

# **Planning Assessment Report**

## **Development Permit - Reconfiguring a Lot (Lot 20 on WHS 462)**

---

Prepared for Nebo BESS Pty Ltd

September 2025

# Planning Assessment Report

## Development Permit - Reconfiguring a Lot (Lot 20 on WHS 462)

Nebo BESS Pty Ltd  
E231083 RP1  
September 2025

Version	Date	Prepared by	Reviewed by	Comments
1	30 September 2025	Sigrid Pembroke	Paul Freeman	Final

Approved by



Sigrid Pembroke  
Associate Environmental Planner  
Level 1 87 Wickham Terrace  
Spring Hill QLD 4000  
ABN: 28 141 736 558

This report has been prepared in accordance with the brief provided by Nebo BESS Pty Ltd and, in its preparation, EMM has relied upon the information collected at the times and under the conditions specified in this report. All findings, conclusions or recommendations contained in this report are based on those aforementioned circumstances. This report is to only be used for the purposed for which it has been provided. Except as permitted by the Copyright Act 1968 (Cth) and only to the extent incapable of exclusion, any other use (including use or reproduction of this report for resale or other commercial purposes) is prohibited without EMM's prior written consent. Except where expressly agreed to by EMM in writing, and to the extent permitted by law, EMM will have no liability (and assumes no duty of care) to any person in relation to this document, other than to Nebo BESS Pty Ltd (and subject to the terms of EMM's agreement with Nebo BESS Pty Ltd).

© EMM Consulting Pty Ltd, Level 10, 201 Pacific Highway, St Leonards NSW 2065. 2025.  
ABN: 28 141 736 558

# TABLE OF CONTENTS

---

<b>Abbreviations</b>	<b>ii</b>
<b>1 Introduction</b>	<b>1</b>
1.1 Purpose of the report	1
1.2 Application summary	1
1.3 Site description	2
1.4 Supporting information	2
<b>2 Proposed development details</b>	<b>3</b>
<b>3 Planning assessment</b>	<b>4</b>
3.1 Statutory framework	4
3.2 Issac Regional Council Planning Scheme assessment	5
3.3 Reconfiguration of a Lot – Lot Design	7
<b>4 Conclusion</b>	<b>8</b>

## Appendices

Appendix A	Development Plans	A.1
Appendix B	State Code assessment	B.1
Appendix C	IRC code assessments	C.1

## Tables

Table 1.1	Application summary	1
Table 1.2	Site description	2
Table 2.1	Details on RAL	3
Table 3.1	Summary of the Project land use definitions	4
Table 3.2	Referral agency triggers	4
Table 3.3	State assessment benchmarks	4
Table 3.4	Assessment of the Rural Zone Code overall outcomes	5
Table 3.5	Summary of assessment against overlay codes	6

# Abbreviations

Abbreviation	Description
BESS	Battery Energy Storage System
EMM	EMM Consulting Pty Ltd
ha	hectares
IRC	Isaac Regional Council
km	kilometres
kV	kilovolts
m	metres
PAR	Planning Assessment Report
Planning Act	<i>Planning Act 2016</i>
RAL	Reconfiguring a lot
SARA	State Assessment and Referral Agency
SDAP	State Development Assessment Provisions
SPP 2017	<i>State Planning Policy 2017</i>

# 1 Introduction

Nebo BESS Pty Ltd (the Applicant) is seeking a development approval from Isaac Regional Council (IRC) for Reconfiguring a Lot – Subdivision (1 lot into 2) (RAL) under the provisions of the *Planning Act 2016* (Planning Act). The RAL is to facilitate the construction of the approved Nebo Battery Energy Storage System (BESS) (MCU24-0019, development permit signed 27 May 2025).

Located approximately 6 kilometres (km) north-west of the Nebo township, the RAL lot adjoins the Nebo Substation allotment on its western boundary. The RAL lot is located at 178 Suttor Development Road, Nebo and is legally described as Lot 20 on WHS 462.

## 1.1 Purpose of the report

This Planning Assessment Report (PAR) has been prepared by EMM Consulting Pty Ltd (EMM) on behalf of the Applicant for a development application to IRC under the Planning Act. Approval is being sought from IRC for a Development Permit for Reconfiguring a Lot – 1 Lot into 2.

The following report represents a complete assessment of the proposed development against the relevant assessment benchmarks and is supported by technical reporting to demonstrate compliance.

## 1.2 Application summary

A summary of the development application details is included in Table 1.1.

**Table 1.1**      **Application summary**

Proposed development	Detail
Type of approval sought	Development Permit for Reconfiguring a Lot – 1 Lot into 2
Site address	178 Suttor Developmental Rd, Nebo QLD 4742
Real property description	Lot 20 on WHS462
Current lot area	114.75 ha
Assessment manager	Isaac Regional Council
Applicant details	Nebo BESS Pty Ltd (ACN 669 016 193)
Zone	Rural
Level of assessment	Impact
Overlays beneath IRC Planning Scheme	<ul style="list-style-type: none"><li>• OM2 – Agriculture Overlay – Class C</li><li>• OM4 - Bushfire Hazard Overlay – Medium and Potential Impact Buffer</li><li>• OM8 - Flood Hazard Overlay – Potential flood hazard area</li><li>• OM11 – Regional Infrastructure Overlay (adjacent to State Controlled Road)</li></ul>
Referral agencies	<ul style="list-style-type: none"><li>• State Assessment Referral Agency (SARA)/Powerlink - Reconfiguring a lot subject to an easement or near a substation site (Planning Regulation, Schedule 10, Part 9, Division 2, Table 1)</li><li>• SARA - Reconfiguring a lot near a State Transport Corridor (Planning Regulation, Schedule 10, Part 9, Division 4, Subdivision 2, Table 1)</li></ul>

Proposed development	Detail
Applicable local codes	<ul style="list-style-type: none"> <li>• Rural zone code</li> <li>• Bushfire hazard code</li> <li>• Flood hazard code</li> <li>• Regional infrastructure overlay code</li> <li>• Development works code</li> <li>• Reconfiguring a lot code</li> </ul>

### 1.3 Site description

A description of the project site is in Table 1.2.

**Table 1.2 Site description**

Characteristic	Description
Existing land use	The surrounding area is currently primarily used for agricultural activities.
Existing structures	<p>A residential dwelling and associated horse paddocks, dam, fencing and round yard are located centrally to the allotment.</p> <p>The existing Nebo substation is located on the adjacent allotment (Lot 19 on WHS358).</p>
Frontage and access	The allotment is bound by the Suttor Development Road to the south and the Peak Downs Highway is located approximately 1.2 km to the East. Access will be obtained via a new access point to be established from Suttor Development Road.
Existing vegetation	Vegetation within the allotment (and surrounds) has largely been cleared and converted to or managed as pastureland. Remaining native vegetation is predominantly remnant and regrowth narrow-leaved ironbark ( <i>Eucalyptus crebra</i> ) woodland to open woodland with accompanying red bloodwood ( <i>Corymbia erythrophloia</i> ) and a bluegrass ( <i>Dichanthium sericum</i> and <i>Bothriochloa decipiens</i> ) understory. This remnant vegetation is largely located in the western portion of the allotment.
Existing waterways	An unnamed tributary (Stream Order 3) of Nebo Creek runs through the central/eastern portion of the allotment. Nebo Creek (Stream Order 5) proper runs along the western portion of the allotment.
Easements	<p>The project site is encumbered by the following easements:</p> <ul style="list-style-type: none"> <li>• Powerlink Transmission Line Easement (both allotments) <ul style="list-style-type: none"> <li>– 275 kilovolt (kV) – Nebo to Strathmore transmission line – east/west</li> <li>– 132 kV – Coppabella Tee to Nebo transmission line – east/west</li> <li>– 132 kV – Nebo to Mindi transmission line – north/south.</li> </ul> </li> </ul> <p>These easements are subject to Ministerial Infrastructure Designations by the Minister for Mines and Energy for operating works under the <i>Electricity Act 1994</i>.</p>
Surrounding sensitive receptors	Within the surrounding area, seven sensitive receivers have been identified within a 1.5 km radius of the allotment. The majority of these receivers are located to the south-west of the allotment along Burrenbring Road, with the nearest non-associated receiver located 990 m to the south-west.

### 1.4 Supporting information

This PAR is supported by the following supporting information:

- Appendix A – Development Plan Set
- Appendix B – State Code assessment
- Appendix C – IRC planning scheme assessment.

## 2 Proposed development details

The proposed development involves the subdivision of Lot 20 on WHS462 into two new lots (Appendix A). Specific detail of the proposed development is in Table 2.1 below.

**Table 2.1**      **Details on RAL**

Aspect	Lot 1 (BESS allotment)	Lot 2 (Residential allotment)
Design Overview	The proposed reconfiguration is to subdivide Lot 20 on WHS462 into two new allotments. The detail of these allotments is provided below.	
Lot area	20.71 ha	93.73 ha.
Purpose of RAL	The proposed lot reconfiguration is to facilitate a streamlined execution of the Nebo BESS project, approved by IRC in May 2025 (MCU24-0019).	Continued use as a rural residential allotment utilised for small scale agricultural activities including the agistment of the adjoining Powerlink land.
Access and parking	New access driveway off Suttor Developmental Road and approved parking within the construction laydown and parking area ~ 50 car parks.	Existing driveway off Suttor Developmental Road and associated carparking in and around the established residential dwelling.
Water and sewer	As approved under MCU24-0019: <ul style="list-style-type: none"><li>• Water – trucked and stored onsite in tanks</li><li>• Sewage – trucked off site by third party contractor</li></ul>	No change to existing infrastructure. <ul style="list-style-type: none"><li>• Water - Rain and/or bore water</li><li>• Sewerage - Onsite effluent system or the alike</li></ul>

It is to be noted that the Applicant has no intention of using the newly created allotment for any other purpose than for the purpose of executing the Nebo BESS project. The reconfiguration of the lot will only proceed once the project reaches Final Investment Decision and the funds to execute the Option to Purchase have been released. Consequently, the Applicant is amenable to having a condition of consent and/or property note attached to the allotment prohibiting the use of it for residential purposes.



## 3 Planning assessment

### 3.1 Statutory framework

#### 3.1.1 Planning Act 2016

##### i Assessment manager

Schedule 8, Table 2, Item 1 (b)(i) of the Planning Regulation states that where development is made assessable by a local categorising instrument, the local government is the assessment manager. Consequently, the assessment manager for development application is IRC.

##### ii Level of assessment

In accordance with the Table 5.5.1 – Reconfiguring a lot of part 5 of the IRC Planning Scheme, the application is subject to Impact Assessment (Table 3.1).

**Table 3.1** Summary of the Project land use definitions

Project component	Definition	Level of assessment
Reconfiguring a lot	The proposed development is not a mining or petroleum activity and the size of all lots are on less than 5,000 ha of Class C and lower agricultural land. As a result, the level of assessment is Impact.	Impact

#### 3.1.2 Referral agencies

In accordance with Schedule 10 of the Planning Regulation, Table 3.2 identifies the following referral agency triggers have been identified for the Project.

**Table 3.2** Referral agency triggers

Planning Regulation reference	Description	Referral agency
Schedule 10, Part 9, Division 2, Table 1	Reconfiguring a lot subject to an easement or near a substation site	Powerlink Australia
Schedule 10, Part 9, Division 4, Subdivision 2, Table 1	Reconfiguring a lot near a State Transport Corridor	State Assessment and Referral Agency

#### 3.1.3 State assessment benchmarks

The Planning Act details the assessment benchmarks which the assessment manager must assess the proposed development against. These state assessment benchmarks are summarised in Table 3.3.

**Table 3.3** State assessment benchmarks

Document	Assessment benchmark	Addressed in report
State Planning Policy 2017 (SPP 2017)	As per Section 2.1 of the IRC Planning Scheme, the Minister has identified that the SPP 2017 has been integrated into the planning scheme.	No further assessment against the SPP 2017 is required.



Document	Assessment benchmark	Addressed in report
Mackay, Issac, Whitsunday Regional Plan 2012 (Regional Plan)	As per Section 2.2 of the IRC Planning Scheme, the Minister has identified that Regional Plan has been integrated into the planning scheme within the Strategic Framework.	No further assessment against the Regional Plan is required.
State Development Assessment Provisions (SDAP)	<p>The SDAP Version 3.1 is prescribed under the Planning Act and provides assessable benchmarks being State Codes, for assessment of a development by either the assessment manager (Isaac Regional Council) or a referral agency where applicable under the Planning Regulation. The following State Codes are applicable to the Project:</p> <ul style="list-style-type: none"> <li>• SDAP Code 1 – Development in a state-controlled road environment</li> </ul>	Assessment against State Code 1 is in Appendix B.

## 3.2 Issac Regional Council Planning Scheme assessment

### 3.2.1 Rural Zone

The Project is consistent with the purpose of the Rural Zone as it represents a non-rural use which is compatible with the surrounding agricultural activities and landscape character of the locality. A detailed assessment against the Performance Outcomes and Acceptable Outcomes of the Rural Zone Code is provided in Appendix C.

**Table 3.4 Assessment of the Rural Zone Code overall outcomes**

Overall outcomes	Response
a) 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 Project has been designed and sited to ensure that the agricultural activities currently undertaken by the landholder can be continued through the new RAL boundaries.
b) the viability of both existing and future rural uses and resource related activities are protected from the intrusion of incompatible uses;	
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;	Not applicable – The Project is not a sensitive land use and is not located within the Potential hazardous dust level overlay or near resource extraction activities.
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;	Whilst the Project is not of an agricultural nature, the footprint has been limited to the smallest extent possible to ensure the co-location and continuation of agricultural activities currently being undertaken on the wider Project site allotment. The RAL in essence allows for the continuation of agriculture practices on the balance of Lot 20, while the BESS covers a smaller portion.
e) cropping and horticultural activities are encouraged on productive Agricultural Land Classification Class A and B agricultural land;	Not applicable – The Project site is not improved by Class A or Class B Agricultural Land, though small scale agricultural activities being undertaken on the wider allotment will be continued by the landowner.

Overall outcomes	Response
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.	Nebo BESS will mitigate impacts on the environment and adjoining land uses; will not degrade Class A and B agricultural land, will rehabilitate site upon completion of activities, and will be supported by necessary infrastructure.
g) 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	Not applicable – The Project is not an outdoor recreation or small-scale tourism facilities use.
h) natural features such as creeks, gullies, waterways, wetlands and bushland are retained, managed and separated from adjacent development where possible;	The Project has been located to avoid and buffered from natural features such as creeks, gullies, waterways, wetlands and bushlands.
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;	Sustainable practices will be implemented to prevent soil erosion, protect the quality of land resources and maintain habitat values of waterways by where possible. An erosion and sediment control plan will be prepared prior to construction to ensure impacts are minimised.
j) 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 Project site has been chosen due to proximity to the adjoining Nebo Substation, and adjusted to avoid impacts on any areas of Matters of State Environmental Significance (MSES). Further, the Project has been designed and sited to avoid amenity impacts to the hosting landholder.
k) urban and rural residential expansion does not occur on land in the rural zone.	Not applicable - The Project is not an urban or rural residential project.

