Real Property Description:	Lot 50 SP239857
Street Address:	Braeside Road,
Locality:	Nebo
Total Area of Premises:	126.6 hectares
Existing Easements:	Nil
Existing Covenants:	Nil
Current Use of Premises:	Rail Infrastructure — Provisioning Facility

1.4. PLANNING SCHEME DETAILS

Planning Scheme: 2021 Isaac Regional Planning Scheme		
Planning Scheme Zone:	Rural Zone	
Planning Scheme Overlay/s:	Bushfire hazard Area	
	Environmental significance	
	Flood hazard	
Local Plan:	Nil	
Superseded Planning Scheme:	Not applicable	
Level of Assessment:	Impact Assessment	The Planning Scheme
Material Change of Use –		
Workforce Accommodation		
Bushfire Hazard Overlay	No change to categories of	Bushfire hazard overlay code
Material Change of Use -	development and	
If in a medium bushfire hazard	assessment	
area		
Environmental Significance	No change to categories of	Environmental significance overlay code
overlay	development and	
Material change of use	assessment	
Flood hazard	Code Assessment	Flood hazard overlay code
Material change of use for		
use for:		
 Sensitive land use 		

1.5. REFERRAL AGENCIES

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Material Change of Use	Schedule 10, Part 9, Division 4, Subdivision 1, Table 1		
	Aspect of development stated in schedule 20		
	Development application for an aspect of development stated in schedule 20		
	that is assessable development under a local categorising instrument or section 21, if—		
	(a) the development is for a purpose stated in schedule 20, column 1 for the aspect; and		
	(b) the development meets or exceeds the threshold—		
	(i) for development in local government area 1—stated in schedule 20, column 2 for the purpose; or		
	(ii) for development in local government area 2—stated in schedule 20, column 3 for the purpose; and		
	(c) for development in local government area 1—the development is not for an accommodation activity or an office at premises wholly or partly in the excluded area		
	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4 State transport corridors and future State transport corridors Material change of use of premises near a State transport corridor or that is a future State transport corridor		
	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—		
	(a) are within 25m of a State transport corridor; or		
	(b) are a future State transport corridor; or		
	(c) are— (i) adjacent to a road that intersects with a State-controlled road; and		
	(ii) within 100m of the intersection		
Application Fee:	Schedule 10, Part 9 — S20- \$1,817 Schedule 10, Part 9- \$1,817 x 2		

2. PROPOSED DEVELOPMENT

The proposal is to establish workers accommodation and ancillary offices (administration services) at the existing operational rail provisioning facility at Braeside Road, Nebo.

The proposal will accommodation:

Stage 1: 68 Individual units

Circa 38 carparks

Ancillary infrastructure being

a. Water storage and Sewer Treatment Plant

b. Laundry

c. Wet Mess

d. Village admin

e. Dinning & Kitchen

f. Ice room

g. Waste Management

h. Warehousing and delivery facility

i. Gym

j. Fuel and emergency power

Stage 2: Additional 48 units

Stage 3: Additional 50 units

This will provide for a total of 166 individual accommodation rooms and associated infrastructure.

The proposal also includes two (2) new office buildings which are intended to provide for ancillary support services for the existing provisioning yard and for the workers accommodation facility.

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The operational intent for this application is to provide for:

- The Train Support Facility (TSF) (Administration Building) to be used for maintenance, provisioning and trin crew operations on the Goonyella and Newlands lines and will operate 24 hours per day, 7 days per week;
- Administration functions will operate for 12 hours per day, 7 days per week;
- Maintenance functions will operate 24 hours per day, 7 days per week;
- Village guests (workers accommodation) will be used to rest workers between shifts;
- Village staff will be 100% FIFO.

The Village (workers accommodation) has been designed to ensure:

- A workers experience is central to the design and operation of the accommodation village;
- All workers are entitled to safe and secure accommodation whilst residing in a Pacific National accommodation village;
- Employees and contractors are entitled to the same standard of amenity and safety; and
- Village experience is a key driver of attraction and retention.

The facility will also be provided with an ancillary solar farm to service this new development.

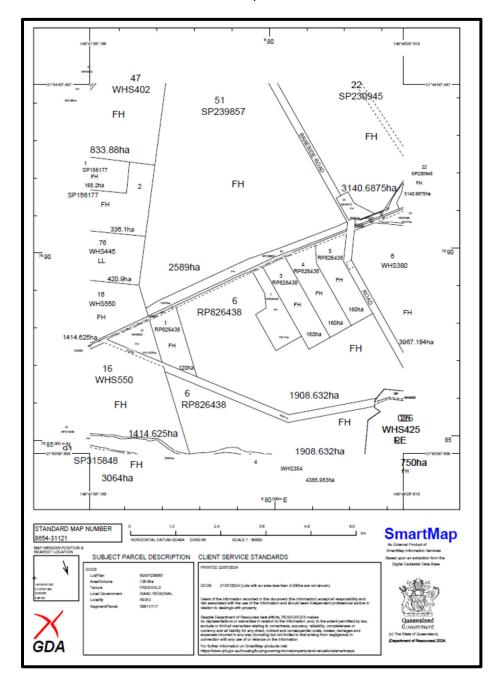
The proposal plans are included in Appendix 3 of the report.

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3. PROPERTY CHARACTERISTICS

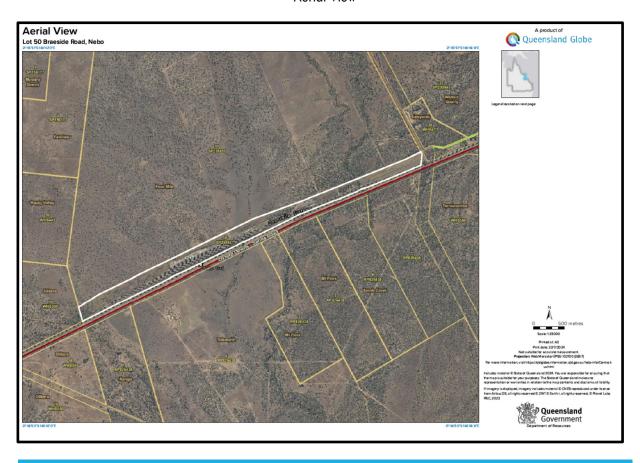
The subject site is described as Lot 50 SP239857 and is located at Braeside Road, Nebo. The subject site contains a total area of 126.6 hectares.

Locality Plan



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Aerial View



4. BACKGROUND OR HISTORY OF SITE

The site operates as a rail infrastructure provisioning facility for Pacific National.

The following Decision Notice Approvals have been granted previously and have since lapsed:

PA11123	Approved 19 March, 2013	Negotiated Decision Notice Approval – Material Change of Use – Work Camp (324 Units;
PA11123A	Approved 6 May, 2013	Decision Notice Approval – Request to Change – Existing Approval – Material Change of Use – Work Camp (324 Units);
PA13058	Approved 13 December, 2013	Decision Notice Approval – Material Change of Use – Work Camp (280 Units).

All workers accommodation and associated infrastructure has been removed from the site as per the conditions of approval.

The proposed development is to place the new workers accommodation in the same location as these past approvals.

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5. PLANNING LEGISLATION

The subject site is zoned Rural under the 2021 Isaac Regional Planning Scheme.

The level of assessment for the material change of use is impact assessable as per the following assessment categories:

Level of Assessment: Material Change of Use – Workforce Accommodation	Impact Assessment	The Planning Scheme
Bushfire Hazard Overlay Material Change of Use - If in a medium bushfire hazard area	No change to categories of development and assessment	Bushfire hazard overlay code
Environmental Significance overlay Material change of use	No change to categories of development and assessment	Environmental significance overlay code
Flood hazard Material change of use for use for: - Sensitive land use	Code Assessment	Flood hazard overlay code

6. STATE ASSESSMENT AND REFERRAL ASSESSMENT

The subject site has been assessed against the State Development Assessment Mapping Layers for Matters of State Interest and it includes:

- State Controlled Road Schedule 20 Exceeds 75 persons on site
- State Controlled Road within 25 metres of State Controlled Road
- Vegetation Clearing
- Waterways

A review of Schedule 10 of the *Planning Regulation 2017*, Division 4 – Referral agency's assessment provides for the following triggers:

Schedule 10, Part 9, Division 4, Subdivision 1, Table 1 - Aspect of development stated in schedule 20

Development application for an aspect of development stated in schedule 20 that is assessable development under a local categorising instrument or section 21, if—

- (a) the development is for a purpose stated in schedule 20, column 1 for the aspect; and
- (b) the development meets or exceeds the threshold—
 - for development in local government area 1—stated in schedule 20, column 2 for the purpose; or
 - (ii) for development in local government area 2—stated in schedule 20, column 3 for the purpose; and
- (c) for development in local government area 1—the development is not for an accommodation activity or an office at premises wholly or partly in the excluded area

The proposed development exceeds the thresholds outlined in schedule 20.

Schedule 10, Part 9, Division 4, Subdivision 2, Table 4 - Material change of use of premises near a State transport corridor or that is a future State transport corridor.

Referral is required to the State Assessment and Referral Agency, refer to Appendix for State Assessment Development Provisions.

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7. STATE PLANNING POLICIES

State Planning Policy (SPP) commenced in July, 2017 and is a key component to Queensland's land use planning system, which enables development to occur while protecting the natural environment and allows communities to grow and prosper.

The State Planning Policy provides for Part E which is the Interim Development Assessment Requirements for assessment until the Policy has been integrated into the relevant Planning Scheme.

State Interest - Liveable Communities

A development application in an urban area involving premises that is, or will be, accessed by common property title for:

- A material change of use or reconfiguration of a lot;
- (2) The application involves buildings either attached or detached that are not covered by other legislation or planning provisions making fire hydrants.

All of the following requirements are assessment benchmarks for the development"

- Development ensures fire hydrants are installed and located to enable fire services to access water safely, effectively and efficiently.
- (2) 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 onstreet parking spaces are occupied.
- (3) Fire hydrants are suitably identified so that fire services can locate them at all hours.

The facility will be a private facility, however access will be provided for emergency services at all times.

The site will also contain suitable fire fighting facilities throughout the site.

State Interest - Mining and Extractive Resources

A development application for:

- reconfiguring a lot within a KRA, or
- (2) a material change of use within the resource/ processing area of a KRA or the separation area for the resource/processing area of a KRA, or
- (3) a material change of use within the transport route separation area of a KRA that will result in an increase in the number of people living in the transport route separation area, and

However, requirements of (2) and (3) above do not apply to the assessment of a material change of use for a:

- dwelling house on an existing lot, or
- home-based business (where not employing more than two nonresident people on a fulltime equivalent basis), or

All of the following requirements are assessment benchmarks:

- development within a resource/processing area for a KRA will not impede on the undertaking of an existing or future extractive industry development.
- Development of sensitive land uses is avoided within the separation area for a resource/processing area of a KRA, if it could impede the extraction of the resource.
- associated with extractive industry in the transport route separation area of a KRA does not increase the number of people working or residing in the transport route separation area unless the development mitigates the impacts of noise, dust and vibration generated by the haulage of extractive materials along the route.

Not applicable to this application.

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- caretaker's accommodation (associated with an extractive industry), or
- 4) animal husbandry, or
- 5) cropping.

4) development adjacent to the transport route does not adversely affect the safe and efficient use of the transport route by vehicles transporting extractive resources.

State Interest - Water Quality

For receiving waters, a development application for:

- (1) Material change of use or an urban purpose that involves premises 2500 metres2 or greater in size; and
 - (a) Will result in six or more dwellings; or
 - (b) Will result in an impervious area greater than 25 per cent of the net developable area; or
- (2) Reconfiguration of a lot for an urban purpose that involves premises 2500 metres' or greater in size and will result in six or more lots; or
- (3) Operational works for an urban purpose that involves disturbing a land area 2500 metres2 or greater in size.

For water supply buffer areas, a development application:

- (4) Located wholly outside an urban area and relating to premises that is within, or partly within, a water supply buffer area, that involves:
 - (a) A material change of use for the intensive animal industry, medium and high-impact industry, noxious and hazardous industry, extractive industry, utility installation that involves sewerage services, drainage or stormwater services, waste management facilities, or motor sport facility; or
 - (b) Reconfiguration of a lot to create five or more additional lots if any resultant lot is less than 16 hectares in size, and any of

The development application is to be assessed against the following requirements: For a development application mentioned under the heading 'Receiving waters' Development:

- avoids or otherwise minimises adverse impacts on the environmental values of receiving waters, arising from:
 - (a) altered stormwater quality or flows, and
 - (b) wastewater (other than contaminated stormwater and sewage), and
 - (c) the creation or expansion of non-tidal artificial waterways, and
- (2) by demonstrating it complies with the SPP code: Water quality.

The following requirements are assessment benchmarks for the development:

- (1) Development is located, designed and constructed and operated to avoid or minimise adverse impacts on environmental values arising from:
 - (a) Altered stormwater quality and hydrology
 - (b) Wastewater
 - (c) The creation or expansion of nontidal artificial waterways
 - (d) The release and mobilisation of nutrients and sediments
- (2) Development achieves the applicable stormwater management design objectives outlined in tables A and B (Appendix 2)
- (3) Development in a water supply buffer area avoids adverse impacts on drinking water supply environmental values.

A Stormwater Quality Report and assessment will be provided with the Engineering Report accompanying this application.

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the lots created will rely on on-site wastewater treatment.

State Interest - Natural Hazards, Risk and Resilience

A development application for a material change of use, reconfiguring a lot or operational works on land within:

- (1) Bushfire prone areas
- (2) Flood hazard areas
- (3) Landslide hazard areas
- (4) Storm tide inundation areas
- (5) Erosion prone area

The following requirements are assessment benchmarks for the development:

Erosion pone areas within a coastal management district:

- (1) Development does not occur in an erosion prone area within a coastal management district unless the development cannot feasibly be located elsewhere and is:
 - (a) Coastal-dependent development; or
 - (b) Temporary, readily relocatable or able to be abandoned development; or
 - (c) Essential community infrastructure; or
 - (d) Minor development of an existing permanent building or structure that cannot be relocated or abandoned.
- (2) Development permitted in (1) above, mitigates the risks to people and property to an acceptable or tolerable level.

Bushfire, flood, landslide, storm tide inundation and erosion prone areas outside the coastal management district:

(3) Development other than that assessed against (1) above, avoids natural hazard areas, or where it is not possible to avoid the natural hazard area, development mitigates the risks to people and property to an acceptable or tolerable level.

All natural hazard areas:

- (4) Development supports and does not hinder disaster management response or recovery capacity and capabilities.
- (5) Development directly, indirectly and cumulatively avoids an increase in the severity of the natural hazard and

The sites are mapped as containing bushfire hazard.

A Bushfire Management Report is included in this application addressing this risk.

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- potential for damage on the site or to other properties.
- (6) Risks to public safety and the environment from the location of hazardous materials and the release as a result of a natural hazard are avoided.
- (7) The natural processes and the protective function of landforms and the vegetation that can mitigate risks associated with the natural hazard are maintained or enhanced.

State Interest - Strategic Airports and Aviation Facilities

- A development application for:
- (1) a material change of use of premises which will result in a building, structure or associated activity intruding into the operational airspace of a strategic airport; or
- (2) a material change of use of premises where any part of the premises is within the light restriction zone or lighting area buffer or a strategic airport; or
- (3) A material change of use of premises where nay part of the premises is within a wildlife hazard buffer zone of a strategic airport; or
- (4) A material change of use of premises or reconfiguration of a lot where any part of the premises is within a public safety area of a strategic airport; or
- (5) a material change of use of premises or reconfiguring a lot where any part of the premises is within the 20 ANEF contour, or greater, for a strategic airport, or
- (6) a material change of use of premises that will result in a building, structure or associated activity intruding into the building restricted area of an aviation facility; or
- (7) Building work not associated with a material change of use, that will result in a building, structure or associated activity intruding into the operational airspace of a strategic airport;
- (8) Building work not associated with a material change of use

All of the following requirements are assessment benchmarks:

- (1) Development and associated activities do not create a permanent or temporary physical or transient intrusion into a strategic airport's operational airspace, unless the intrusion is approved in accordance with the relevant federal legislation.
- (2) Development and associated activities do not include light sources or reflective surfaces that could distract or confuse pilots within a light restriction zone or lighting area buffer.
- (3) Emissions do not significantly increase air turbulence, reduce visibility or compromise the operation of aircraft engines in a strategic airport's operational airspace.
- (4) Development and associated activities do not attract wildlife or increase wildlife hazards within a wildlife hazard buffer zone.
- (5) Development and associated activities within a building restricted area do not interfere with the function of aviation facilities.
- (6) Development does not increase the risk to public safety within a public safety area.

Not applicable to this application.

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- where any part of the premises is within the light restriction zone or lighting area buffer of a strategic airport; or
- (9) Building work not associated with a material change of use that will result in a building, structure or associated activity intruding into the building restricted area of an aviation facility; or
- (10) Operational work not associated with a material change of use where the work or associated activity will intrude into the operational airspace of a strategic airport; or
- (11) Operational work not associated with a material change of use where any part of the premises is within the light restriction zone or lighting area buffer of a strategic airport; or
- (12) Operational work not associated with a material change of use where the work or associated activity will intrude into the building restricted area of an aviation facility.

(7) Development within the 20 ANEF contour or greater is appropriately located and designed to prevent adverse impacts from aircraft noise.

8. PLANNING SCHEME

The subject site is zoned Rural under the 2021 Isaac Regional Planning Scheme as depicted in the following Zoning Map:

Zoning Map

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The following table provides an assessment against the Rural Zone Code

		Purpose and Overall Outcome	Assessment
(1)	The (a) (b) (c)	purpose of the rural zone is to: provide for rural uses and activities; and 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; and ensure sensitive land uses do not encroach into areas affected by hazardous levels of dust associated with mining activity.	The proposed workers accommodation and office will provide for support for the existing rail infrastructure provisioning being undertaken on the site. The site is not used for rural activities and given the current use of the site a rural activity would be incompatible. The environmental values of the site will remain unchanged, however the existing nodes of vegetation could be rehabilitated to support the Koala population in the area by improving the connectivity to the adjoining corridor.
			The proposed uses will be undertaken to minimse dust emissions.
(2)		ourpose of the zone will be achieved through ollowing overall outcomes: areas for use for primary production are conserved and fragmentation is avoided through maintaining very large lots to support rural agricultural activities and lots to support the functional requirements of resource related activities.	The proposal does not result in loss of usable primary production land.

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	Purpose and Overall Outcome	Assessment
(b)	the viability of both existing and future rural uses and resource related activities are protected from the intrusion of incompatible uses;	The site contains existing rail infrastructure and provisioning. The proposed uses are to support this infrastructure operation while ensuring the uses will not impact on the adjoining farming operations.
(c)	sensitive land uses are not: (i) located within the potential hazardous dust level overlay; (ii) subjected to unreasonable risks associated with resource extraction activities associated with mining and quarrying having regard to vibration, odour, dust or other emissions;	The proposed uses and buildings are located outside of the hazardous dust level overlay.
(d)	the establishment of a wide range of rural pursuits is facilitated, including cropping, intensive horticulture, aquaculture, grazing, intensive animal industries, animal husbandry and animal keeping and other compatible primary production uses;	The site is not used for rural activities and given the current use of the site a rural activity would be incompatible.
(e)	cropping and horticultural activities are encouraged on productive Agricultural Land Classification Class A and B agricultural land;	The site is not used for rural activities and given the current use of the site a rural activity would be incompatible.
f)	renewable energy facilities and extractive industries: (i) mitigate impacts on the environment and adjoining land uses; (ii) do not degrade Class A and B agricultural land; (iii) rehabilitate sites upon completion of activities; and (iv) are supported by necessary infrastructure.	A solar farm will be established on existing cleared land to support the workers accommodation and the uses on the site. The solar generation will reduce the reliance fully on electricity for the site.
(9)	the establishment of outdoor recreation and small-scale tourism facilities in suitable locations is facilitated only where they do not compromise the use of the land for rural activities and minimise any land-use conflicts;	The proposal includes recreational and support buildings for the workers accommodation.
(h)	natural features such as creeks, gullies, waterways, wetlands and bushland are retained, managed and separated from adjacent development where possible;	The proposal will not involve the interference with any existing waterways.
(i)	rural land uses incorporate sustainable practices to prevent soil erosion, landslide, protect the quality of land resources and water catchments, maintain habitat values of waterways and native timber and forest areas;	The proposal will involve the inclusion of erosion and sediment control measures to prevent erosion and also some additional rehabilitation of existing vegetated areas for the koala habitat.
(i)	adverse impacts of land use, both on-site and from adjoining areas, are avoided and any unavoidable impacts are minimised through location, design, operation and management;	The proposal has been designed to minimise impacts on the adjoining neighbour. The site contains an existing 2-3 metre high mesh fence running along the entire length of the proposed workers accommodation area to prevent paper and the like being blown into the neighbouring cattle farm.
(k)	urban and rural residential expansion does not occur on land in the rural zone.	The site contains an existing industrial use by way of rail infrastructure provisioning and therefore is

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Purpose and Overall Outcome	Assessment	
	not considered to be a rural use. The proposal is	
to support the existing rail operations.		

<u>Specific Benchmarks for Assessment – Rural Zone Code</u>

Performance outcomes	Acceptable outcomes		
Built form			
PO1 Buildings are designed and located so as not to adversely	AO1.1 Building height does not exceed 12m.	The proposed buildings are single storey therefore less than 12.0 metres in height.	
impact on the rural character and amenity of the locality.	AO1.2 Buildings, other than a roadside stall, are setback a minimum of: (a) 10m from the front boundary and side boundaries for allotments greater than 2ha; or (b) 5m front boundary and side boundaries for allotments less than 2ha.	The proposal exceeds the 10 metre front boundary setback. The proposal also ensures a minimum of 10 metres to the side boundary as this area contains high voltage power, optic fibre, access and acts as a fire break for bushfire protection.	
Residential density	man zna.		
PO2 Residential density reflects the low intensity rural character of the locality.	(a) one dwelling house (including a secondary dwelling) or one dual occupancy per allotment; and (b) one dwelling up to 200m² GFA where for rural workers' accommodation.	Not applicable to this application.	
Amarita	AO2.2 Any secondary dwelling is: (a) a maximum of 150m² gross floor area; and (b) within 50m of the main building.	Not applicable to this application.	
Amenity			

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PO3

Sensitive land uses do not encroach on existing or approved rural, open cut coal mining and extractive industry activities or other uses that may result in an adverse impact on amenity, health or safety.

Editor's note—Where not achieving AO3, a site based assessment is required to demonstrate compliance with PO3.
Refer also to the Hazards PSP regarding Potential Hazardous Dust.

AO3

Sensitive land uses are separated:

- (a) from intensive animal industry uses (where a cattle feedlot) by:
 - (i) up to 500 head 700m
 - (ii) 501 to 5,000 head 1.5km
 - (iii) 5,001 to 10,000 head 2km
 - (iv) > 10,000 head 2km
- (b) from animal keeping (if only catteries and kennels) by a minimum of 700m;
- from waste disposal areas connected to an animal husbandry operation by a minimum of 1km;
- (d) from cropping on areas of agricultural land by a minimum of 300m;
- (e) from other agricultural activities (excluding cropping activities) by a minimum of 50m;
- (f) from other rural activities, not elsewhere mentioned, by α minimum of 100m;
- (g) from railway activities by a minimum of 100m;
- (h) from the mining lease boundaries of open cut coal mining projects by a minimum of 10km

The site does not adjoin an intensive animal industry use.

The site does not adjoin an animal keeping facility.

The site does not adjoin a waste disposal area for animal husbandry operation.

The site does not adjoin cropping areas.

The subject site is narrow and requires separation from the railway corridor. The location of the proposed workers accommodation is in the same location as previous approvals which operated without any impacts on and off site.

The proposal is to support and operate ancillary to the railway operations and therefore considered to be compatible.

The site is not located near mining leases.

Performance outcomes

Acceptable outcomes

Editor's note—Mining lease boundaries can be identified on the Queensland Government Mines Online Map service - MyMinesOnline.

This setback is required to adequately separate sensitive land uses from potentially hazardous dust levels associated with open cut mining activity.

- by not being located within the Potential hazardous dust level overlay map OM10;
- (j) from existing industrial activities by 1km;
- (k) from a high pressure gas pipeline by 200m;
- (I) from the Galilee Basin State Development Area boundary by 1km; and

Editor's note-Refer to map AM1 in Schedule 2.

(m) from extractive industry operations as follows:

The site is not included on the dust mapping.

The site is not located near industrial activities.

The site is not locate near gas pipelines.

The site is not located in or near the SDA.

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	Operation	Separation distance	
	Extraction or processing involving blasting or crushing	1000m	
	Extraction or processing not involving blasting or	200m	
	crushing Haul route	100m	
	Haui Toute	100111	
PO4 Outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.	AO4.1 Light emanating from the complies with Australian AS4282 Control of Effects of Outdoor Liversian.	alian Standard the Obtrusive	Lighting will comply with Australian Standards.
	AO4.2 Outdoor lighting is accordance with Au AS 1158.1.1 – Road Vehicular Traffic Co Lighting – Performa Installation Design Recurrent version.	stralian Standard d Lighting – ttegory V) nce and	Lighting will comply with Australian Standards.
PO5	AO5		The location of the buildings is away
Development does not adversely impact on the amenity of the surrounding rural or residential land uses and/or rural landscape character.	Plant and air-condit storage areas and activities are screer the road or adjoinin uses.	processing ned from view of	from roadways and adjoining boundaries therefore will not impact offsite.
PO6	AO6		The proposed areas are not affected
Development ensures: (a) vulnerability to landslip, erosion and land degradation is minimised; and (b) the safety of people and property.	Development is not greater than 15%.	located on slopes	by slope.
Editor's note— where not achieving AO6, a site based assessment and landslide risk management plan is required to demonstrate compliance with PO6. Refer to the Hazards PSP.			
Stock routes			
PO7	A07		The subject site is not located near a
Development located on a stock route shown on Agriculture land overlay map OM2 does not compromise the use	Sensitive land uses a minimum of (a) 200m from a st		stock route.
of the stock route by travelling stock.	(b) 800m from an route.	unsurveyed stock	

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PO8 Development on or crossing a stock route does not impede the free movement of stock.	AO8 Development provides: (a) for grade separation of transport infrastructure and stock; or (b) alternate unimpeded and watered stock route access.	The subject site is not located near a stock route.
Use - Caretakers accommodation		
PO9	AO9	Not applicable.
Development is ancillary to the primary use.	No more than 1 caretaker's accommodation unit is established on the site.	
Use - Roadside stall		
PO10 Roadside stalls are of a scale in keeping with the rural	AO10.1 Structures associated with the use are limited to 30m ² gross floor area.	Not applicable.
character of the locality.	AO10.2 A roadside stall is setback a minimum of 10m from the front and side boundaries.	Not applicable.
	AO10.3 The roadside stall only sells produce grown on site.	Not applicable.
For all assessable development		
Land use		
PO11 Development: (a) is consistent with the rural character of the locality; (b) supports the primary rural function of the zone; (c) protects rural, natural and scenic values of the locality; and (d) includes boundary realignments where used to align with mining or petroleum tenements	No acceptable outcomes are nominated.	The proposed workers accommodation and office will provide for support for the existing rail infrastructure provisioning being undertaken on the site. The site is not used for rural activities and given the current use of the site a rural activity would be incompatible.
PO12 Tourism (including associated accommodation) and recreation-related uses are: (a) small scale; and (b) compatible with rural production and agricultural land, natural resources and landscape amenity. Design and amenity	No acceptable outcomes are nominated.	Not applicable to this application.

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PO13 The proposal has been designed to No acceptable outcome is nominated. Development is designed to ensure: achieve safety for all users having regard to: casual surveillance and slight (a) maximising casual lines due to the simple layout; surveillance and sight lines: (b) avoiding personal the design ensures no concealment and concealment areas; entrapment locations; (C) exterior building design the exterior design complies that promotes safety; with building standards; (d) adequate lighting; Lighting is provided where (e) appropriate signage required for safety and and wayfinding; and surveillance; (f) building entrances, parking Signage will be provided through out the village. loading and storage areas Areas for back of house and that are well lit and have servicing is clearing defined clearly defined access on the plans. points. Editor's note-Applicants may find useful guidance in the Queensland Government's Crime Prevention through Environmental Design Guidelines for Queensland. **PO14** AO14.1 The proposal will not generate Development minimises Development achieves the air quality conflicts internally or externally from potential conflicts with, or design objectives set out in the the site. impacts on, other uses having Environmental Protection (Air) Policy regard to vibration, odour, dust 2008, as amended. or other emissions. AO14.2 No chemical storage is proposed. Development that involves the storage of materials on site that are capable of generating air contaminants either by wind or when disturbed are managed by: (a) being wholly enclosed in storage bins; or (b) a watering program so material cannot become airborne. **PO15 AO15** The proposal will generate minimal Development prevents or Development achieves the noise noise as the proposed workers minimises the generation of any generation levels set out in the accommodation is intended to provide noise so that: Environmental Protection (Noise) a rest area and fatigue management Policy 2008, as amended. (a) nuisance is not caused to for their train drivers. adjoining premises or other nearby sensitive land uses; and (b) desired ambient noise levels in residential areas are not exceeded.

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- DOI		NI.	The control of the state of the
POI		No acceptable outcomes are	The proposed buildings are low form
	elopment does not unduly	nominated.	light weight structures that have been
imp			designed to be placed in areas which
	enity and character of the		do not require tree clearing or
	lity having regard to:		impact on habitat areas.
(a)	the scale, siting and design		
	of buildings and structures;		The buildings are setback from the
(b)	visibility from roads and		roads and due to vegetation
	other public view points,		adjoining the railway corridor will
	screening vegetation and		not be viewable from the roadway.
	landscaping;		not be viewable from the roadway.
(c)	the natural landform and		The leastion of the buildings will
()	avoidance of visual		The location of the buildings will
	scarring; and		require minimal clearing.
(d)	vibration, odour, dust,		
(4)	spray drift and other		
	emissions.		
PO:		No manufalla automassa u	The development will be a series of
PO1		No acceptable outcomes are	The development will be constructed
	uses are located, designed,	nominated.	so as to minimise impacts on the
	ntated and constructed to:		adjoining farming operations.
(a)	minimise noise dust,		
	odour or other		
	nuisance from existing		
	lawful uses including		
	rural and industrial		
	uses;		
(b)	minimise nuisance caused		
	by noise, vibration and dust		
	emissions generated to the		
	state-controlled road and		
	rail network in the vicinity		
	of the land.		
POI		No acceptable outcome is nominated.	The proposal minimises impacts on
_	elopment ensures ecological	140 deceptable obteome is nonlinarea.	vegetation by using areas which have
	es, habitat corridors and		no to limited vegetation.
	and water quality are		no to limited vegetation.
	ected, having regard to:		
	maximising the retention		
(a)			
	of vegetation and the		
	protection of vegetation		
	from the impacts of		
/L \	development;		
(a)	minimising the potential for		Erosion and sediment control measures
	erosion and minimisation of		will be implemented on the site.
7.3	earthworks;		
(c)			Natural and existing drainage lines will
	protection		be maintained.
	of natural drainage lines		
,	and hydrological regimes;		No biohazards will be released into the
(d)	avoidance of release of		environment.
	biohazards into the		5 Similarini
	environment;		
(e)	mitigating the risk of		Weed management will be undertaken
	introducing and spreading		around all uses areas to ensure weeds
	weeds and pest animals;		are not spread across the site.
	and		
(f)	avoidance of leeching		
` ′	by nutrients, pesticides		All works will be undertaken to avoid
	or other contaminants,		leeching into the soils and environment.
	or		
	potential for salinity.		

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Use - Animal keeping (kennels or	catteries)	
PO19	AO19.1	Not applicable.
Development is sited, constructed	A minimum site area of 5 hectares	
and managed such that:	is required.	
(a) animals are securely housed;	AO19.2	Not applicable.
and	Buildings used for animal keeping	
(b) the use does not create an	are constructed with impervious	
unreasonable nuisance	reinforced	
beyond the site boundaries.	concrete floors, gravity drained to	
	the effluent collection/treatment	
	point.	
	AO19.3	Not applicable.
	Animal proof fencing or other	
	appropriate barrier features are	
	provided to a minimum height of	
	1.8m within the site to prevent the	
	escape of animals.	
	AO19.4	Not applicable.
	Animals are kept in fenced	
	enclosures, inside buildings at all	
	times between the hours of 6pm and	
	7am.	
	AO19.5	Not applicable.
	A person who is responsible for the	
	supervision of the operation of the	
	development is accommodated on	
	the premises at all times.	
	AO19.6	Not applicable.
	Animal enclosures are set back to	
	roads, streets and water resources as	
	follows:	
	Road frontages 50m Top bank of creek, river, stream, wetland, 100m	
	edge of well, bore, dam, weir, intake or the	
	like which provides potable water supply to the site or surrounds	
	Top bank of dry or perennial gully 30m	
Use – Agricultural supplies store,	hulk landscaping supplies rural	
industry, wholesale nursery and		
PO20	AO20.1	Not applicable.
Development is located and	A minimum site area of 5 hectares	
designed on sites of sufficient size,	is required.	
to minimise adverse impacts on:	AO20.2	Not applicable.
(a) the amenity of the setting,	A minimum 15m setback is required	
in particular noise, odour	from any adjoining property	
and dust emissions;	boundary.	
<u> </u>	,	

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(b) the amenity of neighbours;	AO20.3	Not applicable.
and (C) operating within the safe and effective design capacity of the region's road system.	Sales, storage, handling, packaging and production areas are setback a minimum of: (a) 100m from any sensitive land use (50m for Garden centre); (b) 50m from state-controlled roads and 20ms from all other roads; (c) 20m from any residential dwelling on the same or adjoining site (10m for Garden centre); (d) 30m from top bank of creek, river, stream or wetland edge of well, bore, dam, weir, or intake that provides potable water.	
	AO20.4 Infrastructure and material storage areas are confined to free draining areas and sites on slopes not exceeding 10%.	Not applicable.
	AO20.5	Not applicable.
	There is direct access from the	
	property boundary to a sealed road. AO20.6	Not applicable.
	Hours of operation are limited	To applicable.
	between 7am and 5pm.	
Use - Club or community use		
PO21 Development is located and designed on sites of sufficient	AO21.1 A minimum site area of 5 hectares is required.	Not applicable.
size, to minimise adverse impacts	AO21.2	Not applicable.
(a) the amenity of the setting, in particular noise, odour and dust emissions; and (b) the amenity of neighbours.	Siting and layout includes: (a) the total area of covered buildings and roof structures is no greater than 10% of site area; and (b) no building or structure is closer than 15m to any site boundary.	
	AO21.3 Buildings and structures associated with the use is limited to: (a) shelters; (b) toilets; (c) kiosks; (d) hall/function area.	Not applicable.
	AO21.4 Hours of operation are limited between 7am and 10pm.	Not applicable.
Use – Renewable energy facility		

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PO22	No acceptable outcome is nominated.	Not applicable.
Development is:		
(a) located to allow for connections into relevant energy supply networks;		
(b) located to avoid alienating highly productive agricultural land;		
(C) accessible to an appropriate level of road infrastructure to support the facility; and		
(d) located to avoid impacting coal or mineral resources or tenements.		
PO23	No acceptable outcome is nominated.	Not applicable.
Development ensures the site is returned to its pre-development condition and land use upon cessation of the renewable energy facility.	·	

The proposed development requires an assessment against the following codes:

- Strategic intent
- Development works code
- Landscaping code
- Overlay codes

An assessment against each of these codes is provided below.

Strategic intent

3.2.1 Overview

(1) Isaac Region is diverse – geographically, climatically and economically.

Noted

(2) The diversity gives rise to a range of land uses; from intensive aquaculture, agricultural and small scale settlements on the coast; to broad hectare grazing, cropping, mining and larger urban settlements inland.

Noted

(3) Global policy and market influences are felt directly within Isaac's communities and economy. In turn, our communities and economy play an important role in meeting global energy and resource commodity needs. We are, 'helping to energise the world.'

The subject site and the rail provisioning contributes positively to this outcome.

(4) Our region has a strong historical, current and future connection with mining and the resources sector 2. The Isaac Region is the heart of the Bowen Basin mining and exploration activity and is a major gateway to those activities in the Galilee Basin.

The subject site and the rail provisioning contributes positively to this outcome.

(5) This connection brings with it economic and social dynamism which influences the demographic make up and the economic performance of the region.

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The subject site and the rail provisioning contributes positively to this outcome.

(6) Our towns and communities need to be adaptable and resilient to respond to this dynamism and to continue to thrive as our economy and society changes.

The subject site and the rail provisioning contributes positively to this outcome. The proposed workers accommodation and office support this outcome by ensuring train drivers have a suitable location to undertaken administrative functions and training as well as accommodation and fatigue management.

(7) The permanent resident and the non-resident worker populations of the region's towns are significantly influenced by the extent of resource activity and the workforce policy of resource companies. Population fluctuations during the life of the planning scheme are challenging to predict because of the sensitivity to these external commercial considerations.

The proposed workers accommodation is required to support the operations on this site. The accommodation is intended for the train drivers and workers at this facility. This proposal is required due to the other workers camps being at capacity and not being able to meet their demand. The Needs Assessment confirms there is no current workforce accommodation capacity.

(8) Projections by the Qld Government for non-resident workers on shift from 2017 – 2023 identify that the Isaac Region will continue to have the largest share of the Bowen Basin's non-resident workers on shift, albeit less than the peak in 2012.⁴

Noted workers are intended to remain in the Isaac Region.

(9) Up to 30,000 beds of Workforce accommodation are estimated to be constructed or approved in the region⁵ and is indicated on Strategic Framework Map SFM1. In this context, need for further development of Workforce accommodation must be demonstrated.

A Needs Report has been commissioned and supports this application.

(10) Strategies which seek to further diversify economic activity, (capitalising on the natural diversity and competitive advantages of the region) and in doing so moderate dynamism and build social and economic resilience in the region, will support sustained prosperity.

The Isaac Region will continue to provide consumables to this site.

(11)Our region is a region where economic activity and entrepreneurial initiative are supported and encouraged.

Adaptable centres, industrial areas and infrastructure support existing and emerging activities.

The proposed workers accommodation and ancillary offices will contribute positively to the economy during the construction stage and operational stage.

(12) The region's industries are also adaptable, providing materials and services to the resources and agricultural sectors. Industry areas within the region's towns capitalise on close proximity to these activities.

The proposal is for workers accommodation and ancillary offices.

(13) Agricultural and grazing activities are influenced by access to water and defined climatic variations across the region resulting in diverse practices, produce and opportunities for primary production based industries.

Not applicable to this application. The proposal is for workers accommodation and ancillary offices.

(14) Climatic variations also result in differences in the extent of natural hazards, such as flood, bushfire and coastal hazards experienced in the region. Our region can experience extreme events in the form of cyclones, droughts and flooding rains.

Reporting has been prepared and included with this application to address hazards.

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(15) Historical centres, established to support the first waves of mining and pastoralism in the region in the 1860's such as Clermont, St Lawrence and Nebo now provide a range of services to urban and rural communities and the agricultural and resource sectors.

The proposal is for workers accommodation (specifically train drivers) and ancillary offices.

(16) Moranbah, Dysart, Middlemount and Glenden are centres established in the 1970's which provide a range of urban and administrative services to the community and the resources sector.

Not applicable to this application.

(17)Coppabella, as a privately owned railway settlement, has a specific role in servicing the railway operating in the area but is not intended it expand beyond this role.

Not applicable to this application.

(18)Coastal townships and localities are important focal points for communities and agricultural, lifestyle and tourism activities in these areas.

Not applicable to this application.

3.2.2 Isaac Region in 2036

(1) Moranbah is the region's largest administrative centre providing diverse urban and community services and infrastructure, supporting the local and regional community, including small and medium businesses, education, health, government and administrative services, regional facilities and tourism and visitor facilities.

Not applicable to this application.

(2) Moranbah, Clermont, Nebo, Middlemount, Dysart and Glenden are resilient towns providing a wide range of housing, small business, industry and employment opportunities. Urban services and infrastructure support permanent residents, non- resident workers and visitors to the region.

The proposal is for workers accommodation and ancillary offices at the Nebo site to provide accommodation for their train drivers.

(3) Urban settlements do not occur outside these towns.

Not applicable to this application.

(4) Our towns are attractive, liveable and supportive of thriving communities and economic activity.

Noted.

(5) The region's towns, townships and localities provide the setting for vibrant social and cultural activities which enrich the lifestyle of residents and visitors to the region.

Noted.

(6) The region's towns support a range of industries providing materials and services to meet the needs of communities and the industry sectors operating within the region.

The proposal is for workers accommodation and ancillary offices in Nebo to provide accommodation for their train drivers.

(7) The locality of Coppabella is a railway settlement that provides housing and small scale convenience services, limited in scale to only meet the operational needs of the railways in the region. It does not grow to become an urban area or township that provides housing or services beyond that required of railway operations.

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Not applicable to this application.

(8) Carmila services growing tourism, rural and township activities building on existing community facilities, and proximity to major transport infrastructure.

Not applicable to this application.

(9) St Lawrence is one of the region's earliest settlements. It has an important role as the centre within which local government services are provided to the coastal areas.

Not applicable to this application.

(10) Development in other coastal townships is constrained by available infrastructure (Greenhill), natural hazard risks (Clairview and Carmila Beach) and surrounding environmental values.

Not applicable to this application.

(11) Land uses which are sensitive to severe coastal hazard risks do not establish or expand at Clairview or Carmila Beach.

Not applicable to this application.

(12) Rural residential areas at Clermont, Nebo and Greenhill provide housing and lifestyle choice for residents transitioning between rural and urban lifestyles. Rural residential activities do not occur outside these locations.

Not applicable to this application.

(13) Infrastructure is provided to support the health and wellbeing of residents and visitors to the region and to support the safe operation of industry.

The site provides for its own on site essential services. Refer to the engineering plans and documents for details.

(14) Community infrastructure provides a focal point for community activity in localities across the region including: Clarke Creek, Coppabella, Flaggy Rock, Kilcummin, Mackenzie River, Mistake Creek, Twin Hills, Lotus Creek and Valkyrie.

Not applicable to this application.

(15) The region's economy, in addition to the positive contribution from mining activities, includes thriving rural enterprises incorporating cattle grazing and cropping activities and a wide range of complementary value adding rural industries and diversified tourism activities within the capacity of rural infrastructure networks.

Not applicable to this application.

(16) Productivity of the region's rural areas is enhanced through access to reliable and affordable agricultural water supplies.

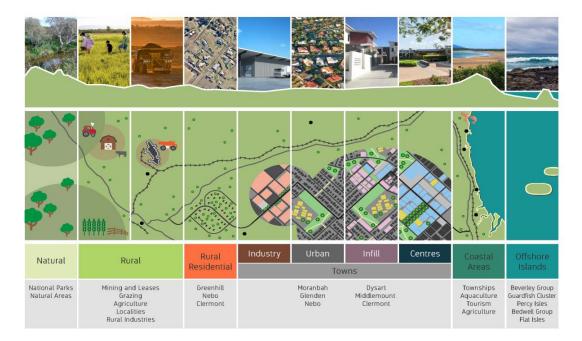
Not applicable to this application.

(17) Rural areas support mining activities, renewable energy facilities, infrastructure and hazardous activities that cannot be located within urban areas in locations that do not impact upon surrounding sensitive land uses.

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- The proposal supports the mining industry and supports the rail infrastructure provisioning located on the same site.
- (18) Extractive industry operations6 occur within identified Key Resource Areas or in rural areas where environmental impacts and impacts on infrastructure can be avoided or mitigated.
 - Not applicable to this application.
- (19) The region's towns and rural areas provide opportunities for traditional owners to undertake cultural activities on country.
 - Not applicable to this application.
- (20) Development avoids or mitigates to an acceptable or tolerable level the risks associated with current and future natural hazards and is safe from other hazards affecting community health and wellbeing.
 - This development has taken into consideration the potential hazards associated with the site (bushfire, environmental, and flood). Reporting has been provided to address these overlays and support the proposed development.
- (21) The cumulative impacts 7 of development in the region is managed to avoid intolerable or unacceptable health, safety and amenity impacts on residents and visitors to the region.
 - The proposed workers accommodation and ancillary offices will not result in any intolerable or unacceptable health, safety or amenity impacts on the community.
- (22) The region's natural environment supports recreation and cultural activities, tourism and primary production in keeping with the environmental values.
 - Not applicable to this application.
- (23) Development and infrastructure mitigates impacts on cultural heritage, water quality and natural environmental
 - No matters of cultural significance have been identified Water quality and natural environment values have been taken into account and will not be negatively impacted as a result of the proposed.
- (24) Land use and land management practices support improvements to water quality in the catchments of the Fitzroy, Burdekin, Styx and a small area of the Pioneer River and Plane Creek which flow to water supply catchments and the Great Barrier Reef.
 - Not applicable to this application.
- 3.2.3 Places in the Isaac Region
- (1) Isaac is a diverse region which contains many distinct places. The Isaac Places model is a summary of how land use and development is anticipated across the region within these distinct places.

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Places	Description	Location in the region
Natural	These areas will remain dominated by the natural environment containing mostly undisturbed natural conditions. These areas will not accommodate urban development but could accommodate tourism and other compatible commercial uses on private land where impacts can be suitably managed.	Various conservation reserves and adjoining natural landscapes across the region included in the Conservation and environmental management zone.
Rural	These areas are used primarily for agriculture, grazing and complementary tourism and agribusiness activities. Other activities may be found in rural areas where they are in keeping with the character, amenity and natural resources of the area. These areas also contain localities which provide small scale community facilities which serve as a focal	Extensive areas of the region included in the Rural Zone, on the coast and inland, surrounding the region's settlements. Localities are dispersed across the rural areas of the

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Places	Description	Location in the region
	point for the surrounding community. In Rural areas mining and exploration activities occur. These activities are not regulated by the planning scheme but are regulated by the Queensland State Government under other legislation including the Mineral Resources Act 1989 and the State Development and Public Works Organisation Act 1971.	region and include: Clarke Creek, Coppabella, Kilcummin, Mackenzie River, Mistake Creek, Twin Hills, Lotus Creek and Valkyrie.
Rural Residential	These areas provide for residential development on large lots within in a rural setting. The keeping of small numbers of working and companion animals and rural plant is expected in these areas.	Rural residential zoned land at Greenhill, Clermont and Nebo
Towns - Industry	These areas are predominantly for industrial development and contain sufficient capacity to accommodate the future industrial growth needs of the region. These areas have varying lot sizes and standards of infrastructure service consistent with their location and anticipated use.	Industry zoned areas within and on the fringes of the region's major towns – Moranbah, Nebo, Clermont, Glenden, Dysart and Middlemount
Towns - Urban	These areas are predominantly for residential development and contain areas with sufficient capacity to accommodate the future urban growth of the region. These areas (other than emerging community areas) are fully serviced to an urban standard and include current land uses that provide for a localised service function including neighbourhood centres and non-residential uses (community facilities, open space and sport and recreation).	Low density residential zoned areas within the region's major towns – Moranbah, Nebo, Clermont, Glenden, Dysart and Middlemount
Towns - Infill	These areas are located where increased residential densities are desirable to promote compact neighbourhoods. These areas also provide opportunities for replacement of older housing stock and are located in proximity to service centres and major infrastructure.	Low medium density residential zoned areas within key locations within the region's major towns – Moranbah, Nebo, Clermont and Dysart.
Towns - Centres	These areas provide for the day-to-day service needs of the urban community and surrounding rural catchment. The convenience needs include medical and personal services, food and drink outlets, shops and a hotel or other uses that provide a community focal point. Community services that directly support the immediate community and residential development are supported within these centres.	Centre zoned nodes within key locations within the region's major towns – Moranbah, Nebo, Clermont, Glenden, Dysart and Middlemount

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Places	Description	Location in the region
Coastal areas	These areas are a mix of rural activities and small scale coastal townships and localities which also service travellers and tourists using the Bruce Highway. The rural activities and industries are distinct from those inland and where environmental impacts can be managed have the potential for growth and expansion supporting a small increase in township activities at Carmila.	Ilbilbie, Greenhill, Carmila, Clairview, St Lawrence, Flaggy Rock and surrounding rural areas and localities.
Offshore Islands	These islands are located offshore and are undeveloped. The majority of these islands are National Parks and protected areas.	Various islands within the Broadsound and beyond included in the Conservation and environmental management zone.

The subject site is zoned Rural and contains Rail Infrastructure and provisioning to support the mining industry. The proposed development is in keeping with this land use and will operate ancillary to the existing operations on site.

3.3 Liveable communities

3.3.1 Strategic Outcomes

1.3.1.1 General

- (1) Moranbah, Clermont, Nebo, Middlemount, Dysart and Glenden are established towns and communities and their urban areas are intended to provide for the range of urban housing choices, and urban scale retail, commercial, industrial, administrative, health, community and educational services to the region.
 - The proposal is for workers accommodation and ancillary offices will be ancillary to the operations on the current site.
- (2) Moranbah as the region's largest urban area provides the highest order urban services and greatest diversity of urban housing choices.
 - Not applicable to this application.
- (3) Building heights within the urban areas' centres are in keeping with the height of existing buildings. Building heights in Moranbah's town centre are anticipated to be up to four storeys; in all other centres heights do not exceed three storeys.
 - There are no buildings on adjoining sites within close proximity to the subject site. The proposed accommodation units and ancillary offices are one storey.
- (4) Expansion of urban areas does not extend beyond areas included within the following zones:
 - (a) Low density residential
 - (b) Low medium density residential
 - (c) Centre
 - (d) Industry
 - (e) Industry investigation
 - (f) Emerging community
 - (g) Community facilities
 - (h) Open space and recreation
 - (i) Special purpose (where urban infrastructure within a town).

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The proposed use is not considered to be urban expansion. The proposal is to provide ancillary services to support the existing rail infrastructure network. The workers accommodation and administration buildings are to support the on site operations and are not intended to support other uses off site.

(5) Development in urban areas contributes to the provision of reticulated water supply and sewerage, open space, stormwater management and transport urban infrastructure networks.

Private infrastructure will be provided to this development.

(6) Urban areas are served by treed streetscapes, community spaces, parkland and sporting facilities supporting community health and wellbeing, active lifestyles, community interaction, and a range of recreational activities.

The proposal provides for recreational facilities to support the needs of staff and contractors on site.

(7) Within urban areas a network of roads and walking and cycling paths provide access to places of employment, education, recreation, other community services and other urban areas and localities across the region via the intra regional road network.

Not applicable to this application

(8) Coppabella as a locality servicing the rail community associated with the operation of the Goonyella to Hay Point rail network does not expand to become an urban area. It is not intended that Coppabella be the location of land uses serving travellers on the Peak Downs Highway or land uses anticipated in Nebo or Moranbah.

Not applicable to this application.

(9) Carmila due to its location in proximity to major transport infrastructure is anticipated to experience increased economic activity. This activity will support growth and development within and surrounding the existing township and community facilities where risks from natural and other hazards can be mitigated to an acceptable level.

Not applicable to this application.

(10) St Lawrence provides small scale convenience level activities servicing tourists and the southern coastal communities of the region and is a centre of local government service delivery for coastal areas.

Not applicable to this application.

(11) The coastal township of Greenhill is a low density residential settlement. Retail and commercial services in this locality does not expand beyond small scale convenience level activities servicing the local community and tourists.

Not applicable to this application.

(12) Community facilities across the region's rural areas are the focal point for community events and activities in the localities within which they are located.

Not applicable to this application.

(13) Urban, rural residential, township and rural areas support home based business activities which are compatible with the amenity of the surrounding areas.

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Not applicable to this application.

(14) Development preserves the cultural heritage values of local and state significance.

No matter of cultural significance have been identified on this site.

(15) Development does not diminish places or values of cultural significance to traditional owners.

Noted.

3.3.1.2 Housing choice and diversity

- (1) Existing urban areas are the focus for the majority of housing growth through a mix of:
 - a. infill development in the form of:
 - i. multiple dwellings, dual occupancy and retirement facilities in the Low medium density residential zone and the Centre zone;
 - ii. dual occupancy and lot reconfiguration for detached dwellings on suitably sized allotments in the Low density and Low medium density residential zones;
 - b. greenfield urban development in the Emerging community zone.

Not applicable to this application.

(2) Multiple dwelling development is only anticipated in the Low medium density residential zone or Centre zone in areas in proximity to centre activities.

Not applicable to this application.

(3) Infill development within urban areas must compliment neighbourhood character, present to the street and include design elements that reduce building bulk, minimise overlooking and overshadowing of adjoining properties and sufficient area for vehicle parking and storage.

Not applicable to this application.

(4) Greenfield urban development is anticipated in the Emerging community zone, in the Belyando Estate and on Cunningham Way and Grosvenor Drive in Moranbah and on Airstrip Road in Nebo, Jeffrey Street Clermont and Turner Avenue Glenden. The establishment of new urban residential areas does not occur outside the Emerging community zone.

Not applicable to this application.

- (5) Development within the Emerging community zone:
 - a. allows for the staging of development in line with the provision of community infrastructure (including parks) and services;
 - b. facilitates integration with existing and future urban development, having regard to movement networks, open space networks and accessibility to community infrastructure;
 - c. provides accessibility for all modes of transport including pedestrian, cyclist, and private motor vehicles;
 - d. creates clear, direct pedestrian and cycle access to centres and local parks;
 - e. provides for a range of housing types and associated lot sizes while avoiding large tracts of any one housing type;
 - f. increases residential densities in and around centres, along connector streets and close to parks and schools;
 - g. includes provision for convenience level centres where this does not impact on the viability of the existing centres;
 - locates community facilities including schools, where appropriate, requiring high levels of accessibility within or adjoining centres;
 - mitigates and minimises impacts on the natural terrain, natural environment and water quality;
 - j. achieves the construction and post construction design objectives for stormwater management relevant to the Western Queensland climatic region;
 - k. avoids risks to future residents from natural hazards and hazardous dust levels;10
 - avoids impacts associated with the location of sensitive uses in proximity to hazardous land uses, major electricity, pump station, substations and bulk water infrastructure and corridors;
 - m. provides an open space network suitable for community needs;

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- n. provides for the provision of telecommunication infrastructure; and
- provides for appropriate fire hydrant infrastructure and unimpeded access for emergency service vehicles to protect people, property and the environment.
- p. Small scale residential growth is anticipated within the Township zone in Carmila on land free of natural hazards and on lot sizes suitable to achieve onsite sewage disposal.
- q. Rural residential housing occurs at Greenhill, Nebo and Clermont in the rural Residential zone on lot sizes sufficient to allow for onsite treatment of effluent and the transition to rural areas from urban scale development.
- r. Diverse housing options are provided for on rural zoned properties to enable accommodation options for multiple generations of families to live on farms in conjunction with employees.

Not applicable to this application.

3.3.1.3 Workforce accommodation

(1) Existing Workforce accommodation within the region's urban centres provide substantial accommodation for non-resident workers. These existing facilities are located in the Specialised centre zone. No further development is intended in the Specialised centre zone until this specialised accommodation use ceases.

The subject site has previously obtained approvals and operated workers accommodation on site, however was removed. The site currently does not provide for workers accommodation.

(2) Workforce accommodation is provided in response to a legitimate and demonstrated need.

A Needs Assessment has been undertaken to determine that there is a demand for workers accommodation in the Isaac Region and will support this application.

- (3) Where need has been demonstrated in accordance with 3.3.1.3(2) the following applies:
 - (i) Workforce accommodation is located in areas that:
 - A. do not result in unacceptable impacts, including cumulative impacts on established towns and communities including:
 - A. social services;
 - B. infrastructure;
 - C. built form character;
 - D. visual amenity;
 - E. economy; and
 - B. contribute to the regions' economy; and
 - C. avoid conflicts with adjoining or nearby land; and
 - D. are or can be appropriately serviced with the necessary infrastructure; and
 - E. avoid impacts on the planned orderly growth of established communities;

The proposed development is to support the existing rail infrastructure provisioning at the subject site. The accommodation and administration is to support this existing use and is not intended to be provided for other uses in the region. These facilities are for rail provisioning only and will operate ancillary to the current operations.

A Needs Assessment has been undertaken to determine that there is a demand for workers accommodation in the Isaac Region.

- (ii) Workforce accommodation that is located within or in close proximity to an established town and community:
 - is of a scale (size, extent and built form) in keeping with the character of the established community;
 and
 - B. is designed to meet contemporary urban design standards so as to make a positive contribution to the amenity and character of the established community; and
 - C. provides onsite commercial services and facilities where they do not impact upon the economy of the established community; and
 - D. is serviced by appropriate urban infrastructure; and

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E. provides a high level of residential amenity for its occupants and achieves best practice emergency site management, water sensitive urban design, crime prevention through environmental design (CPTED) and ecologically sustainable design;

The workers accommodation has been provided on the subject site to accommodate the workers and contactors associated with the rail infrastructure and provisioning. Pacific National currently have workers in accommodation across the region including Mackay which commute daily due to lack of accommodation.

The accommodation has been designed and proposed to accommodate the needs of Train Drivers as due to the way in which their shifts operate and their needs to ensure fatigue management, different accommodation is required in comparation to general workers accommodation. There are several accommodation rooms in the Civeo Villages which have been refitted (at Pacific Nationals expense) to accommodate the needs of these drivers. Civeo have confirmed they cannot assist Pacific National's demand for additional accommodation as they do not have any additional rooms to offer.

The material submitted with the application confirms the design and layout and construction type is suitable for the workers accommodation and also ensures the needs of its staff and contractors is met.

(iii) relocatable modular Workforce accommodation buildings that do not meet the specific outcomes in 3.3.1.3(3)(ii)B are not located in established communities;

The proposed relocatable buildings are not located in an established community, therefore not applicable.

- (iv) Workforce accommodation outside the region's established towns and communities:
 - A. is located to avoid natural hazards and other hazards, and impacts upon visual amenity, infrastructure and ecologically sensitive areas; and
 - B. provides a safe and functional living environment for its occupants, including reliable infrastructure to support essential utilities.

The proposal has taken into consideration the hazards that may impact the site and as a result, it has been located to minimise impacts. Supporting reports have been obtained and are attached to support this application to demonstrate compliance with this requirement.

- 3.4 Diverse economy
- 3.4.1 Strategic outcomes
- 3.4.1.1 Diverse rural economy
- (1) Isaac Region has a strong and diverse rural economy with a mix of agricultural, animal husbandry, and complementary and value-adding activities, such as agri-tourism, associated with rural production. A wide range of activities including, grazing, cropping, horticulture, forestry, aquaculture, intensive animal industries and renewable energy facilities may occur on rural zoned land.
 - The proposed workers accommodation and ancillary offices support the existing operations on site being rail infrastructure and provisioning. The site also has close contact and communications with the adjoining farming property to ensure both uses can work without impacting on each other.
- (2) Cattle feedlots are the primary example of Intensive animal industries in the region.
 - Not applicable to this application.
- (3) A sustainable rural economy is supported by the retention of rural zoned lots of a size sufficient to support economically viable farming enterprises.

The subject site is not used for farming purposes.

(4) Industry uses occurring in rural areas are those only where need for the use to be located in a rural area has been demonstrated and which are directly related to primary production activities or natural resource processing, or are hazardous activities which require separation from urban areas.

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The site contains rail infrastructure provisioning and the proposed uses will support this operation.

(5) Development which facilitates cultural activities, outdoor recreation or tourism occurs provided that it does not encroach upon rural production or significantly disturb the landscape character or rural amenity, and is not impacted upon by mining activities, extractive resource activities or other incompatible uses.

Not applicable to this application.

(6) Tourism and recreation related development generally has a limited building footprint and does not involve significant modification of the natural landform. Short-stay tourism accommodation may occur in the form of bed and breakfasts, farm stay facilities, ecotourism cabins and camping, as well as larger scale tourist accommodation facilities.

Not applicable to this application.

(7) Tourism uses accessible from the Bruce Highway and Peak Downs Highway are supported where they avoid the impacts from natural hazards, are compatible with surrounding land uses and any commercial activities do not impact on the economy of the region's towns.

Not applicable to this application

(8) The siting of rural industries and tourism, recreation, industry uses does not negatively impact on infrastructure networks in the area or the productivity of adjoining land.

The proposed workers accommodation and ancillary offices support the existing operations on site being rail infrastructure and provisioning. The site also has close contact and communications with the adjoining farming property to ensure both uses can work without impacting on each other.

(9) Renewable energy facilities are located in rural areas where impacts on infrastructure, productive rural lands and adjoining land uses can be avoided or mitigated.

The development will include ancillary solar farms to support the operations on site only.

(10) Sensitive land uses do not encroach upon the Galilee Basin State Development Area.

Not applicable to this application.

3.4.1.2 Thriving urban area

(1) The region's urban areas include town centres which provide a range of commercial, retail, professional, administrative, community, entertainment, cultural, social, residential and associated activities.

Not applicable to this application.

(2) The urban areas provide the setting for the establishment of small business where in keeping with the residential character and amenity of the site and surrounding areas.

Not applicable to this application.

- (3) Development within the region's centres:
 - (a) provide for accessible, convenient and attractive retail, commercial, administrative and community activities;
 - (b) manage the interface between centre activities and adjoining residential activities; and
 - (C) promote high quality centre design that creates safe places, is highly accessible and activates streets and public spaces.

Not applicable to this application.

(4) Development in the Clermont and Nebo centres is designed to integrate with the character of existing historic commercial buildings within these centres.

Not applicable to this application.

(5) Small scale centres in Moranbah at Cunningham Way and Clements Street are intended as convenience centres providing retail and food and drink outlets to the community. These areas do not exceed three storeys in height.

Not applicable to this application.

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(6) Industry zoned land within the region's urban areas support a range of industrial activities compatible with the amenity of surrounding residential areas.

Not applicable to this application.

(7) Sensitive land uses do not encroach upon industry zoned land.

Not applicable to this application.

(8) Industry areas provide a range of lot sizes to support the establishment and operations of a diverse range of industrial uses.

Not applicable to this application.

(9) An area of industry investigation zoned land at Moranbah provides for the establishment of land extensive uses such as outdoor storage and laydown (outdoor warehouse) activities.

Not applicable to this application.

- (10) Development in the Industry investigation zone:
 - (a) allows for the staging of development in line with the provision of necessary urban infrastructure and services;
 - (b) provides for a range of lot sizes suitable to respond to a diverse range of industry activities;
 - (C) mitigates and minimises impacts on the natural terrain, natural environment and water quality;
 - (d) achieves the construction and post construction design objectives for stormwater management relevant to the Western Queensland climatic region;
 - (e) avoids risks to industrial activities from natural hazards;
 - (f) avoids risks to occupants of the area from hazardous dust levels;
 - (g) ensures regional infrastructure (such as high pressure gas pipelines) are protected from inappropriate development; and
 - (h) provides for appropriate fire hydrant infrastructure and unimpeded access for emergency service vehicles to protect people, property and the environment.

Not applicable to this application.

- 3.5 Protecting natural resources and the environment
- 3.5.1 Strategic outcomes
- 3.5.1.1 Productive rural lands
 - (1) Rural land use is the dominant land use (by area) within Isaac Region, and rural production is a major source of economic activity and employment. Reconfiguration (where not associated with a mining or petroleum activity 1 4) in rural areas avoids the fragmentation of rural land into allotment sizes which do not support the long term economic viability of farming enterprises.

The proposed workers accommodation and ancillary offices support the existing operations on site being rail infrastructure and provisioning. The site also has close contact and communications with the adjoining farming property to ensure both uses can work without impacting on each other.

- (2) Reconfiguration (where not associated with a mining or petroleum activity) on rural land classified as Class A and Class C to allotments of a minimum area of 50 hectares and 1000 hectares respectively will occur only where it has been demonstrated that the reconfiguration:
- (a) can support an ongoing and viable rural enterprise 15 on the land; and
- (b) will not impact on adjoining farming activities through the inclusion of sufficient buffers within the proposed allotments 16; and
- (C) will not adversely impact upon Important Agricultural Areas; and
- (d) will not adversely impact on infrastructure and services.

Not applicable to this application.

(3) Reconfiguration where directly associated with a mining or petroleum activity is limited to aligning lot boundaries with mining or petroleum tenements or establishing necessary infrastructure corridors or buffers.

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Not applicable to this application.