### 3.2.2 Overlays

A summary of the applicable overlay code is provided in Table 3.5. A full assessment against these assessment benchmarks is provided in Appendix C.

**Table 3.5 Summary of assessment against overlay codes**

Overlay	Response
PSO – Bushfire hazard	The reconfiguration of the lot is compliant with all relevant aspects of this code. Bushfire related risks have been mitigated as part of the use approval (MCU24-0019) which is subject to a Bushfire Hazard Assessment and Management Plan.
PSO – Flood hazard	The reconfiguration of the lot is compliant with all relevant aspects of this code. Noting the reconfiguration is not for the purpose of residential development, it does not propose any additional risk to persons or property. The flood immunity and impact associated with the use and infrastructure proposed on the new allotment was assessed and approved as part of MCU24-0019.
PSO – Regional infrastructure overlay code	The reconfiguration of the lot is compliant with all relevant aspects of this code. The proposed reconfiguration has been brought about to enable the development of a BESS on the new allotment. Consequently, the alignment, and connection of the BESS infrastructure into the Nebo Substation has been undertaken in consultation with Powerlink Queensland.

### 3.3 Reconfiguration of a Lot – Lot Design

The proposed lot reconfiguration has been designed to balance the approved BESS infrastructure with the ongoing agricultural use of the remaining land. The lot is of sufficient size, shape, and dimension to accommodate both purposes while preserving key rural features such as waterways, creeks, farm dams, and mustering corridors, ensuring the continued productivity of the agricultural allotment. The BESS infrastructure will be confined to the northern portion of the site and visually obscured by existing vegetation, maintaining the rural amenity for the host landholder and minimising visibility from Suttor Developmental Road.

The new allotment is intended solely for BESS infrastructure, and the Applicant is open to a condition prohibiting residential use. Located adjacent to the Nebo Substation and within an area already characterised by significant energy infrastructure, the proposal is consistent with the established rural and infrastructure-focused character of the locality. While the new lot is smaller than typical rural subdivisions, it aligns with surrounding lifestyle lots and reflects the area's existing development pattern.

As the allotments are located outside of Council's reticulated water and sewer networks, the existing residential allotment will be serviced by existing provisions (e.g. bore water/ rainwater) whilst the new allotment will be serviced with potable water via truck delivery and wastewater will be managed off-site by a licensed contractor.

## 4 Conclusion

EMM has been engaged by Nebo BESS Pty Ltd to seek a development permit for the reconfiguration of 1 lot into 2 lots at 178 Suttor Developmental Road, Nebo.

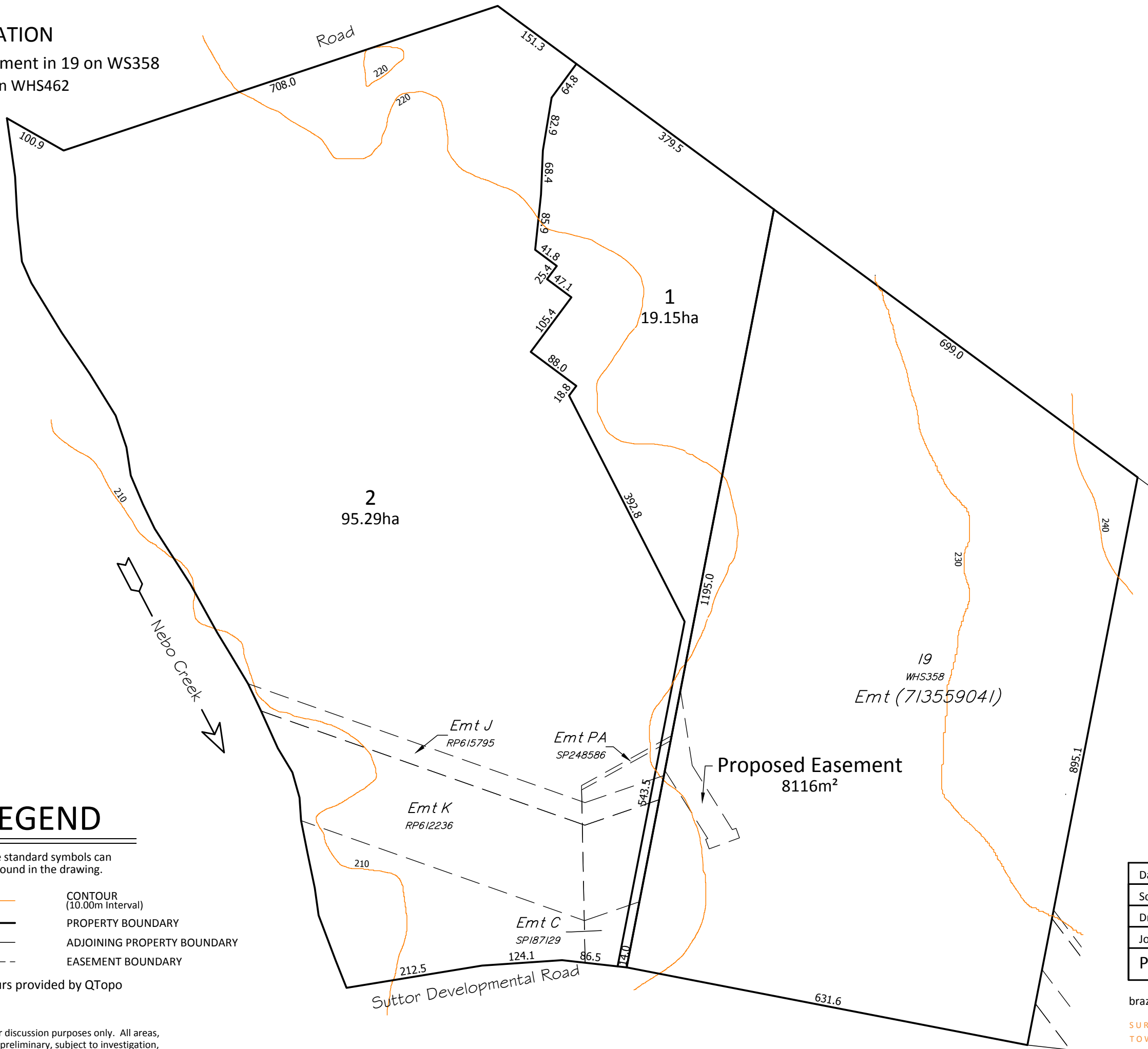
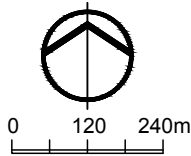
This report and its supporting documents have been prepared in accordance with the provisions of the Planning Act and the relevant requirements of the IRC Planning Scheme. An overall assessment of the Project against the Planning Scheme confirms that the development represents a suitable outcome for the site and upholds the character and amenity of the rural zone. It is therefore requested that application is approved subject to reasonable and relevant conditions.

---

# Appendix A

## Development Plans

PROPOSED  
RECONFIGURATION  
Lots 1-2 and Easement in 19 on WS358  
Cancelling Lot 20 on WHS462



LEGEND

These standard symbols can be found in the drawing.

- CONTOUR (10.00m Interval)
- PROPERTY BOUNDARY
- ADJOINING PROPERTY BOUNDARY
- EASEMENT BOUNDARY

Note: Contours provided by QTopo

This plan is conceptual and for discussion purposes only. All areas, dimensions and land uses are preliminary, subject to investigation, survey, engineering, and Local Authority and Agency approvals.

Date: 19th August, 2025	
Scale: 1:6000	A3
Drawn: MJM	
Job No: 44009-001-02	
Plan No:	44009/002 B

braziermotti.com.au

SURVEYING  
TOWNPLANNING  
PROJECTMANAGEMENT  
MAPPING&GIS



brazier motti

---

# Appendix B

## State Code assessment

---



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

State Development Assessment Provisions guideline - State Code 1: Development in a state-controlled road environment. This guideline provides direction on how to address State Code 1.

**Table 1.1 Development in general**

Performance outcomes	Acceptable outcomes	Response
<b>Buildings, structures, infrastructure, services and utilities</b>		
<b>PO1</b> The location of the development does not create a safety hazard for users of the <b>state-controlled road</b> .	<b>AO1.1</b> Development is not located in a <b>state-controlled road</b> .  AND  <b>AO1.2</b> Development can be maintained without requiring access to a <b>state-controlled road</b> .	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of a lot and does not include the provision for any buildings, structures, infrastructure, services and utilities.
<b>PO2</b> The design and construction of the development does not adversely impact the <b>structural integrity</b> or physical condition of the <b>state-controlled road</b> or <b>road transport infrastructure</b> .	No acceptable outcome is prescribed.	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of a lot and does not include the provision for any buildings, structures, infrastructure, services and utilities.
<b>PO3</b> The location of the development does not obstruct <b>road transport infrastructure</b> or adversely impact the operating performance of the <b>state-controlled road</b> .	No acceptable outcome is prescribed.	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of a lot and does not include the provision for any buildings, structures, infrastructure, services and utilities.
<b>PO4</b> The location, placement, design and operation of advertising devices, visible from the <b>state-controlled road</b> , do not create a safety hazard for users of the <b>state-controlled road</b> .	No acceptable outcome is prescribed.	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of a lot and does not include the provision for any buildings, structures, infrastructure, services and utilities.

State Development Assessment Provisions v3.3

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

Page 1 of 18

Performance outcomes	Acceptable outcomes	Response
<b>PO5</b> The design and construction of buildings and <b>structures</b> does not create a safety hazard by distracting users of the <b>state-controlled road</b> .	<p><b>AO5.1</b> Facades of buildings and <b>structures</b> fronting the <b>state-controlled road</b> are made of non-reflective materials.</p> <p>AND</p> <p><b>AO5.2</b> Facades of buildings and <b>structures</b> do not direct or reflect point light sources into the face of oncoming traffic on the <b>state-controlled road</b>.</p> <p>AND</p> <p><b>AO5.3</b> External lighting of buildings and <b>structures</b> is not directed into the face of oncoming traffic on the <b>state-controlled road</b>.</p> <p>AND</p> <p><b>AO5.4</b> External lighting of buildings and <b>structures</b> does not involve flashing or laser lights.</p>	<p><b>NOT APPLICABLE</b></p> <p>The proposed development is for the reconfiguration of a lot and does not include the provision for any buildings, structures, infrastructure, services and utilities.</p>
<b>PO6</b> Road, pedestrian and bikeway bridges over a <b>state-controlled road</b> are designed and constructed to prevent projectiles from being thrown onto the <b>state-controlled road</b> .	<b>AO6.1</b> Road, pedestrian and bikeway bridges over the <b>state-controlled road</b> include throw protection screens in accordance with section 4.11 of the Design Criteria for Bridges and Other Structures Manual, Department of Transport and Main Roads, 2020.	<p><b>NOT APPLICABLE</b></p> <p>The proposed development is for the reconfiguration of a lot and does not include the provision for any buildings, structures, infrastructure, services and utilities.</p>
<b>Landscaping</b>		
<b>PO7</b> The location of landscaping does not create a safety hazard for users of the <b>state-controlled road</b> .	<p><b>AO7.1</b> Landscaping is not located in a <b>state-controlled road</b>.</p> <p>AND</p> <p><b>AO7.2</b> Landscaping can be maintained without requiring access to a <b>state-controlled road</b>.</p>	<p><b>NOT APPLICABLE</b></p> <p>The proposed development is for the reconfiguration of a lot and does not include the provision for any buildings, structures, infrastructure, services and utilities.</p>

Performance outcomes	Acceptable outcomes	Response
	<p>AND</p> <p><b>AO7.3</b> Landscaping does not block or obscure the sight lines for vehicular access to a <b>state-controlled road</b>.</p>	
<b>Stormwater and overland flow</b>		
<b>PO8</b> Stormwater run-off or overland flow from the development site does not create or exacerbate a safety hazard for users of the <b>state-controlled road</b> .	No acceptable outcome is prescribed.	<p><b>NOT APPLICABLE</b></p> <p>The proposed development is for the reconfiguration of a lot and does not include the provision for any buildings, structures, infrastructure, services and utilities.</p>
<b>PO9</b> Stormwater run-off or overland flow from the development site does not result in a material worsening of the operating performance of the <b>state-controlled road</b> or <b>road transport infrastructure</b> .	No acceptable outcome is prescribed.	<p><b>NOT APPLICABLE</b></p> <p>The proposed development is for the reconfiguration of a lot and does not include the provision for any buildings, structures, infrastructure, services and utilities.</p>
<b>PO10</b> Stormwater run-off or overland flow from the development site does not adversely impact the <b>structural integrity</b> or physical condition of the <b>state-controlled road</b> or <b>road transport infrastructure</b> .	No acceptable outcome is prescribed.	<p><b>NOT APPLICABLE</b></p> <p>The proposed development is for the reconfiguration of a lot and does not include the provision for any buildings, structures, infrastructure, services and utilities.</p>
<b>PO11</b> Development ensures that stormwater is lawfully discharged.	<p><b>AO11.1</b> Development does not create any new points of discharge to a <b>state-controlled road</b>.</p> <p>AND</p> <p><b>AO11.2</b> Development does not concentrate flows to a <b>state-controlled road</b>.</p> <p>AND</p> <p><b>AO11.3</b> Stormwater run-off is discharged to a <b>lawful point of discharge</b>.</p>	<p><b>NOT APPLICABLE</b></p> <p>The proposed development is for the reconfiguration of a lot and does not include the provision for any buildings, structures, infrastructure, services and utilities.</p>

Performance outcomes	Acceptable outcomes	Response
	<p>AND</p> <p><b>AO11.4</b> Development does not worsen the condition of an existing <b>lawful point of discharge</b> to the <b>state-controlled road</b>.</p>	
<b>Flooding</b>		
<p><b>PO12</b> Development does not result in a material worsening of flooding impacts within a <b>state-controlled road</b>.</p>	<p><b>AO12.1</b> For all flood events up to 1% <b>annual exceedance probability</b>, development results in negligible impacts (within +/- 10mm) to existing flood levels within a <b>state-controlled road</b>.</p> <p>AND</p> <p><b>AO12.2</b> For all flood events up to 1% <b>annual exceedance probability</b>, development results in negligible impacts (up to a 10% increase) to existing peak velocities within a <b>state-controlled road</b>.</p> <p>AND</p> <p><b>AO12.3</b> For all flood events up to 1% <b>annual exceedance probability</b>, development results in negligible impacts (up to a 10% increase) to existing time of submergence of a <b>state-controlled road</b>.</p>	<p><b>NOT APPLICABLE</b></p> <p>The proposed development is for the reconfiguration of a lot and does not include the provision for any buildings, structures, infrastructure, services and utilities.</p>
<b>Drainage Infrastructure</b>		
<p><b>PO13</b> Drainage infrastructure does not create a safety hazard for users in the <b>state-controlled road</b>.</p>	<p><b>AO13.1</b> Drainage infrastructure is wholly contained within the development site, except at the <b>lawful point of discharge</b>.</p> <p>AND</p>	<p><b>NOT APPLICABLE</b></p> <p>The proposed development is for the reconfiguration of a lot and does not include the provision for any buildings, structures, infrastructure, services and utilities.</p>

Performance outcomes	Acceptable outcomes	Response
	<b>AO13.2</b> Drainage infrastructure can be maintained without requiring access to a <b>state-controlled road</b> .	
<b>PO14</b> Drainage infrastructure associated with, or within, a <b>state-controlled road</b> is constructed, and designed to ensure the <b>structural integrity</b> and physical condition of existing drainage infrastructure and the surrounding drainage network.	No acceptable outcome is prescribed.	<b>NOT APPLICABLE</b>  The proposed development is for the reconfiguration of a lot and does not include the provision for any buildings, structures, infrastructure, services and utilities.