(4) Important agricultural areas support high value agricultural activities in the region and are protected from fragmentation and encroachment by sensitive land uses.

The proposed workers accommodation and ancillary offices support the existing operations on site being rail infrastructure and provisioning. The site also has close contact and communications with the adjoining farming property to ensure both uses can work without impacting on each other.

(5) Intensive animal industries, cropping and other larger scale and higher impacting activities are protected from encroachment by sensitive land uses.

Not applicable to this application.

(6) Intensive animal industries and other larger scale and higher impacting activities are not located where they would adversely impact on urban areas or existing sensitive uses. These activities minimise impacts on sensitive uses including residential, tourist and recreation facilities established on rural land.

Not applicable to this application.

(7) Stock routes are protected from encroachment by sensitive land uses or other development that might prevent or constrain current or future operations.

Not applicable to this application.

(8) Development does not significantly impact on the amenity of rural residential lots which are used primarily for residential purposes.

Not applicable to this application.

- 3.5.1.2 Extractive, mineral, gas and petroleum resources
 - (1) Mineral gas and petroleum resources are abundant in the region. These areas are protected from encroachment by sensitive land uses that might prevent or constrain current or future operations.

Not applicable to this application.

(2) Urban areas are contained within Restricted Areas declared under the Mineral Resources Act. Future mineral, gas and petroleum extraction and exploration activities do not occur within these areas.

Not applicable to this application.

(3) Key Resource Areas (KRA's) and their haul routes are shown on Map OM7— Extractive Resources and Minerals Overlay Map. These areas are protected from encroachment by sensitive land uses that might prevent or constrain current or future operations.

Not applicable to this application.

(4) Extractive resource operations only occur where compatible with the intentions of the relevant zone and overlays applying to the site, and where impacts on visual amenity, the natural environment including Matters of State Environmental Significance or the safety and amenity of the surrounding area can be mitigated to an acceptable standard.

Not applicable to this application.

(5) Extractive resource operations whether within a KRA or not are managed to avoid or mitigate to an acceptable standard, impacts including impacts on visual amenity, the natural environment and water quality and offsite impacts on adjoining uses caused by noise, dust, light, blasting or vibration.

Not applicable to this application.

(6) Resource extraction areas are progressively rehabilitated following extraction to restore the natural environment and to mitigate environmental impacts including impacts associated with dust.

Not applicable to this application.

3.5.1.3 Biodiversity, water quality and the natural environment

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(1) Development avoids or mitigates impacts on Matters of National and State Environmental Significance and maintains a connected network of habitat areas. Where development results in a significant residual impact on these areas, the impacts are offset.

An environmental report has been undertaken for this proposal.

(2) Development ensures impacts on local biodiversity values are minimised.

An environmental report has been undertaken for this proposal.

(3) Development avoids the introduction or spread of pest plant and animals in the region.

An environmental report has been undertaken for this proposal.

(4) Development minimises disturbances to natural topography and avoids changes to natural waterways, their bed and banks and riparian vegetation.

An environmental report has been undertaken for this proposal. Development avoids the disturbance to areas of potential acid sulfate soil or treats disturbed soils to a standard required to neutralise impacts.

Noted.

(5) Urban stormwater is managed to mitigate impacts upon the region's waterways and their water quality.

The subject site is not zoned urban.

(6) The environmental values of the region's waterways are protected or enhanced, and development does not adversely impact on the quality of receiving waters, including waterways, wetlands and Great Barrier Reef waters.

An environmental report has been undertaken for this proposal.

(7) Development does not adversely impact upon water quality within the region's water supply catchments including Theresa Creek Dam catchment, Nebo Borefields, St Lawrence Creek Weir catchment and the Burdekin Falls Regulated Dam catchment.

Noted.

(8) Development avoids or mitigates impacts on natural coastal values and functions.

An environmental report has been undertaken for this proposal.

(9) Coastal-dependent development including boat ramps and vehicle access points to the foreshore are consolidated in existing locations.

Not applicable to this application.

(10) Development does not impede public access to and along coastal foreshores.

Not applicable to this application.

(11) Reclamation of land under tidal water is avoided.

Not applicable to this application.

(12) Development in or adjacent to protected areas mitigates ecological impacts on these areas.

Not applicable to this application.

- 3.6 Safety from natural and other hazards
- 3.6.1 Strategic outcomes
- 3.6.1.1 All hazards
 - (1) Development does not materially increase the extent or severity of natural hazards or their impacts.

The proposed workers accommodation and ancillary offices will not increase the extent or severity of natural hazards.

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(2) Exposure of people and property to hazards is avoided, or where it is not possible to avoid the hazard, the risks are mitigated to an acceptable or tolerable level.

The proposed workers accommodation and ancillary offices will not expose people or property to hazards.

(3) Areas at significant risk to natural hazards in and adjacent to urban areas are included within the Limited development zone. The establishment or intensification of sensitive uses in these areas (including parts of Clermont and Nebo) is not anticipated.

Not applicable to this application.

(4) The establishment of community activities and infrastructure and services that require continuous operation during natural hazard events in hazard areas is avoided.

Not applicable to this application.

(5) Development does not reduce the functions of landforms or vegetation in providing protection against natural hazards.

The proposal does not result in removal of vegetation. The subject areas are vacant and have been used in the past.

(6) The cost to the public of measures to mitigate the risks of natural hazards is minimised.

The proposal will not cause any cost to the public.

(7) Activities involving the manufacture or bulk storage of hazardous material are not located in hazard areas.

Not applicable to this application.

3.6.1.2 Flood hazard

(1) Sensitive land uses avoid flood hazards, or where it is not possible to avoid the hazard, the risks are mitigated to an acceptable or tolerable level.

The location of the buildings is above the flood level ensuring people and property are protected.

(2) In existing urban areas (other than the Limited development zone and Emerging community zone), development other than sensitive uses mitigates risks to people and property to an acceptable or tolerable level.

Not applicable to this application.

(3) In the Limited Development zone and Emerging community zone and all other areas, development avoids flood hazard or where it is not possible to avoid the hazard, risks to people and property are mitigated to an acceptable or tolerable level.

Not applicable to this application.

3.6.1.3 Storm tide inundation and erosion prone hazard

(1) Development (including any material change of use, operational work or building work, except for coastal dependant development) is not supported on land seaward of areas identified in the Zone of imminent threat.

Not applicable to this application.

(2) Clairview and Carmila Beach are small localities made up of dwelling houses as identified within the Township zone (Holiday and Residence precinct). Parts of Clairview and Carmila Beach are affected by coastal hazards (within foreshore limit areas) described as the area of imminent erosion threat, storm tide inundation, erosion prone area and area of reduced foundation capacity. Any intensification of dwelling houses (including any associated structures and operational works) is limited in Clairview and Carmila Beach to mitigate risks to people and property associated with coastal hazards.

Not applicable to this application.

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(3) Sensitive uses in areas affected by storm tide inundation must ensure all habitable and enclosed habitable levels are equal to, or above the designated coastal planning level for that area. This includes new dwelling houses or major extensions to existing dwelling houses.

Not applicable to this application.

- (4) Development does not occur within erosion prone areas unless it is
 - a. coastal-dependent development;
 - is temporary, readily relocatable or able to be abandoned; or
 - c. where unable to be feasibly located elsewhere, it mitigates the risks to people and property to an acceptable or tolerable level.

Not applicable to this application.

(2) Development within the zone of reduced foundation capacity ensures the engineering design of structural elements and foundations associated with buildings and associated structures can mitigate the short-term erosion impacts from a major coastal hazard events.

Not applicable to this application.

(3) The number of lots within an erosion prone area is not increased.

Not applicable to this application.

3.6.1.4 Bushfire and landslide hazard

(1) The establishment or intensification of development involving the accommodation or congregation of vulnerable sectors of the community is avoided in areas of bushfire and/or landslide hazard.

A Bushfire Management Plan has been provided to support this application.

(2) Development within or near bushfire and/or landslide hazard areas incorporates appropriate siting, design and management practices to mitigate risk to an acceptable or tolerable level.

A Bushfire Management Plan has been provided to support this application.

3.6.1.5 Safety and emissions

- (1) Development that is likely to generate off-site adverse impacts is adequately separated from sensitive land uses and natural receiving environments, and is protected from encroachment by sensitive land uses. Such development may include:
 - (a) wastewater treatment and disposal facilities;
 - (b) solid waste management sites;
 - (c) industrial development;
 - (d) extractive industry;
 - (e) intensive animal industries such as feedlots;
 - (f) high pressure gas pipelines; and
 - (g) aquaculture.

The proposed workers accommodation and ancillary offices will not generate off-site adverse impacts.

(2) Development with the potential to cause harm or nuisance as a result of air, noise or odour emissions is appropriately located, designed and managed to minimise impacts upon existing sensitive land uses and natural receiving environments.

The proposed workers accommodation and ancillary offices will not result in potential to cause harm or nuisance from air, noise or odour emissions. The site is same location as the previous workers accommodation and provides for a buffering away from day to day operations.

(3) Development that has the potential to cause land or water contamination is located, designed and managed to minimise environmental and community health risks.

The proposed workers accommodation will not cause land or water contamination.

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- (4) Development involving the use, storage and disposal of hazardous materials and hazardous chemicals, dangerous goods and flammable or combustible substances is located, designed and managed to minimise the health and safety risks to communities.
 - The proposed workers accommodation and ancillary offices will not involve the use, storage or disposal of hazardous materials.
- (5) Sensitive uses do not establish in areas subject to adverse noise impacts arising from mining operations and along major transport noise corridors.
 - Not applicable to this application.
- (6) Areas subject to potentially hazardous dust levels due to mining activities surrounding Moranbah are shown on Overlay Map OM10. Sensitive uses do not establish in areas subject to hazardous dust levels.
 - Not applicable to this application.
- (7) Establishment of sensitive uses in rural areas is separated from mining activities to mitigate the impact of hazardous dust levels on those uses.
 - The workers accommodation has been sited to ensure the accommodation can be provided in the most suitable location away from potential health and amenity impacts.
- (8) Sensitive land uses do not occur in proximity to former mining activities and related hazards e.g. abandoned underground mines, tunnels and shafts, which may cause risk to people and property.
 - Not applicable to this application.
- 3.7 Infrastructure for communities
- 3.7.1 Strategic outcomes
- 3.7.1.1 General
- (1) Development does not encroach on or adversely impact upon the safety, efficiency and operational integrity of Moranbah Strategic Airport. Development within proximity of the airport is regulated to ensure potential impacts upon airport operations are avoided or mitigated.
 - Not applicable to this application.
- (2) Development in proximity to the region's other aviation facilities (Clermont, Middlemount and Dysart Airports; and Nebo and St Lawrence Airstrips) do not impact upon the safe and unimpeded operation of these facilities.
 - Not applicable to this application.
- (3) Transport, parkland, community facilities, reticulated potable water and sewerage, stormwater, waste management, energy and telecommunications infrastructure is provided to meet the needs of the community.
 - Not applicable to this application.
- (4) Urban growth occurs in locations that facilitate the orderly and cost effective delivery of the full range of infrastructure and services required by the community. Urban development does not extend beyond the land zoned for urban purposes.
 - The workers accommodation is provided to support and work ancillary to the existing rail infrastructure and provisioning. This site has previously provided accommodate to support the onsite operations. The operations on site has expended including the workforce and due to the lack of accommodation within established (and within fatigue travel time) is not available. Infrastructure to support this proposal will be provided on site.

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(5) Development is undertaken in a way that minimises user demands on, and optimises available capacity and established investment in, infrastructure networks.

Not applicable to this application.

(6) Infrastructure networks are designed to minimise adverse impacts on public health and safety, the visual character and amenity of the community, and the natural environment.

Not applicable to this application.

(7) Infrastructure networks are located and designed to avoid or minimise their exposure to natural hazards.

Not applicable to this application.

(9) Whole of life costs, including both establishment and ongoing operation and maintenance costs, are minimised.

Not applicable to this application.

(10) Urban development supplies non-trunk infrastructure networks that connect to external networks in a manner that maintains the overall safety and efficiency of the infrastructure networks.

Not applicable to this application.

(11) On-site wastewater systems maintain human health and safety, the amenity of the immediate locality and minimise adverse impacts on water quality and the natural environment.

On site wastewater will be provided in accordance with relevant standards.

(12) Infrastructure corridors and sites for transport, water supply, gas pipelines and sewerage, waste, energy and telecommunications are protected from development and hazards that would undermine their safe, efficient and unencumbered operation or expansion. Key infrastructure corridors and sites are shown on Map OM11—
Regional Infrastructure Overlay Map.

The proposed development is to support the existing rail corridor.

(13) Infrastructure corridors and sites are co-located wherever practicable to minimise impacts on landscapes, the natural environment and communities.

The corridor is existing including the rail infrastructure.

(14) Development does not impact upon the safe and efficient operation of the transport network, airports and aviation facilities; and the rail network within the region.

Not applicable to this application.

3.7.1.2 Social infrastructure

(1) Residents, visitors and non-resident workers have access to a network of well located social infrastructure that meets community needs and promotes a rich and active community life.

Not applicable to this application.

(2) Community services, facilities and a range of civic spaces are concentrated in the region's centres, so that centres become hubs for community life and interaction.

Not applicable to this application.

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(3) In areas outside the region's urban areas, community facilities are concentrated around existing nodes of community facilities such as schools, community halls and rodeo grounds within the region's localities.

Not applicable to this application.

(4) Social infrastructure is provided in a timely, cost effective and efficient manner.

Not applicable to this application.

(5) Social infrastructure is designed to be multi-purpose, flexible and adaptable to respond to the changing and emerging needs of the community.

Not applicable to this application.

(6) Development within the Emerging community zone is provided with appropriate social infrastructure from the initial stages of development.

Not applicable to this application.

(7) A network of open space provides the setting for a diverse range of recreation activities and experiences to support active and healthy lifestyles, provide opportunities for community interaction and enhance the quality of the urban environment.

Not applicable to this application.

(8) Development facilitates an open space network that is interconnected and highly accessible from surrounding communities by walking and cycling.

Not applicable to this application.

(9) Social infrastructure, including sporting and other facilities associated with a high level of activity, are located and designed to minimise impacts on the amenity of the surrounding areas.

Not applicable to this application.

3.7.1.3 Waste management

(1) Waste management infrastructure is provided and managed to maintain the health, wellbeing and amenity of the community and the natural environment, and to minimise visual impacts.

A waste management plan has been provided to support the application.

(2) Development provides for the safe and efficient storage and collection of waste and recyclable materials, commensurate with the type and amount of waste generated.

A waste management plan has been provided to support the application.

Development works code

Performance outcomes	Acceptable outcomes	
Utility infrastructure and services		

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PO1

Development is serviced by an adequate, safe and reliable supply of potable and general use water, connected to reticulated water supply where possible.

A01

Development is:

- (a) connected to Council's reticulated water supply network, including the installation of easily accessed water meters, in accordance with the Development works planning scheme policy; or
- (b) if connection to Council's reticulated water supply network is not possible, a potable on-site water supply is provided in accordance with the Development works planning scheme policy.

The proposed development will be connected to on site private infrastructure.

The infrastructure will be provided to ensure compliance with relevant standards and capacities.

PO2

Development is serviced by appropriate waste water disposal infrastructure which ensures:

- (a) no adverse ecological impacts on the receiving environment;
- (b) cumulative impacts of onsite waste water treatment are considered in assessing the likely environmental impacts;
- (c) public health is maintained;
- (d) the location, site area, soil type and topography is suitable for on any site waste water treatment; and
- (e) the reuse of waste water does not contaminate any surface water or ground water.

AO₂

Development is:

- (a) connected to Council's reticulated sewerage treatment system, in accordance with the Development works planning scheme policy; or
- (b) if connection to Council's reticulated sewerage treatment system is not possible development, waste water is treated in accordance with Development works planning scheme policy.

The proposed development will be connected to on site private infrastructure.

The infrastructure will be provided to ensure compliance with relevant standards and capacities.

PO3

Electricity supply network and telecommunication service connections are provided to the site and are connected.

AO3.1

The development is connected to electricity and telecommunications infrastructure in accordance with the standards of the relevant regulatory authority prior to the commencement of any use of the site.

The subject site is connected to electricity and telecommunications and the proposed development will also be connected.

The site will also be connected to a supporting solar farm to reduce reliance on electricity from the grid.

Not applicable to this application.

AO3.2

Where not included in the development, provision is made for future telecommunications services (such as fibre optic cable) in accordance with the standards of the relevant regulatory authority.

Stormwater management

Editor's note—refer also to the Stormwater management design objectives in the State Planning Policy

PO4

Stormwater management is designed and operated to:

(a) ensure that adjoining land and upstream

AO4.

Development does not result in an increase in flood level or flood duration on upstream, downstream or adjacent properties.

All stormwater from the development will be diverted to detention ponds to ensure no impacts on adjoining properties.

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Perfo	rmance outcomes	Acceptable outcomes	
			All at a second of the second
	and downstream areas are not	AO4.2	All stormwater from the
	adversely affected through	Stormwater (including roof and	development will be diverted to
	any ponding or changes in	surface water) is conveyed to the	detention ponds to ensure no
	lows; and	kerb and channel or other lawful	impacts on adjoining properties.
1	irect stormwater to a lawful	point of discharge in accordance	
	point of discharge through	with the requirements of the	
	competently designed and	Development works planning scheme	
	constructed outlet works in a	policy.	
n	nanner that reflects the	AO4.3	All stormwater from the
F	oredevelopment status.	Stormwater runoff from all impervious	development will be diverted to
		areas (roof, pavements, etc) are not	detention ponds to ensure no
		permitted to	impacts on adjoining properties.
		flow or discharge over adjoining	
		properties.	
Earth	works		
PO5		AO5.1	Compliance will be achieved
Earth	works are undertaken in a	Earthworks comply with the	
mann	er that:	Development works planning scheme	
(a) p	prevent any worsening of soil	policy.	
	erosion or water quality on the	AO5.2	Minimal earthworks are proposed
1	ite, any adjoining land, or	The extent of filling or excavation	for the proposed development.
	and upstream or downstream	does not exceed 40 percent of the	The workers accommodation will
	of the site;	_ •	
	produces stable	site area or 500m ² , whichever is	be provided in the location of the
	andforms and	lesser.	previous villages.
	tructures;	AO5.3	Excavation will be minimal
1	naintain natural	Excavating or filling is no greater	
\ /	andforms where	than 1m in height, where involving	
		more than 50m ³ of material.	
	oossible;	AO5.4	Noted
1	minimise the height of any batter		INDIEG
	aces;	Batters have a maximum slope of	
	does not unduly impact on the	25%, are	
	amenity or privacy for	terraced at every rise of 1.5m and	
	occupants of the site or on	each terrace has a depth of	
	adjoining land;	0.75m.	
	does not unduly impact on the	AO5.5	Noted
	amenity of the streetscape;	No contaminated material or acid	
1	do not result in the	sulfate soil is used as fill.	
	contamination of land or		
	water; and		
	avoids risk to people and		
' '	property.		
PO6	,	AO6.1	Nil proposed
	ning walls are designed to	The combined height of any	
	nise visual impact through:	retaining walls and fences does not	
	etbacks from any boundary;	_	
' '	and	exceed 2m.	N . 1
1	-	AO6.2	Noted
' '	peing stepped or	A retaining wall is set back at	
	erraced to	least half the height of the wall	
1	accommodate	from any boundary of the site.	
"	andscaping.	AO6.3	Noted
		Retaining walls over 1.5m are	
		stepped 0.75m for every 1.5m in	
		height, terraced and landscaped.	
		AO6.4	Noted and will comply.
			. toroa ana wiii compry.
		Design and construction of retaining	
		walls over 1m in height are	
		certified by a Registered	
		Professional Engineer of	

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	Queensland.	
PO7 The excavation, filling or laying of pipes within the vicinity of electricity supply infrastructure must not create damage or hazard. Editor's note—Development involving filling, or excavation or laying of metal pipes on land contiguous to electricity supply infrastructure should be referred to the relevant electricity entity for safety advice on the proposed development.	AO7.1 Excavation or filling does not occur within: (a) 10m of any tower, pole, foundation, ground anchorage or stay supporting electric lines or associated equipment; (b) 5m of a substation site boundary; (c) 2m of a padmount substation; or (d) 1m of a padmount transformer or an	Noted and will comply.

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Performance outcomes	Acceptable outcomes	
Parking and access PO8 Development includes the provision of adequate and convenient car parking on- site to satisfy the	Acceptable outcomes AO7.2 The laying of metal pipes does not occur within: (a) 5m of any pole, tower, foundation, ground anchorage or stay supporting electric lines or associated equipment; (b) 15m of any substation site boundary; or (c) 5m of, and parallel to, an electric line shadow. AO8 Car parking is provided in accordance with Table 8.3.1.3(b)—Car parking requirements.	The proposed car parking has been provided to accommodate the proposed traffic generation for the development. Furthermore, there is
anticipated requirements of the activity.	car parking requirements.	ample space on site should overflow be required.
PO9 Development provides end of trip facilities for people engaging in active transport (bicycle and pedestrian): (a) to meet the needs of users and promote active modes of travel; (b) at convenient, easily identifiable, safe locations; and (c) in locations that do not obstruct vehicular, bicycle or pedestrian movement paths.	AO9 Development provides cycling and pedestrian end of trip facilities, in accordance with the requirements of the Queensland Development Code.	The facilities will accommodate pedestrian pathways.
PO10 Access driveways are designed and constructed to: (a) provide convenient access to the site and maintain the safety and efficiency of the road; and (b) minimise conflicts with traffic and pedestrians; and	AO10.1 Access driveways are: (a) designed and constructed in accordance with Development works planning scheme policy; and (b) certified by a Registered Professional Engineer of Queensland.	Compliance will be achieved.
(C) are constructed to a standard that is appropriate to the location and to meet the anticipated volume and type of traffic.	AO10.2 Access driveways allow vehicles (with the exception of dwelling house and dual occupancy) to enter and exit the site in a forward gear.	The proposal demonstrates compliance on the proposal plans.

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PO11 A011 The proposal demonstrates Vehicle movement areas (including Manoeuvring, loading and unloading compliance on the proposal plans. internal driveways, access aisles, areas, and parking areas are: manoeuvring areas, car parks and (a) designed and constructed in service bays) are designed to accordance with the ensure: Development works planning (a) a gradient appropriate for scheme policy; and the type of vehicles; (b) certified by a Registered (b) effective stormwater drainage; Professional Engineer of (C) clearly marked and signed Queensland. spaces; (d) convenience and safety for drivers and pedestrians; and (e) adequate dimensions to meet user requirements, including access and egress for emergency vehicles. PO12 AO12 Footpaths are provided where Footpaths in the road reserve are Footpaths are: practical. provided along all road frontages (a) provided for the full width and are paved in durable and and length of all road stable materials matching any frontages; adjacent development footpaths. (b) designed and constructed in accordance with the requirements of the Development works planning scheme policy; and (c) certified by a Registered Professional Engineer of Queensland. **PO13 AO13** Not applicable. Pedestrian access to buildings: Steps, escalators, ramps and lifts are: (a) located wholly within the site; (a) do not obstruct pedestrian movement (or form physical and clutter) on public footpaths; (b) setback a minimum of 1.5m (b) are not visually from the front boundary. overbearing (or form visual clutter) in the streetscape; (C) provide safe, efficient and convenient access including wheelchair access. Acoustic and air quality PO14 A014 The proposal will not impact on air Development minimises potential Development achieves the air quality quality. conflicts with, or impacts on, other design objectives set out in the uses having regard to vibration, Environmental Protection (Air) Policy 2008, as amended. odour, dust or other emissions. Editor's note-To achieve compliance, development is planned, designed and managed to ensure emissions from activities to achieve the appropriate acoustic objectives (measured at the receptor dB(A)).

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PO15 Development prevents or minimises the generation of any noise so that: (a) nuisance is not caused to adjoining premises or other nearby sensitive land uses; and (b) desired ambient noise levels in residential areas are not exceeded.	AO15 Development achieves the noise generation levels set out in the Environmental Protection (Noise) Policy 2008, as amended.	The workers accommodation has been sited way from the general operations of the rail infrastructure. The buildings will ensure acoustic values are maintained as part of the building works approvals.
PO16 Development adjacent to State controlled roads or Council controlled arterial and sub- arterial roads minimise nuisance caused by noise, vibration and dust emissions.	AO16 Development complies with the requirements of the Department Main Roads - Road Traffic Noise Management Code of Practice and the Environmental Protection (Noise) Policy 2008.	The workers accommodation has been sited way from the general operations of the rail infrastructure. The buildings will ensure acoustic values are maintained as part of the building works approvals.
Lighting		
PO17 External lighting is provided in urban areas to ensure a safe environment.	AO17 Technical parameters, design, installation, operation and maintenance of outdoor lighting complies with the requirements of AS4282 – Control of the Obtrusive Effects of Outdoor Lighting.	Lighting will be provided in accordance with Australian Standards.
PO18 Outdoor lighting does not cause undue disturbance to any person, activity or fauna because of emission, either directly or by reflection.	AO18 The vertical illumination resulting from direct, reflected or other incidental light coming from a site does not exceed 8 lux when measured at any point 1.5 m outside of the boundary of the property at any level from ground level up.	Not applicable to this application.
Waste management	ground level op.	
PO19	AO19	A waste management report has
Development: (a) minimises waste generation (including construction, demolition and operational waste); (b) provides adequate facilities on-site for the storage of waste and recyclables.	Waste storage and management arrangements are sited, screened and designed in accordance with the Development works planning scheme policy.	been provided. The proposal plans demonstrate compliance.
PO20 Development is designed to allow for safe and efficient servicing of waste and recycling containers through: (a) a development layout facilitates direct and unobstructed servicing of waste and recycling containers; and (b) minimising the potential for nuisances to be caused by	AO20.1 Where on-site waste and recycling collection services are proposed: (a) collection vehicle entry and exit from the site is carried out in forward motion; and (b) the proposed point of servicing is designed in accordance with the Development works planning scheme policy.	A waste management report has been provided.

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way of noise and odour.	Where on-street (kerbside) collection is proposed for any standard waste and recycling containers or bulk bin waste and recycling, waste management is designed in accordance with the Development works planning	Not applicable.
For all assessable development	scheme policy.	
Wastewater management		
PO21 Wastewater is managed to: (a) avoid wastewater discharge to any waterway; or (b) if wastewater discharge to waterways cannot be practically avoided, discharge is minimised to an acceptable level by re-use, recycling, recovery and treatment for disposal to sewer, surface water and groundwater. Editor's note—Wastewater is defined in accordance with Environmental Protection (Water) Policy 2009, schedule 2). Editor's note—A wastewater management plan (WWMP) is prepared by a suitably qualified person and addresses: (i) wastewater type; and (iii) climatic conditions; and (iiii) water quality objectives (WQOs); and (iv) best-practice environmental	No acceptable outcome specified.	Sewerage will gravity flow from the building battery limits to collection wells via a buried pipe. Sewerage will be removed from the collection wells via pumps and will be directed to storage tanks. — Estimated wastewater generation — 250L/person/day (assume no losses from potable water to be conservative) — Tanks and collection pipework to be sized to allow for future stages of the village. — Allow additional 10kL/day (nominal value of 10%) for treatment of wastewater generated during the potable water treatment process — Collection wells to provide 24-hour buffer storage.

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PO22

Wastewater discharge maintains ecological processes, riparian vegetation, waterway integrity, and downstream ecosystem health including:

- (a) protecting applicable water quality objectives for the receiving waters;
- (b) managing soil disturbance or altering natural hydrology in coastal areas;
- (C) avoiding or minimising the release of nutrients of concern so as to minimise the occurrence, frequency and intensity of coastal algal blooms; and
- (d) avoiding lowering groundwater levels where potential or actual acid sulfate soils are present in coastal areas.

Editor's note—Compliance with part of this performance outcome may be demonstrated by following the management advice in the guideline: Implementing Policies and Plans for Managing Nutrients of Concern for Coastal Algal Blooms in Queensland by the Department of Environment and Heritage Protection.

No acceptable outcome specified.

No discharge is proposed.

Stormwater management

PO23

Stormwater management systems:

- (a) implement water sensitive urban design (WSUD) principles that:
 - (i) protect natural systems and waterways;
 - (ii) allow for the detention of stormwater instead of rapid conveyance;
 - (iii) minimise impervious areas;
 - (iv) utilise stormwater to conserve potable water;
 - (V) integrate stormwater treatment into the landscape;
 - (Vi) ensure water quality values are protected;
- (c) must be economically maintained for the life of the system;
- (d) provide for safe access and maintenance; and

AO23

Stormwater management systems are designed and constructed in accordance with the Development works planning scheme policy.

Editor's note—A site stormwater quality management plan (SQMP) is prepared in accordance with Development works planning scheme policy and the State Planning Policy objectives for stormwater management design.

All stormwater will be captured and divered to a holding pond before low release into the waterways.

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(e) maintain natural drainage lines and adequate filtering and settlement of sediment for the protection of watercourses, coastal wetlands and beaches from point sources and non- point source stormwater discharges.		
PO24	No acceptable outcome specified.	The holding bonds will be sized
Development allows for sufficient site area to accommodate an		appropriately.
effective stormwater		
management system.		
PO25	No acceptable outcome specified.	The holding bonds will be sized
Development provides for the orderly development of		appropriately.
stormwater infrastructure		
within a catchment, having		
regard to:		
(a) existing capacity of stormwater infrastructure and		
ultimate catchment conditions;		
(b) discharge for existing and		
future upstream development;		
and (C) protecting the integrity		
of adjacent and		
downstream		
development.	100/	
PO26 Major stormwater drainage	AO26 Stormwater infrastructure is designed	Compliance will be achieved.
network elements are designed and	in accordance with the requirements	
constructed with the capacity to	of the Development works planning	
control stormwater flows under	scheme policy.	
normal and minor system blockage conditions for the applicable		
defined flood event ensuring there		
is no damage to		
property or hazards for motorists.		

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Reconfiguration of lots includes stormwater management measures in the design of any road reserve, streetscape or drainage networks to: (a) minimise impacts on the water cycle; (b) protect waterway health by improving stormwater quality and reducing site run-off; and (c) avoid large impervious surfaces.	No acceptable outcome specified.	Not applicable to this application.
PO28 Construction activities for the development avoid or minimise adverse impacts on stormwater quality.	No acceptable outcome specified.	Compliance will be achieved at all times.
Editor's note—An erosion and sediment control plan (ESCP) is prepared by a suitably qualified person that demonstrates: (i) erosion and sediment control practices (including any proprietary erosion and sediment control products) are designed, installed, constructed, operated, monitored and maintained, and any other erosion and sediment control practices are carried out in accordance with local conditions; or (ii) how stormwater quality will be managed in accordance with an acceptable regional or local guideline so that target contaminants are treated to a design objective at least equivalent of this Performance outcome.		
Earthworks		
PO29 Earthworks associated with transport movements and roads: (a) maintain the efficiency of the road network; (b) do not adversely impact upon residents or road infrastructure; and (c) do not obstruct access to the site.	No acceptable outcome specified.	Compliance will be achieved at all times.

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PO30 Development in the Rural zone and Rural residential zone manages soil erosion and sedimentation by: (a) avoiding land clearing or earthworks in the riparian corridor to a designated stream; (b) minimising the extent of disturbance on, or the stabilisation of slopes steeper than 10%; (c) managing and controlling surface drainage by using natural flow paths; and	No acceptable outcome specified.	Compliance will be achieved at all times.
(d) constructing ponds or small dams off natural flow paths, for collection of surface drainage from areas disturbed for prolonged periods, such as quarries, stock sales yards.		
PO31 Any disturbed areas within the site are to be progressively rehabilitated through appropriate earthworks and involve the: (a) grading and reshaping of the disturbed areas to provide controlled and stable drainage flow paths; (b) construction of drainage paths which divert high velocity flows away from disturbed areas; (c) re-spreading of stored topsoil stripped from the site prior to commencement of construction works; and (d) planting of the disturbed area with native species of grasses, ground covers and trees and placing mulch in between on the surface. Editor's note—Applicants may be required to engage specialists to prepare a rehabilitation plan.	No acceptable outcome specified.	Compliance will be achieved at all times.
Bridge and culvert work PO32	No acceptable outcome specified	Not applicable.
Bridges and culverts for flood immunity: (a) minimise traffic disruption; (b) improve public safety; (c) provides for fauna habitat movement where possible; and (d) allow for bikeways after construction. Land use and transport integration	No acceptable outcome specified.	ivoi applicable.

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PO33 Development: (a) supports a road hierarchy which facilitates efficient movement of all transport modes; and (b) appropriately integrates and connects with surrounding movement networks.	No acceptable outcome specified.	The service road supports the proposed development without the need for upgrades.
PO34 Development provides direct and safe access to public passenger transport facilities.	AO34 Any through-site pathway connections to public passenger transport facilities are provided in accordance with Austroads guide to road design—Part 6A: Pedestrian and cyclist paths.	Not applicable to this application.
Road design		
PO35 Roads providing access to the site are provided, constructed and maintained to a standard which is adequate for the traffic type and volume likely to be generated by the activities on site.	AO35 Roadworks are provided in accordance with the requirements of the Development works planning scheme policy.	The service road supports the proposed development without the need for upgrades.
PO36 Street lighting and signs are provided to ensure the safety of both vehicles and pedestrians, and to facilitate access and movement.	PO36 Street lighting and signage comply with the requirements of the Development works planning scheme policy.	Not applicable to this application.
Acoustic and air quality		
PO37 Utility services and service structures attached to buildings, do not adversely impact on the acoustic or visual amenity of the surrounding area and are: (a) located as far from sensitive land uses, road frontage boundaries and public open spaces as practical; (b) acoustically shielded and visually screened so as not to be audible or visible from adjoining and nearby sites, public open spaces and roads.	No acceptable outcome specified.	The buildings will ensure acoustic values are maintained as part of the building works approvals.

Landscaping code

Performance outcomes	Acceptable outcomes	
General		

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PO1	No acceptable outcome is nominated.	The site will be provided with
Landscape design of both public and	·	suitable landscaping based on
private spaces:		the climatic conditions and the
(a) compliments the intended		availability of water.
character of the streetscape and zone;		
(b) is functional and designed to		
be visually appealing in the		
long-term; and		
(C) incorporates plant types		
appropriate for the region		
and local climate.		
Performance outcomes	Acceptable outcomes	
PO2	No acceptable outcome is nominated.	Landscaping will be provided
Landscape works and plant		where practical.
selection ensure:		
(a) climatically appropriate species are planted;		
(b) the provision of shade in		
appropriate locations;		
(C) an appropriate mix of soft and hard elements;		
and		
(d) planting densities and stock		
sizes are suitable for their		
location, purpose and		
hardiness.		
PO3	AO3	Not applicable
Street trees are provided in	Street trees are provided at the	
appropriate locations to:	rate whichever is the lesser of:	
(a) provide shade for pedestrians along	(a) one street tree per lot frontage or one tree per	
footpaths;	10 linear metres of road	
(b) reinforce the legibility of the	frontage; or	
movement network;	(b) a minimum of 1 tree per	
(C) avoid damage to public	400m ² of site area.	
or private property or		
infrastructure;		
(d) enhance the		
character of the streetscape; and		
(e) ensure visibility is maintained		
from entrances and exits to		
properties and at		
intersections.		
PO4	No acceptable outcome is nominated.	Not applicable
Street treatments including		
pavement, seating, lighting, rubbish bins are provided to:		
(a) enhance the usability and		
amenity of streets and		
public spaces;		
(b) facilitate social interaction; and		
(C) maintain clean streetscapes.		
Editor's note—Refer also to the Development works planning scheme		
policy.		

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PO5 Wherever possible, landscape design facilitates the retention and integration of mature existing vegetation, both within and external to the site.	AO5 Existing mature trees and vegetation are retained and incorporated into the landscape design.	No trees are proposed to be removed.
Landscaping along boundaries and e	edges	
PO6 Planting and landscape elements along boundaries and edges assist in: (a) maintaining privacy between adjoining buildings; (b) protecting local views, vistas and sightlines; (c) enhancing the visual appearance of the built form; (d) screening service, utility and parking areas; (e) minimising noise impacts between noise sources and sensitive receiving environments; and (f) reducing the visual impact of acoustic fences, retaining walls and long unbroken walls.	No acceptable outcome is nominated.	The proposed development is not located close to public view, therefore this requirement is not considered to be relevant.
Open air car parking		
PO7 Open air car parking areas are provided with suitable levels of shade.	AO7.1 Shade trees are located at the rate of one tree per 6 car spaces. AO7.2 Wheel stops are provided to protect vegetation.	No shade trees are proposed. Compliance will be provided where appropriate.
Sustainability	process regerances	
PO8 Landscape design including irrigation methods optimise water and energy efficiency and responds appropriately to local conditions, by: (a) maximising the exposure to the prevailing summer breezes and the north-east winter morning sun; (b) minimising exposure to the prevailing winter winds and western summer sun; (c) optimising shade to create useable and comfortable areas; and (d) maintaining infiltration to subsurface soil.	No acceptable outcome is nominated.	Landscaping will be provided where practical.

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PO9 Landscape elements enhance the safety, legibility of places and do not undermine the surveillance of paths, walkways, parking areas, streets and public spaces by ensuring: (a) landscape elements (including signage and other infrastructure) does not interfere with sightlines; (b) spaces are well lit, free from obstructions and clearly defined by landscape treatments; and (c) public and private areas are clearly distinguishable and accessible.	No acceptable outcome is nominated.	Landscaping will be provided where practical.
Editor's note—Applicants should have regard to Crime Prevention through Environmental Design Guidelines for Queensland.		
Maintenance		
PO10	No acceptable outcome is nominated.	Noted and compliance will be
Landscape elements do not adversely affect stormwater quantity or quality by ensuring: (a) the flow of water along overland flow paths is not restricted; (b) opportunities for water infiltration are maximised; and (c) areas of pavement, turf and mulched garden beds are appropriately located and adequately drained.		achieved.
Performance outcomes	Acceptable outcomes	
PO11 Landscape elements: (a) provide high levels of durability and robustness; (b) are cost effective; and (c) have the ability to be maintained conveniently over the long-term.	No acceptable outcome is nominated.	Landscaping will be provided where practical.
PO12 Landscape works and plant selection protects the structural integrity and function of: (a) buildings and structures; (b) overhead and underground services; and (c) other forms of infrastructure.	No acceptable outcome is nominated.	Landscaping will be provided where practical.

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OVERLAYS

Bushfire hazard overlay code

Performance outcomes	Acceptable outcomes	
Site suitability	-	
PO1 Development maintains the safety of people and property. Editor's note—A site specific bushfire hazard assessment and	No acceptable outcome is nominated.	A bushfire management plan has been provided and supports this application.
management plan is required to demonstrate compliance with this performance criterion. Refer to the Hazards PSP.		
PO2 Development does not result in a higher concentration of people living, working or congregating in a bushfire prone area unless it can be demonstrated: (a) there is an overriding community need in the public interest; and (b) no other site is suitable and	AO2 The following uses are not located on land within a high to very high bushfire hazard area: (a) child care facility; (b) community care centre; (c) educational establishment; (d) hostel; (e) hospital; (f) industry involving manufacture or	A bushfire management plan has been provided and supports this application.
reasonably available.	storage of hazardous materials in bulk (g) multiple dwelling; (h) nature based tourism; (i) workforce accommodation; (j) residential care facility; (k) retirement facility; (l) rural workers' accommodation; (m) shopping centre; (n) short-term accommodation; (o) tourist attraction; (p) tourist park.	
Siting of development		
PO3 The siting, layout and design of development avoids or mitigate the risks associated with bushfire hazard through: (a) being situated on that part of the site that has the lowest level of bushfire risk; (b) fire mitigation measures that do not adversely impact on areas having high environmental values.	No acceptable outcome is nominated.	A bushfire management plan has been provided and supports this application.
Editor's note— (i) a site specific bushfire hazard assessment and management plan is required to demonstrate compliance with this performance criterion. Refer to the Hazards PSP; (ii) buildings in a bushfire hazard area must meet the		

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requirements of AS3959-2009 – the Australian Standard for the Construction of Buildings in Bushfire Prone Areas and the requirements of the Building Code of Australia.		
Water supply		
PO4 Development in areas with a reticulated water supply have adequate flow and pressure for fire-fighting purposes at all times.	AO4 The water supply network has a minimum sustained pressure and flow of at least 10 litres per second at 200kPa.	Fire water storage and firefighting equipment in accordance with the relevant Australian Standards. — Pumps and pipes to be sized for future stages of the village. — Stored in a minimum of 2 steel panel tanks. — Raw water pump outlets to be above the minimum fire water storage volume. — Assume irrigation of 20mm, 3 days per week = 20 L/m²/day on average — Allow for 2 days storage in the tanks — Buried RW/FW pipework system within the village (separate to PW pipework).
PO5 Development in areas without a reticulated water supply have an appropriate dedicated water supply for fire-fighting purposes, that is safely located and freely accessible for fire-fighting purposes at all times.	AO5 Development involving a gross floor area greater than 50m ² where a reticulated water supply is not available is: (a) provided with an easily accessible fire resistant on-site water storage of not less than 5,000 litres (eg. concrete tank with fire brigade fittings, inground swimming pool, dam fed by a permanent water source) that is within 100m of the development; and (b) has a hard-standing area allowing a heavy rigid fire appliance safe access to within 6m of the storage facility. Editor's note—Plastic water tanks are not considered to be fire resistant.	Two Steel tanks will be provided.
Roads, fire access trails and firebrea	appliance safe access to within 6m of the storage facility. Editor's note—Plastic water tanks are not considered to be fire resistant.	

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PO6 Roads and fire access trails are designed and constructed to: (a) enable efficient access to buildings and structures for fire-fighting purposes for emergency services; and (b) swift evacuation in emergency situations.	AO6.1 Roads and fire access trails are designed and constructed to: (a) have a maximum gradient of 12.5%; (b) a minimum cleared width of 6m and a minimum formed width of 4m; (c) provides passing and turning areas for fire-fighting appliances at intervals of not less than 500m; (d) have a vehicular access at each end to roads or a	The subject site provide for a clear access from a sealed road. Roads have been designed to comply.
	bushfire trail; and (e) not involve any cul-de-sac. AO6.2 Development has direct access to an evacuation route with a potential fire intensity exposure no greater than 2 kw/m². Editor's note—The distance from hazardous vegetation to achieve 2kw/m² is generally: (i) 58m in a very high bushfire hazard areas; (ii) 52m in a high bushfire hazard area; and (iii) 44m in a medium bushfire hazard area.	Refer to the Bushfire Report.
	AO6.3 Development incorporates an area of managed vegetation that separates lot boundaries from hazardous vegetation by a distance of: (a) 20m to a high or very high bushfire risk area; or (b) 10m to a medium risk bushfire area and includes a fire access trail. Editor's note—Any fire access trail is secured by public ownership or an access easement in favour of Isaac Regional Council and the Queensland Fire and Rescue	Refer to the Bushfire Report.
PO7 Development provides for adequate fire breaks that minimise bushfire hazard by: (a) separating hazardous vegetation from development areas; and (b) facilitating access for firefighting and emergency vehicles. Editor's note—A site specific bushfire hazard assessment and management plan is required to demonstrate compliance with this performance	No acceptable outcome is nominated.	Refer to the Bushfire Report.

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criterion. Refer to the Hazards PSP.		
PO8 Development is located and designed to incorporate a bushfire defendable space which achieves separation between buildings, building envelopes and hazardous vegetation necessary to reduce risk to an acceptable or tolerable level.	AO8.1 Buildings, or building envelopes, are separated by hazardous vegetation by a distance that achieves a radiant heat flux level at any point on the building, or building envelope, respectively that does not exceed: (a) 10kW/m² where involving a vulnerable use, essential service uses or hazardous chemical facility use; or (b) 29W/m² otherwise. Editor's note—The radiant flux levels	Refer to the Bushfire Report.
	Editor's note—The radiant flux levels and separation distances are to be established in accordance with state guidance on hazard assessments. Where a separation distance is proposed to be achieved by utilising existing, cleared developed areas external to the site, certainty must be established (through tenure or other means) that the land will remain cleared of hazardous vegetation. For staged development, temporary separation distances, perimeter roads or fire trails may be absorbed as part of subsequent stages.	
	AO8.2 Development ensures buildings or building envelopes are separated from adjacent buildings or building envelopes by 8m.	Refer to the Bushfire Report.
Hazardous materials		
PO9 The potential for the release of hazardous materials as a result of a bushfire event is avoided.	AO9 Development involving the production or storage of hazardous materials is not located within a high or very high bushfire hazard area.	Refer to the Bushfire Report.
Reconfiguration of a lot		

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PO10 Additional lots avoid the risk of bushfire hazard to personal and property safety and increased risk of damage to assets.	AO10 New lots (including rear lots) do not occur in a bushfire prone area.	Not applicable to this application.
Editor's note—A site specific bushfire hazard assessment and management plan may demonstrate that the site is not within a bushfire hazard area or has a low degree of bushfire risk. Refer also to the Hazards		
PSP.		
Essential community infrastructure		
Editor's note—The term essential commu State Planning Policy.	unity intrastructure is detined in the	
PO11	No acceptable outcome is nominated.	Refer to the Bushfire Report.
Development for essential		
community infrastructure is located,		
designed and sited to:		
(a) protect the safety of people during a bushfire;		
(b) not increase the exposure of		
people to the risk from a		
bushfire event; and		
(C) function effectively during and immediately after bushfire events.		
Editor's note-A site specific		
bushfire hazard assessment and		
management plan is required to		
demonstrate compliance with this		
performance criterion. Refer to the Hazards PSP.		

Environmental significance overlay

Performance outcomes	Acceptable outcomes	
Environmental protection and buffering		
PO1 Development maintains and protects MNES by: (a) locating in areas that avoid adverse impacts on MNES; (b) ensuring underlying ecological processes and biodiversity values of MNES are maintained or enhanced.	AO1 Development locates outside of an area supporting MNES. Editor's note—Areas identified with matters of environmental significance can be located through the Federal Government Department of Environment and Energy website.	Refer to Environmental Reporting.
Editor's note— (i) consideration must be given to the requirements of the Environment Protection and Biodiversity Conservation Act 1999; (ii) an environmental and ecological assessment may be required to demonstrate compliance with this performance criterion.		

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PO₂

Development maintains and protects MSES by:

- (a) locating in areas that avoid adverse impacts on MSES; or
- (b) where adverse environmental impacts cannot be avoided, impacts are minimised and an environmental offset is provided for any residual adverse impacts; and
- (C) the underlying ecological processes and biodiversity values of MSES are maintained or enhanced.

Editor's note-

- to assist in demonstrating achievement of an environmental and ecological assessment may be required to demonstrate compliance with this performance criterion;
- (ii) where it is demonstrated that adverse impacts cannot be avoided or minimised, significant residual impacts on matters of state environmental significance may require an offset in accordance in accordance with the Environmental Offsets Act 2014.

AO2

Development locates outside of an area supporting MSES as shown on OM6.

Refer to Environmental Reporting.

Buffers

PO3

Development is setback from and provides an adequate vegetated buffer to areas containing MNES or MSES to:

- (a) protect these areas and their values from threatening processes;
- (b) avoid edge effects such as undesirable microclimate effects and threats from nonnative or pest fauna or flora; and
- (C) maintain and enhance ecological connectivity.

AO3

A buffer extending from the outside edge of an area of MNES or MSES is provided and has a minimum width of:

- (a) 200m where located outside an urban area; or
- (b) 50m where located within an urban area.

Refer to Environmental Reporting.

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PO4	A04	Pefer to Environmental Penarting
An adequate buffer to a wetland in a MNES or MSES area is provided and maintained to: (a) protect or enhance habitat values, connectivity and other ecological processes and values; (b) protect water quality and aquatic conditions; (c) maintain natural micro-climatic conditions; (d) maintain natural hydrological processes; (e) prevent mass movement, gully erosion, rill erosion, sheet erosion, tunnel erosion, stream bank erosion, wind erosion, or scalding; and (f) prevent loss or modification of chemical, physical or biological properties or functions of soil.	A vegetated and development free buffer is provided and maintained extending from the high bank or highest astronomical tide of the following: (a) 100m wide buffer to a river; or (b) 50m wide buffer to waterway; or (c) 100m from a declared fish habitat area.	Refer to Environmental Reporting.
PO5 Isolated habitat areas are linked by a continuous corridor to provide effective ecological connectivity and to create additional linkages along waterways, wetlands, drainage lines, ridgelines, coastlines and other areas where possible.	AO5 Development provides a continuous corridor with a minimum width of 100m linking areas of protected vegetation to each other and other vegetation areas off-site.	Refer to Environmental Reporting.
Assessable development		
General		
PO6 Alterations to natural landforms, hydrology and drainage patterns do not adversely impact on areas containing MNES or MSES.	No acceptable outcome is nominated.	Refer to Environmental Reporting.
PO7 Development retains and enhances riparian vegetation along watercourses and drainage corridors, and vegetation along timbered ridgelines.	No acceptable outcome is nominated.	Refer to Environmental Reporting.
PO8 Development avoids direct and indirect impacts on significant ecological communities and significant species and their habitats, including disturbance from the presence of vehicles, pedestrian use, increased exposure to domestic animals and noise and lighting impacts.	No acceptable outcome is nominated.	Refer to Environmental Reporting.

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PO9	No acceptable outcome is nominated.	Refer to Environmental Reporting.
Areas of habitat that support a		
critical life cycle stage such as		
feeding, breeding or roosting or		
ecological function for threatened		
species, ecological communities		
or migratory species are protected		
and not impacted by development.		
PO10	No acceptable outcome is nominated.	Refer to Environmental Reporting.
Buffering, rehabilitation or		
restoration protects and enhances		
MNES and MSES and their		
underlying ecological processes,		
habitat and biodiversity values		
by:		
(a) using site appropriate		
and locally occurring		
native species;		
(b) replicating as far as		
practicable, the species		
composition and structural		
components of healthy		
remnant vegetation and		
associated habitats,		
including understorey		
vegetation; and		
(C) excluding environmental		
weeds, declared plants and		
other non-native plants		
likely to displace native		
flora or fauna species or		
degrade habitat.		
PO11	No acceptable outcome is nominated.	Refer to Environmental Reporting.
Development:		
(a) avoids the introduction of pest		
species (plant or animal) that		
pose a risk to the ecological		
integrity and biodiversity		
values of MNES and MSES;		
and		
(b) includes appropriate pest		
management practices to		
control any existing threat of		
pest species in a way that		
provides for the long term		
ecological integrity of		
MNES and MSES.		
Ecological corridors		

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PO12 Development protects an ecological corridor, enhances ecological connectivity and habitat extent and effectively links habitats on and/or adjacent to the site. Editor's note–Ecological corridors and habitat linkages have dimensions and characteristics to support: (a) ecological processes and functions that enable the natural change in distributions of species and provide connectivity between populations of species over long periods of time; (b) ecological responses to climate change; (c) connectivity between large tracts and patches of remnant vegetation, habitat areas and areas supporting MNES and MSES; and (d) effective and unhindered dayto-day and seasonal movement of avian, terrestrial and aquatic fauna. Wetland ecological values PO13 No acceptable outcome is nominated. Refer to Environmental Reporting.
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Wetland ecological values PO13 No acceptable outcome is nominated. Refer to Environmental Reporting.
clearing of vegetation protects
the biodiversity, ecological values
and processes, and hydrological
functioning of a wetland area,
including:
(a) water quality values;
(b) aquatic habitat values;
(c) terrestrial habitat values;
(d) usage of the site by
species or communities.
Wetland hydrology and stormwater management
PO14 No acceptable outcome is nominated. Refer to Environmental Reporting. The existing surface water
hydrological regime of the
wetland is enhanced or
maintained through:
(a) providing a net ecological
benefit and improvement to
the environmental values and
functioning of a wetland in a
wetland protection area; or
(b) rehabilitating the existing
hydrological regime, or
restoring the natural
hydrological regime of a wetland in a wetland
protection area.
D.L.P.
Public access

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PO15	No acceptable outcome is nominated.	Refer to Environmental Reporting.
Development adjacent to state		
coastal foreshores or tidal water		
is located, designed and		
operated to:		
(a) maintain existing access to		
, ,		
and along coastal foreshores		
and riparian banks;		
(b) minimise any loss of access to		
and along coastal foreshores		
or riparian banks through		
providing appropriate		
alternative access to coastal		
foreshores and riparians areas.		
PO16	No acceptable outcome is nominated.	Refer to Environmental Reporting.
Public access infrastructure is	140 acceptable obtcome is nonlinated.	kerer to Environmental Reporting.
designed and located to:		
(a) maintain or enhance natural		
and cultural values of the		
foreshore;		
(b) avoid areas of significant		
aquatic or terrestrial		
habitat values;		
(C) maintain the natural movement		
of sand and sediment;		
(d) avoid contributing to		
surface or geological		
instability or erosion of the		
foreshore;		
(e) utilise single access points		
wherever possible;		
(f) direct people away from		
sensitive areas;		
(g) be compatible with		
scenic coastal landscape		
values; and		
(h) ensure users remain on the		
footpath and walkways to		
minimise physical impacts		
on the local environment		
through appropriate signage		
and fencing.		
Land degradation		
PO17	No acceptable outcome is nominated.	Refer to Environmental Reporting.
Development avoids land		
degradation in a wetland		
area, including:		
(a) mass soil movement, gully		
erosion, rill erosion, sheet		
erosion, tunnel erosion, stream		
bank erosion, wind erosion, or		
scalding;		
(b) loss or modification of		
1 ' '		
chemical, physical or		
biological properties or		
functions of soils.		
PO18	No acceptable outcome is nominated.	Refer to Environmental Reporting.
Degraded areas supporting MNES		_
or MSES or other environmental		
values important to the maintenance		
of underlying ecological processes		
or orderlying ecological processes	<u> </u>	

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required to maintain biodiversity,		
Performance outcomes	Acceptable outcomes	
are rehabilitated as near as is practical to the naturally occurring state of native plant species and ecological communities.		Refer to Environmental Reporting.
Monitoring		
PO19 During construction and operation of development, ongoing management, monitoring and maintenance is undertaken to ensure impacts on areas supporting MNES or MSES and their underlying ecological processes and biodiversity values are avoided or minimised.	No acceptable outcome is nominated.	Refer to Environmental Reporting.

Flood hazard overlay code

Performance outcomes	Acceptable outcomes	
Siting of development		
PO1 Development: (a) does not provide unacceptable risks to people and property from flood hazard impacts or, the risks are mitigated to an acceptable or tolerable level; and (b) does not intensify or locate a use in an extreme or high hazard area, in order to avoid risks to people, property and the environment.	No acceptable outcome is nominated.	The proposed structures are located outside of the flood impact areas.
PO2 Development is sited to enable safe evacuation in the event of a flood.	AO2 Development has direct access to land above the DFE by an evacuation route that is: (a) flood free; or (b) within a low or medium flood hazard area and not within an extreme or high flood hazard area.	The workers accommodation can provide a suitable evacuation/retreat area until such time as the roads are passable.

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	Les	
PO3 Signage is provided within flood hazard areas to alert residents and visitors to the flood hazard.	Signage is provided on site (regardless of whether the land is in public or private ownership) indicating: (a) the position and path of all safe evacuation routes off the site; and (b) if the site contains or is within 100m of a floodable waterway, hazard warning signage and depth indicators are also provided at key hazard points such as floodway crossings or entrances to low-lying reserves.	Signage will be provided
Reconfiguring a lot		
PO4 The siting, layout and design of lot reconfiguration avoids or mitigates the adverse impacts associated with flooding to protect the safety of people and property.	AO4.1 No new lots or roads are created in an extreme or high flood hazard area.	Not applicable to this application.
	AO4.2 Within low or medium flood hazard areas, the creation of any new lot must be a minimum of 0.3m above the DFE.	Not applicable to this application.
	AO4.3 For new lots (whether or not for residential purposes), a designated building envelope commensurate with the scale of development and intent of the zone is provided at or above the DFE.	Not applicable to this application.
PO5 Road and pathway layout ensures residents are not physically isolated from adjacent flood free urban areas and provides a safe and clear evacuation route path.	AO5.1 New arterial, sub-arterial and collector roads are located above the 2% AEP flood level.	Not applicable to this application.
	AO5.2 Development does not involve cul-desacs or dead end streets within an extreme, high or medium flood hazard area.	Not applicable to this application.
Performance outcomes	Acceptable outcomes	
Building floor levels		
PO6 The floor levels of sensitive land uses have an acceptable level of flood immunity to maintain the safety of people from flood	AO6.1 New buildings and extensions to existing buildings with sensitive land uses are not located in in extreme or high hazard areas.	All buildings are located above the flood levels.
hazard impacts. Editor's note—The term 'sensitive land uses' is defined in the <i>Planning Regulation 2017</i> .	AO6.2 Habitable rooms have a minimum floor level at least 0.5m above the DFE.	All buildings are located above the flood levels.
	AO6.3 Floor levels of non-habitable rooms (other than Class 10 buildings) are above the DFE, or allow for the flow through of floodwaters on the	Not applicable, all buildings are located outside the flood area.

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1	ground floor.	
	9 5	
	AO6.4 Where involving an extension to an existing residential use that has habitable rooms below the level referred to in AO6.2, any	Not applicable.
	extension does not exceed 25m ² gross floor area.	
Non-residential development is designed and located to minimise damage to property and content	AO7.1 New buildings and extensions to existing buildings are not located in an extreme or high hazard areas.	Not applicable, all buildings are located outside the flood area.
from flooding impacts.	AO7.2 The floor level of non-residential buildings (other than Class 10 buildings) is above the DFE or allow for the flow through of floodwaters on the ground floor.	Not applicable, all buildings are located outside the flood area.
	AO7.3 Materials stored on-site are those that are easily able to be moved off-site in a flood event.	Not applicable, all buildings are located outside the flood area.
Earthworks		
PO8 Development including any earthworks must: (a) not adversely impact on or change the flood characteristics of a floodplain or waterway; (b) not reduce existing flood storage and flow capacity; (c) avoid any physical change to a floodplain or natural waterway; (d) avoid increased scour and erosion; (e) not increase the depth, velocity or direction of the flow, the rate of flood level rise or the duration of inundation on the site or on land external to the site; and (f) not remove any riparian	No acceptable outcome is nominated.	The proposed earthworks will not impact on the flood immunity or the flood characteristics.
or riverine vegetation.		
Hazardous materials		
PO9	AO9.1	Not applicable, all buildings are
Public safety and the environment are	Development does not involve the	located outside the flood area
not adversely affected by the	manufacture or storage of	
impacts of floodwater on hazardous materials	hazardous materials within a flood hazard area.	
materials	nazara area.	

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manufactured or stored in bulk.	AO9.2 Where it can be demonstrated that there is a low or medium flood risk, the manufacture or storage of hazardous materials takes place above the DFE flood levels.	Not applicable, all buildings are located outside the flood area
	Editor's note—A site specific flood hazard assessment is required to demonstrate compliance with this performance criterion. Refer to the Hazards PSP.	
Intensive animal industry		
PO10 The use of land for intensive animal husbandry does not establish or intensify in	AO10 Intensive animal husbandry, including the storage of bulk food and any associated	Not applicable.
a flood hazard area, in order to	water treatment facilities, does not	
avoid risk to the environment.	occur on land below the DFE.	
Essential community infrastructure		
Editor's note—The term essential community infra	structure is defined in the State Planning Policy	
PO11 Essential community infrastructure is able to function effectively during and immediately after flood events.	AO11 Community infrastructure is provided at or above the recommended flood level specified in Table 7.2.7.3(c)— Recommended levels for community infrastructure.	Not applicable.
PO12 Essential services infrastructure (e.g. on- site electricity, gas, water supply, sewerage and telecommunications) maintains its function during and immediately after a DFE flood event.	AO12 Any components of infrastructure that are likely to fail to function or may result in contamination when inundated by flood water (e.g. electrical switchgear and motors, water supply pipeline air valves) are: (a) located above the DFE; or (b) designed and constructed to prevent floodwater intrusion/infiltration.	Not applicable.

10. ADOPTED INFRASTRUCTURE CHARGES RESOLUTION (NO. 3 OF 2021)

Isaac Regional Council made a resolution under the *Planning Act 2016* adopted a charge for the entire Isaac Regional Council local government area. This resolution took effect on and from 1 April, 2021.

DEMAND - INFRASTRUCTURE CHARGE

Proposed Use	Infrastructure Charge Category	Infrastructure Charge Rate	Number of Demand Units	Infrastructure Demand Per Category
		\$10,795.20		
		Less 41% - water and		
Workers	Accommodation	sewerage		
Accommodation	(Short Term)	\$6,369.1 <i>7</i>	166	\$1,0 <i>57</i> ,282.22
		Total Demand	209	\$1,057,282.22

The subject site has been used for workers accommodation in the past of which has since been removed. Credits associated with these applications will apply. Given the proposed number of workers accommodation units is less than the past, no infrastructure charges are considered to apply to this site.

11. CONCLUSION

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This assessment report has demonstrated the proposed development is consistent with the intent of the relevant provisions of the 2021 Isaac Regional Planning Scheme and therefore should be approved with reasonable and relevant conditions.