## Table 1.2 Vehicular access, road layout and local roads

Performance outcomes	Acceptable outcomes	Response
<b>Vehicular access to a state-controlled road or within 100 metres of a state-controlled road intersection</b>		
<b>PO15</b> The location, design and operation of a <b>new or changed access</b> to a <b>state-controlled road</b> does not compromise the safety of users of the <b>state-controlled road</b> .	No acceptable outcome is prescribed.	<b>NOT APPLICABLE</b> The proposed development does not propose any change to the approved state-controlled road accesses.
<b>PO16</b> The location, design and operation of a <b>new or changed access</b> does not adversely impact the <b>functional requirements</b> of the <b>state-controlled road</b> .	No acceptable outcome is prescribed.	<b>NOT APPLICABLE</b> The proposed development does not propose any change to the approved state-controlled road accesses.
<b>PO17</b> The location, design and operation of a <b>new or changed access</b> is consistent with the <b>future intent</b> of the <b>state-controlled road</b> .	No acceptable outcome is prescribed.	<b>NOT APPLICABLE</b> The proposed development does not propose any change to the approved state-controlled road accesses.
<b>PO18</b> <b>New or changed access</b> is consistent with the access for the relevant <b>limited access road policy</b> : 1. <b>LAR 1</b> where direct access is prohibited; or 2. <b>LAR 2</b> where access may be permitted, subject to assessment.	No acceptable outcome is prescribed.	<b>NOT APPLICABLE</b> The proposed development does not propose any change to the approved state-controlled road accesses.
<b>PO19</b> <b>New or changed access</b> to a <b>local road</b> within 100 metres of an intersection with a <b>state-controlled road</b> does not compromise the safety of users of the <b>state-controlled road</b> .	No acceptable outcome is prescribed.	<b>NOT APPLICABLE</b> The proposed development does not propose any change to the approved state-controlled road access.
<b>PO20</b> <b>New or changed access</b> to a <b>local road</b> within 100 metres of an intersection with a <b>state-controlled road</b> does not adversely impact on the operating performance of the intersection.	No acceptable outcome is prescribed.	<b>NOT APPLICABLE</b> The proposed development does not propose any change to the approved state-controlled road access.
<b>Public passenger transport and active transport</b>		
<b>PO21</b> Development does not compromise the safety of users of <b>public passenger transport infrastructure, public passenger services</b> and <b>active transport infrastructure</b> .	No acceptable outcome is prescribed.	<b>NOT APPLICABLE</b> The proposed development does not propose any change to the approved state-controlled road access.
<b>PO22</b> Development maintains the ability for people to access <b>public passenger transport</b>	No acceptable outcome is prescribed.	<b>NOT APPLICABLE</b>

Performance outcomes	Acceptable outcomes	Response
<b>infrastructure, public passenger services and active transport infrastructure.</b>		The proposed development does not propose any change to the approved state-controlled road access.
<b>PO23</b> Development does not adversely impact the operating performance of <b>public passenger transport infrastructure, public passenger services and active transport infrastructure.</b>	No acceptable outcome is prescribed.	<b>NOT APPLICABLE</b> The proposed development does not propose any change to the approved state-controlled road access.
<b>PO24</b> Development does not adversely impact the <b>structural integrity</b> or physical condition of <b>public passenger transport infrastructure and active transport infrastructure.</b>	No acceptable outcome is prescribed.	<b>NOT APPLICABLE</b> The proposed development does not propose any change to the approved state-controlled road access.

**Table 1.3 Network impacts**

Performance outcomes	Acceptable outcomes	Response
<b>PO25</b> Development does not compromise the safety of users of the <b>state-controlled road</b> network.	No acceptable outcome is prescribed.	<b>COMPLIES</b> The reconfiguration of a lot will not compromise the safety of users of the state-controlled road.
<b>PO26</b> Development ensures <b>no net worsening</b> of the operating performance of the <b>state-controlled road</b> network.	No acceptable outcome is prescribed.	<b>COMPLIES</b> The reconfiguration of a lot will not result in a net worsening of the operating performance of the state-controlled road.
<b>PO27</b> Traffic movements are not directed onto a <b>state-controlled road</b> where they can be accommodated on the <b>local road</b> network.	No acceptable outcome is prescribed.	<b>COMPLIES</b> The reconfiguration of a lot is not afforded access off a local road.
<b>PO28</b> Development involving haulage exceeding 10,000 tonnes per year does not adversely impact the pavement of a <b>state-controlled road.</b>	No acceptable outcome is prescribed.	<b>NOT APPLICABLE</b> The proposed development does not include the haulage of 10,000 tonnes per year.
<b>PO29</b> Development does not impede delivery of <b>planned upgrades of state-controlled roads.</b>	No acceptable outcome is prescribed.	<b>COMPLIES</b>
<b>PO30</b> Development does not impede delivery of <b>corridor improvements</b> located entirely within the <b>state-controlled road corridor.</b>	No acceptable outcome is prescribed.	<b>COMPLIES</b>



**Table 1.4 Filling, excavation, building foundations and retaining structures**

Performance outcomes	Acceptable outcomes	Response
<b>PO31</b> Development does not create a safety hazard for users of the <b>state-controlled road</b> or <b>road transport infrastructure</b> .	No acceptable outcome is prescribed.	<b>NOT APPLICABLE</b>
<b>PO32</b> Development does not adversely impact the operating performance of the <b>state-controlled road</b> .	No acceptable outcome is prescribed.	<b>NOT APPLICABLE</b>
<b>PO33</b> Development does not undermine, damage or cause subsidence of a <b>state-controlled road</b> .	No acceptable outcome is prescribed.	<b>NOT APPLICABLE</b>
<b>PO34</b> Development does not cause ground water disturbance in a <b>state-controlled road</b> .	No acceptable outcome is prescribed.	<b>NOT APPLICABLE</b>
<b>PO35</b> Excavation, boring, piling, blasting and fill compaction do not adversely impact the physical condition or <b>structural integrity</b> of a <b>state-controlled road</b> or <b>road transport infrastructure</b> .	No acceptable outcome is prescribed.	<b>NOT APPLICABLE</b>
<b>PO36</b> Filling and excavation associated with the construction of <b>new or changed access</b> do not compromise the operation or capacity of existing drainage infrastructure for a <b>state-controlled road</b> .	No acceptable outcome is prescribed.	<b>NOT APPLICABLE</b>

## 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
<b>Reconfiguring a lot</b>		
<b>Involving the creation of 5 or fewer new residential lots adjacent to a state-controlled road or type 1 multi-modal corridor</b>		
<b>PO37</b> Development minimises free field noise intrusion from a <b>state-controlled road</b> .	<p><b>AO37.1</b> Development provides a noise barrier or earth mound which is designed, sited and constructed:</p> <ol style="list-style-type: none"> <li>1. to achieve the maximum free field acoustic levels in reference table 2 (item 2.1);</li> <li>2. in accordance with: <ol style="list-style-type: none"> <li>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;</li> <li>b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019;</li> <li>c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020.</li> </ol> </li> </ol> <p>OR</p> <p><b>AO37.2</b> Development achieves the maximum free field acoustic levels in reference table 2 (item 2.1) by <b>alternative noise attenuation measures</b> where it is not practical to provide a noise barrier or earth mound.</p> <p>OR</p> <p><b>AO37.3</b> Development provides a <b>solid gap-free fence</b> or other <b>solid gap-free structure</b> along the</p>	<p><b>NOT APPLICABLE</b></p> <p>The reconfiguration of the lot is not for the purpose of new residential lots.</p>

Performance outcomes	Acceptable outcomes	Response
	full extent of the boundary closest to the <b>state-controlled road</b> .	
<b>Involving the creation of 6 or more new residential lots adjacent to a state-controlled road or type 1 multi-modal corridor</b>		
<b>PO38</b> Reconfiguring a lot minimises free field noise intrusion from a <b>state-controlled road</b> .	<p><b>AO38.1</b> Development provides noise barrier or earth mound which is designed, sited and constructed:</p> <ol style="list-style-type: none"> <li>1. to achieve the maximum free field acoustic levels in reference table 2 (item 2.1);</li> <li>2. in accordance with: <ol style="list-style-type: none"> <li>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;</li> <li>b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019;</li> <li>c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020.</li> </ol> </li> </ol> <p>OR</p> <p><b>AO38.2</b> Development achieves the maximum free field acoustic levels in reference table 2 (item 2.1) by <b>alternative noise attenuation measures</b> where it is not practical to provide a noise barrier or earth mound.</p>	<p><b>NOT APPLICABLE</b></p> <p>The reconfiguration of the lot is not for the purpose of new residential lots.</p>
<b>Material change of use (accommodation activity)</b>		
<b>Ground floor level requirements adjacent to a state-controlled road or type 1 multi-modal corridor</b>		
<b>PO39</b> Development minimises noise intrusion from a <b>state-controlled road</b> in <b>private open space</b> .	<p><b>AO39.1</b> Development provides a noise barrier or earth mound which is designed, sited and constructed:</p> <ol style="list-style-type: none"> <li>1. to achieve the maximum free field acoustic levels in reference table 2 (item</li> </ol>	<p><b>NOT APPLICABLE</b></p> <p>The proposed development is not for an accommodation activity.</p>

Performance outcomes	Acceptable outcomes	Response
	<p>2.2) for <b>private open space</b> at the ground floor level;</p> <p>2. in accordance with:</p> <ul style="list-style-type: none"> <li>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;</li> <li>b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019;</li> <li>c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020.</li> </ul> <p>OR</p> <p><b>AO39.2</b> Development achieves the maximum free field acoustic level in reference table 2 (item 2.2) for <b>private open space</b> by <b>alternative noise attenuation measures</b> where it is not practical to provide a noise barrier or earth mound.</p>	
<b>PO40</b> Development (excluding a <b>relevant residential building</b> or <b>relocated building</b> ) minimises noise intrusion from a <b>state-controlled road</b> in <b>habitable rooms</b> at the facade.	<p><b>AO40.1</b> Development (excluding a <b>relevant residential building</b> or <b>relocated building</b>) provides a noise barrier or earth mound which is designed, sited and constructed:</p> <ul style="list-style-type: none"> <li>1. to achieve the maximum building façade acoustic level in reference table 1 (item 1.1) for <b>habitable rooms</b>;</li> <li>2. in accordance with: <ul style="list-style-type: none"> <li>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;</li> </ul> </li> </ul>	<p><b>NOT APPLICABLE</b></p> <p>The proposed development is not for an accommodation activity.</p>

Performance outcomes	Acceptable outcomes	Response
	<ul style="list-style-type: none"> <li>b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019;</li> <li>c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020.</li> </ul> <p>OR</p> <p><b>AO40.2</b> Development (excluding a <b>relevant residential building</b> or <b>relocated building</b>) achieves the maximum building façade acoustic level in reference table 1 (item 1.1) for <b>habitable rooms</b> by <b>alternative noise attenuation measures</b> where it is not practical to provide a noise barrier or earth mound.</p>	
<b>PO41 Habitable rooms</b> (excluding a <b>relevant residential building</b> or <b>relocated building</b> ) 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.	<b>NOT APPLICABLE</b> The proposed development is not for an accommodation activity.
<b>Above ground floor level requirements (accommodation activity) adjacent to a state-controlled road or type 1 multi-modal corridor</b>		
<b>PO42</b> Balconies, podiums, and roof decks include: <ol style="list-style-type: none"> <li>1. a continuous <b>solid gap-free structure</b> or balustrade (excluding gaps required for drainage purposes to comply with the Building Code of Australia);</li> <li>2. highly acoustically absorbent material treatment for the total area of the soffit above balconies, podiums, and roof decks.</li> </ol>	No acceptable outcome is provided.	<b>NOT APPLICABLE</b> The proposed development is not for an accommodation activity.
<b>PO43 Habitable rooms</b> (excluding a <b>relevant residential building</b> or <b>relocated building</b> ) 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.	<b>NOT APPLICABLE</b> The proposed development is not for an accommodation activity.

Performance outcomes	Acceptable outcomes	Response
<b>Material change of use (other uses)</b>		
<b>Ground floor level requirements (childcare centre, educational establishment, hospital) adjacent to a state-controlled road or type 1 multi-modal corridor</b>		
<b>PO44</b> Development: <ol style="list-style-type: none"> <li>provides a noise barrier or earth mound that is designed, sited and constructed:               <ol style="list-style-type: none"> <li>to achieve the maximum free field acoustic level in reference table 2 (item 2.3) for all <b>outdoor education areas</b> and <b>outdoor play areas</b>;</li> <li>in accordance with:                   <ol style="list-style-type: none"> <li>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;</li> <li>Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019;</li> <li>Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020; or</li> </ol> </li> </ol> </li> <li>achieves the maximum free field acoustic level in reference table 2 (item 2.3) for all <b>outdoor education areas</b> and <b>outdoor play areas</b> by <b>alternative noise attenuation measures</b> where it is not practical to provide a noise barrier or earth mound.</li> </ol>	No acceptable outcome is provided.	<b>NOT APPLICABLE</b> The proposed development is not for one of the listed uses.
<b>PO45</b> Development involving a <b>childcare centre</b> or <b>educational establishment</b> : <ol style="list-style-type: none"> <li>provides a noise barrier or earth mound that is designed, sited and constructed:</li> </ol>	No acceptable outcome is provided.	<b>NOT APPLICABLE</b> The proposed development is not for one of the listed uses.

Performance outcomes	Acceptable outcomes	Response
2. 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 1.2) by <b>alternative noise attenuation measures</b> where it is not practical to provide a noise barrier or earth mound.		
<b>PO46</b> Development involving: 1. <b>indoor education areas</b> and <b>indoor play areas</b> ; or 2. sleeping rooms in a <b>childcare centre</b> ; or 3. <b>patient care areas</b> in a <b>hospital</b> achieves the maximum internal acoustic level in reference table 3 (items 3.2-3.4).	No acceptable outcome is provided.	<b>NOT APPLICABLE</b> The proposed development is not for one of the listed uses.
<b>Above ground floor level requirements (childcare centre, educational establishment, hospital) adjacent to a state-controlled road or type 1 multi-modal corridor</b>		
<b>PO47</b> Development involving a <b>childcare centre</b> or <b>educational establishment</b> which have balconies, podiums or elevated <b>outdoor play areas</b> predicted to exceed the maximum free field acoustic level in reference table 2 (item 2.3) due to noise from a <b>state-controlled road</b> are provided with:	No acceptable outcome is provided.	<b>NOT APPLICABLE</b> The proposed development is not for one of the listed uses.



Performance outcomes	Acceptable outcomes	Response
<ol style="list-style-type: none"> <li>1. a continuous <b>solid gap-free structure</b> or balustrade (excluding gaps required for drainage purposes to comply with the Building Code of Australia);</li> <li>2. highly acoustically absorbent material treatment for the total area of the soffit above balconies or elevated <b>outdoor play areas</b>.</li> </ol>		
<b>PO48</b> Development including: <ol style="list-style-type: none"> <li>1. <b>indoor education areas</b> and <b>indoor play areas</b> in a <b>childcare centre</b> or <b>educational establishment</b>; or</li> <li>2. sleeping rooms in a <b>childcare centre</b>; or</li> <li>3. <b>patient care areas</b> in a <b>hospital</b> located above ground level, is designed and constructed to achieve the maximum internal acoustic level in reference table 3 (items 3.2-3.4).</li> </ol>	No acceptable outcome is provided.	<b>NOT APPLICABLE</b> The proposed development is not for one of the listed uses.
<b>Air, light and vibration</b>		
<b>PO49</b> Private open space, outdoor education areas and outdoor play areas are protected from air quality impacts from a <b>state-controlled road</b> .	<b>AO49.1</b> Each dwelling or unit has access to a <b>private open space</b> which is shielded from a <b>state-controlled road</b> by a building, <b>solid gap-free fence</b> , or other <b>solid gap-free structure</b> .  OR  <b>AO49.2</b> Each <b>outdoor education area</b> and <b>outdoor play area</b> is shielded from a <b>state-controlled road</b> by a building, <b>solid gap-free fence</b> , or other <b>solid gap-free structure</b> .	<b>NOT APPLICABLE</b> The proposed development is not for one of the listed uses.

Performance outcomes	Acceptable outcomes	Response
<b>PO50 Patient care areas</b> within <b>hospitals</b> are protected from vibration impacts from a <b>state-controlled road</b> or <b>type 1 multi-modal corridor</b> .	<p><b>AO50.1 Hospitals</b> are designed and constructed to ensure vibration in the patient treatment area does not exceed a vibration dose value of <math>0.1\text{m/s}^{1.75}</math>.</p> <p>AND</p> <p><b>AO50.2 Hospitals</b> are designed and constructed to ensure vibration in the ward of a <b>patient care area</b> does not exceed a vibration dose value of <math>0.4\text{m/s}^{1.75}</math>.</p>	<p><b>NOT APPLICABLE</b></p> <p>The proposed development is not for one of the listed uses.</p>
<p><b>PO51</b> Development is designed and sited to ensure light from infrastructure within, and from users of, a <b>state-controlled road</b> or <b>type 1 multi-modal corridor</b>, does not:</p> <ol style="list-style-type: none"> <li>1. intrude into buildings during night hours (10pm to 6am);</li> <li>2. create unreasonable disturbance during evening hours (6pm to 10pm).</li> </ol>	No acceptable outcomes are prescribed.	<p><b>NOT APPLICABLE</b></p> <p>The proposed development is not for one of the listed uses.</p>

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

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

State Development Assessment Provisions v3.3

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

Page 17 of 18

Performance outcomes	Acceptable outcomes	Response
<p><b>PO56</b> Development ensures that stormwater is lawfully discharged.</p>	<p><b>AO56.1</b> Development does not create any new points of discharge to a <b>future state-controlled road</b>.</p> <p>AND</p> <p><b>AO56.2</b> Development does not concentrate flows to a <b>future state-controlled road</b>.</p> <p>AND</p> <p><b>AO56.3</b> Stormwater run-off is discharged to a <b>lawful point of discharge</b>.</p> <p>AND</p> <p><b>AO56.4</b> Development does not worsen the condition of an existing <b>lawful point of discharge</b> to the <b>future state-controlled road</b>.</p>	<p><b>NOT APPLICABLE</b></p> <p>The proposed development is not located within or adjacent to a future state-controlled road corridor.</p>

---

# Appendix C

## IRC Code assessments

---

**Table 7.2.3.3**  
**Bushfire Hazard Overlay (Part 7 – 160 to Part 7-163)**

Performance Outcome	Acceptable outcome	Comment
<b>Site Suitability</b>		
<p><b>PO1</b>  Development maintains the safety of people and property.</p> <p>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.</p>	<p>No acceptable outcome is nominated.</p>	<p><b>COMPLIES</b>  The proposed development is for the reconfiguration of the lot. The use was approved under MCU24-0019 and included a Bushfire Hazard Assessment and Management Plan which was developed to minimise impacts to the project and the associated landholder.</p>
<p><b>PO2</b>  Development does not result in a higher concentration of people living, working or congregating in a bushfire prone area unless it can be demonstrated:</p> <p>a) there is an overriding community need in the public interest; and  b) no other site is suitable and reasonably available.</p>	<p><b>AO2</b>  The following uses are not located on land within a high to very high bushfire hazard area:</p> <p>a) child care facility;  b) community care centre;  c) educational establishment;  d) hostel;  e) hospital;  f) industry involving manufacture or storage of hazardous materials in bulk  g) multiple dwelling;  h) nature based tourism;  i) non-resident 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.</p>	<p><b>COMPLIES</b>  The proposed development does not involve the accommodation or congregation of vulnerable sectors of the community and is not located within a high to very high bushfire hazard area.</p>
<b>Siting of development</b>		

**Table 7.2.3.3**  
**Bushfire Hazard Overlay (Part 7 – 160 to Part 7-163)**

Performance Outcome	Acceptable outcome	Comment
<p><b>PO3</b>  The siting, layout and design of development avoids or mitigate the risks associated with bushfire hazard through:</p> <ul style="list-style-type: none"> <li>a) being situated on that part of the site that has the lowest level of bushfire risk;</li> <li>b) fire mitigation measures that do not adversely impact on areas having high environmental values.</li> </ul> <p>Editor's note—</p> <ul style="list-style-type: none"> <li>i a site specific bushfire hazard assessment and management plan is a required to demonstrate compliance with this performance criterion. Refer to the Hazards PSP;</li> <li>ii buildings in a bushfire hazard area must meet the 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.</li> </ul>	<p>No acceptable outcome is nominated.</p>	<p><b>NOT APPLICABLE</b>  The proposed development is for the reconfiguration of the lot. The use was approved under MCU24-0019.</p>
<b>Water supply</b>		
<p><b>PO4</b>  Development in areas with a reticulated water supply have adequate flow and pressure for fire-fighting purposes at all times.</p>	<p><b>AO4</b>  The water supply network has a minimum sustained pressure and flow of at least 10 litres per second at 200kPa.</p>	<p><b>NOT APPLICABLE</b>  The development is not located within an area serviced by reticulated water.</p>



**Table 7.2.3.3**  
**Bushfire Hazard Overlay (Part 7 – 160 to Part 7-163)**

Performance Outcome	Acceptable outcome	Comment
<b>PO5</b> 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.	<b>AO5</b> Development involving a gross floor area greater than 50m <sup>2</sup> 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, in-ground 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.	<b>COMPLIES</b> The proposed development is for the reconfiguration of the lot. The use was approved under MCU24-0019 and included provisions for 20,000 fire resistant (concrete) tank installed with a fire brigade fitting installed within 100m of the assets. The water storage tank will be installed on a hard stand area capable of supporting heavy rigid fire-fighting vehicles or apparatus, providing access to within 6m of the storage facility.
<b>Roads, fire access trails and firebreaks</b>		
<b>PO6</b> 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.	<b>AO6.1</b> 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;	<b>COMPLIES</b> The proposed development is for the reconfiguration of the lot. The use was approved under MCU24-0019 and demonstrated compliance with road and access requirements required for emergency situations.

**Table 7.2.3.3**  
**Bushfire Hazard Overlay (Part 7 – 160 to Part 7-163)**

Performance Outcome	Acceptable outcome	Comment
	(d) have a vehicular access at each end to roads or a bushfire trail; and (e) not involve any cul-de-sac.	
	<b>AO6.2</b> Development has direct access to an evacuation route with a potential fire intensity exposure no greater than 2 kw/m <sup>2</sup> . Editor's note--The distance from hazardous vegetation to achieve 2kw/m <sup>2</sup> 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.	
	<b>AO6.3</b> 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 Service.	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use was approved under MCU24-0019 and included a Bushfire Hazard Assessment and Management Plan which incorporated controls such as an APZ.

**Table 7.2.3.3**  
**Bushfire Hazard Overlay (Part 7 – 160 to Part 7-163)**

Performance Outcome	Acceptable outcome	Comment
<p><b>PO7</b>  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.</p> <p>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.</p>	<p>No acceptable outcome is nominated.</p>	<p><b>NOT APPLICABLE</b>  The proposed development is for the reconfiguration of the lot. The use was approved under MCU24-0019 and included a Bushfire Hazard Assessment and Management Plan which incorporated controls such as an APZ.</p>
<p><b>PO8</b>  Development is located and designed to incorporate a bushfire defensible space which achieves separation between buildings, building envelopes and hazardous vegetation necessary to reduce risk to an acceptable or tolerable level.</p>	<p><b>AO8.1</b>  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/m<sup>2</sup> where involving a vulnerable use, essential service uses or hazardous chemical facility use; or  (b) 29W/m<sup>2</sup> otherwise.</p> <p>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</p>	<p><b>NOT APPLICABLE</b>  The proposed development is for the reconfiguration of the lot. The use was approved under MCU24-0019 and included a Bushfire Hazard Assessment and Management Plan which incorporated controls such as an APZ.</p>

**Table 7.2.3.3**  
**Bushfire Hazard Overlay (Part 7 – 160 to Part 7-163)**

Performance Outcome	Acceptable outcome	Comment
	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. <b>AO8.2</b> Development ensures buildings or building envelopes are separated from adjacent buildings or building envelopes by 8m.	
<b>Hazardous materials</b>		
<b>PO9</b> The potential for the release of hazardous materials as a result of a bushfire event is avoided.	<b>AO9</b> Development involving the production or storage of hazardous materials is not located within a high or very high bushfire hazard area.	<b>NOT APPLICABLE</b> The development is not located within a medium, high or very high bushfire hazard area. The development is not involved in the production of hazardous materials. Hazardous materials on the premises will not be stored or handled in bulk quantities. Hazardous materials will not present an unacceptable risk to people, property and the environment.
<b>Reconfiguration of a lot</b>		
<b>PO10</b> Additional lots avoid the risk of bushfire hazard to personal and property safety and increased risk of damage to assets. 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.	<b>AO10</b> New lots (including rear lots) do not occur in a bushfire prone area.	<b>COMPLIES</b> The development is not located within a medium, high or very high bushfire hazard area. The use was approved under MCU24-0019 and included a Bushfire Hazard Assessment and Management Plan  Further the purposed new allotment is not for residential purposes.

**Table 7.2.3.3**  
**Bushfire Hazard Overlay (Part 7 – 160 to Part 7-163)**

Performance Outcome	Acceptable outcome	Comment
<b>Essential community infrastructure</b> Editor's note – The term essential community infrastructure is defined in the State Planning Policy		
<b>PO11</b> 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.	No acceptable outcome is nominated.	<b>COMPLIES</b> The proposed development is for the reconfiguration of the lot. The use was approved under MCU24-0019 and included a Bushfire Hazard Assessment and Management Plan to manage any bushfire risks.

**Table 8.3.1.3(a)****Development works Code (Part 8-205 to Part 8-212)**

<b>Performance Outcome</b>	<b>Acceptable outcome</b>	<b>Comment</b>
<b>Utility infrastructure and services</b>		
<b>PO1</b> Development is serviced by an adequate, safe and reliable supply of potable and general use water, connected to reticulated water supply where possible.	<b>AO1</b> Development is: (a) connected to Council's reticulated water supply network, including the installation of easily accessed water meters, in accordance with the <i>Development works planning scheme policy</i> ; 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 <i>Development works planning scheme policy</i> .	<b>COMPLIES</b> The proposed development is for the reconfiguration of the lot in a rural area which is not connected to Councils reticulated water supply network.  As approved under MCU24-0019, potable water will be trucked to site and stored in tanks for use in staff amenities and maintenance activities.
<b>PO2</b> 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.	<b>AO2</b> Development is: (a) connected to Council's reticulated sewerage treatment system, in accordance with the <i>Development works planning scheme policy</i> ; or (b) if connection to Council's reticulated sewerage treatment system is not possible development, waste water is treated in accordance with <i>Development works planning scheme policy</i> .	<b>COMPLIES</b> The proposed development is for the reconfiguration of the lot in a rural area which is not connected to Councils reticulated sewer network.  As approved under MCU24-0019, wastewater will be trucked off site by a third party contractor.