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12. APPENDICIES

APPENDIX 1 - LOCALITY PLAN

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APPENDIX 2 – IDAS FORMS		

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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) (individual or company full name)	Asciano Properties
Contact name (only applicable for companies)	Kellianne Wynne
Postal address (P.O. Box or street address)	C/- Wynne Planning & Development Pty Ltd, Shop 5 Deicke Arcade, 38 Main Street
Suburb	Proserpine
State	QLD
Postcode	4800
Country	Australia
Contact number	0400 108 121
Email address (non-mandatory)	kellianne@wynneplanninganddevelopment.com
Mobile number (non-mandatory)	0400 108 121
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	2024WRC063

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 <u>DA Forms Guide</u> : 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).								
	Unit No.	Stree	t No.	Stree	t Name and	Туре		Suburb
- \	Braeside Road			Nebo				
a)	Postcode	Lot No.		Plan	Type and Nu	umber (e	e.g. RP, SP)	Local Government Area(s)
	4742	50		SP23	39857			Isaac Regional Council
	Unit No.	Stree	t No.	Stree	et Name and	Туре		Suburb
b)								
b)	Postcode	Lot N	0.	Plan	Type and Nu	umber (e	e.g. RP, SP)	Local Government Area(s)
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.								
						le		
Coordinates of premises by longitude and latitude Longitude(s) Latitude(s) Datum Local Government Area(s) (if applicable)								
□ WGS84				()()				
						GD	A94	
						☐ Oth	er:	
Coc	ordinates of	premis	es by e	asting	and northing	3		
Eastin	g(s)	North	ing(s)		Zone Ref.	Datum		Local Government Area(s) (if applicable
					☐ 54		S84	
					<u> 55</u>	_	A94	
					<u>56</u>	Oth	er:	
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) Ider	ntify any of th	ne follo	wing tha	at appl	y to the pren	nises an	d provide any rel	evant details
☐ In c	or adjacent to	o a wat	er body	or wa	tercourse or	in or ab	ove an aquifer	
Name	of water bod	ly, wate	ercourse	e or ac	quifer:			
On	strategic po	rt land	under tl	ne <i>Tra</i>	nsport Infras	structure	Act 1994	
Lot on	plan descrip	tion of	strateg	ic port	land:			
Name	Name of port authority for the lot:							

☐ In a tidal area					
Name of local government for the tidal area (if applicable):					
Name of port authority for tidal area (if applicable):					
On airport land under the Airport Assets (Restructuring and Disposal) Act 2008					
Name of airport:					
Listed on the Environmental Management Register (EM	IR) under the Environmental Protection Act 1994				
EMR site identification:					
Listed on the Contaminated Land Register (CLR) under	the Environmental Protection Act 1994				
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 <u>DA Forms Guide</u> .					
☐ Yes – All easement locations, types and dimensions are application☒ No	e included in plans submitted with this development				

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about th	e first development aspect						
a) What is the type of develo	opment? (tick only one box)						
	Reconfiguring a lot	Operational work	Building work				
b) What is the approval type	? (tick only one box)						
□ Development permit	☐ Preliminary approval	☐ Preliminary approval tl	hat includes a variation approval				
c) What is the level of asses	c) What is the level of assessment?						
☐ Code assessment		res public notification)					
d) Provide a brief description <i>lots</i>):	n of the proposal (e.g. 6 unit apan	tment building defined as multi-uni	it dwelling, reconfiguration of 1 lot into 3				
Workforce Accommodation	and Associated Office (Admin	istration Services)					
e) Relevant plans Note: Relevant plans are required Relevant plans.	to be submitted for all aspects of this	development application. For furth	ner information, see <u>DA Forms quide:</u>				
Relevant plans of the proposed development are attached to the development application							
6.2) Provide details about th	e second development aspec	t					
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 t	hat includes a variation approval				
c) What is the level of asses	sment?						
☐ Code assessment	☐ Impact assessment (requi	res 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 Relevant plans.	o be submitted for all aspects of this o	development application. For furth	er information, see <u>DA Forms Guide:</u>				

Relevant plans of the propose	ed devel	opment are	attached to the de	velopment a	application		
6.3) Additional aspects of develo	ppment						
☐ Additional aspects of develop that would be required under☑ Not required							
Section 2 – Further developr	ment de	taile					
7) Does the proposed development			lve any of the follow	vina?			
					a local planning inst	rument	
Reconfiguring a lot							
Operational work							
Building work		•	DA Form 2 – Buildi	ng work det	ails		
Division 4 Metavial alcan as of							
Division 1 – Material change of Note : This division is only required to be collocal planning instrument.		any part of th	e development applicat	ion involves a ı	material change of use ass	sessable against a	
8.1) Describe the proposed mate	erial char	nge of use					
Provide a general description of proposed use	a general description of the Provide the		e planning scheme definition h definition in a new row)		Number of dwelling units (if applicable)	Gross floor area (m²) (if applicable)	
Workforce Accommodation	xforce Accommodation Workforce Accommodation				166		
Administration Services	uilding 1			250			
Office – Building 2						250	
8.2) Does the proposed use invo	olve the u	ise of existi	ng buildings on the	premises?			
Yes							
⊠ No							
Division 2 – Reconfiguring a lot							
Note: This division is only required to be co		any part of the	e development applicati	ion involves red	configuring a lot.		
9.1) What is the total number of	existing I	ots making	up the premises?				
9.2) What is the nature of the lot	reconfig	uration? (tid	_	, , ,			
Subdivision (complete 10))			1= -	<u> </u>	agreement (complete		
Boundary realignment (comple	ete 12))		from a constru		asement giving acce complete 13))	ss to a lot	
10) Subdivision							
10.1) For this development, how	many lo	ts are bein	g created and what	is the inten	ded use of those lots	i	
Intended use of lots created	Reside	ntial	Commercial	Industrial	Other, pleas	se specify:	
Number of lete erected							
Number of lots created	70d2						
10.2) Will the subdivision be stag ☐ Yes – provide additional deta ☐ No		1					
How many stages will the works	include?	,					
What stage(s) will this developm							
annly to?	ιστιτ αρριι	Janon					

11) Dividing land int parts?	o parts by	agreement – hov	w many part	ts are being o	created and wha	t is the intended use of the
Intended use of par	ts created	Residential	Com	mercial	Industrial	Other, please specify:
Ni waka a af wanta awa						
Number of parts cre	eated					
12) Boundary realig	nment					
12.1) What are the			s for each lo	ot comprising	•	
Let on plan descript	Curre					oosed lot
Lot on plan descript	uon	Area (m²)		Lot on plan	description	Area (m²)
12.2) What is the re	ason for t	he boundary real	ignment?			
13) What are the di	mensions	and nature of an	v existing ea	sements be	ing changed and	l/or any proposed easement?
(attach schedule if there	are more th	an two easements)				
Existing or proposed?	Width (m	n) Length (m)	Purpose of pedestrian a	of the easeme ccess)	ent? (e.g.	Identify the land/lot(s) benefitted by the easement
Division 3 – Operat	ional wor	k				
Note: This division is only				opment applicati	ion involves operatio	nal work.
14.1) What is the na	ature of th	e operational wor	rk? ີ Stormwate	or	□ Water in	frastructure
☐ Drainage work		_	_ Stornwatt _ Earthwork			infrastructure
Landscaping			Signage		☐ Clearing	vegetation
Other – please s	specify:					
14.2) Is the operation		-	litate the cre	eation of new	lots? (e.g. subdivi	sion)
Yes – specify nu	ımber of n	ew lots:				
No No 14.3) What is the m	opotory v	alue of the proper	sod operatio	anal work? (in	aluda CST matarial	a and labour
\$	onetary v	aide of the propos	seu operatio	orial Work! (III	Ciude GST, Malenai	s and labour)
PART 4 – ASSI	ESSME	ENT MANAG	SER DET	AILS		
15) Identify the ass	essment n	nanager(s) who w	vill be asses	sina this dev	elopment applic	ation
15) Identify the assessment manager(s) who will be assessing this development application Isaac Regional Council						
16) Has the local go	overnment	t agreed to apply	a supersed	ed planning s	scheme for this o	levelopment application?
		on notice is attacl		•	• •	
☐ The local goverr attached	nment is ta	aken to have agre	eed to the su	perseded pla	anning scheme r	request – relevant documents
⊠ No						

PART 5 – REFERRAL DETAILS

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
 □ 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
 □ 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
 □ 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
 □ 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
 ☐ 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
 ☐ 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
 ☐ 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
 ☐ 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
 ☐ 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
 ☐ 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
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☐ 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 – 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
☐ Water-related development – taking or interfering with water
Water-related development – removing quarry material (from a watercourse or lake)
Water-related development – referable dams
Water-related development –levees (category 3 levees only)
Wetland protection area

Matters requiring referral to the local government:							
Airport land							
Environmentally relevant activities (ERA) (only if the ERA has been devolved to local government)							
Heritage places – Local heritage places							
	Matters requiring referral to the Chief Executive of the distribution entity or transmission entity:						
☐ Infrastructure-related referrals – Electricity infrastructure							
Matters requiring referral to:							
The Chief Executive of the holder of the licence, if not an individual							
• The holder of the licence , if the holder of the licence							
Infrastructure-related referrals – Oil and gas infrastructure	ure						
Matters requiring referral to the Brisbane City Council :							
Ports – Brisbane core port land	a dualisticate viscos Alexa Tura va cus sut la	-f					
Matters requiring referral to the Minister responsible for Ports – Brisbane core port land (where inconsistent with the	-						
Ports – Strategic port land	Brisbarie port LOP for transport reasons)					
Matters requiring referral to the relevant port operator , if	applicant is not port operator:						
Ports – Land within Port of Brisbane's port limits (below)	• • •						
Matters requiring referral to the Chief Executive of the relevant port authority:							
Ports – Land within limits of another port (below high-wate.	•						
	·						
Matters requiring referral to the Gold Coast Waterways Authority: Tidal works or work in a coastal management district (in Gold Coast waters)							
Matters requiring referral to the Queensland Fire and Em		horthal)					
Tidal works or work in a coastal management district (involving a marina (more than six vessel berths))							
19) Has any referral agency provided a referral response f	or this day clarment application						
18) Has any referral agency provided a referral response f							
Yes – referral response(s) received and listed below arNo	e attached to this development a	application					
Referral requirement	Referral agency	Date of referral response					
Troisina roquiromoni	rtelerial agency	Bate of followar responde					
Identify and describe any changes made to the proposed	levelopment application that wa	s the subject of the					
referral response and this development application, or incl							
(if applicable).		, ,,					
0.4 D.T. 0 N.J. C. D. L. C.							
PART 6 – INFORMATION REQUEST							
19) Information request under Part 3 of the DA Rules							

19) Information request under Part 3 of the DA Rules
☑ I agree to receive an information request if determined necessary for this development application
☐ I do not agree to accept an information request for this development application
Note: By not agreeing to accept an information request I, the applicant, acknowledge:
 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 <u>DA Forms Guide</u> .

PART 7 – FURTHER DETAILS

20) Are there any associated of ☐ Yes – provide details below ☒ No				proval)
List of approval/development application references	Reference number	Date		Assessment manager
☐ Approval ☐ Development application				
☐ Approval ☐ Development application				
21) Has the portable long serv	vice leave levy been paid? (on	nly applicable to	development applications inv	olving building work or
☐ No – I, the applicant will proassessment manager decide	ted QLeave form is attached to ovide evidence that the portandes the development applicatoral only if I provide evidence to and construction work is less	ble long ser tion. I ackno hat the porta	vice leave levy has been wledge that the assessn able long service leave le	nent manager may
Amount paid	Date paid (dd/mm/yy)		QLeave levy number (A	A, B or E)
\$				
22) Is this development application.	ation in response to a show o	ause notice	or required as a result of	f an enforcement
☐ Yes – show cause or enfore ☐ No	cement notice is attached			
23) Further legislative requirer	nents			
Environmentally relevant ac	<u>tivities</u>			
23.1) Is this development appl Environmentally Relevant A	ication also taken to be an ar ctivity (ERA) under section 1	oplication for 115 of the <i>Er</i>	an environmental authonvironmental Protection	ority for an Act 1994?
 Yes – the required attachm accompanies this developn No Note: Application for an environmental requires an environmental authority to 	nent application, and details a	are provided	in the table below 791" as a search term at www.	-
Proposed ERA number:		Proposed E	RA threshold:	
Proposed ERA name:	1		,	
Multiple ERAs are applicable this development application	ole to this development applic on.	ation and th	e details have been atta	ched in a schedule to
Hazardous chemical facilitie	<u>s</u>			
23.2) Is this development appl	ication for a hazardous cher	mical facilit	y ?	
☐ Yes – Form 69: Notification application ☐ No	of a facility exceeding 10% o	of schedule	<i>15 threshold</i> is attached	to this development
Note: See <u>www.business.qld.gov.au</u> t	for further information about hazardo	ous chemical no	otifications.	

Clearing native vegetation
23.3) Does this development application involve clearing native vegetation that requires written confirmation that the chief executive of the <i>Vegetation Management Act 1999</i> is satisfied the clearing is for a relevant purpose under section 22A of the <i>Vegetation Management Act 1999</i> ?
☐ Yes – this development application includes written confirmation from the chief executive of the <i>Vegetation Management Act 1999</i> (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 <i>Environmental Offsets Act 2014</i> ?
 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 <i>Water Act 2000</i> ?
artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking
artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the <i>Water Act 2000</i> ? ☐ Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the <i>Water Act 2000</i> may be required prior to commencing development ☐ No
artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the <i>Water Act 2000</i> ? ☐ Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the <i>Water Act 2000</i> 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.
artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the <i>Water Act 2000</i> ? ☐ Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the <i>Water Act 2000</i> may be required prior to commencing development ☐ No
artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the <i>Water Act 2000</i> ? □ Yes − the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the <i>Water Act 2000</i> 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 Form1 Template 2
artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the <i>Water Act 2000</i> ? ☐ Yes — the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the <i>Water Act 2000</i> 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 Form1 Template 2 Taking overland flow water: complete DA Form 1 Template 3.
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 Form1 Template 2 Taking overland flow water: complete DA Form 1 Template 3. Waterway barrier works
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 Form1 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
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 Form1 Template 2 Taking overland flow water: complete DA Form 1 Template 3. Waterway barrier works 23.7) Does this application involve waterway barrier works?
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 Form1 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
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.gld.gov.au for further information. DA templates are available from https://planning.dsdmip.gld.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 Form1 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.gld.gov.au/. For a development application involving waterway barrier works, complete DA Form 1 Template 4.
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.gld.gov.au for further information. DA templates are available from https://planning.dsdmip.gld.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 Form1 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.gld.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

Quarry materials from a watercourse or lake		
23.9) Does this development application involve the remo under the <i>Water Act 2000?</i>	oval of quarry materials from	a watercourse or lake
☐ Yes – I acknowledge that a quarry material allocation I☐ No	notice must be obtained prior to	commencing development
Note : Contact the Department of Natural Resources, Mines and Energy information.	at <u>www.dnrme.qld.gov.au</u> and <u>www.b</u>	usiness.qld.qov.au for further
Quarry materials from land under tidal waters		
23.10) Does this development application involve the rem under the <i>Coastal Protection and Management Act 1995?</i>		n land under tidal water
☐ Yes – I acknowledge that a quarry material allocation □ No	notice must be obtained prior to	commencing development
Note: Contact the Department of Environment and Science at www.des	<u>gld.gov.au</u> for further information.	
Referable dams		
23.11) Does this development application involve a refer section 343 of the <i>Water Supply (Safety and Reliability) A</i>		
Yes – the 'Notice Accepting a Failure Impact Assessm Supply Act is attached to this development application	ent' from the chief executive a	dministering the Water
No Note: See guidance materials at www.dnrme.qld.gov.au for further infor	mation.	
Tidal work or development within a coastal managem	ent district	
23.12) Does this development application involve tidal we	ork or development in a coas	tal management district?
☐ Yes – the following is included with this development a☐ Evidence the proposal meets the code for asses		scribed tidal work (only required
if application involves prescribed tidal work) A certificate of title		
☐ A certificate of title ☐ No		
Note: See guidance materials at www.des.qld.gov.au for further information	tion.	
Queensland and local heritage places		
23.13) Does this development application propose developmentage register or on a place entered in a local government application propose development applicati		
$\hfill \square$ Yes – details of the heritage place are provided in the $\hfill \square$ No		
Note: See guidance materials at <u>www.des.qld.gov.au</u> for information red		Queensland heritage places.
Name of the heritage place:	Place ID:	
<u>Brothels</u>		
23.14) Does this development application involve a mater	rial change of use for a broth	el?
Yes – this development application demonstrates how application for a brothel under Schedule 3 of the <i>Prost</i>		or a development
⊠ No		
Decision under section 62 of the Transport Infrastruc	ture Act 1994	
23.15) Does this development application involve new or	changed access to a state-con	trolled road?
Yes – this application will be taken to be an application Infrastructure Act 1994 (subject to the conditions in seconditions)		
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 Note: See the Planning Regulation 2017 for referral requirements	⊠ Yes
If building work is associated with the proposed development, Parts 4 to 6 of <u>DA Form 2 – Building work details</u> 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 DAForms 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 <u>DA Forms Guide: Relevant plans.</u>	⊠ 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 correct	application is true and
Where an email address is provided in Part 1 of this form, I consent to receive future electrom the assessment manager and any referral agency for the development application was required or permitted pursuant to sections 11 and 12 of the <i>Electronic Transactions Act</i>	here written 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

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

· 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.*

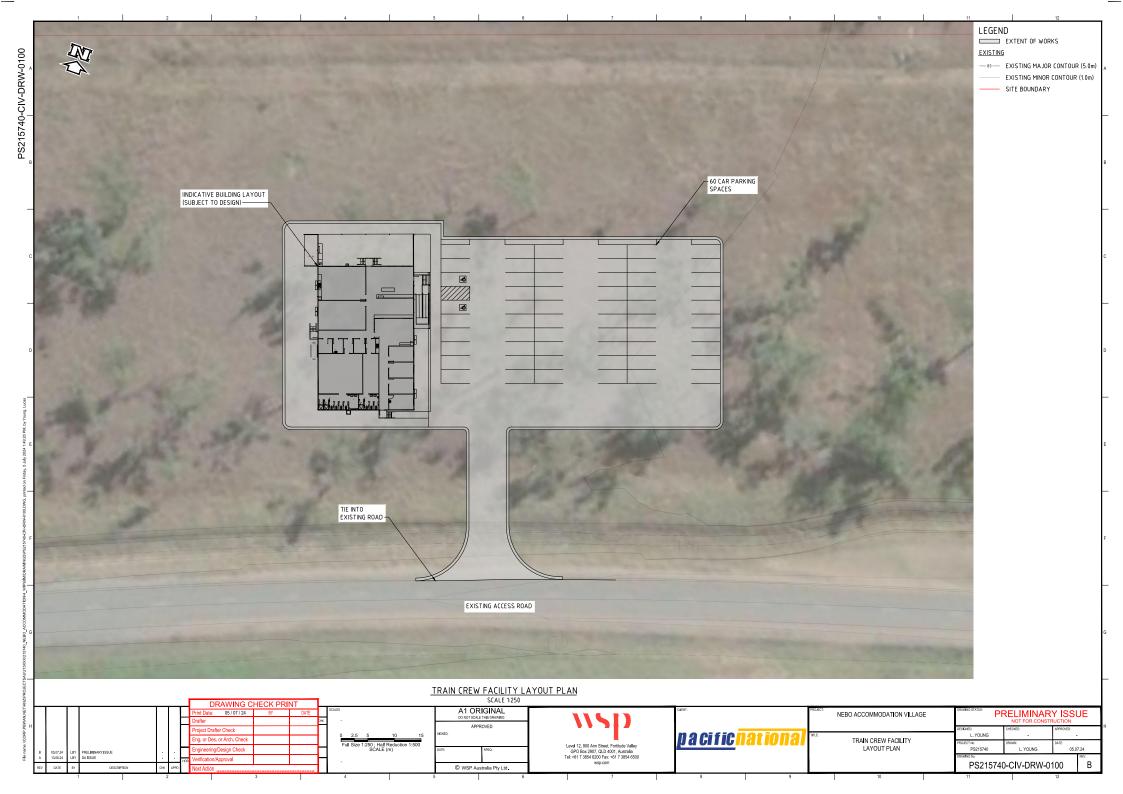
PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

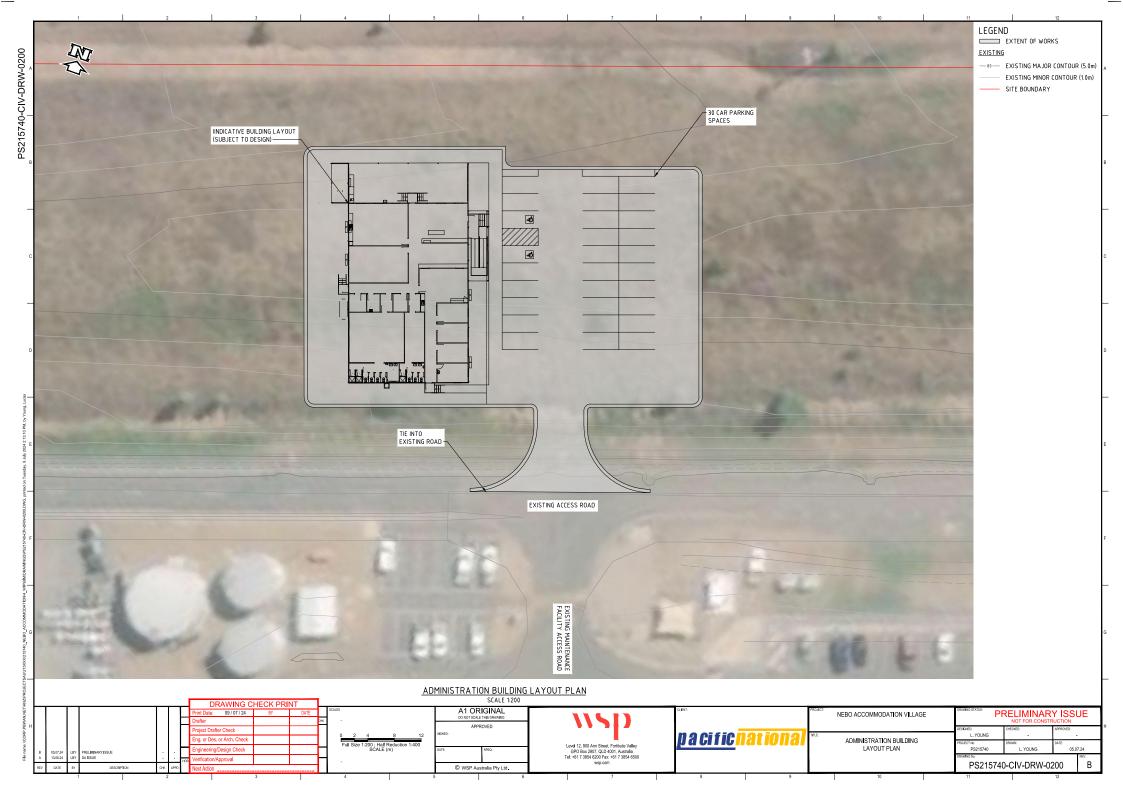
Date received:	Reference numb	per(s):	
Notification of engagement of	of alternative assessment man	ager	
Prescribed assessment man	ager		
Name of chosen assessmen	t manager		
Date chosen assessment ma	anager engaged		
Contact number of chosen a	ssessment manager		
Relevant licence number(s)	of chosen assessment		
manager			
QLeave notification and pay			
Note: For completion by assessmen	nt manager if applicable		
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

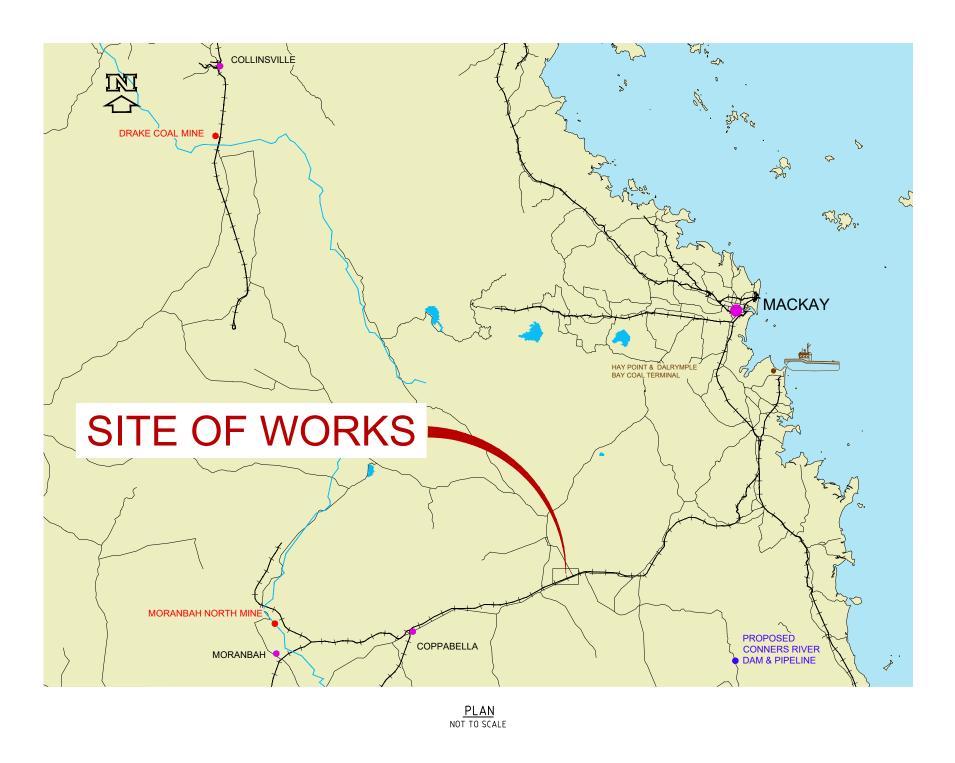
APPENDIX 3 – PROPOSAL PLANS

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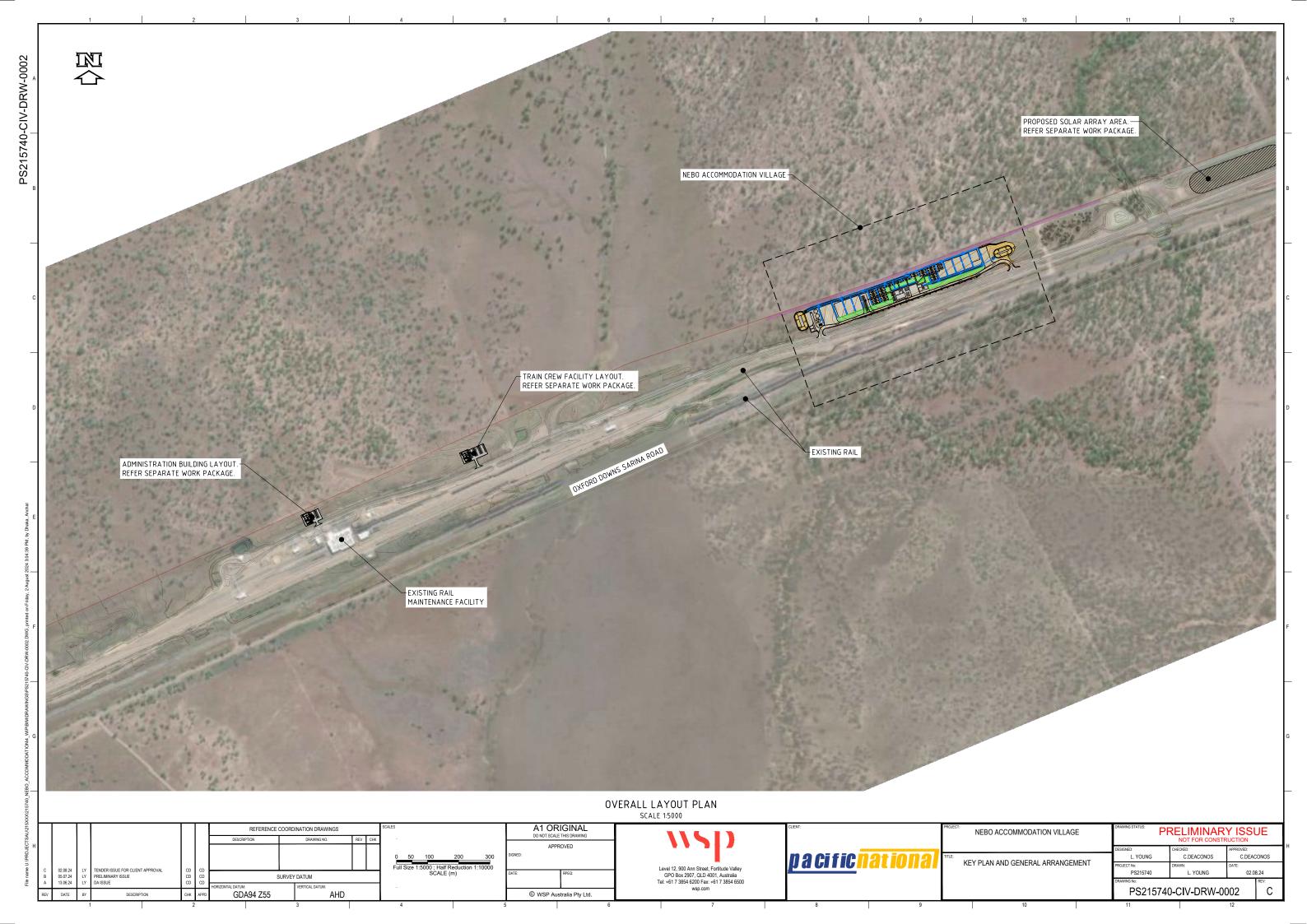
PS215740-CIV-DRW-0001

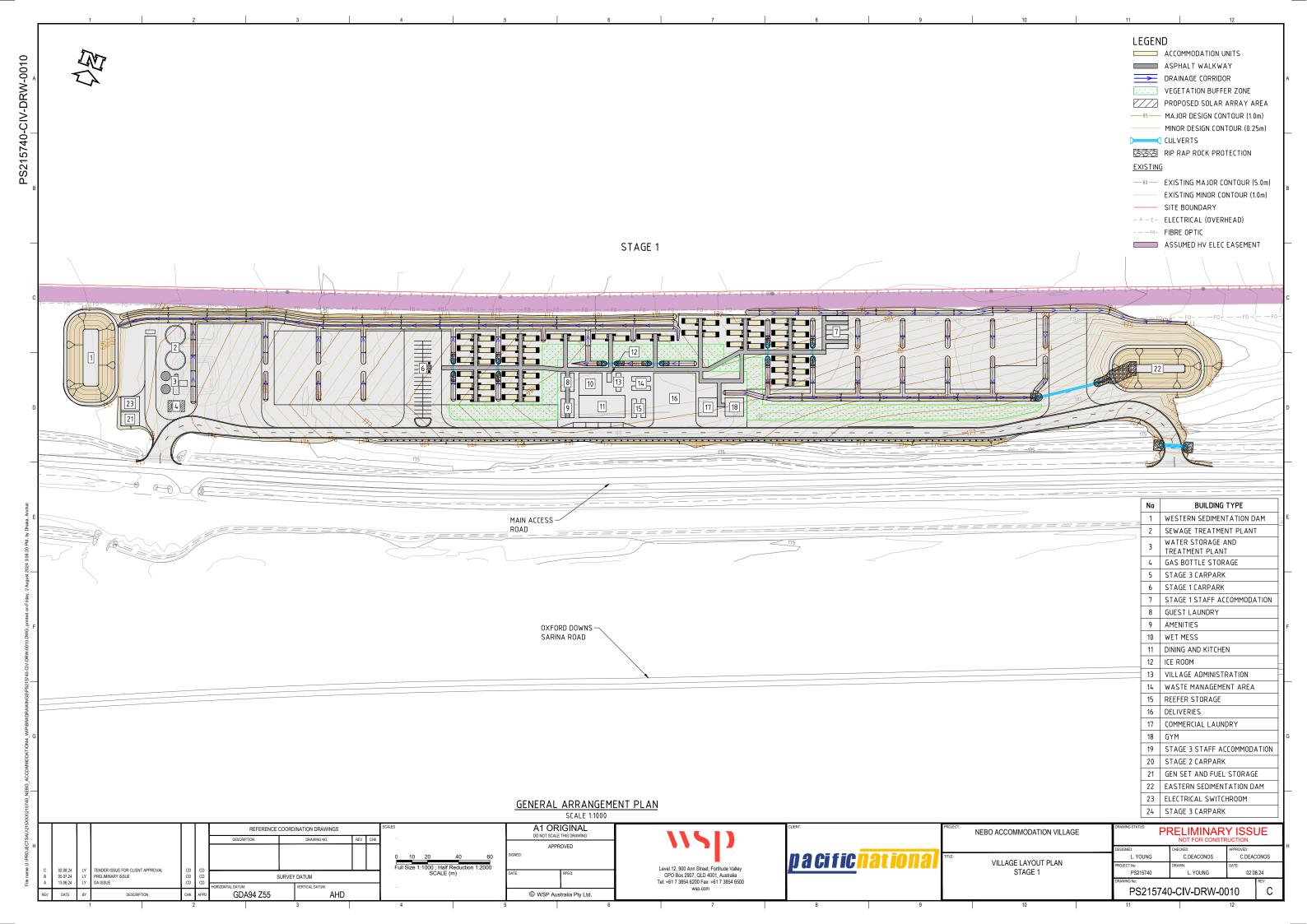


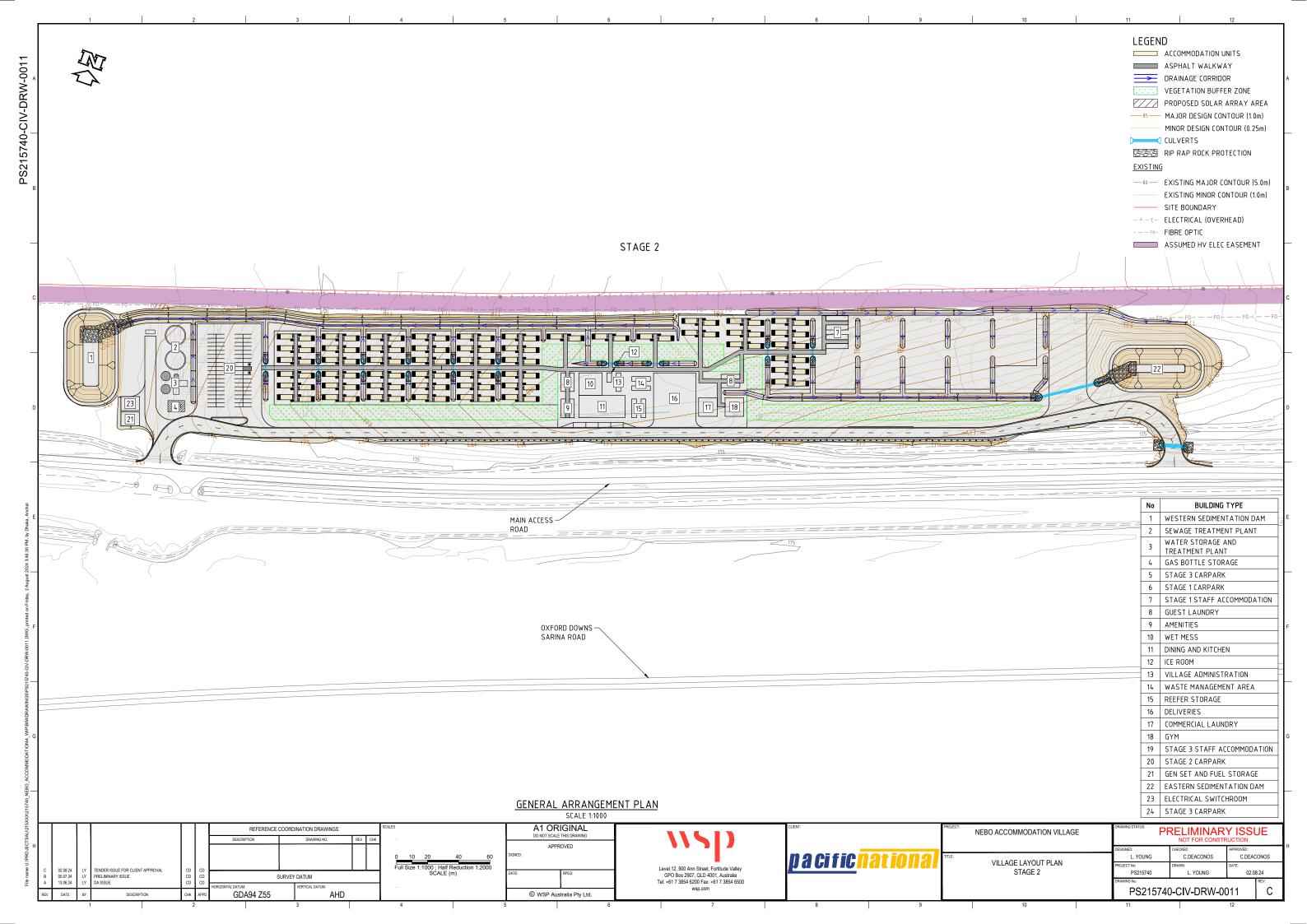
DRAWING NUMBER PS215740-CIV-DRW-0001 LOCALITY PLAN AND DRAWING INDEX PS215740-CIV-DRW-0002 KEY PLAN AND GENERAL ARRANGEMENT PS215740-CIV-DRW-0010 VILLAGE LAYOUT PLAN STAGE 1 PS215740-CIV-DRW-0011 VILLAGE LAYOUT PLAN STAGE 2 VILLAGE LAYOUT PLAN STAGE 3 PS215740-CIV-DRW-0012 PS215740-CIV-DRW-0020 EARTHWORKS AND DRAINAGE OVERALL LAYOUT PLAN PS215740-CIV-DRW-0021 EARTHWORKS AND DRAINAGE DETAIL PLAN SHEET 1 OF 2 PS215740-CIV-DRW-0022 EARTHWORKS AND DRAINAGE DETAIL PLAN SHEET 2 OF 2 PS215740-CIV-DRW-0025 DRAINAGE DETAILS EARTHWORKS SECTIONS PS215740-CIV-DRW-0030 PS215740-CIV-DRW-0040 PAVEMENT PLAN PS215740-CIV-DRW-0050 FENCING LAYOUT PLAN