**Table 8.3.1.3(a)**  
**Development works Code (Part 8-205 to Part 8-212)**

<b>Performance Outcome</b>	<b>Acceptable outcome</b>	<b>Comment</b>
<b>PO3</b> Electricity supply network and telecommunication service connections are provided to the site and are connected.	<b>AO3.1</b> 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.	<b>COMPLIES</b> Electricity and telecommunication infrastructure is currently provided on the site though.
	<b>AO3.2</b> 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.	<b>COMPLIES</b> The proposed development is a reconfiguration of a lot and includes no provisions for habitable buildings.
<b>Stormwater management</b> <b>Editor's note – refer also to the Stormwater management design objectives management design objectives in the State Planning Policy</b>		
<b>PO4</b> Stormwater management is designed and operated to: (a) ensure that adjoining land and upstream and downstream areas are not adversely affected through any ponding or changes in flows; and (b) direct stormwater to a lawful point of discharge through competently designed and constructed outlet works in a manner that reflects the predevelopment status.	<b>AO4.1</b> Development does not result in an increase in flood level or flood duration on upstream, downstream or adjacent properties.	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.
	<b>AO4.2</b> Stormwater (including roof and surface water) is conveyed to the kerb and channel or other lawful point of discharge in accordance with the requirements of the <i>Development works planning scheme policy</i> .	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.

**Table 8.3.1.3(a)****Development works Code (Part 8-205 to Part 8-212)**

<b>Performance Outcome</b>	<b>Acceptable outcome</b>	<b>Comment</b>
	<b>AO4.3</b> Stormwater runoff from all impervious areas (roof, pavements, etc) are not permitted to flow or discharge over adjoining properties.	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.
<b>Earthworks</b>		
<b>PO5</b> Earthworks are undertaken in a manner that: (a) prevent any worsening of soil erosion or water quality on the site, any adjoining land, or land upstream or downstream of the site; (b) produces stable landforms and structures; (c) maintain natural landforms where possible; (d) minimise the height of any batter faces; (e) does not unduly impact on the amenity or privacy for occupants of the site or on adjoining land; (f) does not unduly impact on the amenity of the streetscape; (g) do not result in the contamination of land or water; and (h) avoids risk to people and property.	<b>AO5.1</b> Earthworks comply with the <i>Development works planning scheme policy</i> .	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019..
	<b>AO5.2</b> The extent of filling or excavation does not exceed 40 percent of the site area or 500m <sup>2</sup> , whichever is lesser.	
	<b>AO5.3</b> Excavating or filling is no greater than 1m in height or depth.	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.
	<b>AO5.4</b> Batters have a maximum slope of 25%, are terraced at every rise of 1.5m and each terrace has a depth of 0.75m.	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.
	<b>AO5.5</b> No contaminated material or acid sulfate soil is used as fill.	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.



**Table 8.3.1.3(a)**  
**Development works Code (Part 8-205 to Part 8-212)**

<b>Performance Outcome</b>	<b>Acceptable outcome</b>	<b>Comment</b>
<b>PO6</b> Retaining walls are designed to minimise visual impact through: (a) setbacks from any boundary; and (b) being stepped or terraced to accommodate landscaping.	<b>AO6.1</b> The combined height of any retaining walls and fences does not exceed 2m.	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.
	<b>AO6.2</b> A retaining wall is set back at least half the height of the wall from any boundary of the site.	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.
	<b>AO6.3</b> Retaining walls over 1.5m are stepped 0.75m for every 1.5m in height, terraced and landscaped.	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.
	<b>AO6.4</b> Design and construction of retaining walls over 1m in height are certified by a Registered Professional Engineer of Queensland.	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.
<b>PO7</b> 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	<b>AO7.1</b> 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 underground cable.	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.

**Table 8.3.1.3(a)**  
**Development works Code (Part 8-205 to Part 8-212)**

<b>Performance Outcome</b>	<b>Acceptable outcome</b>	<b>Comment</b>
safety advice on the proposed development.	<b>A07.2</b> 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.	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.
<b>Parking and access</b>		
<b>P08</b> Development includes the provision of adequate and convenient car parking on-site to satisfy the anticipated requirements of the activity.	<b>A08</b> Car parking is provided in accordance with Table 8.3.1.3(b)–Car parking requirements.	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.
<b>P09</b> 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.	<b>A09</b> Development provides cycling and pedestrian end of trip facilities, in accordance with the requirements of the <i>Queensland Development Code</i> .	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.

**Table 8.3.1.3(a)**  
**Development works Code (Part 8-205 to Part 8-212)**

<b>Performance Outcome</b>	<b>Acceptable outcome</b>	<b>Comment</b>
<b>PO10</b> 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 (c) are constructed to a standard that is appropriate to the location and to meet the anticipated volume and type of traffic.	<b>AO10.1</b> Access driveways are: (a) designed and constructed in accordance with <i>Development works planning scheme policy</i> ; and (b) certified by a Registered Professional Engineer of Queensland.	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.
	<b>AO10.2</b> Access driveways allow vehicles (with the exception of dwelling house and dual occupancy) to enter and exit the site in a forward gear.	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.
<b>PO11</b> Vehicle movement areas (including internal driveways, access aisles, maneuvering areas, car parks and service bays) are designed to ensure: (a) a gradient appropriate for the type of vehicles; (b) effective stormwater drainage; (c) clearly marked and signed spaces; (d) convenience and safety for drivers and pedestrians; and (e) adequate dimensions to meet user requirements, including access and egress for emergency vehicles.	<b>AO11</b> Maneuvering, loading and unloading areas, and parking areas are: (a) designed and constructed in accordance with the Development works planning scheme policy; and (b) certified by a Registered Professional Engineer of Queensland.	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.

**Table 8.3.1.3(a)****Development works Code (Part 8-205 to Part 8-212)**

<b>Performance Outcome</b>	<b>Acceptable outcome</b>	<b>Comment</b>
<b>PO12</b> Footpaths in the road reserve are provided along all road frontages and are paved in durable and stable materials matching any adjacent development footpaths.	<b>AO12</b> Footpaths are: (a) provided for the full width and length of all road frontages; (b) designed and constructed in accordance with the requirements of the <i>Development works planning scheme policy</i> ; and (c) certified by a Registered Professional Engineer of Queensland.	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.
<b>PO13</b> Pedestrian access to buildings: (a) do not obstruct pedestrian movement (or form physical clutter) on public footpaths; (b) are not visually overbearing (or form visual clutter) in the streetscape; and (c) provide safe, efficient and convenient access including wheelchair access.	<b>AO13</b> Steps, escalators, ramps and lifts are: (a) located wholly within the site; and (b) setback a minimum of 1.5m from the front boundary.	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.
<b>Acoustic and air quality</b>		
<b>PO14</b> Development minimises potential conflicts with, or impacts on, other uses having regard to vibration, odour, dust or other emissions.	<b>AO14</b> Development achieves the air quality design objectives set out in the <i>Environmental Protection (Air) Policy 2008</i> , as amended. 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)).	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.

**Table 8.3.1.3(a)**  
**Development works Code (Part 8-205 to Part 8-212)**

<b>Performance Outcome</b>	<b>Acceptable outcome</b>	<b>Comment</b>
<b>PO15</b> 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.	<b>AO15</b> Development achieves the noise generation levels set out in the <i>Environmental Protection (Noise) Policy 2008, as amended</i> .	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.
<b>PO16</b> Development adjacent to State controlled roads or Council controlled arterial and sub-arterial roads minimise nuisance caused by noise, vibration and dust emissions.	<b>AO16</b> Development complies with the requirements of the Department Main Roads - Road Traffic Noise Management Code of Practice and the <i>Environmental Protection (Noise) Policy 2008</i> .	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.
<b>Lighting</b>		
<b>PO17</b> External lighting is provided in urban areas to ensure a safe environment.	<b>AO17</b> Technical parameters, design, installation, operation and maintenance of outdoor lighting complies with the requirements of <i>AS4282 – Control of the Obtrusive Effects of Outdoor Lighting</i> .	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.
<b>PO18</b> Outdoor lighting does not cause undue disturbance to any person, activity or fauna because of emission, either directly or by reflection.	<b>AO18</b> 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.	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.

**Table 8.3.1.3(a)****Development works Code (Part 8-205 to Part 8-212)**

<b>Performance Outcome</b>	<b>Acceptable outcome</b>	<b>Comment</b>
<b>Waste management</b>		
<b>PO19</b> Development: (a) minimises waste generation (including construction, demolition and operational waste); (b) provides adequate facilities on-site for the storage of waste and recyclables.	<b>AO19</b> Waste storage and management arrangements are sited, screened and designed in accordance with the <i>Development works planning scheme policy</i> .	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.
<b>PO19</b> 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 way of noise and odour.	<b>AO20.1</b> 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 <i>Development works planning scheme policy</i> .	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.
	<b>AO20.2</b> 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 <i>Development works planning scheme policy</i> .	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019..

**Table 8.3.1.3(a)****Development works Code (Part 8-205 to Part 8-212)**

<b>Performance Outcome</b>	<b>Acceptable outcome</b>	<b>Comment</b>
<b>For all assessable development</b>		
<b>Wastewater management</b>		
<p><b>PO21</b> 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.</p> <p>Editor's note—Wastewater is defined in accordance with <i>Environmental Protection (Water) Policy 2009</i>, schedule 2). Editor's note—A wastewater management plan (WWMP) is prepared by a suitably qualified person and addresses: (i) wastewater type; and (ii) climatic conditions; and (iii) water quality objectives (WQOs); and (iv) best-practice environmental management.</p>	No acceptable outcome specified.	<p><b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.</p>

**Table 8.3.1.3(a)**  
**Development works Code (Part 8-205 to Part 8-212)**

Performance Outcome	Acceptable outcome	Comment
<p><b>PO22</b>  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.</p> <p>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.</p>	No acceptable outcome specified.	<p><b>NOT APPLICABLE</b>  The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.</p>



**Table 8.3.1.3(a)****Development works Code (Part 8-205 to Part 8-212)**

<b>Performance Outcome</b>	<b>Acceptable outcome</b>	<b>Comment</b>
<b>Stormwater management</b>		
<b>PO23</b> 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 (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.	<b>AO23</b> 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 <i>Development works planning scheme policy</i> and the <i>State Planning Policy</i> objectives for stormwater management design.	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.
<b>PO24</b> Development allows for sufficient site area to accommodate an effective stormwater management system.	No acceptable outcome specified.	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.

**Table 8.3.1.3(a)****Development works Code (Part 8-205 to Part 8-212)**

<b>Performance Outcome</b>	<b>Acceptable outcome</b>	<b>Comment</b>
<b>PO25</b> Development provides for the orderly development of 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.	No acceptable outcome specified.	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.
<b>PO26</b> Major stormwater drainage network elements are designed and constructed with the capacity to control stormwater flows under normal and minor system blockage conditions for the applicable defined flood event ensuring there is no damage to property or hazards for motorists.	<b>AO26</b> Stormwater infrastructure is designed in accordance with the requirements of the <i>Development works planning scheme policy</i> .	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.

**Table 8.3.1.3(a)**  
**Development works Code (Part 8-205 to Part 8-212)**

<b>Performance Outcome</b>	<b>Acceptable outcome</b>	<b>Comment</b>
<b>PO27</b> 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.	<b>COMPLIES</b> The proposed development is for the reconfiguration of the lot to realise the use approved under MCU24-0019. Stormwater management measures have been conditioned/approved and will be accounted for in the design
<b>PO28</b> Construction activities for the development avoid or minimise adverse impacts on stormwater quality. 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	No acceptable outcome specified.	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.

**Table 8.3.1.3(a)****Development works Code (Part 8-205 to Part 8-212)**

<b>Performance Outcome</b>	<b>Acceptable outcome</b>	<b>Comment</b>
contaminants are treated to a design objective at least equivalent of this Performance outcome.		
<b>Earthworks</b>		
<b>PO29</b> 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.	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.
<b>PO30</b> 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 (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.	No acceptable outcome specified.	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.

**Table 8.3.1.3(a)**  
**Development works Code (Part 8-205 to Part 8-212)**

<b>Performance Outcome</b>	<b>Acceptable outcome</b>	<b>Comment</b>
<p><b>PO31</b>  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.</p> <p>Editor's note—Applicants may be required to engage specialists to prepare a rehabilitation plan.</p>	No acceptable outcome specified.	<p><b>NOT APPLICABLE</b>  The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.</p>
<b>Bridge and culvert work</b>		
<p><b>PO32</b>  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.</p>	No acceptable outcome specified.	<p><b>NOT APPLICABLE</b>  The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.</p>

**Table 8.3.1.3(a)****Development works Code (Part 8-205 to Part 8-212)**

<b>Performance Outcome</b>	<b>Acceptable outcome</b>	<b>Comment</b>
<b>Land use and transport integration</b>		
<b>PO33</b> 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.	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.
<b>PO34</b> Development provides direct and safe access to public passenger transport facilities.	<b>AO34</b> 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.	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.
<b>Road design</b>		
<b>PO35</b> 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.	<b>AO35</b> Roadworks are provided in accordance with the requirements of the <i>Development works planning scheme policy</i> .	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.
<b>PO36</b> Street lighting and signs are provided to ensure the safety of both vehicles and pedestrians, and to facilitate access and movement.	<b>PO36</b> Street lighting and signage comply with the requirements of the <i>Development works planning scheme policy</i> .	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.

**Table 8.3.1.3(a)**  
**Development works Code (Part 8-205 to Part 8-212)**

Performance Outcome	Acceptable outcome	Comment
<b>Acoustic and air quality</b>		
<b>P037</b> 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.	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.

**Table 7.2.7.3(a)****Flood Hazard Overlay Code (Part 7-179 to Part 7-181)**

<b>Performance Outcome</b>	<b>Acceptable outcome</b>	<b>Comment</b>
<b>Siting of development</b>		
<b>PO1</b> 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.	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.
<b>PO2</b> Development is sited to enable safe evacuation in the event of a flood.	<b>AO2</b> 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.	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.
<b>PO3</b> Signage is provided within flood hazard areas to alert residents and visitors to the flood hazard.	<b>AO3</b> 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.	<b>COMPLIES</b> Signage is to be provided for the safe evacuation route off site in the event of flooding.



**Table 7.2.7.3(a)****Flood Hazard Overlay Code (Part 7-179 to Part 7-181)**

Performance Outcome	Acceptable outcome	Comment
Reconfiguring a lot		
<b>PO4</b> 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.	<b>AO4.1</b> No new lots or roads are created in an extreme or high flood hazard area.	<b>COMPLIES</b> The proposed development is for the reconfiguration of the lot which is not in an extreme or high-flood hazard area.  The use and flood immunity of this allotment is associated with this lot is approved under MCU24-0019.
	<b>AO4.2</b> Within low or medium flood hazard areas, the creation of any new lot must be a minimum of 0.3m above the DFE.	
	<b>AO4.3</b> 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.	
<b>PO5</b> 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.	<b>AO5.1</b> New arterial, sub-arterial and collector roads are located above the 2% AEP flood level.	<b>NOT APPLICABLE</b> The proposed reconfiguration of the lot does not include the provision of a new roads.
	<b>AO5.2</b> Development does not involve cul-de-sacs or dead end streets within an extreme, high or medium flood hazard area.	
Building floor levels		
<b>PO6</b> The floor levels of sensitive land uses have an acceptable level of flood immunity to maintain the safety of people from flood hazard impacts. Editor's note–The term 'sensitive land uses' is defined in the <i>Planning Regulation 2017</i> .	<b>AO6.1</b> New buildings and extensions to existing buildings with sensitive land uses are not located in in extreme or high hazard areas.	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.
	<b>AO6.2</b> Habitable rooms have a minimum floor level at least 0.5m above the DFE.	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.

**Table 7.2.7.3(a)****Flood Hazard Overlay Code (Part 7-179 to Part 7-181)**

<b>Performance Outcome</b>	<b>Acceptable outcome</b>	<b>Comment</b>
	<b>AO6.3</b> 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 ground floor.	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.
	<b>AO6.4</b> Where involving an extension to an existing residential use that has habitable rooms below the level referred to in <b>AO6.2</b> , any extension does not exceed 25m <sup>2</sup> gross floor area.	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.
<b>P07</b> Non-residential development is designed and located to minimise damage to property and content from flooding impacts.	<b>AO7.1</b> New buildings and extensions to existing buildings are not located in an extreme or high hazard areas.	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.
	<b>AO7.2</b> 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.	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.
	<b>AO7.3</b> Materials stored on-site are those that are easily able to be moved off-site in a flood event.	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.

**Table 7.2.7.3(a)****Flood Hazard Overlay Code (Part 7-179 to Part 7-181)**

<b>Performance Outcome</b>	<b>Acceptable outcome</b>	<b>Comment</b>
<b>Earthworks</b>		
<b>PO8</b> 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 or riverine vegetation.	No acceptable outcome is nominated.	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.
<b>Hazardous materials</b>		
<b>PO9</b> Public safety and the environment are not adversely affected by the impacts of floodwater on hazardous materials manufactured or stored in bulk.	<b>AO9.1</b> Development does not involve the manufacture or storage of hazardous materials within a flood hazard area.	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.
	<b>AO9.2</b> 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. Editor's note—A site specific flood hazard assessment is required to demonstrate compliance with this performance criterion. Refer to the Hazards PSP.	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.

**Table 7.2.7.3(a)****Flood Hazard Overlay Code (Part 7-179 to Part 7-181)**

<b>Performance Outcome</b>	<b>Acceptable outcome</b>	<b>Comment</b>
<b>Intensive animal industry</b>		
<b>PO10</b> The use of land for intensive animal husbandry does not establish or intensify in a flood hazard area, in order to avoid risk to the environment.	<b>AO10</b> Intensive animal husbandry, including the storage of bulk food and any associated water treatment facilities, does not occur on land below the DFE.	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.
<b>Essential community infrastructure</b>		
<b>Editor's note – The term essential community infrastructure is defined in the State Planning Policy</b>		
<b>PO11</b> Essential community infrastructure is able to function effectively during and immediately after flood events.	<b>AO11</b> Community infrastructure is provided at or above the recommended flood level specified in Table 7.2.7.3(c)—Recommended levels for community infrastructure.	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.
<b>PO12</b> 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.	<b>AO12</b> Any components of infrastructure that are likely to fail to function or may result in contamination when inundated by flood water (eg. 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.	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.

**Table 8.3.3.3(a)**  
**Reconfiguring a lot code (Part 8- to Part 8-)**

Performance Outcome	Acceptable outcome	Comment
<b>Lot design</b>		
<b>PO1</b> Reconfiguration creates lots that are of a sufficient size, shape and dimension: (a) that are consistent with the character of the zone; (b) to accommodate development commensurate with the required building footprint, setbacks, private open space, vehicle access and parking and servicing areas for the zone; (c) that does not compromise the future development potential of land in the emerging community zone and industry investigation zone for urban purposes; and (d) are sufficient to protect areas with significant ecological values.	<b>AO1</b> Lots comply with the minimum lot size and dimensions specified for its zone in Table 8.3.3.3(b)–Minimum lot size and dimensions.	<b>COMPLIES</b> The proposed lot configuration is of sufficient size, shape and dimension to support the new approved use of the BESS infrastructure and the existing use of the balance lot for agricultural activities. The lot design has ensured that characteristics such as waterways, mustering corridors etc. have been preserved within the residential lot to maintain productivity. The lot design ensures that BESS infrastructure is limited to the northern most extent of the allotment and is therefore visually obscured behind existing vegetation to ensure rural amenity is afforded to the host landholder and views off Suttor Developmental Road are obscured.
<b>PO2</b> Rear lots are only created where: (a) they are for the purpose of a single dwelling house; (b) the topography of the land or other physical features ensure that the amenity of adjoining lots would not be detrimentally affected; (c) the circumstances of the particular case are such that it would not be desirable or practical to provide full frontage lots; and (d) the safety of the frontage road is not adversely affected (including for waste collection).	<b>AO2.1</b> Only one rear lot is provided behind each full frontage lot.	<b>COMPLIES</b> The RaL proposes a 1 into 2 lot configuration whereby the access handle is approximately 14m wide.
	<b>AO2.2</b> The minimum size of a rear lot, excluding its access handle is: (a) the same as the minimum lot size for the relevant zone in accordance with Table 8.3.3.3(b)–Minimum lot size and dimensions; and (b) is capable of containing a building envelope having minimum dimensions of 15m x 20m.	<b>COMPLIES</b> The lot design is sympathetic to the topography and characteristics of the land. It ensures that waterways and traversable corridors are preserved within the residential allotment to support its continued use for agricultural activities.  Further the newly created allotment is to be used for the purpose of the BESS infrastructure only. The Applicant is open to a condition or property note which prohibits the use of a lot for residential purposes.

**Table 8.3.3.3(a)**  
**Reconfiguring a lot code (Part 8- to Part 8-)**

<b>Performance Outcome</b>	<b>Acceptable outcome</b>	<b>Comment</b>
	<b>AO2.3</b> The access handle of the rear allotment has a minimum width of 4m.	<b>COMPLIES</b> The proposed access handle has a minimum width of 14m along Suttor Developmental Road.
<b>PO3</b> Any boundary realignment must: (a) improve the shape or utility of the existing lot; (b) be consistent with the character of the zone; and (c) not create additional lots.	<b>AO3.1</b> No additional lots are created.	<b>NOT APPLICABLE</b> The proposed RaL does not include a boundary realignment.
	<b>AO3.2</b> The realignment meets the minimum lot size and dimensions in accordance with Table 8.3.3.3(b)–Minimum lot size and dimensions.	<b>NOT APPLICABLE</b> The proposed RaL does not include a boundary realignment.
<b>PO4</b> Any boundary realignment must: (a) be an improvement on the existing situation; and (b) not create a situation where, as a result of the reconfiguration the building/s become unlawful.	No acceptable outcome is nominated.	<b>NOT APPLICABLE</b> The proposed RaL does not include a boundary realignment.
<b>General design</b>		
<b>PO5</b> The layout of lots, streets and infrastructure avoids or minimises impacts on environmental features by: <ul style="list-style-type: none"> <li>(a) following the natural topography and minimising earthworks;</li> <li>(b) avoiding crossing or otherwise fragmenting waterways, wetlands, habitat areas, ecological corridors or steep land; and</li> <li>(c) maintaining natural drainage features and hydrological regimes.</li> </ul>	No acceptable outcome is nominated.	<b>COMPLIES</b> The proposed lot design ensure that mapped areas of environmental significance i.e. Nebo Creek, and drainage features are wholly preserved within the residential allotment.

**Table 8.3.3.3(a)**  
**Reconfiguring a lot code (Part 8- to Part 8-)**

<b>Performance Outcome</b>	<b>Acceptable outcome</b>	<b>Comment</b>
<b>PO6</b> Lot design does not increase risks to people and property through: <ul style="list-style-type: none"> <li>(a) natural hazards; and</li> <li>(b) unreasonable impacts from noise dust, odour or other nuisance from existing lawful uses.</li> </ul>	No acceptable outcome is nominated.	<b>COMPLIES</b> The reconfiguration is proposed for use of the new allotment for infrastructure use. The use associated with this lot is approved under MCU24-0019, and therefore no addition risks to people or property through (a) or (b) are presented.
<b>PO7</b> Reconfiguration is designed to ensure integration with the surrounding locality, having regard to: <ul style="list-style-type: none"> <li>(a) connections to surrounding streets, pedestrian and cycle networks and other infrastructure networks;</li> <li>(b) open space networks, habitat areas or corridors;</li> <li>(c) connections to centres, employment areas and recreation areas;</li> <li>(d) surrounding landscaping and streetscape treatments; and</li> <li>(e) the interface between adjoining land uses.</li> </ul>	No acceptable outcome is nominated.	<b>COMPLIES</b> The reconfiguration is proposed within a rural area and for a non-residential use and as such, connection to recreation, employment and service networks is not required.  Located adjacent to the Nebo Substation and on a site already improved by a considerable amount of major electricity infrastructure, the new allotment is consistent with the established character of the broader area.
<b>Neighbourhood design in residential zones</b>		
<b>PO8</b> Reconfigurations are designed to ensure: <ul style="list-style-type: none"> <li>(a) the creation of seamless interlinked neighbourhoods with residential character and identity;</li> <li>(b) pedestrian movement is encouraged; and</li> </ul>	No acceptable outcome is nominated.	<b>NOT APPLICABLE</b> The project is in the rural zone.

**Table 8.3.3.3(a)**  
**Reconfiguring a lot code (Part 8- to Part 8-)**

Performance Outcome	Acceptable outcome	Comment
neighbourhoods are concentrated around community focus points such as centres and parks.		
<b>PO9</b> A variety of lot sizes are provided in close proximity to centres and parks to promote a wider housing choice and mix that are consistent with zone outcomes.	No acceptable outcome is nominated.	<b>NOT APPLICABLE</b> The project is in the rural zone.
<b>PO10</b> Neighbourhood design provides for safer communities by maximising opportunities for casual surveillance and minimising opportunities for crime and vandalism.  Editor's note—Applicants may find useful guidance in the Queensland Government's Crime Prevention through Environmental Design Guidelines for Queensland.	No acceptable outcome is nominated.	<b>NOT APPLICABLE</b> The project is in the rural zone.
<b>PO11</b> Movement and open space networks are: (a) safe, clearly legible and have a high degree of connectivity; and (b) interconnected through a grid or modified grid pattern.	No acceptable outcome is nominated.	<b>NOT APPLICABLE</b> The project is in the rural zone.
<b>PO12</b> Movement networks prioritise walking and cycling within neighbourhoods.	No acceptable outcome is nominated.	<b>NOT APPLICABLE</b> The project is in the rural zone.
<b>PO13</b> The permeability and connectivity of streets is not compromised by the use of cul-desacs unless no alternative arrangement is possible.	No acceptable outcome is nominated.	<b>NOT APPLICABLE</b> The project is in the rural zone.



**Table 8.3.3.3(a)**  
**Reconfiguring a lot code (Part 8- to Part 8-)**

<b>Performance Outcome</b>	<b>Acceptable outcome</b>	<b>Comment</b>
<b>Climate responsive design</b>		
<b>PO14</b> Neighbourhood layouts are designed to respond to local climate conditions and enable energy efficient dwellings.	No acceptable outcome is nominated.	<b>NOT APPLICABLE</b> The project is in the rural zone whereby there are no neighbourhood layouts are proposed.
<b>Lot reconfiguration in the industry zone</b>		
<b>PO15</b> Reconfiguration facilitates all types of industrial activities through: <ul style="list-style-type: none"> <li>(a) the creation of functional activity areas and building footprints;</li> <li>(b) a range of lot sizes;</li> <li>(c) accommodating appropriate waste water management capabilities; and</li> <li>(d) maximising access to significant roads, highways, haul routes and railways.</li> </ul>	No acceptable outcome is nominated.	<b>NOT APPLICABLE</b> The project is in the rural zone.
<b>PO16</b> Where reconfiguration adjoins land in another zone, lots are of a sufficient size to mitigate any noise, air quality and visual impacts on that adjoining land.	No acceptable outcome is nominated.	<b>NOT APPLICABLE</b> The project is in the rural zone.
<b>Lot reconfiguration in the Rural zone</b>		
<b>PO17</b> Reconfiguration: <ul style="list-style-type: none"> <li>(a) maintains rural, open space and landscape character;</li> <li>(b) protect the productive capacity of rural land resources; and</li> <li>(c) allows for the efficient operation of rural activities.</li> </ul>	<b>AO17</b> Lots comply with the minimum lot size and dimensions for the rural zone specified in Table 8.3.3.3(b)–Minimum lot size and dimensions.	<b>COMPLIES</b> The proposed reconfiguration is proposed of a lot that is not typical of that in a rural area. Substantially smaller than the desire lot size prior to the subdivision, and surrounded by similar lifestyle lots, the proposed configuration is consistent with the established character of the area. The lot has been reconfigured to ensure the creeks, farm dams and mustering corridors have been preserved within the residential allotment to ensure the continuity of the residential allotment agricultural activity and agistment of the Powerlink allotment.