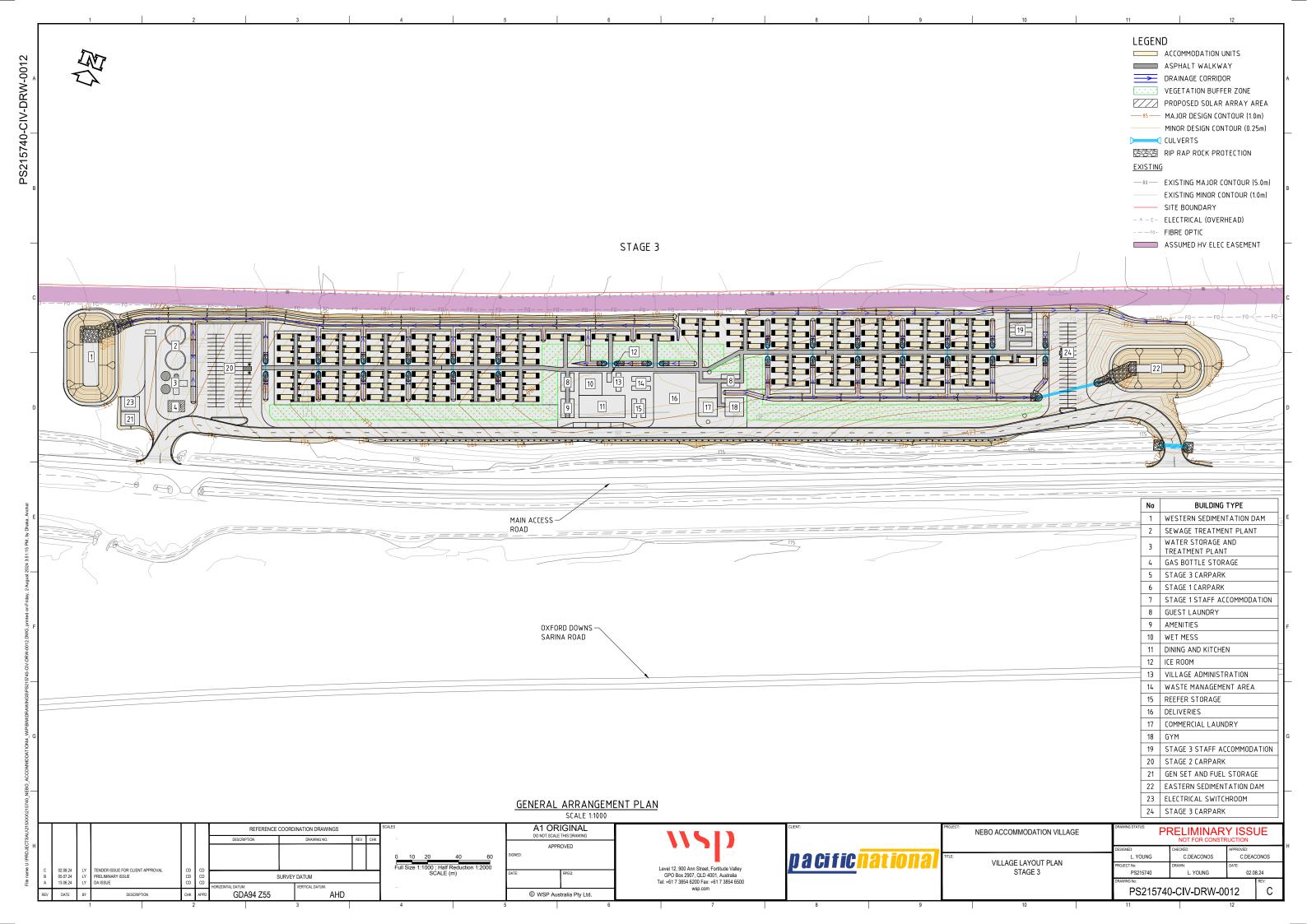
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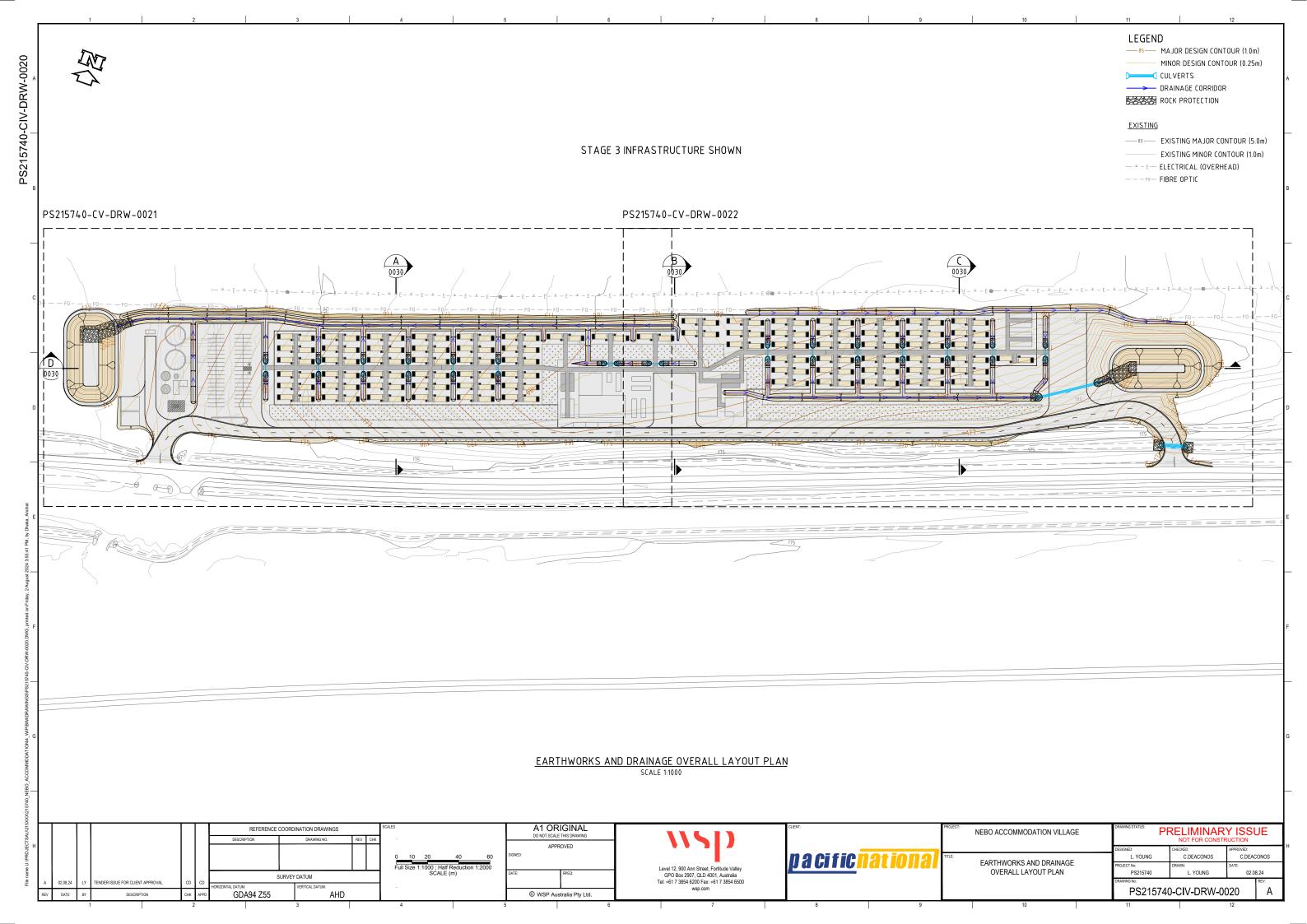
DESCRIPTION

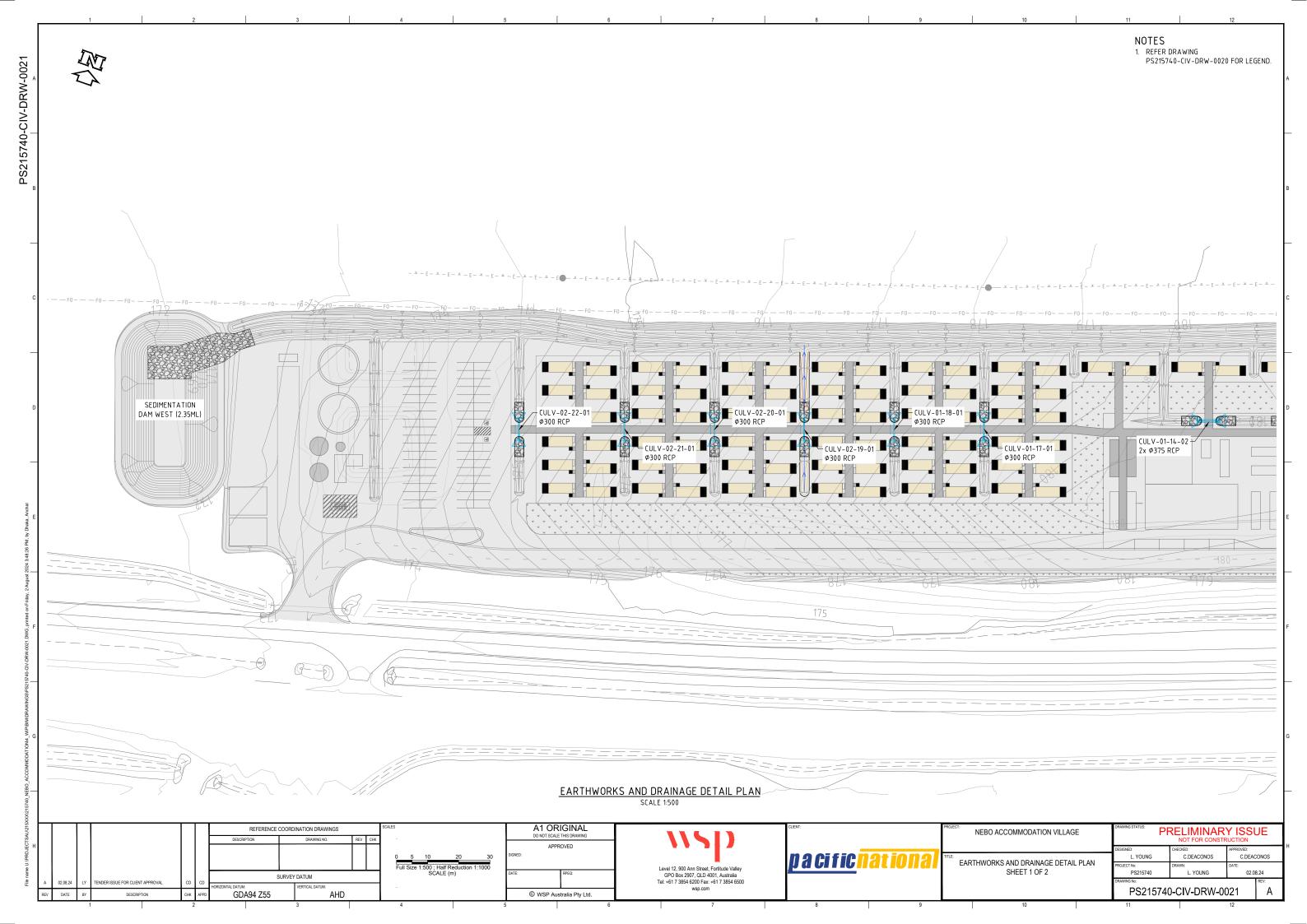


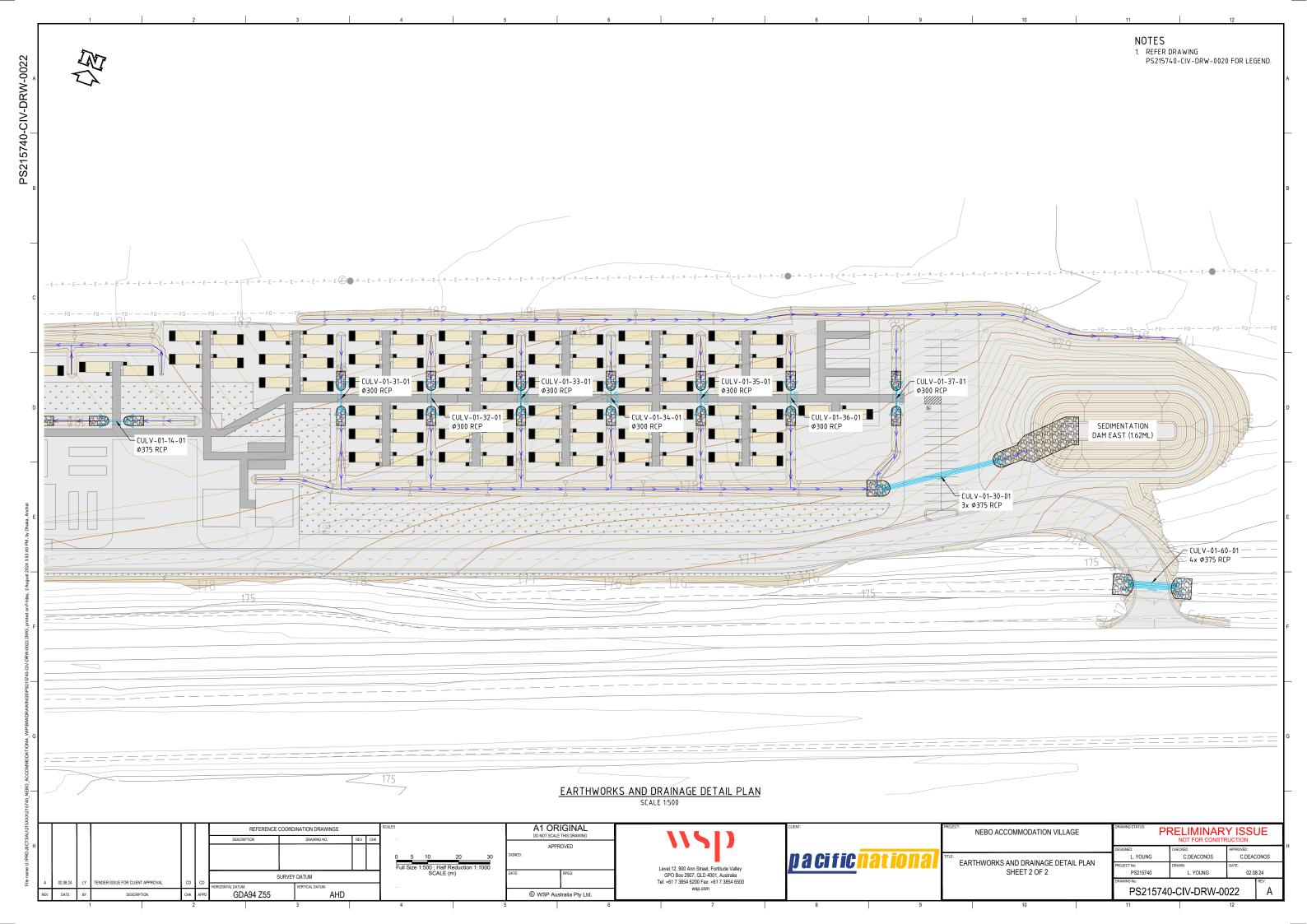






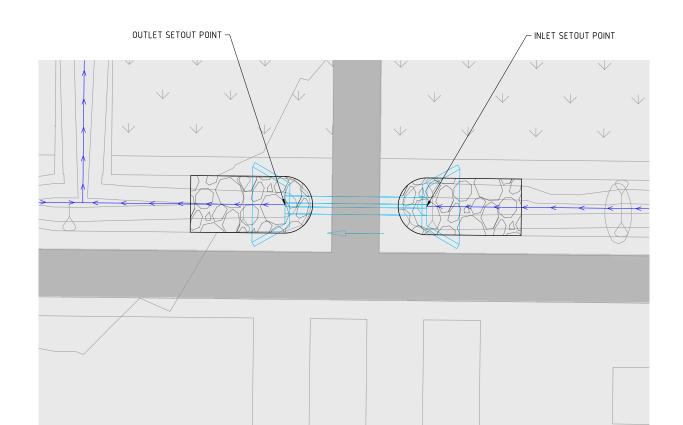








MINIMUM COVER TO BE CONFIRMED WITH RCP VENDOR DURING DETAILED DESIGN.