**Table 8.3.3.3(a)**  
**Reconfiguring a lot code (Part 8- to Part 8-)**

Performance Outcome	Acceptable outcome	Comment
		Further, the Applicant is open to a condition or property note which prohibits the use of a lot for residential purposes.
<p><b>PO18</b>  Reconfiguration where directly associated with a mining or petroleum activity aligns lot boundaries with the functional requirements of the mining or petroleum activity including required tenement boundaries, infrastructure corridors or buffer areas.</p> <p>Editor's note—A mining or petroleum activity is an activity authorised under the Mineral Resources Act, 1989, the Offshore Minerals Act 1998, or the Petroleum Act 1993, or the Petroleum and Gas (Production and Safety Act) 2004. Applicants must demonstrate the mining or petroleum activity is authorised under any of the abovementioned Acts including evidence of their mining or petroleum tenure.</p>	<p><b>AO18</b>  Lots comply with the minimum lot size and dimensions for the rural zone specified in Table 8.3.3.3(b)—Minimum lot size and dimensions.</p>	<p><b>NOT APPLICABLE</b>  The proposed reconfiguration is not directly associated with mining or petroleum activity.</p>
<p><b>PO19</b>  Reconfiguration of land identified as Class A and B Agricultural land does not:</p> <ul style="list-style-type: none"> <li>(a) adversely impact on the viability of land for productive agricultural or grazing purposes; and</li> <li>(b) constrain existing farming activities.</li> </ul> <p>Editor's note—Class A and B agricultural land is identified in the Agriculture land overlay map OM2.</p>	<p><b>AO19</b>  Lots comply with the minimum lot size and dimensions for the rural zone specified in Table 8.3.3.3(b)—Minimum lot size and dimensions.</p>	<p><b>NOT APPLICABLE</b>  Development is not on land designated as Agricultural land Class A or B.</p>

**Table 8.3.3.3(a)**  
**Reconfiguring a lot code (Part 8- to Part 8-)**

Performance Outcome	Acceptable outcome	Comment
<b>Infrastructure and services</b> Editor's note – Refer also to the Development works code.		
<b>PO20</b> Each reconfigured lot is provided with infrastructure and services appropriate to its intended use and location in a manner that: <ul style="list-style-type: none"> <li>(a) is efficient;</li> <li>(b) is adaptable to allow for future infrastructure upgrades;</li> <li>(c) minimises risk of adverse environmental or amenity-related impacts;</li> <li>(d) promotes the efficient use of water resources; and</li> <li>(e) minimises whole of life cycle costs for that infrastructure.</li> </ul>	<b>AO20.1</b> Lots created within the Priority Infrastructure area are designed and configured to connect to a reticulated water supply and a reticulated sewerage in accordance with the <i>Development works planning scheme policy</i> .	<b>NOT APPLICABLE</b> Development is not within a designated Priority Infrastructure Plan area.
	<b>AO20.2</b> Lots created outside the Priority Infrastructure area are designed and configured to: <ul style="list-style-type: none"> <li>(a) connect to a potable on site water supply in accordance with the Development works planning scheme policy; and</li> <li>(b) treat waste water on site in accordance with the Development works planning scheme policy.</li> </ul>	<b>COMPLIES</b> The reconfiguration is proposed within a rural area that is not serviced by Council reticulated water or sewerage services.  Consequently, potable water will be trucked in and held on site in storage tanks for staff drinking water and amenities building.  Wastewater from the staff amenities will also be trucked off site by a third-party contractor.
	<b>AO20.3</b> Lots are designed and configured to provide for stormwater infrastructure in accordance with the design requirements of the <i>Development works planning scheme policy</i> .	<b>COMPLIES</b> Stormwater infrastructure for the development approving the lot has been assessed and approved as part of the BESS application (MCU24-0019).

**Table 8.3.3.3(a)**  
**Reconfiguring a lot code (Part 8- to Part 8-)**

Performance Outcome	Acceptable outcome	Comment
	<b>AO20.4</b> Lots are 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	<b>COMPLIES</b> The new lot is serviced by electricity and telecommunications infrastructure.
<b>PO21</b> Where reconfiguration proposes individual on-site wastewater disposal, it must be demonstrated that: <ul style="list-style-type: none"> <li>(a) the soil type and permeability, slope, and hydrology of the land is capable of accommodating the proposed loads within the lot;</li> <li>(b) there is sufficient area within the lot for an alternative disposal area should it be required; and</li> <li>(c) individually and collectively, the impacts of the existing and proposed systems do not adversely impact on the groundwater quality of the locality.</li> </ul>	No acceptable outcome specified.	<b>NOT APPLICABLE</b> The new lot does not include provisions for on-site waste disposal.

**Table 8.3.3.3(a)**  
**Reconfiguring a lot code (Part 8- to Part 8-)**

Performance Outcome	Acceptable outcome	Comment
<b>Access and road design</b> Editor's note – refer also to the Development works code.		
<b>PO22</b> Lots have safe access for vehicles and pedestrians through: <ul style="list-style-type: none"> <li>(a) direct frontage to a properly constructed public road or to common property having a direct frontage to a properly constructed public road created under a community management statement; and</li> <li>(b) providing access appropriate for the type of vehicle associated with development.</li> </ul>	<b>AO22</b> Lots are designed to achieve safe vehicle and pedestrian access in accordance with the <i>Development works planning scheme policy</i> .	<b>COMPLIES</b> Access to the proposed new lot has been assessed and approved as part of the BESS application (MCU24-0019).
<b>PO23</b> Reconfiguration involving the creation of new roads must: <ul style="list-style-type: none"> <li>(a) provide for the safe, efficient and convenient movement for all modes of transport;</li> <li>(b) are designed and constructed to support their intended function for all relevant design vehicle types;</li> <li>(c) provide safe and easy access to the frontage of lots;</li> <li>(d) are designed and constructed to give priority to pedestrian and bicycle pathways at intersections;</li> <li>(e) where practicable, align with open space corridors and waterways; and</li> </ul>	No acceptable outcome specified.	<b>NOT APPLICABLE</b> No new roads are proposed as part of the RaL.

**Table 8.3.3.3(a)**  
**Reconfiguring a lot code (Part 8- to Part 8-)**

Performance Outcome	Acceptable outcome	Comment
(f) where appropriate provide connections to adjoining land.		
<b>PO24</b> New roads ensure streetscape and landscape treatments are provided that: <ul style="list-style-type: none"> <li>(a) create an attractive and legible environment which establishes character and identity;</li> <li>(b) maintain important views and vistas where possible;</li> <li>(c) enhance safety and comfort, and meet user needs;</li> <li>(d) complement the function of the street in which they are located by reinforcing desired traffic speed and behaviour;</li> <li>(e) support safe pedestrian and cycling movement;</li> <li>(f) maximise infiltration of stormwater runoff wherever practicable;</li> <li>(g) provide shade through street trees; and</li> <li>(h) minimise maintenance and whole of lifecycle costs.</li> </ul>	No acceptable outcome specified.	<b>NOT APPLICABLE</b> No new roads are proposed as part of the RaL.
<b>Pedestrian and cycle infrastructure</b> Editor's note – Refer also to the Development works code.		
<b>PO25</b> Reconfiguration include appropriate pedestrian and cycle infrastructure that: <ul style="list-style-type: none"> <li>(a) provides a high level of connectivity and permeability that links residential areas with schools; centres, community activity uses; parks and employment areas;</li> </ul>	No acceptable outcome is nominated.	<b>NOT APPLICABLE</b> The project is for development of a non-residential use in the Rural zone. Consequently, no pedestrian or cycle facilities are considered to be required.

**Table 8.3.3.3(a)****Reconfiguring a lot code (Part 8- to Part 8-)**

<b>Performance Outcome</b>	<b>Acceptable outcome</b>	<b>Comment</b>
(b) provides for safe street crossings and for safety between pedestrians and cyclists; (c) is designed taking into account topography and convenience for users; and (d) meets disability access standards. (e)		
<b>Stormwater management</b> Editor's note – Refer also to the Development works code		
<b>PO26</b> Reconfiguring a lot development: (a) manages the stormwater quality, quantity and velocity flow characteristics from the lot to maintain or improve the pre-development levels; and (b) where practicable incorporates stormwater re-use.	No acceptable outcome is nominated.	<b>COMPLIES</b> Stormwater infrastructure for the development approving the lot has been assessed and approved as part of the BESS application (MCU24-0019).
<b>Parks and open space</b> Editor's note—Where acceptable outcomes are set out in this section, it is acknowledged that they may primarily be practicable in greenfield developments. Alternative outcomes are likely to be appropriate in existing developed areas. This may include works and embellishment to existing parks or recreational corridors to meet the development's demand, or as part of an infrastructure partnership agreement.		
<b>PO27</b> Reconfiguring a lot provides parkland or open space which: (a) meets the needs of the community for a range of active and passive uses; and (b) is of a sufficient size and shape to accommodate recreation activities with associated equipment and facilities.	<b>AO27</b> Parkland is provided in accordance with the Local Government Infrastructure Plan.	<b>NOT APPLICABLE</b> RaL does not involve any open space or parkland.

**Table 8.3.3.3(a)**  
**Reconfiguring a lot code (Part 8- to Part 8-)**

Performance Outcome	Acceptable outcome	Comment
<b>PO28</b> The design of parkland or open space: <ul style="list-style-type: none"> <li>(a) contributes to the character of the neighbourhood or area;</li> <li>(b) is safe and functions as a focal point for the neighbourhood or community;</li> <li>(c) minimise the interface between residential lots and open space through appropriate treatments including alignment, fencing and landscaping;</li> <li>(d) maximises road frontage to facilitate casual surveillance;</li> <li>(e) incorporates natural areas including important local vegetation, waterways, ridgelines, coastal access, wetlands;</li> <li>(f) preserves landscape features important to the scenic amenity of a locality;</li> <li>(g) is linked to existing parkland or open space networks wherever possible;</li> <li>(h) offers a broad range of informal and formal experiences to the community;</li> <li>(i) is cost effective to maintain; and</li> <li>(j) provided in the early stages of staged developments.</li> </ul>	No acceptable outcome is nominated.	<b>NOT APPLICABLE</b> RaL does not involve any open space or parkland.
<b>PO29</b> The location of parkland or open space is conveniently located to residential neighbourhoods.	No acceptable outcome is nominated.	<b>NOT APPLICABLE</b> RaL does not involve any open space or parkland.

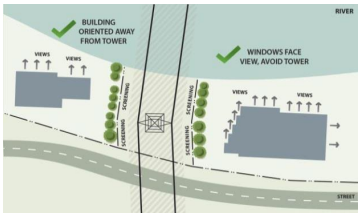


**Table 8.3.3.3(a)**  
**Reconfiguring a lot code (Part 8- to Part 8-)**



<b>Performance Outcome</b>	<b>Acceptable outcome</b>	<b>Comment</b>
<b>PO30</b> Open space for conservation purposes protects riparian corridors, significant vegetation and wildlife habitat and movement corridors.	No acceptable outcome is nominated.	<b>NOT APPLICABLE</b> RaL does not involve any open space or parkland.
<b>Volumetric reconfiguration</b>		
<b>PO31</b> Volumetric reconfiguration (subdivision of space above or below the surface of land): (a) facilitates efficient development that is consistent with the intent for the zone; or (b) is consistent with a development approval.	No acceptable outcome is nominated.	<b>NOT APPLICABLE</b> No volumetric configuration is proposed.
<b>Access easement</b>		
<b>PO32</b> The access easement must: (a) be of adequate width; (b) be constructed to a standard appropriate to the situation; and (c) not result in unreasonable detriment or nuisance to neighbours.	<b>AO32</b> The access easement is designed in accordance with the design requirements of the <i>Development works planning scheme policy</i> .	<b>NOT APPLICABLE</b> The proposed reconfiguration of a lot does not include an access easement.

**Table 7.2.9.3**

**Regional Infrastructure Overlay Code (Part 7-186 to Part 7-193)**

Performance Outcome	Acceptable outcome	Comment
<b>General</b>		
<b>PO1</b> Development does not increase risk to community health or safety, or the operation and reliability of major supply infrastructure.	No acceptable outcome is nominated.	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.
<b>PO2</b> Development involving a sensitive land use is sufficiently separated from major infrastructure to: (a) ensure community safety; (b) minimise the likelihood of nuisance or complaint; and (c) is located, designed and constructed to protect the integrity of the major infrastructure; and (d) maintains adequate access for any required maintenance or upgrading of the major infrastructure.	<b>AO2</b> Habitable buildings and sensitive land uses maintain a setback of at least: (a) 50m from a transmission (Powerlink operated) substation; (b) 20m from any other substation; (c) 20m from a transmission line up to 132kV; (d) 30m from a transmission line up to 33kV – 275kV; (e) 40m from a transmission line greater than 275kV; (f) 200m from a high pressure gas pipeline; and (g) 20m from water infrastructure.	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.
<b>PO3</b> Other than where they are separated from the infrastructure by a road, buildings are oriented to avoid direct overlooking of major infrastructure or corridors.	No acceptable outcome is nominated. Editor's note–The figure below provides an illustration of buildings oriented away from infrastructure. 	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.

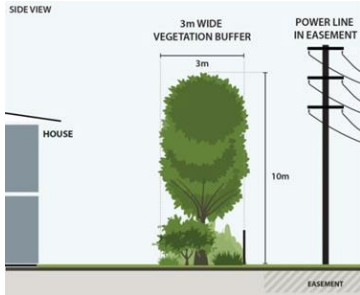
**Table 7.2.9.3****Regional Infrastructure Overlay Code (Part 7-186 to Part 7-193)**

<b>Performance Outcome</b>	<b>Acceptable outcome</b>	<b>Comment</b>
<b>PO4</b> Major infrastructure within private land is protected by easement in favour of the service provider.	<b>AO4</b> Existing easements are maintained and where none currently exist, new easements are created which are sufficient for the provider's requirements.	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.
<b>Electricity infrastructure</b>		
<b>PO5</b> Where major electricity infrastructure is located within public open space, the dimensions and characteristics of the open space area are sufficient to accommodate the electricity easement, in combination with compatible recreational facilities and landscaping, so that: (a) it has an open and expansive character, with landscape design which assists in breaking up the linear and vertical dominance of the infrastructure; (b) landscaping is located outside the easement area and substantively screens and softens the appearance of poles, towers or other structures; and (c) recreational facilities and landscaping are compatible with the electricity infrastructure, having regard to safety, height, the conductivity of materials and access to the electricity infrastructure by the electricity provider.	No acceptable outcome is nominated. Editor's note–The figures below provide an example of a well integrated transmission corridor.   Editor's note–Refer also to the Landscaping code.	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.

**Table 7.2.9.3****Regional Infrastructure Overlay Code (Part 7-186 to Part 7-193)**

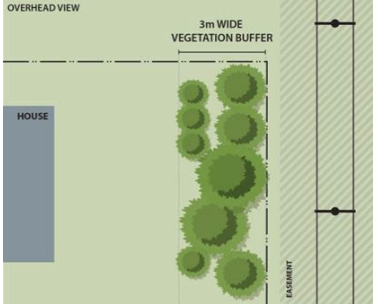
<b>Performance Outcome</b>	<b>Acceptable outcome</b>	<b>Comment</b>
<b>PO6</b> Where major electricity infrastructure is located in a road: (a) an attractive, functional and safe streetscape is achieved; (b) street furniture, planting and lighting are compatible with the electricity infrastructure, having regard to safety, height, the conductivity of materials; (c) the reserve has sufficient width to accommodate significant landscaping which assists in screening and softening poles, towers or other structures and equipment from nearby sensitive land uses; (d) the clearances required under schedules 4 and 5 of the <i>Electrical Safety Regulations 2002</i> can be achieved; and (e) convenient access to the infrastructure by the electricity provider is maintained.	No acceptable outcome is nominated.	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.
<b>PO7</b> Development avoids potential noise nuisance from electricity substations.	<b>AO7</b> Noise emissions do not exceed 5db(A) above background noise level at the facade of a building measured in accordance with AS 1055.	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.