PS215740-CIV-DRW-0025

NOMINAL PAVEMENT MATERIAL

NOMINAL PAVEMENT MATERIAL

SELECT BACKFILL

REINFORCED CONCRETE PIPE

BEDDING MATERIAL

CUL VERT ROAD CROSSING BEDDING/BACKFILL DETAILS

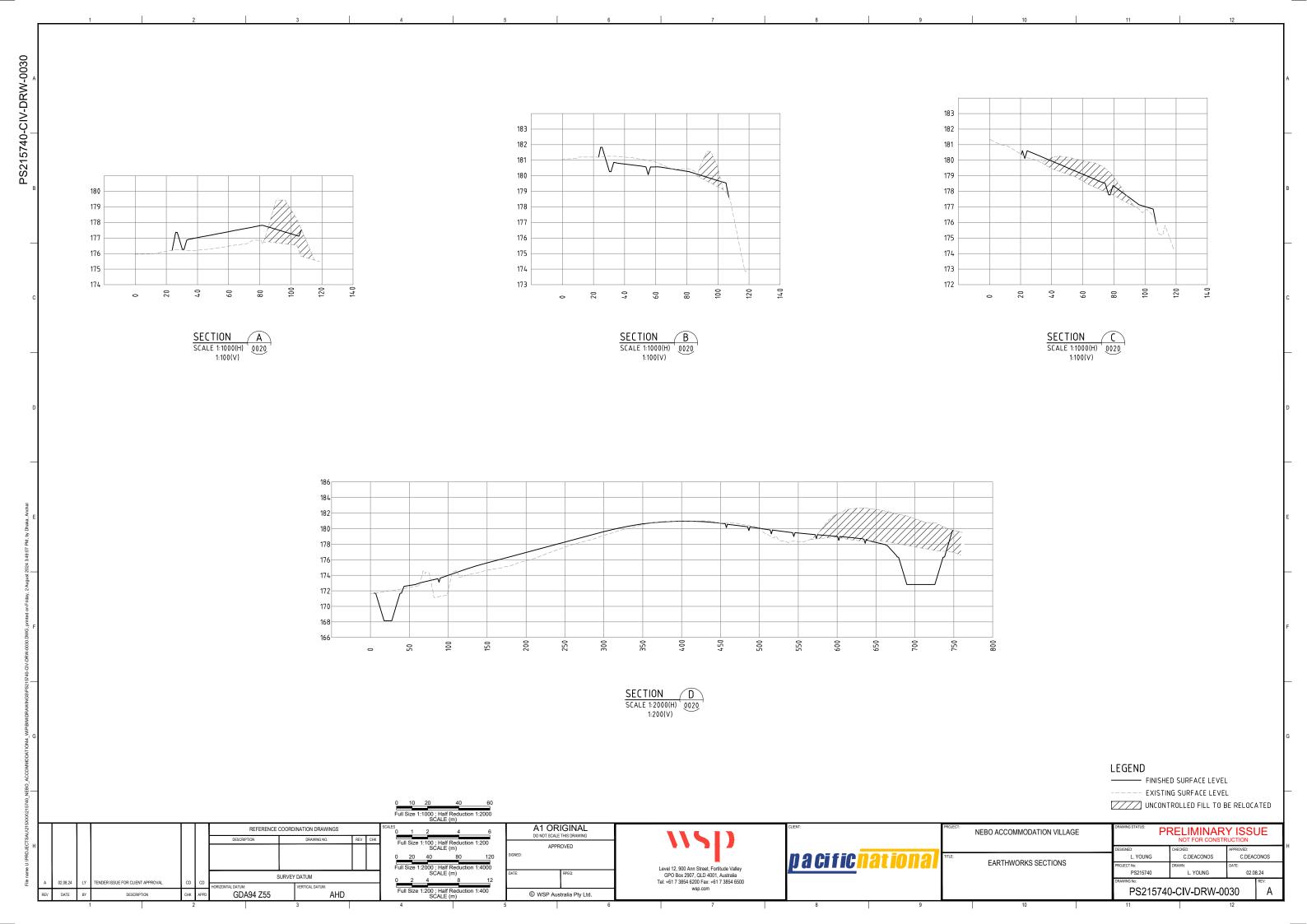
NOT TO SCALE

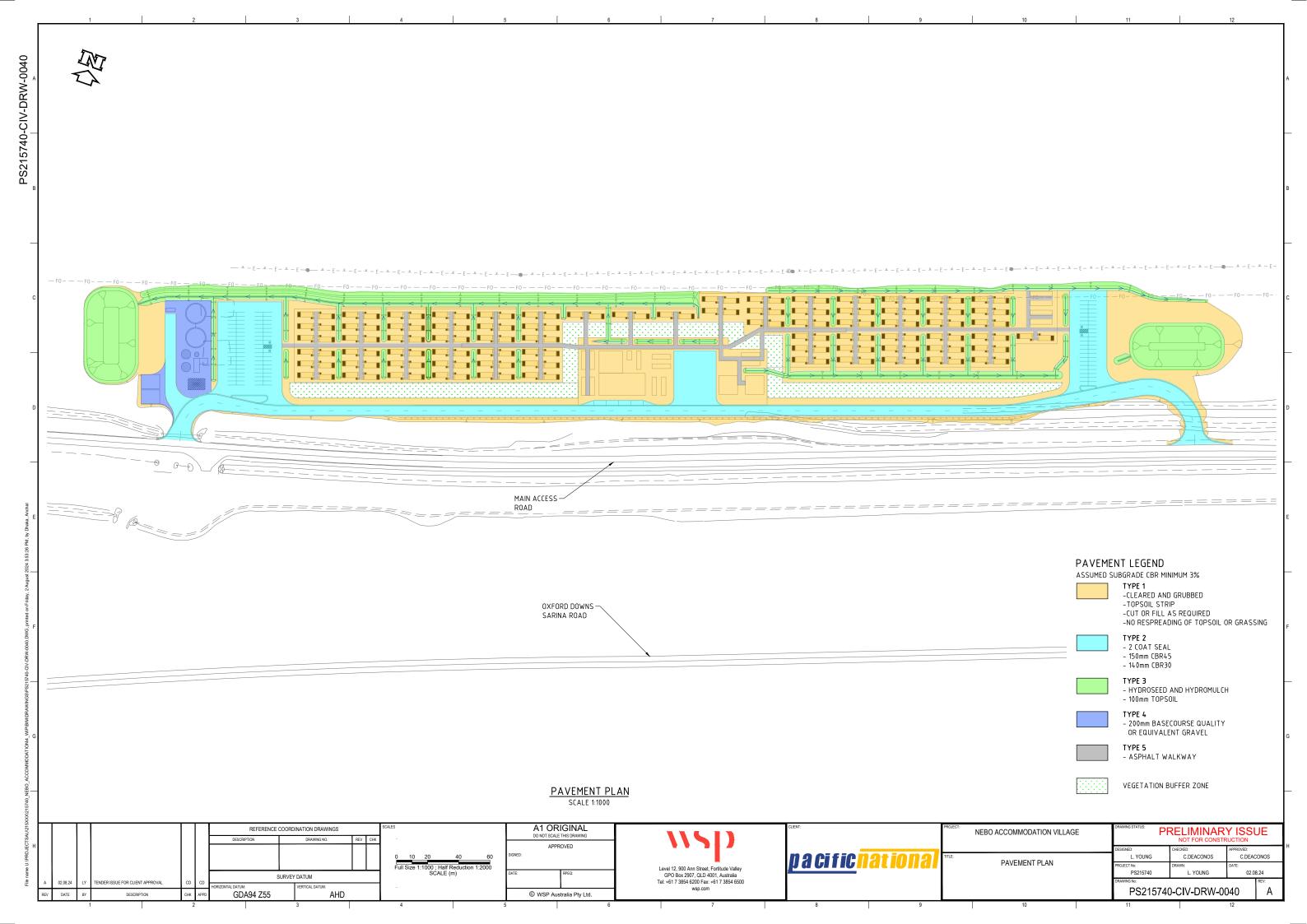
LEVEL OF ACCESS ROAD SURFACE

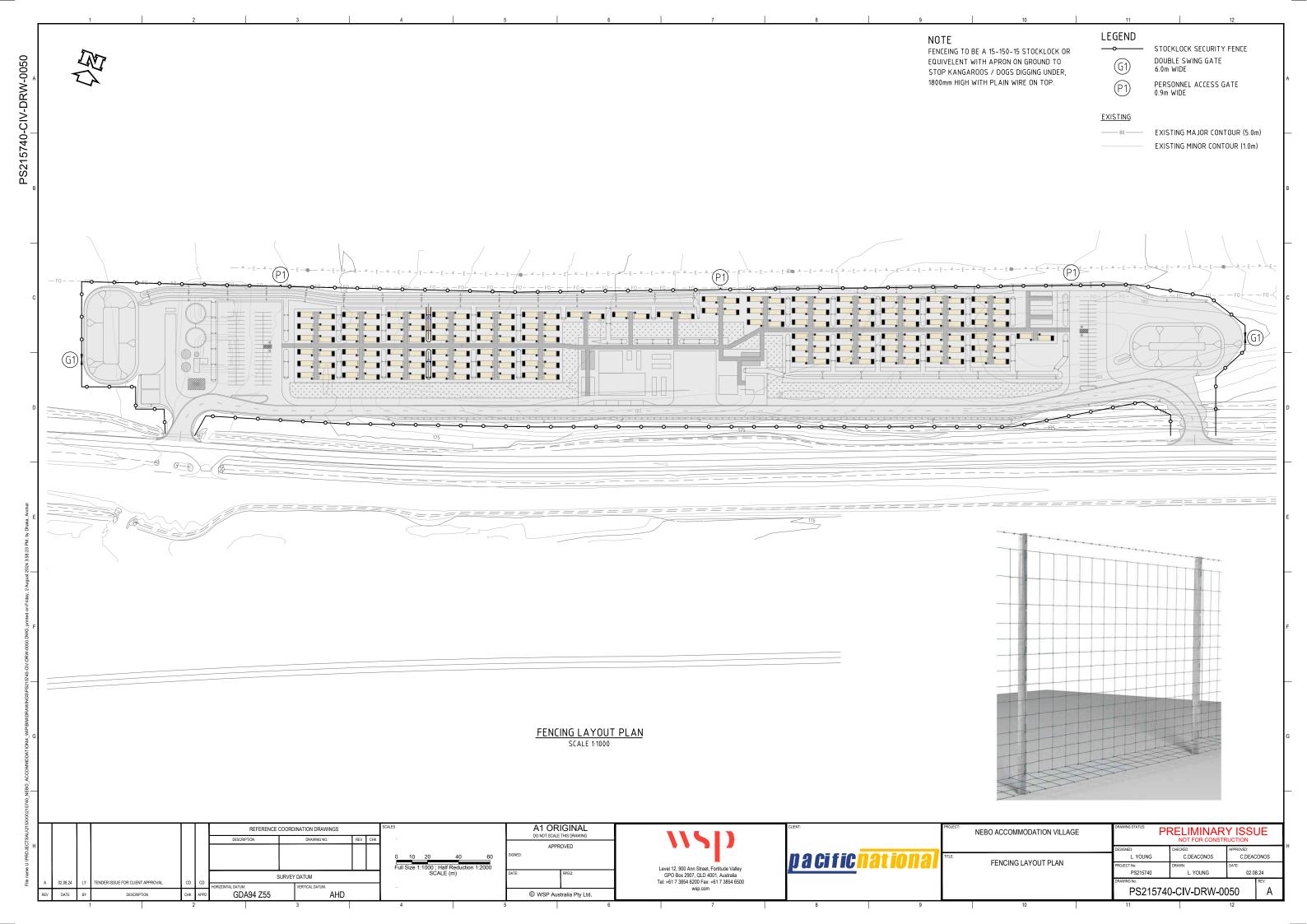
TYPICAL CULVERT LAYOUT PLAN
SCALE 1:100

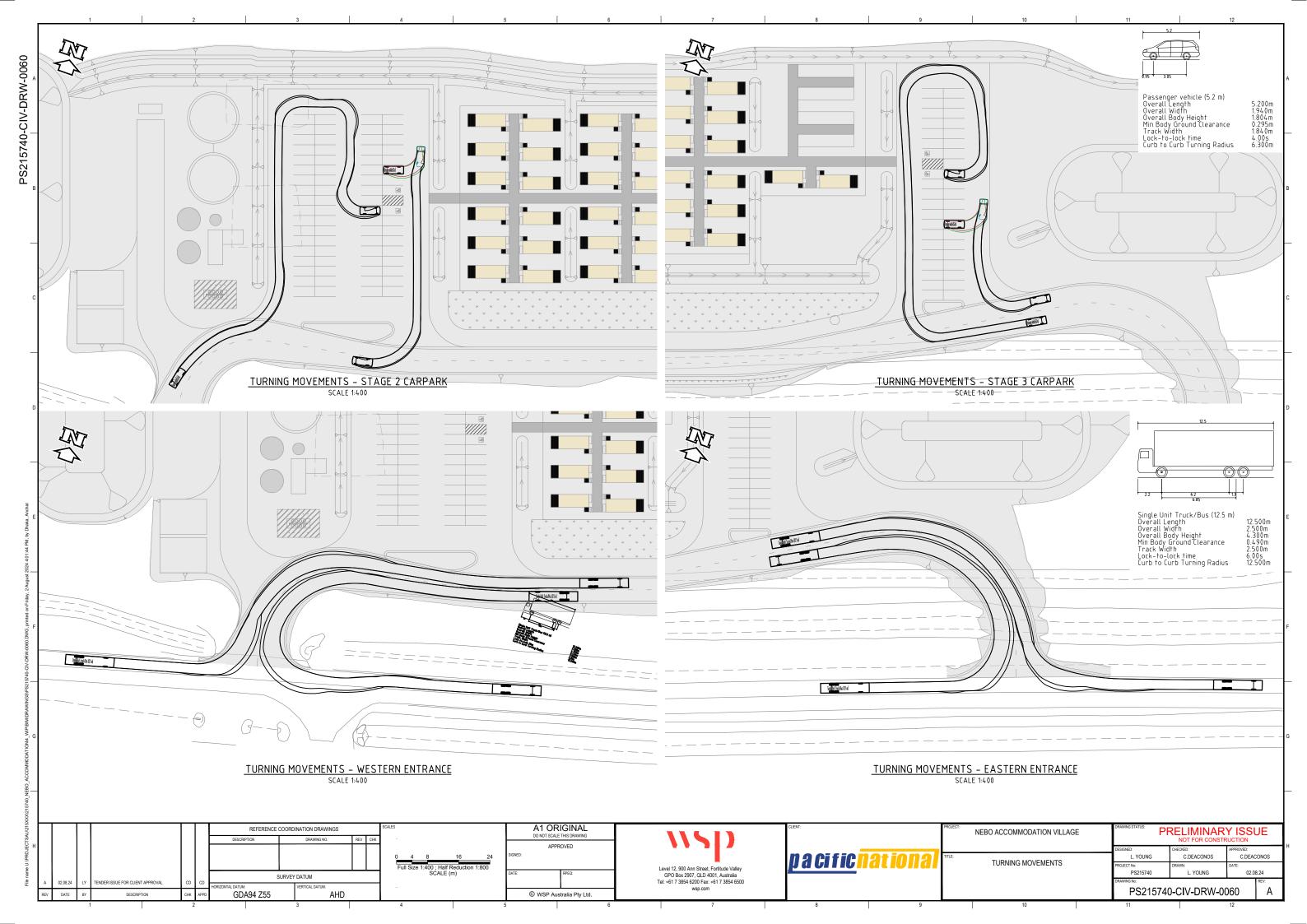
	CULVERT SETOUT TABLE										
NAME	TYPE	LENGTH (m)	INLET IL (RL m)	OUTLET IL (RL m)	GRADE (%)	INLET EASTING	INLET NORTHING	OUTLET EASTING	OUTLET NORTHING	CULVERT SIZE	
CULV-01-14-01	HEADWALL	7.500	180.047 179.993		0.72	680272.260	7590033.063	680265.193	7590030.553	1x 375 RCP	
CULV-01-14-02	HEADWALL	7.500	179.846	179.766	1.10	680245.027	7590023.389	680237.960	7590020.960	2x 375 RCP	
CULV-01-17-01	HEADWALL	LL 7.500 178.788		178.606	2.40	680175.587	7589991.825	680173.077		1x 300 RCP	
CULV-01-18-01	HEADWALL	7.500	7.500 177.965		2.17	680148.354	7589982.151	680145.844		1x 300 RCP	
CULV-01-30-01	HEADWALL	38.750	177.181	176.413	1.97	680508.050	7590093.581	680540.476	7590114.798 3	3x 375 RCP	
CULV-01-31-01	HEADWALL	7.500	180.682	180.392	3.87	680333.126	7590066.358	680335.637	7590059.291	1x 300 RCP	
CULV-01-32-01	1–32–01 HEADWALL 7.500 180.316		180.008	4.10	680360.359	7590076.032	680362.870	7590068.964	1x 300 RCP		
CULV-01-60-01	HEADWALL	15.300			1.75	680592.850	7590091.310	680607.551	7590095.472	4x 375 RCP	
CULV-02-19-01	HEADWALL	7.500			1.95	680121.122	7589972.477	680118.611	7589979.544	1x 300 RCP	
CULV-02-20-01	HEADWALL	7.500	176.385	176.247	1.84	680093.889	7589962.803	680091.378	7589969.870	1x 300 RCP	
CULV-02-21-01	HEADWALL	7.500	175.635	175.502	1.77	680066.656	7589953.129	680064.145	7589960.197	1x 300 RCP	
CULV-02-22-01	HEADWALL	7.500	174.733	174.605	1.71	680034.711	7589941.782	680032.201	7589948.849	1x 300 RCP	
CULV-03-33-01	HEADWALL	7.500	179.942	179.615	4.36	680387.592	7580085.706	680390.103	7590078.638	1x 300 RCP	
CULV-03-34-01	HEADWALL	7.500	179.611	179.279	4.43	680414.825	7590095.379	680417.335	7590088.312	1x 300 RCP	
CULV-03-35-01	HEADWALL	7.500	179.331	179.010	4.28	680442.058	7590105.053	680444.568	7590097.986	1x 300 RCP	
CULV-03-36-01	HEADWALL	7.500	179.070	178.763	4.08	680469.290	7590114.727	680471.801	7590107.660	1x 300 RCP	
CULV-03-37-01	HEADWALL	7.500	178.734	178.410	4.31	680501.235	7590126.074	680503.745	7590119.007	1x 300 RCP	

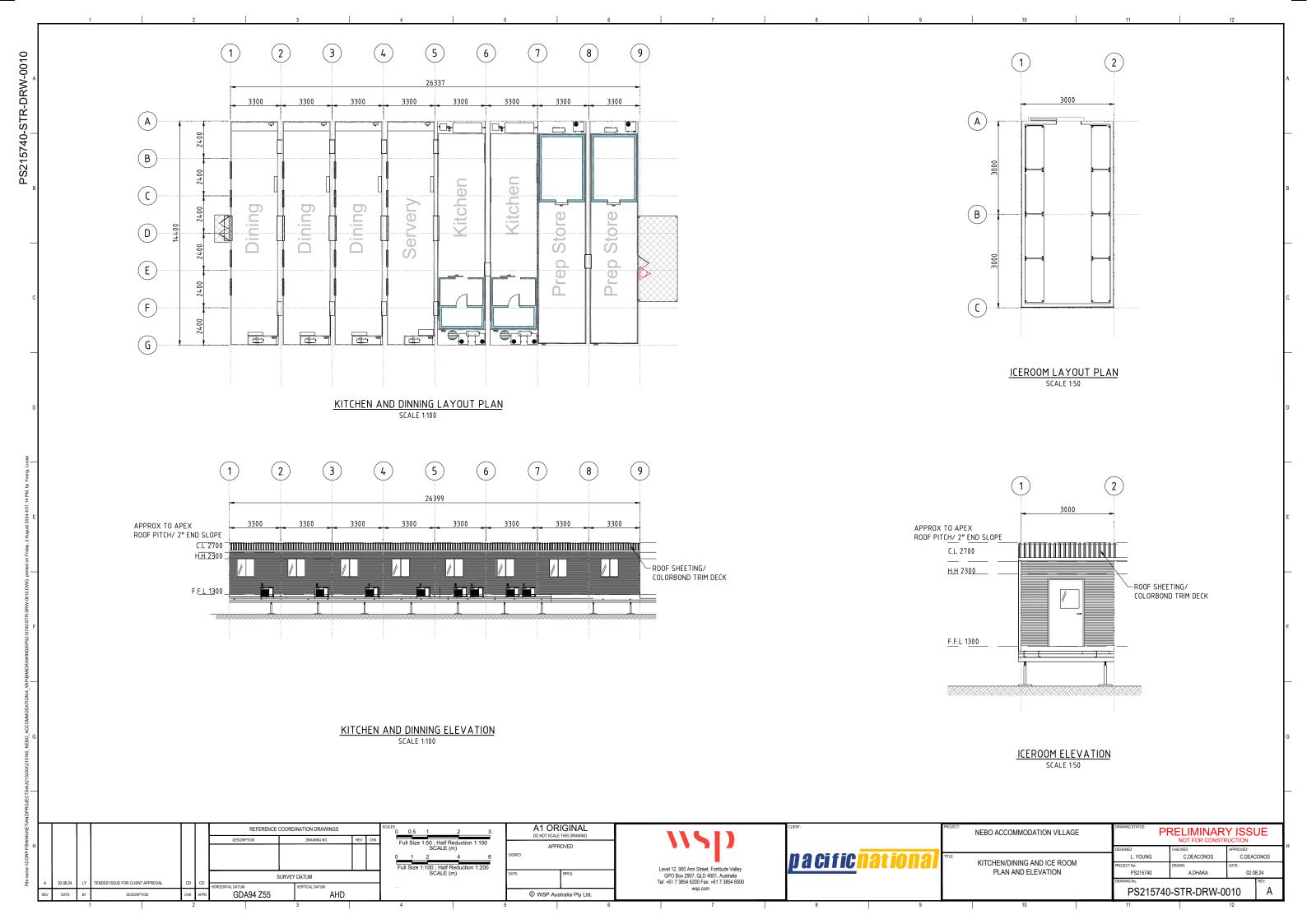
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ame							Full Size 1:100 ; Half Re SCALE (m	duction 1:200	DATE: RPEQ:	Level 12, 900 Ann Street, Fortitude Valley GPO Box 2907, QLD 4001, Australia	pa office and a second	5.0 (32 52 // 1126	PROJECT No: PS215740	L. YOUNG	02.08.24
ile n	02.08.24 LY	TENDER ISSUE FOR CLIENT APPROVAL	CD CD		SURVEY DATUM		1			Tel: +61 7 3854 6200 Fax: +61 7 3854 6500			DRAWING No:		REV:
RI	V DATE BY	DESCRIPTION	CHK APP	HORIZONTAL DATUM: GDA94 Z55	VERTICAL DATUM:				© WSP Australia Pty Ltd.	wsp.com			PS21574	0-CIV-DRW-002	<u>:</u> 5 A
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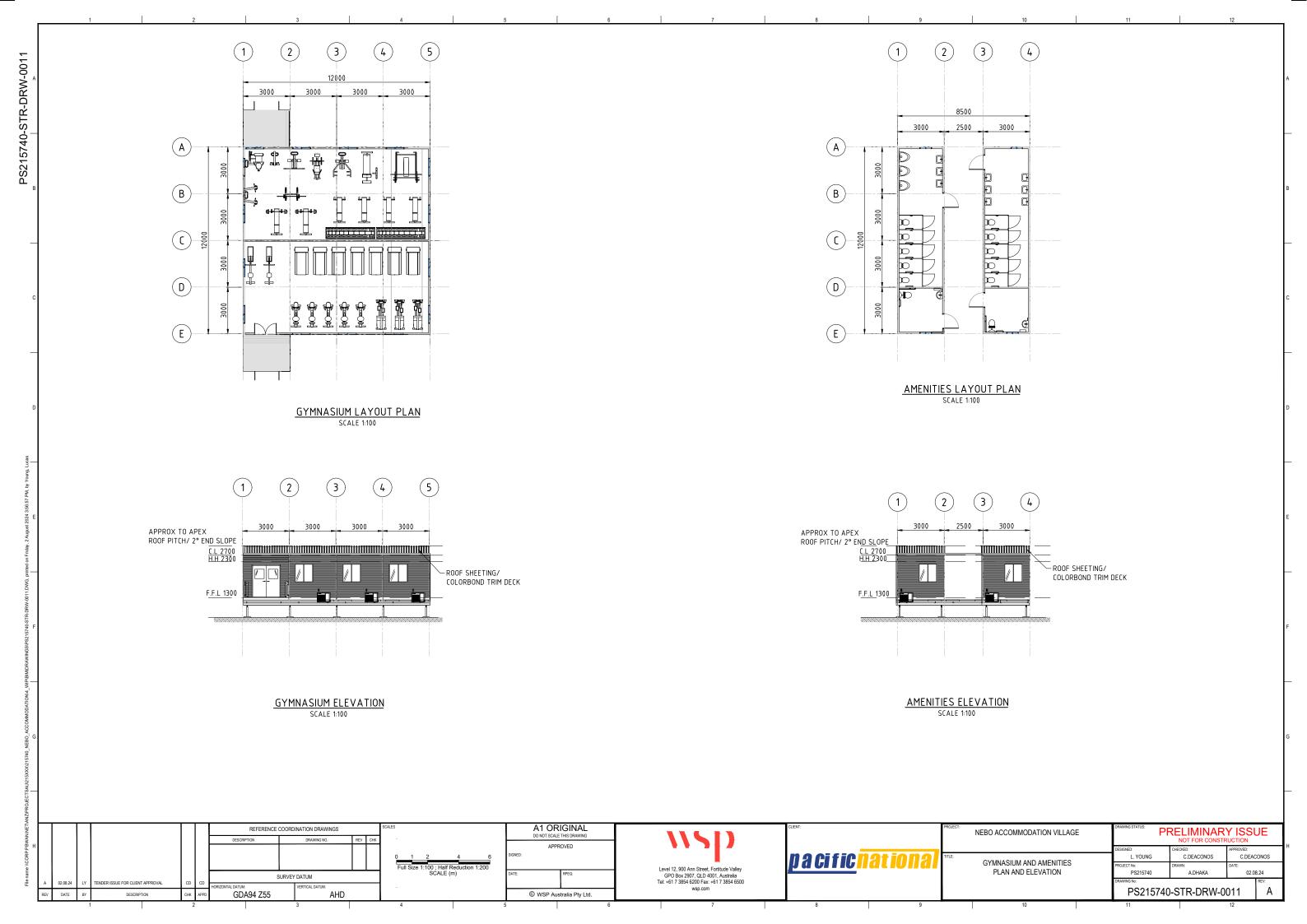


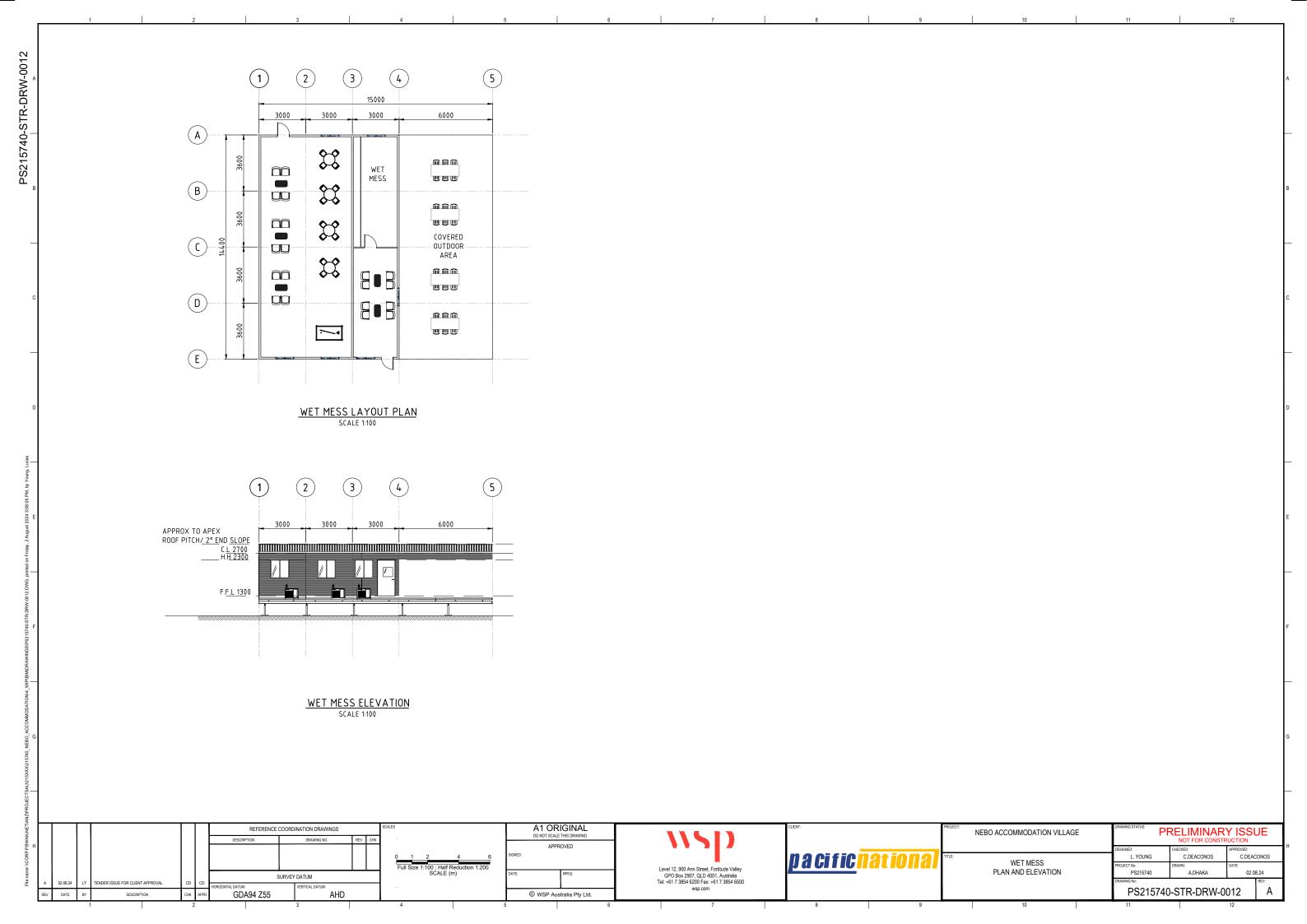


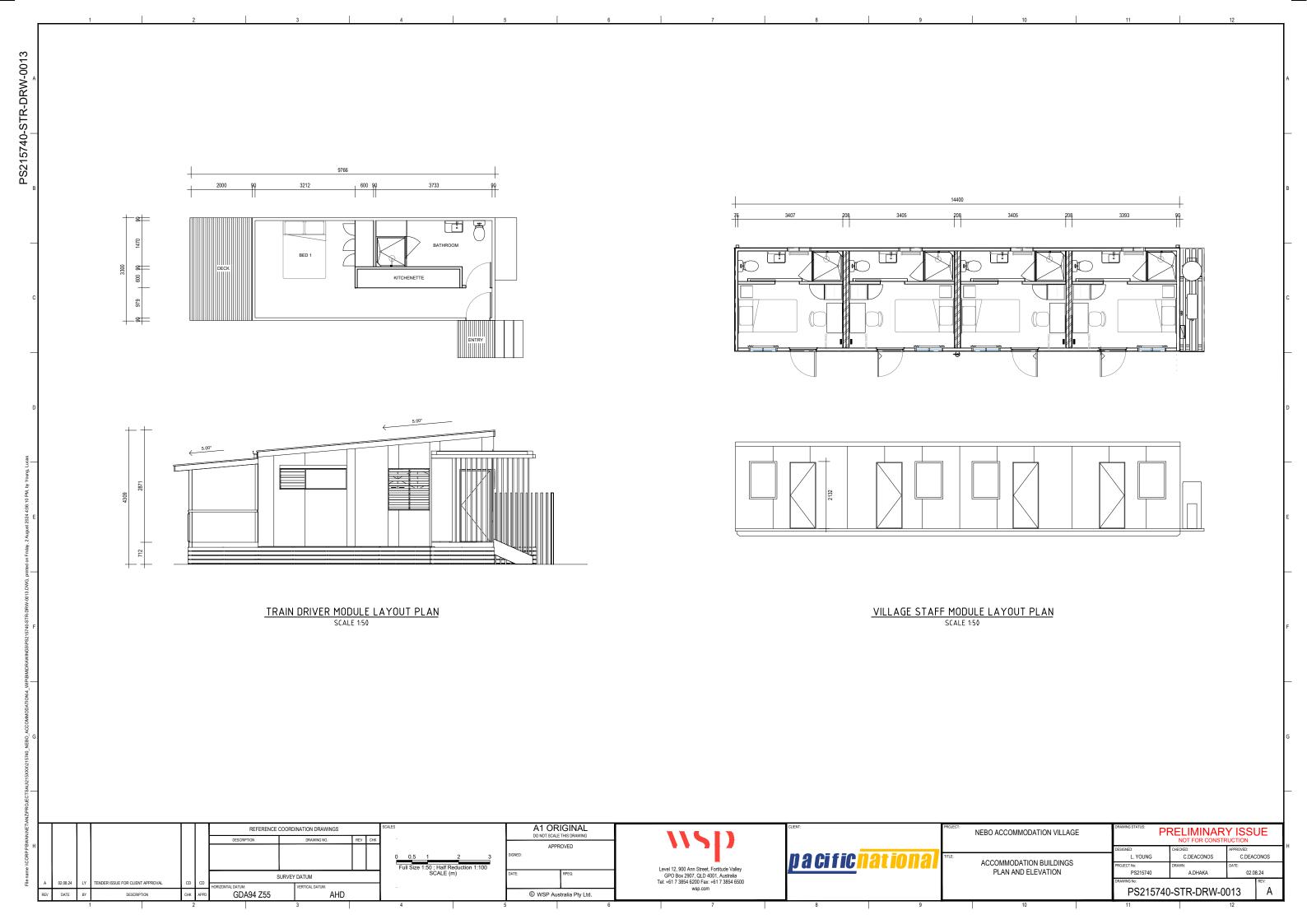












APPENDIX 4 – BUSHFIRE MANAG	SEMENT PLAN		

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APPENDIX 5 - EI	nvironmental repor	RT		

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APPENDIX 6 – WASTE MANAGEMENT PLAN	

APPENDIX 7 – ENGINEERING RE	PORT		

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ADDENIGING OF STATE DEVELOPMENT ASSESSMENT DROVISIONS
APPENDIX 8 - STATE DEVELOPMENT ASSESSMENT PROVISIONS

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State code 1: Development in a state-controlled road environment

Table 1.1 Development in general

Performance outcomes	Acceptable outcomes	Response				
Buildings, structures, infrastructure, services	Buildings, structures, infrastructure, services and utilities					
PO1 The location of the development does not create a safety hazard for users of the state -	AO1.1 Development is not located in a state-controlled road.	Complies with PO1				
controlled road.		The location of the proposed development does not				
	AND	create a safety hazard for users of the state-controlled road.				
	AO1.2 Development can be maintained without requiring access to a state-controlled road .					
PO2 The design and construction of the development does not adversely impact the	No acceptable outcome is prescribed.	Complies with PO2				
structural integrity or physical condition of the state-controlled road or road transport infrastructure.		The proposed development does not adversely impact the structural integrity or physical condition of the state-controlled road.				
PO3 The location of the development does not obstruct road transport infrastructure or	No acceptable outcome is prescribed.	Complies with PO3				
adversely impact the operating performance of the state-controlled road .		The location of the development does not obstruct road transport infrastructure or adversely impact the operating performance of the state-controlled road.				
PO4 The location, placement, design and operation of advertising devices, visible from	No acceptable outcome is prescribed.	Complies with PO4				
the state-controlled road , do not create a safety hazard for users of the state-controlled		No signage is proposed.				
road.						
PO5 The design and construction of buildings and structures does not create a safety hazard	AO5.1 Facades of buildings and structures fronting the state-controlled road are made of non-reflective materials.	Complies with PO5				

Performance outcomes	Acceptable outcomes	Response
by distracting users of the state-controlled		The design and construction of the proposed
road.	AND	development does not create a safety hazard by distracting users of the state-controlled road.
	AO5.2 Facades of buildings and structures do not direct or reflect point light sources into the face of oncoming traffic on the state-controlled road.	
	AND	
	AO5.3 External lighting of buildings and structures is not directed into the face of oncoming traffic on the state-controlled road.	
	AND	
	AO5.4 External lighting of buildings and structures does not involve flashing or laser lights.	
PO6 Road, pedestrian and bikeway bridges	AO6.1 Road, pedestrian and bikeway bridges	Complies with PO6
over a state-controlled road are designed and	over the state-controlled road include throw	'
constructed to prevent projectiles from being	protection screens in accordance with section	No road, pedestrian or bikeway bridges are proposed
thrown onto the state-controlled road.	4.11 of the Design Criteria for Bridges and Other Structures Manual, Department of Transport and Main Roads, 2020.	over a state-controlled road.
Landscaping	Transport and Main Roads, 2020.	
PO7 The location of landscaping does not	AO7.1 Landscaping is not located in a state-	Complies with PO7
create a safety hazard for users of the state -	controlled road.	Compiles with O
controlled road.	Controlled road.	No landscaping is proposed in a state controlled road
Controlled road.	AND	No landscaping is proposed in a state-controlled road, as part of this proposal.
	AO7.2 Landscaping can be maintained without requiring access to a state-controlled road.	
	AND	

Performance outcomes	Acceptable outcomes	Response
	AO7.3 Landscaping does not block or obscure the sight lines for vehicular access to a state-controlled road.	
Stormwater and overland flow		
PO8 Stormwater run-off or overland flow from the development site does not create or exacerbate a safety hazard for users of the state-controlled road.	No acceptable outcome is prescribed.	Complies with PO8 Stormwater runoff from the development will not create of exacerbate a safety hazard for users of the State-controlled Road. The site contains existing stormwater detention and controls and additional detention will be provided to ensure no off site impacts.
PO9 Stormwater run-off or overland flow from the development site does not result in a material worsening of the operating performance of the state-controlled road or road transport infrastructure.	No acceptable outcome is prescribed.	Complies with PO9 Stormwater runoff from the development will not result in a material worsening of the operating performance of the State-controlled Road.
PO10 Stormwater run-off or overland flow from the development site does not adversely impact the structural integrity or physical condition of the state-controlled road or road transport infrastructure.	No acceptable outcome is prescribed.	Complies with PO10 Stormwater runoff from the development will not adversely impact the structural integrity or physical condition of the state-controlled road.
PO11 Development ensures that stormwater is lawfully discharged.	AO11.1 Development does not create any new points of discharge to a state-controlled road. AND AO11.2 Development does not concentrate flows to a state-controlled road. AND	Complies with PO11 Stormwater will be discharged to a lawful point of discharge.
	AO11.3 Stormwater run-off is discharged to a lawful point of discharge.	

Performance outcomes	Acceptable outcomes	Response
	AND	
	AO11.4 Development does not worsen the condition of an existing lawful point of discharge to the state-controlled road.	
Flooding		
PO12 Development does not result in a material worsening of flooding impacts within a state-controlled road.	AO12.1 For all flood events up to 1% annual exceedance probability, development results in negligible impacts (within +/- 10mm) to existing flood levels within a state-controlled road. AND AO12.2 For all flood events up to 1% annual exceedance probability, development results in negligible impacts (up to a 10% increase) to existing peak velocities within a state-controlled road. AND AO12.3 For all flood events up to 1% annual exceedance probability, development results in negligible impacts (up to a 10% increase) to existing time of submergence of a state-	Stormwater runoff from the development will not create of exacerbate a safety hazard for users of the State-controlled Road. The site contains existing stormwater detention and controls and additional detention will be provided to ensure no off site impacts.
	controlled road.	
Drainage Infrastructure		
PO13 Drainage infrastructure does not create a safety hazard for users in the state-controlled road .	AO13.1 Drainage infrastructure is wholly contained within the development site, except at the lawful point of discharge. AND	Complies with PO13 Drainage infrastructure will not create a safety hazard for users in the state-controlled road.

Performance outcomes	Acceptable outcomes	Response
	AO13.2 Drainage infrastructure can be maintained without requiring access to a state-controlled road.	
PO14 Drainage infrastructure associated with, or within, a state-controlled road is constructed, and designed to ensure the structural integrity and physical condition of existing drainage infrastructure and the surrounding drainage network.	No acceptable outcome is prescribed.	Complies with PO14 The drainage infrastructure will not impact on the structural integrity and physical condition of the existing drainage infrastructure.

Table 1.2 Vehicular access, road layout and local roads

Performance outcomes	Acceptable outcomes	Response			
Vehicular access to a state-controlled road or within 100 metres of a state-controlled road intersection					
PO15 The location, design and operation of a new or changed access to a state-controlled	No acceptable outcome is prescribed.	Not applicable			
road does not compromise the safety of users of the state-controlled road.		No new or changed access is proposed from the State controlled road. The existing access will be maintained.			
PO16 The location, design and operation of a new or changed access does not adversely	No acceptable outcome is prescribed.	Not applicable			
impact the functional requirements of the state-controlled road.		No new or changed access is proposed from the State controlled road. The existing access will be maintained.			
PO17 The location, design and operation of a new or changed access is consistent with the	No acceptable outcome is prescribed.	Not applicable			
future intent of the state-controlled road.		No new or changed access is proposed from the State controlled road. The existing access will be maintained.			
PO18 New or changed access is consistent with the access for the relevant limited access	No acceptable outcome is prescribed.	Not applicable			
 road policy: LAR 1 where direct access is prohibited; or LAR 2 where access may be permitted, subject to assessment. 		No new or changed access is proposed from the State controlled road. The existing access will be maintained.			
PO19 New or changed access to a local road within 100 metres of an intersection with a	No acceptable outcome is prescribed.	Not applicable			
state-controlled road does not compromise		No new or changed access is proposed from the State controlled road. The existing access will be maintained.			

Performance outcomes	Acceptable outcomes	Response
the safety of users of the state-controlled road .		
PO20 New or changed access to a local road	No acceptable outcome is prescribed.	Not applicable
within 100 metres of an intersection with a		No ways an absorbed access in many and from the Obeta
state-controlled road does not adversely impact on the operating performance of the		No new or changed access is proposed from the State controlled road. The existing access will be maintained.
intersection.		Controlled road. The existing access will be maintained.
Public passenger transport and active transpo	ort	
PO21 Development does not compromise the	No acceptable outcome is prescribed.	Complies
safety of users of public passenger transport		
infrastructure, public passenger services		No Public passenger transport exists in this location.
and active transport infrastructure.		
PO22 Development maintains the ability for	No acceptable outcome is prescribed.	Complies
people to access public passenger transport		
infrastructure, public passenger services		No Public passenger transport exists in this location.
and active transport infrastructure.	No. 200 April 100 April 10	0
PO23 Development does not adversely impact the operating performance of public passenger	No acceptable outcome is prescribed.	Complies
transport infrastructure, public passenger		No Public passenger transport exists in this location.
services and active transport infrastructure.		No i ubile passeriger transport exists in this location.
PO24 Development does not adversely impact	No acceptable outcome is prescribed.	Complies
the structural integrity or physical condition of	The acceptable dates in the processing a	osinpiios
public passenger transport infrastructure		No Public passenger transport exists in this location.
and active transport infrastructure.		, ,

Table 1.3 Network impacts

Performance outcomes	Acceptable outcomes	Response
PO25 Development does not compromise the safety of users of the state-controlled road	No acceptable outcome is prescribed.	Complies
network.		The proposed development does not compromise the safety of road users
PO26 Development ensures no net worsening of the operating performance of the state-	No acceptable outcome is prescribed.	Complies
controlled road network.		The development does not create a worsening of the operating performance of the state-controlled road.

Performance outcomes	Acceptable outcomes	Response
PO27 Traffic movements are not directed onto a state-controlled road where they can be	No acceptable outcome is prescribed.	Complies
accommodated on the local road network.		Traffic movements are not directed onto a State
		controlled road.
PO28 Development involving haulage exceeding 10,000 tonnes per year does not	No acceptable outcome is prescribed.	Complies
adversely impact the pavement of a state-		The proposed development will not adversely impact
controlled road.		the pavement of a state-controlled road.
PO29 Development does not impede delivery of planned upgrades of state-controlled roads.	No acceptable outcome is prescribed.	Complies
		The proposed development does not impede delivery
		of planned upgrades to state-controlled roads.
PO30 Development does not impede delivery of corridor improvements located entirely within	No acceptable outcome is prescribed.	Complies
the state-controlled road corridor.		The proposed development does not impede delivery of corridor improvements.

Table 1.4 Filling, excavation, building foundations and retaining structures

Performance outcomes	Acceptable outcomes	Response
PO31 Development does not create a safety hazard for users of the state-controlled road or	No acceptable outcome is prescribed.	Complies
road transport infrastructure.		The proposed does not create a safety hazard for users of the state-controlled road.
PO32 Development does not adversely impact the operating performance of the state-	No acceptable outcome is prescribed.	Complies
controlled road.		The proposal does not adversely impact the operating performance of the state-controlled road.
PO33 Development does not undermine, damage or cause subsidence of a state-	No acceptable outcome is prescribed.	Complies
controlled road.		The proposal does not undermine, damage or cause subsidence in the state controlled road.
PO34 Development does not cause ground water disturbance in a state-controlled road.	No acceptable outcome is prescribed.	Complies
		The development does not cause groundwater disturbance.

Performance outcomes	Acceptable outcomes	Response
PO35 Excavation, boring, piling, blasting and fill compaction do not adversely impact the physical condition or structural integrity of a state-controlled road or road transport infrastructure.	No acceptable outcome is prescribed.	Complies The proposal will not impact the physical condition or structural integrity of a state-controlled road.
PO36 Filling and excavation associated with the construction of new or changed access do not compromise the operation or capacity of existing drainage infrastructure for a state-controlled road .	No acceptable outcome is prescribed.	No new or changed access is proposed from the State controlled road.

Table 1.5 Environmental emissions

Statutory note: Where a **state-controlled road** is co-located in the same transport corridor as a railway, the development should instead comply with Environmental emissions in State code 2: Development in a railway environment.

Performance outcomes	Acceptable outcomes	Response
Reconfiguring a lot		
Involving the creation of 5 or fewer new residence	ential lots adjacent to a state-controlled road o	r type 1 multi-modal corridor
PO37 Development minimises free field noise intrusion from a state-controlled road.	 AO37.1 Development provides a noise barrier or earth mound which is designed, sited and constructed: 1. to achieve the maximum free field acoustic levels in reference table 2 (item 2.1); 2. in accordance with: a. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013; b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; 	Not applicable.

Performance outcomes	Acceptable outcomes	Response
r enormance outcomes	c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020.	Response
	OR	
	AO37.2 Development achieves the maximum free field acoustic levels in reference table 2 (item 2.1) by alternative noise attenuation measures where it is not practical to provide a noise barrier or earth mound.	
	OR	
	AO37.3 Development provides a solid gap- free fence or other solid gap-free structure along the full extent of the boundary closest to the state-controlled road.	
Involving the creation of 6 or more new reside	ential lots adjacent to a state-controlled road or	r type 1 multi-modal corridor
PO38 Reconfiguring a lot minimises free field noise intrusion from a state-controlled road.	AO38.1 Development provides noise barrier or earth mound which is designed, sited and constructed: 1. to achieve the maximum free field acoustic levels in reference table 2 (item 2.1); 2. in accordance with: a. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013; b. Technical Specification-MRTS15 Noise Fences, Transport and Main	Not appliable.

Performance outcomes	Acceptable outcomes	Response
	c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020.	
	OR	
	AO38.2 Development achieves the maximum free field acoustic levels in reference table 2 (item 2.1) by alternative noise attenuation measures where it is not practical to provide a noise barrier or earth mound.	
Material change of use (accommodation activ		
	state-controlled road or type 1 multi-modal co	rridor
PO39 Development minimises noise intrusion from a state-controlled road in private open space.	 AO39.1 Development provides a noise barrier or earth mound which is designed, sited and constructed: 1. to achieve the maximum free field acoustic levels in reference table 2 (item 2.2) for private open space at the ground floor level; 2. in accordance with: a. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013; b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020. 	The site contains and existing barrier and separation from the State Controlled Road. The buildings will comply with the building requirements for acoustic mitigation.
	OR	

Performance outcomes	Acceptable outcomes	Response
PO40 Development (excluding a relevant residential building or relocated building) minimises noise intrusion from a state-controlled road in habitable rooms at the facade.	AO39.2 Development achieves the maximum free field acoustic level in reference table 2 (item 2.2) for private open space by alternative noise attenuation measures where it is not practical to provide a noise barrier or earth mound. AO40.1 Development (excluding a relevant residential building or relocated building) provides a noise barrier or earth mound which is designed, sited and constructed: 1. to achieve the maximum building façade acoustic level in reference table 1 (item 1.1) for habitable rooms; 2. in accordance with: a. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013; b. Technical Specification-MRTS15	The site contains and existing barrier and separation from the State Controlled Road. The buildings will comply with the building requirements for acoustic mitigation.
	Noise Fences, Transport and Main Roads, 2019; c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020.	
	OR	
	AO40.2 Development (excluding a relevant residential building or relocated building) achieves the maximum building façade acoustic level in reference table 1 (item 1.1) for habitable rooms by alternative noise attenuation measures where it is not practical to provide a noise barrier or earth mound.	

Performance outcomes	Acceptable outcomes	Response
PO41 Habitable rooms (excluding a relevant residential building or relocated building) are designed and constructed using materials to achieve the maximum internal acoustic level in reference table 3 (item 3.1).	No acceptable outcome is provided.	The site contains and existing barrier and separation from the State Controlled Road. The buildings will comply with the building requirements for acoustic mitigation.
Above ground floor level requirements (accord		
 PO42 Balconies, podiums, and roof decks include: a continuous solid gap-free structure or balustrade (excluding gaps required for drainage purposes to comply with the Building Code of Australia); highly acoustically absorbent material treatment for the total area of the soffit above balconies, podiums, and roof decks. 	No acceptable outcome is provided.	Not applicable
PO43 Habitable rooms (excluding a relevant residential building or relocated building) are designed and constructed using materials to achieve the maximum internal acoustic level in reference table 3 (item 3.1).	No acceptable outcome is provided.	Not applicable
Material change of use (other uses)		
	ntre, educational establishment, hospital) adja	cent to a state-controlled road or type 1 multi-modal
PO44 Development: 1. provides a noise barrier or earth mound that is designed, sited and constructed: a. to achieve the maximum free field acoustic level in reference table 2 (item 2.3) for all outdoor education areas and outdoor play areas; b. in accordance with: i. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic	No acceptable outcome is provided.	Not applicable

Performance outcomes	Acceptable outcomes	Response
Noise), Department of Transport and Main Roads, 2013; ii. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; iii. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020; or 2. achieves the maximum free field acoustic level in reference table 2 (item 2.3) for all outdoor education areas and outdoor play areas by alternative noise attenuation measures where it is not practical to provide a noise barrier or earth mound.		
PO45 Development involving a childcare	No acceptable outcome is provided.	Not applicable
centre or educational establishment: 1. provides a noise barrier or earth mound		
that is designed, sited and constructed:		
 to achieve the maximum building facade acoustic level in reference table 1 (item 1.2); 		
 3. in accordance with: a. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013; b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; c. Technical Specification-MRTS04 General Earthworks, Transport and 		
Main Roads, 2020; or 4. achieves the maximum building facade		
acoustic level in reference table 1 (item		

Performance outcomes	Acceptable outcomes	Response
1.2) by alternative noise attenuation measures where it is not practical to provide a noise barrier or earth mound.	7.000ptubio Cutocinico	Косронос
PO46 Development involving: 1. indoor education areas and indoor play areas; or	No acceptable outcome is provided.	Not applicable
 sleeping rooms in a childcare centre; or patient care areas in a hospital achieves the maximum internal acoustic level in reference table 3 (items 3.2-3.4). 		
Above ground floor level requirements (chil	dcare centre, educational establishment, h	ospital) adjacent to a state-controlled road or type 1 multi-
PO47 Development involving a childcare centre or educational establishment which have balconies, podiums or elevated outdoor play areas predicted to exceed the maximum free field acoustic level in reference table 2 (item 2.3) due to noise from a state-controlled road are provided with: 1. a continuous solid gap-free structure or balustrade (excluding gaps required for drainage purposes to comply with the Building Code of Australia); 2. highly acoustically absorbent material treatment for the total area of the soffit above balconies or elevated outdoor play areas.	No acceptable outcome is provided.	Not applicable
PO48 Development including: 1. indoor education areas and indoor play areas in a childcare centre or educations establishment; or	No acceptable outcome is provided.	Not applicable
sleeping rooms in a childcare centre; or patient care areas in a hospital located above ground level, is designed and constructed to achieve the maximum interresponding to the construction of the constru	al	

Performance outcomes	Acceptable outcomes	Response
acoustic level in reference table 3 (items 3.2-3.4).		
Air, light and vibration		
PO49 Private open space, outdoor education areas and outdoor play areas are protected from air quality impacts from a statecontrolled road.	AO49.1 Each dwelling or unit has access to a private open space which is shielded from a state-controlled road by a building, solid gapfree fence, or other solid gap-free structure.	Not appcliable
	OR	
	AO49.2 Each outdoor education area and outdoor play area is shielded from a state-controlled road by a building, solid gap-free fence, or other solid gap-free structure.	
PO50 Patient care areas within hospitals are protected from vibration impacts from a state-controlled road or type 1 multi-modal corridor	AO50.1 Hospitals are designed and constructed to ensure vibration in the patient treatment area does not exceed a vibration dose value of 0.1m/s ^{1.75} .	Not applicable
	AND	
	AO50.2 Hospitals are designed and constructed to ensure vibration in the ward of a patient care area does not exceed a vibration dose value of 0.4m/s ^{1.75} .	
PO51 Development is designed and sited to ensure light from infrastructure within, and from users of, a state-controlled road or type 1 multi-modal corridor, does not: 1. intrude into buildings during night hours (10pm to 6am); 2. create unreasonable disturbance during evening hours (6pm to 10pm).	No acceptable outcomes are prescribed.	Not applicable

Table 1.6: Development in a future state-controlled road environment

Performance outcomes	Acceptable outcomes	Response
PO52 Development does not impede delivery of a future state-controlled road.	AO52.1 Development is not located in a future state-controlled road.	The proposed development does not impede the delivery of a future state-controlled road.
	OR ALL OF THE FOLLOWING APPLY:	
	AO52.2 Development does not involve filling and excavation of, or material changes to, a future state-controlled road.	
	AND	
	AO52.3 The intensification of lots does not occur within a future state-controlled road.	
	AND	
	AO52.4 Development does not result in the landlocking of parcels once a future state-controlled road is delivered.	
PO53 The location and design of new or	AO53.1 Development does not include new or	Not applicable
changed access does not create a safety	changed access to a future state-controlled	
hazard for users of a future state-controlled	road.	
road.		
PO54 Filling, excavation, building foundations	No acceptable outcome is prescribed.	Filling, excavation, building foundations and retaining
and retaining structures do not undermine,		structures will not undermine, damage or cause
damage or cause subsidence of a future state-		subsidence of a future state-controlled road.
controlled road.		<u></u>
PO55 Development does not result in a material worsening of stormwater, flooding, overland flow	No acceptable outcome is prescribed.	The development does not result in a material worsening of stormwater, flooding, overland flow or

Performance outcomes	Acceptable outcomes	Response
or drainage impacts in a future state- controlled road or road transport infrastructure.		drainage impacts in a future state-controlled road or road transport infrastructure.
PO56 Development ensures that stormwater is lawfully discharged.	AO56.1 Development does not create any new points of discharge to a future state-controlled road. AND AO56.2 Development does not concentrate flows to a future state-controlled road. AND AO56.3 Stormwater run-off is discharged to a lawful point of discharge.	Stormwater will be lawfully discharged.
	AND AO56.4 Development does not worsen the condition of an existing lawful point of discharge to the future state-controlled road.	

State code 2: Development in a railway environment

Guide to Development in a Transport Environment: Rail which provides direction on how to address this code.

Table 2.1 Development in general

Performance outcomes	Acceptable outcomes	Response
Building, structures, infrastructure, services and	utilities	
PO1 Development does not create a safety hazard within the railway corridor .	No acceptable outcome is prescribed.	Complies
•		The proposed development is to support the rail infrastructure and provisioning on site.
		The infrastructure is located away from the rail corridor.
PO2 Development does not cause damage to the railway corridor, rail transport infrastructure or	No acceptable outcome is prescribed.	Complies
other rail infrastructure.		The proposed development is to support the rail infrastructure and provisioning on site.
		The infrastructure is located away from the rail corridor.
PO3 Development does not interfere with, or obstruct, the rail transport infrastructure or other	No acceptable outcome is prescribed.	Complies
rail infrastructure.		The proposed development is to support the rail infrastructure and provisioning on site.
		The infrastructure is located away from the rail corridor.
PO4 Development does not adversely impact the structural integrity or physical condition of the	No acceptable outcome is prescribed.	Complies
railway, other rail infrastructure or the railway corridor by adding or removing loading.		The proposed development is to support the rail infrastructure and provisioning on site.
		The infrastructure is located away from the rail corridor.

Performance outcomes	Acceptable outcomes	Response
PO5 Development above a railway is designed to enable natural ventilation and smoke dispersion in the event of a fire emergency.	No acceptable outcome is prescribed.	Complies The proposed development is to support the rail infrastructure and provisioning on site.
		The infrastructure is located away from the rail corridor.
PO6 Development does not adversely impact the operating performance of the railway corridor.	No acceptable outcome is prescribed.	Complies
		The proposed development is to support the rail infrastructure and provisioning on site.
		The infrastructure is located away from the rail corridor.
PO7 Buildings and structures in a railway corridor are designed and constructed to protect persons in	No acceptable outcome is prescribed.	Complies
the event of a derailed train.		The proposed development is to support the rail infrastructure and provisioning on site.
		The infrastructure is located away from the rail corridor.
PO8 Buildings and structures in high risk locations and where also located within 10 metres	AO8.1 Buildings and structures, in a railway	Complies
of the centreline of the nearest railway track are design and constructed to protect persons in the event of a derailed train.	corridor, including foundations, retaining and other support elements, are designed and constructed in accordance with Civil Engineering Technical Requirement CIVIL-SR-012 Collision protection of	The proposed development is to support the rail infrastructure and provisioning on site.
	supporting elements adjacent to railways , Queensland Rail, 2011, AS5100 Bridge design, and AS1170 Structural design actions.	The infrastructure is located away from the rail corridor.
PO9 Buildings and structures are designed and constructed to protect people from electrocution.	AO9.1 The outermost projection of development is set back horizontally a minimum of 3 metres from	Complies
donati doted to protect people from electrocation.	the outermost projection of overhead line equipment.	The proposed development is to support the rail infrastructure and provisioning on site.
		The infrastructure is located away from the rail corridor.

Performance outcomes	Acceptable outcomes	Response
PO10 Development in the railway corridor is designed and constructed to prevent projectiles being thrown onto the railway .	No acceptable outcome is prescribed.	Complies The proposed development is to support the rail infrastructure and provisioning on site. The infrastructure is located away from the rail corridor.
PO11 Buildings, and structures with publicly accessible or communal areas within 20 metres from the centreline of the nearest railway track are designed and constructed to prevent projectiles from being thrown onto a railway.	AO11.1 Publicly accessible areas located within 20 metre from the centreline of the nearest railway do not overlook a railway. OR AO11.2 Buildings and structures are designed to ensure publicly accessible areas located within 20 metres from the centreline of the nearest railway track and that overlook the railway may include throw protection screens in accordance with the relevant provisions of the Civil Engineering Technical Requirement – CIVIL-SR005 Design of buildings over or near railways, Queensland Rail, 2011, and the Civil Engineering Technical Requirement – CIVIL-SR008 Protection screens, Queensland Rail.	The proposed development is to support the rail infrastructure and provisioning on site. The infrastructure is located away from the rail corridor.
Stormwater and overland flow	Taran da	
PO12 Stormwater run-off or overland flow from the development site does not create or exacerbate a safety hazard in a railway corridor .	No acceptable outcome is prescribed.	Complies The site contains existing drainage corridors and detention basins. Additional basins will be provided to ensure no impacts off site or to the railway corridor.
PO13 Stormwater run-off or overland flow from the development site does not result in a material worsening of operating performance of the railway corridor, rail transport infrastructure or other rail infrastructure.	No acceptable outcome is prescribed.	Complies The site contains existing drainage corridors and detention basins. Additional basins will be provided to ensure no impacts off site or to the railway corridor.

Performance outcomes	Acceptable outcomes	Response
PO14 Stormwater run-off or overland flow from the	No acceptable outcome is prescribed.	Complies
development site does not interfere with the		The site contains existing drainage corridors and
structural integrity or physical condition of the		detention basins. Additional basins will be provided
railway corridor, rail transport infrastructure or other rail infrastructure.		to ensure no impacts off site or to the railway
other ran infrastructure.		corridor.
Flooding		
PO15 Development does not result in a material	No acceptable outcome is prescribed.	Complies
worsening of flooding impacts within a railway		The site contains existing drainage corridors and
corridor.		detention basins. Additional basins will be provided
		to ensure no impacts off site or to the railway
		corridor.
Drainage Infrastructure		
PO16 Drainage infrastructure does not create a	AO16.1 Drainage infrastructure is wholly contained	Complies
safety hazard in a railway corridor .	within the development site.	The site contains existing drainage corridors and
		detention basins. Additional basins will be provided
	AND	to ensure no impacts off site or to the railway
		corridor.
	AO16.2 Drainage infrastructure can be maintained	
Construction Impacts	without requiring access to a railway corridor.	
PO17 Construction activities do not cause ground	No acceptable outcome is prescribed.	Complies
movement or vibration impacts in a railway	The second control of processing and the second control of the sec	'
corridor.		The construction activities are located away from the
		railway corridor.
Access	1	
PO18 Development prevents unauthorised access	AO18.1 Development abutting the railway corridor	Complies
to the railway corridor.	incorporates fencing along the property boundary	The many and information to be a few and according to the control of the control
	with the railway corridor in accordance with the railway manager's standards.	The proposed infrastructure is located away from the rail corridor and is separated by the service road.
	Tallway Illallayer 3 Stallualus.	Tail Corridor and is separated by the service road.
	AND	
	AO18.2 A road barrier designed in accordance with	
	Queensland Rail Civil Engineering Technical	

Performance outcomes	Acceptable outcomes	Response
PO19 Development maintains existing maintenance and authorised access to the railway corridor. PO20 Development does not impede the maintenance of a railway bridge or authorised access to a railway bridge.	Requirement CIVIL-SR-007 – Design Criteria for Road Rail Barriers. AND AO18.3 Vehicle manoeuvring areas, driveways, loading areas and carparks abutting the railway corridor incorporate rail interface barriers along the boundary to the railway corridor. AO19.1 Development does not obstruct existing authorised access points and access routes for maintenance and emergency works to the railway corridor at all times. AO20.1 Buildings and other structures are set back horizontally a minimum of 3 metres from a railway bridge. AND AO20.2 Permanent structures are not located below or abutting a railway bridge do not impede access to a railway corridor.	Complies The proposed infrastructure is located away from the rail corridor and is separated by the service road. Complies The proposed infrastructure is located away from the rail corridor and is separated by the service road.
Public passenger transport and active transport		
PO21 Development does not compromise the safety of public passenger transport infrastructure and active transport infrastructure.	No acceptable outcome is prescribed.	Complies The proposed infrastructure is located away from the rail corridor and is separated by the service road.
PO22 Development maintains pedestrian and cycle access to a railway station or other public passenger transport infrastructure and active transport infrastructure associated with the railway.	No acceptable outcome is prescribed.	Complies The proposed infrastructure is located away from the rail corridor and is separated by the service road.

Performance outcomes	Acceptable outcomes	Response
PO23 Development does not adversely impact	No acceptable outcome is prescribed.	Complies
the structural integrity or physical condition of public passenger transport		The proposed infrastructure is located away from the
infrastructure and active transport		rail corridor and is separated by the service road.
infrastructure.		
PO24 Development does not adversely impact	No acceptable outcome is prescribed.	Complies
the operating performance of public passenger		The prepared infrastructure is leasted away from the
transport infrastructure, public passenger services and active transport infrastructure.		The proposed infrastructure is located away from the rail corridor and is separated by the service road.
services and active transport infrastructure.		Tall corridor and is separated by the service road.
Planned upgrades		
PO25 Development does not impede delivery of	No acceptable outcome is prescribed.	Complies
planned upgrades of rail transport infrastructure.		The proposed infrastructure is leasted away from the
		The proposed infrastructure is located away from the rail corridor and is separated by the service road.
		Tan corridor and to coparated by the corrido read.
Network safety		
PO26 Development involving dangerous goods	AO26.1 Development does not involve handling or	Complies
does not adversely impact on the safety or	storage of hazardous chemicals above the threshold	
operations of the railway and rail transport	quantities listed in table 5.2 of the Model Planning	The proposed infrastructure is located away from the
infrastructure.	Scheme Development Code for Hazardous	rail corridor and is separated by the service road.
	Industries and Chemicals, Office of Industrial Relations, Department of Justice and Attorney-	
	General, 2016.	

Table 2.2 Filling, excavation, building foundations and retaining structures

Performance outcomes	Acceptable outcomes	Response
PO27 Development does not create a safety hazard for users of the railway or other rail infrastructure .	No acceptable outcome is prescribed.	Complies
		The proposed infrastructure is located away from the rail corridor and is separated by the service road.
PO28 Development does not adversely impact on the operating performance of the railway or other	No acceptable outcome is prescribed.	Complies
rail infrastructure within the railway corridor.		The proposed infrastructure is located away from the rail corridor and is separated by the service road.
PO29 Development does not undermine, damage, or cause subsidence of, the railway corridor.	No acceptable outcome is prescribed.	Complies

		The proposed infrastructure is located away from the rail corridor and is separated by the service road.
PO30 Development does not adversely impact the structural integrity or physical condition of the railway, other rail infrastructure or the railway corridor by adding or removing loading.	No acceptable outcome is prescribed.	Complies The proposed infrastructure is located away from the rail corridor and is separated by the service road.
PO31 Development does not cause ground water disturbance in the railway corridor.	No acceptable outcome is prescribed.	Complies The proposed infrastructure is located away from the rail corridor and is separated by the service road. The area proposed for the new development is elevated therefore the ground water disturbance will not occur.
PO32 Development does not adversely impact the railway or other rail infrastructure within the railway corridor.	No acceptable outcome is prescribed.	Complies The proposed infrastructure is located away from the rail corridor and is separated by the service road.
PO33 Excavation, boring, piling, blasting, drilling, fill compaction or similar activities does not adversely impact the operating performance of the railway or other rail infrastructure within the railway corridor.	No acceptable outcome is prescribed.	Complies The proposed infrastructure is located away from the rail corridor and is separated by the service road.
PO34 Filling and excavation material does not cause an obstruction or nuisance in the railway corridor.	AO34.1 Fill, spoil or any other material is not stored in, or adjacent to, the railway corridor.	Complies The proposed infrastructure is located away from the rail corridor and is separated by the service road.

Table 2.3 Railway crossings

Performance outcomes	Acceptable outcomes	Response
PO35 Development does not require a new level railway crossing.	No acceptable outcome is prescribed.	Complies
		No railway crossing proposed.
PO36 Development does not adversely impact on the operating performance of an existing railway	No acceptable outcome is prescribed.	Complies
crossing.		No railway crossing proposed.
PO37 Development does not adversely impact on the safety of an existing railway crossing.	No acceptable outcome is prescribed.	Complies
		No railway crossing proposed.
PO38 Development is designed and constructed to allow for on-site circulation to ensure vehicles do not	No acceptable outcome is prescribed.	Complies
queue in a railway crossing .		No railway crossing proposed.

Table 2.4 Environmental emissions

Statutory note: Where development is adjacent to a railway with 15 or fewer passing trains per day, compliance with table 2.4 is not required.

Performance outcomes	Acceptable outcomes	Response
Reconfiguring a Lot		
Involving the creation of 5 or fewer new residentia	al lots adjacent to a railway or type 2 multi-modal co	orridor
PO39 Development minimises free field noise intrusion from a railway.	 AO39.1 Development provides a noise barrier or earth mound which is designed, sited and constructed: 1. to achieve the maximum free field acoustic levels in reference table 2 (item 2.1); 2. in accordance with: a. Civil Engineering Standard Specification QR-CTS-Part 41 – Part 41, Design and Construction of Noise Fences/Barriers, Queensland Rail, 2018; b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020. 	Not applicable.
	OR	

	AO39.2 Development achieves the maximum free field acoustic levels in reference table 2 (item 2.1) by alternative noise attenuation measures where it is not practical to provide a noise barrier or earth mound.	
	OR	
	AO39.3 Development provides a solid gap-free fence or other solid gap-free structure along the full extent of the boundary closest to a railway.	
Involving the creation of 6 or more new residentia	I lots adjacent to a railway or type 2 multi-modal cor	rridor
PO40 Reconfiguring a lot minimises free field noise intrusion from a railway.	 AO40.1 Development provides a noise barrier or earth mound which is designed, sited and constructed: 1. to achieve the maximum free field acoustic levels in reference table 2 (item 2.1); 2. in accordance with: a. Civil Engineering Standard Specification QR-CTS-Part 41 – Part 41, Design and Construction of Noise Fences/Barriers; b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020. OR 	Not applicable.
	AO40.2 Development achieves the maximum free field acoustic levels in reference table 2 (item 2.1) by alternative noise attenuation measures where it is not practical to provide a noise barrier or earth mound.	
Material change of use (accommodation activity)		
Ground floor level requirements adjacent to a railway or type 2 multi-modal corridor		
PO41 Development minimises noise intrusion from a		Complies
railway in private open space at the ground floor.	earth mound which is designed, sited and constructed:	

	levels in reference table 2 (item 2.2) for private open space at the ground floor level; 2. in accordance with:	The infrastructure is setback from the railway corridor and is separated by the service road. The site for the workers accommodation provides for an existing earth mound and buildings will be provided with acoustic treatments.
PO42 Development (excluding a relevant residential building or relocated building) minimises noise intrusion from the railway in habitable rooms at the facade of the ground floor level.	it is not practical to provide a noise barrier or earth mound. AO42.1 Development (excluding a relevant residential building or relocated building) provides a noise barrier or earth mound which is designed, sited and constructed: 1. to achieve the maximum building facade acoustic level in reference table 1 (item 1.1) for habitable rooms at the ground floor level; 2. in accordance with: a. Civil Engineering Standard Specification QR-CTS-Part 41 – Part 41, Design and Construction of Noise Fences/Barriers, Queensland Rail, 2018; b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019;. c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020.	Complies The infrastructure is setback from the railway corridor and is separated by the service road. The site for the workers accommodation provides for an existing earth mound and buildings will be provided with acoustic treatments.

	AO42.2 Development (excluding a relevant residential building or relocated building) achieves the maximum building facade acoustic level in reference table 1 (item 1.1) for habitable rooms at the ground floor level by alternative noise attenuation measures where it is not practical to provide a noise barrier or earth mound.	
PO43 Habitable rooms (excluding a relevant residential building or relocated building) are designed and constructed using materials to achieve the maximum internal acoustic level in Table 3 (item 3.1).	·	Complies The infrastructure is setback from the railway corridor and is separated by the service road. The site for the workers accommodation provides for an existing earth mound and buildings will be provided with acoustic treatments.
Above ground floor level requirements (accommo	dation activity) adjacent to a railway or type 2 multi-	-modal corridor
 PO44 Balconies, podiums and roof decks include: a continuous solid gap-free structure or balustrade (excluding gaps required for drainage purposes to comply with the Building Code of Australia); highly acoustically absorbent material treatment for the total area of the soffit above balconies, podiums and roof decks 	No acceptable outcome is prescribed.	Not applicable.
PO45 Habitable rooms (excluding a relevant residential building or relocated building) are designed and constructed using materials to achieve the maximum internal acoustic level in reference table 3 (item 3.1).	No acceptable outcome is prescribed.	Not applicable.
Material change of use (other uses)		
Ground floor level requirements (childcare centre, educational establishment, hospital) adjacent to a railway or type 2 multi-modal corridor		
PO46 Development: 1. provides a noise barrier or earth mound that is designed, sited and constructed: a. to achieve the maximum free field acoustic level in reference table 2 (item 2.3) for all outdoor education areas and outdoor play areas; b. in accordance with:	No acceptable outcome is prescribed.	Not applicable.

: Civil English and Standard		
i. Civil Engineering Standard Specification QR-CTS-Part 41 – Part		
41, Design and Construction of Noise		
Fences/Barriers, Queensland Rail,		
2018;		
ii. Technical Specification-MRTS15 Noise		
Fences, Transport and Main Roads,		
2019;		
iii. Technical Specification-MRTS04		
General Earthworks, Transport and		
Main Roads, 2020; or		
2. achieves the maximum free field acoustic level in		
reference table (item 2.3) for all outdoor		
education areas and outdoor play areas by		
alternative noise attenuation measures where		
it is not practical to provide a noise barrier or earth		
mound.		
PO47 Development involving a childcare centre	No acceptable outcome is prescribed.	Not applicable.
or educational establishment:		
provides a noise barrier or earth mound that is		
designed, sited and constructed:		
a. to achieve the maximum building facade		
acoustic level in reference table 1 (item 1.2);		
b. in accordance with:		
i. Civil Engineering Standard		
Specification QR-CTS-Part 41 – Part		
41, Design and Construction of Noise		
Fences/Barriers, Queensland Rail,		
2018; or		
achieves the maximum building facade acoustic		
level in reference table 1 (item 1.2) by alternative		
noise attenuation measures where it is not		
practical to provide a noise barrier or earth		
mound.		
PO48 Development involving:	No acceptable outcome is prescribed.	Not applicable.
indoor education areas and indoor play	F	
areas; or		
2. sleeping rooms in a childcare centre ; or		
3. patient care areas in a hospital;		

achieves the maximum internal acoustic level in		
reference table 3 (items 3.2, 3.3 and 3.4).		
	centre, educational establishment, hospital) adjacer	
PO49 Development involving a childcare centre; or educational establishment which have balconies, podiums or elevated outdoor play areas predicted to exceed the maximum free field acoustic level in reference table 2 (item 2.3) due to noise from the railway are provided with: 1. a continuous solid gap-free structure or balustrade (excluding gaps required for drainage purposes to comply with the Building Code of Australia); and 2. highly acoustically absorbent material treatment for the total area of the soffit above balconies, podiums and elevated outdoor play areas.	No acceptable outcome is prescribed.	Not applicable.
PO50 Development including: 1. indoor education areas and indoor play areas in a childcare centre or educational establishment; or 2. sleeping rooms in a childcare centre; or 3. patient care areas in a hospital located above ground level, is designed and constructed to achieve the maximum internal acoustic level in reference table 3 (items 3.2-3.4).	No acceptable outcome is prescribed.	Not applicable.
Air, light and vibration		
PO51 Private open space, outdoor education areas and outdoor play areas are protected from air quality impacts from a railway.	AO51.1 Each dwelling or unit has access to a private open space which is shielded from a railway by a building, noise barrier, solid gap-free fence, or other solid gap-free structure. OR	Not applicable.
	AO51.2 Each outdoor education area and outdoor play area is shielded from a railway by a building, noise barrier, solid gap-free fence, or other solid gap-free structure.	

PO52 Patient care areas within hospitals are protected from vibration impacts from a railway.	AO52.1 Hospitals are designed and constructed to ensure vibration in the patient treatment area does not exceed a vibration dose value of 0.1m/s ^{1.75} . AND AO52.2 Hospitals are designed and constructed to ensure vibration in the ward of a patient care area	Not applicable.
	does not exceed a vibration dose value of 0.4m/s ^{1.75} .	
 PO53 Development is designed and sited to ensure light from infrastructure within, and use of, a railway does not: 1. intrude into buildings during night hours (10pm to 6am); and 2. create unreasonable disturbance during evening 	No acceptable outcomes are prescribed.	Not applicable.

Table 2.5 Development in a future railway corridor

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Performance outcomes	Acceptable outcomes	Response
PO54 Development does not impede the planning,	AO54.1 Development is not located in a future	Complies
design and delivery of rail transport infrastructure	railway corridor.	
in a future railway corridor .		The infrastructure is located way from the railway
	OR both of the following acceptable outcomes apply:	corridor.
	AO54.2 The intensification of lots does not occur within a future railway corridor.	The proposed development is separated by the service road to the railway provisioning areas.
	AND	
	AND	
	AO54.3 Development does not result in the	
	landlocking of parcels once a future railway	
	corridor is delivered.	
PO55 Development, including filling, excavation,	No acceptable outcome is prescribed.	Complies
building foundations and retaining structures do	·	·
not undermine or cause subsidence of a future		The infrastructure is located way from the railway
railway corridor.		corridor.
		The proposed development is separated by the
		service road to the railway provisioning areas.

Performance outcomes	Acceptable outcomes	Response
PO56 Development does not result in a material worsening of stormwater, flooding, overland flow or drainage impacts in a future railway corridor .	No acceptable outcome is prescribed.	Complies The infrastructure is located way from the railway corridor.
		The proposed development is separated by the service road to the railway provisioning areas.