**Table 7.2.9.3****Regional Infrastructure Overlay Code (Part 7-186 to Part 7-193)**

<b>Performance Outcome</b>	<b>Acceptable outcome</b>	<b>Comment</b>
<b>PO8</b> There is sufficient space within the site to establish landscaping which substantively assists in screening and softening poles, towers or other structures and equipment associated with major electricity infrastructure and substations.	<b>AO8</b> A minimum 3m wide densely planted landscaped buffer is provided along the boundary adjoining the major electricity infrastructure, including provision for advanced trees and shrubs that will grow to a minimum height of 10m. Editor's note–The figures below provide an example but are not drawn to scale. Applicants may find guidance in Powerlink's "Screening your home from powerlines – A guide for planting trees and shrubs outside of easements to screen powerlines". Applicants should also note that vegetation will need to maintain statutory clearances (refer Ergon's Standard for Vegetation Management and Standard for Vegetation Clearance Profile.) Applicants should also note that vegetation will need to maintain statutory clearances (refer Ergon's Standard for Vegetation Management and Standard for Vegetation Clearance Profile). Editor's note–Refer also to the Landscaping code 	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.

**Table 7.2.9.3**

**Regional Infrastructure Overlay Code (Part 7-186 to Part 7-193)**

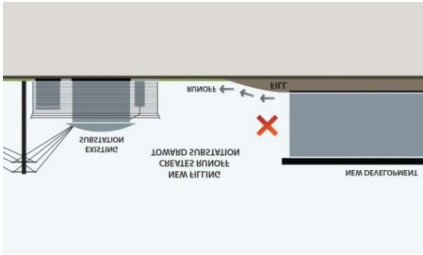
Performance Outcome	Acceptable outcome	Comment
	 <p>The diagram is an overhead view showing a grey rectangular house on the left. To its right is a green area labeled '3m WIDE VEGETATION BUFFER' containing several green circular trees. Further right is a light green area labeled 'PIPELINE CORRIDOR' with two black dots representing pipeline locations. The entire scene is labeled 'OVERHEAD VIEW' at the top.</p>	
<b>High pressure gas pipelines</b>		
<p><b>PO9</b> Development ensures adequate separation between the use, structures and works and the high pressure gas pipeline corridor to minimise the risk of harm to people or property. Editor's note—it is recommended the applicant consult with the relevant pipeline operator prior to the lodging a development application to determine how compliance with the performance outcome can be achieved</p>	<p><b>AO9</b> Buildings and structures are set back a minimum of 40m from a high pressure gas pipeline.</p>	<p><b>NOT APPLICABLE</b> The proposed development is not located within high pressure gas pipeline corridor.</p>
<b>Reconfiguring a lot</b>		
<p><b>PO10</b> Reconfiguration of lots does not compromise or adversely impact upon the efficiency, functionality and integrity of major infrastructure and services networks.</p>	<p>No acceptable outcome is nominated.</p>	<p><b>COMPLIES</b> The proposed reconfiguration is being short to streamline the development of the Nebo BESS (approved under MCU24-0019). Once constructed, the development will support the major electricity infrastructure.</p>

**Table 7.2.9.3****Regional Infrastructure Overlay Code (Part 7-186 to Part 7-193)**

<b>Performance Outcome</b>	<b>Acceptable outcome</b>	<b>Comment</b>
<p><b>PO11</b> Lot reconfiguration integrates major infrastructure sites and corridors within the overall layout. Layout and design: (a) ensures land of sufficient size and suitability is allocated to accommodate the existing and future major infrastructure networks; (b) as far as possible, minimises the likely visual prominence of major infrastructure; and (c) provides for an interface to surrounding uses that minimises the potential for nuisance (including noise and odour), health and safety concerns.</p> <p>Editor's note--Applicants should consult with the infrastructure providers early in the planning process to determine relevant infrastructure requirements.</p>	No acceptable outcome is nominated.	<p><b>COMPLIES</b> The lot design has been undertaken in collaboration with PLQ due to the interconnectedness of the project with the Nebo Substation.</p>
<p><b>PO12</b> Where the reconfiguration involves major electricity infrastructure corridor, the corridor is incorporated within a useable public open space network wherever possible.</p>	No acceptable outcome is nominated.	<p><b>NOT APPLICABLE</b> The proposed allotment does not include a major electricity infrastructure corridor.</p>

**Table 7.2.9.3**


**Regional Infrastructure Overlay Code (Part 7-186 to Part 7-193)**

<b>Performance Outcome</b>	<b>Acceptable outcome</b>	<b>Comment</b>
<b>Operational works</b>		
<b>PO13</b> Development within a water supply infrastructure buffer is located, designed and constructed to: (a) protect the integrity of the water supply infrastructure; (b) maintains adequate access for any required maintenance or upgrading work to the water supply infrastructure.	<b>AO13</b> Development does not involve works within a water infrastructure corridor.	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.
<b>PO14</b> Earthworks do not restrict access to substations or to and along major electricity infrastructure by the electricity providers, using their normal vehicles and equipment.	No acceptable outcome is nominated.	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.
<b>PO15</b> There is no worsening of flooding, drainage or erosion conditions affecting the infrastructure.	No acceptable outcome is nominated. Editor's note–The figures below illustrate the concept. 	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.



**Table 7.2.9.3**

**Regional Infrastructure Overlay Code (Part 7-186 to Part 7-193)**

Performance Outcome	Acceptable outcome	Comment
		
<p><b>PO16</b> Development maintains the clearances required under schedules 4 and 5 of the <i>Electrical Safety Regulations 2002</i>.</p>	<p>No acceptable outcome is nominated.</p>	<p><b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.</p>
<p><b>PO17</b> Earthworks are undertaken in a way which: (a) ensures stability of the land on or adjoining substations and major electricity infrastructure; (b) does not otherwise impact on the safety and reliability of the electricity infrastructure; and (c) does not restrict the placement or use of the electricity provider's equipment.</p>	<p><b>AO17.1</b> No earthworks are undertaken: (a) for overhead transmission infrastructure, within 20m of a transmission tower or pole; or (b) for overhead distribution infrastructure, within 10m of a tower, pole or stay; or (c) for substations, within 10 of a property boundary shared with the substation.</p> <p>Editor's note–The figures below illustrate the concept.</p>	<p><b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.</p>

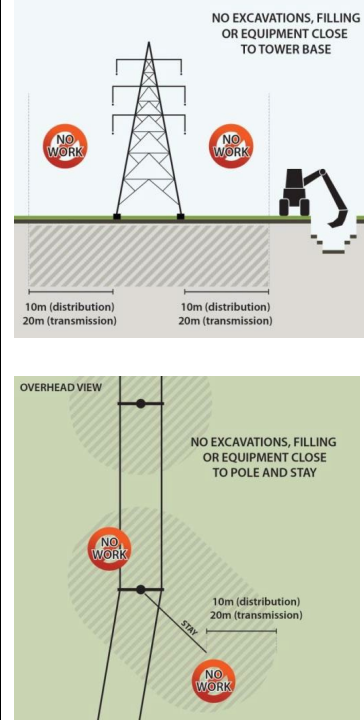
**Table 7.2.9.3**

**Regional Infrastructure Overlay Code (Part 7-186 to Part 7-193)**

**Performance Outcome**

**Acceptable outcome**

**Comment**



**AO17.2**

No earthworks are undertaken, or other loading or displacement of earth caused, within the easement of an underground power line.

**NOT APPLICABLE**

The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.

**Table 7.2.9.3****Regional Infrastructure Overlay Code (Part 7-186 to Part 7-193)**

<b>Performance Outcome</b>	<b>Acceptable outcome</b>	<b>Comment</b>
<b>PO18</b> Other services and infrastructure works (such as stormwater, sewerage, water and the like) do not impact on the safety and reliability of substations or major electricity infrastructure.	<b>AO18.1</b> Underground services are not located within 20m of a tower, pole, stay or substation boundary.	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.
	<b>AO18.2</b> No valve pits occur within: (a) for transmission infrastructure, 60m of a tower, pole or stay; or (b) for distribution infrastructure, 20m of a tower, pole or stay	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.
	<b>AO18.3</b> Pipelines with cathodic protection systems, comply with part 11 of the <i>Electrical Safety</i> Regulation;.	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.
	<b>AO18.4</b> Underground services traversing an easement, cross at right angles to the overhead or underground lines.	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.
	<b>AO18.5</b> Trenches for services are backfilled to be compacted in 150mm layers to at least 95% modified dry density compaction ratio.	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.
	<b>AO18.6</b> Trenches under construction are not left open overnight.	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.
<b>PO19</b> Vegetation does not pose a risk to the safety or reliability of electricity infrastructure.	<b>AO19.1</b> Vegetation planted within an easement of an overhead powerline or, where there is no easement, the area of influence of a powerline, has a mature height of no more than 3.5 metres.	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.

**Table 7.2.9.3**

**Regional Infrastructure Overlay Code (Part 7-186 to Part 7-193)**

**Performance Outcome**

**Acceptable outcome**

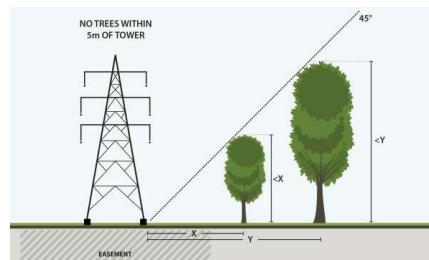
**Comment**

**AO19.2**

Vegetation planted within an underground powerline easement does not have a mature root system in >150mm depth and is not located directly over the powerline.

**AO19.3**

Vegetation adjoining easements complies with the clearance dimensions illustrated in the figure below.



**Table 7.2.9.3****Regional Infrastructure Overlay Code (Part 7-186 to Part 7-193)**

<b>Performance Outcome</b>	<b>Acceptable outcome</b>	<b>Comment</b>
	<p><b>AO19.4</b> Planting complies with (as relevant to the infrastructure concerned): (a) Energex's <i>Safe Tree Guidelines</i>; or (b) Ergon's <i>Plant Smart</i> brochures; or (c) Powerlink's <i>Screening Your Home from Powerlines</i> information sheet and Property and Easements / Landowner information sheets).</p> <p>Editor's note—Further information can be found on the websites of the abovementioned infrastructure providers.</p>	

**Table 6.2.6.5.3****Rural Zone Code (Part 6-134 to Part 6-Part 6-139)**

<b>Performance Outcome</b>	<b>Acceptable outcome</b>	<b>Comment</b>
<b>Built form</b>		
<b>PO1</b> Buildings are designed and located so as not to adversely impact on the rural character and amenity of the locality.	<b>AO1.1</b> Building height does not exceed 12m.	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.
	<b>AO1.2</b> 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.	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.
<b>Residential density</b>		
<b>PO2</b> Residential density reflects the low intensity rural character of the locality.	<b>AO2.1</b> Residential density is limited to: (a) one dwelling house (including a secondary dwelling) or one dual occupancy per allotment; and (b) one dwelling up to 200m <sup>2</sup> GFA where for rural workers' accommodation.	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.
	<b>AO2.2</b> Any secondary dwelling is: (a) a maximum of 150m <sup>2</sup> gross floor area; and (b) within 50m of the main building.	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.

**Table 6.2.6.5.3****Rural Zone Code (Part 6-134 to Part 6-Part 6-139)**

<b>Performance Outcome</b>	<b>Acceptable outcome</b>	<b>Comment</b>
<b>Amenity</b>		
<b>PO3</b> 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.	<b>AO3</b> 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; (c) 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 a 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	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.

**Table 6.2.6.5.3**

**Rural Zone Code (Part 6-134 to Part 6-Part 6-139)**

Performance Outcome	Acceptable outcome	Comment								
	<p>Editor’s note–Mining lease boundaries can be identified on the Queensland Government Mines Online Map service - MyMinesOnline.</p> <p>This setback is required to adequately separate sensitive land uses from potentially hazardous dust levels associated with open cut mining activity.</p> <p>(i) by not being located within the Potential hazardous dust level overlay map OM10;</p> <p>(j) from existing industrial activities by 1km;</p> <p>(k) from a high pressure gas pipeline by 200m;</p> <p>(l) from the Galilee Basin State Development Area boundary by 1km; and</p> <p>Editor’s note–Refer to map AM1 in Schedule 2.</p> <p>(m) from extractive industry operations as follows:</p> <table><tr><th>Operation</th><th>Separation distance</th></tr><tr><td>Extraction or processing involving blasting or crushing</td><td>1000m</td></tr><tr><td>Extraction or processing not involving blasting or crushing</td><td>200m</td></tr><tr><td>Haul route</td><td>100m</td></tr></table>	Operation	Separation distance	Extraction or processing involving blasting or crushing	1000m	Extraction or processing not involving blasting or crushing	200m	Haul route	100m	
Operation	Separation distance									
Extraction or processing involving blasting or crushing	1000m									
Extraction or processing not involving blasting or crushing	200m									
Haul route	100m									



**Table 6.2.6.5.3****Rural Zone Code (Part 6-134 to Part 6-Part 6-139)**

<b>Performance Outcome</b>	<b>Acceptable outcome</b>	<b>Comment</b>
<b>PO4</b> Outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.	<b>AO4.1</b> Light emanating from any source complies with <i>Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i> or current version.	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.
	<b>AO4.2</b> Outdoor lighting is provided in accordance with <i>Australian Standard AS 1158.1.1 – Road Lighting – Vehicular Traffic Category V) Lighting – Performance and Installation Design Requirements</i> or current version.	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.
<b>PO5</b> Development does not adversely impact on the amenity of the surrounding rural or residential land uses and/or rural landscape character.	<b>AO5</b> Plant and air-conditioning equipment, storage areas and processing activities are screened from view of the road or adjoining residential uses.	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.
<b>PO6</b> Development ensures: (a) vulnerability to landslip, erosion and land degradation is minimised; and (b) the safety of people and property.  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.	<b>AO6</b> Development is not located on slopes greater than 15%.	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.

**Table 6.2.6.5.3****Rural Zone Code (Part 6-134 to Part 6-Part 6-139)**

<b>Performance Outcome</b>	<b>Acceptable outcome</b>	<b>Comment</b>
<b>Stock routes</b>		
<b>PO7</b> Development located on a stock route shown on Agriculture land overlay map OM2 does not compromise the use of the stock route by travelling stock.	<b>AO7</b> Sensitive land uses are separated a minimum of (a) 200m from a surveyed stock route; or (b) 800m from an unsurveyed stock route.	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.
<b>PO8</b> Development on or crossing a stock route does not impede the free movement of stock.	<b>AO8</b> Development provides: (a) for grade separation of transport infrastructure and stock; or (b) alternate unimpeded and watered stock route access.	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019. Further a corridor has been preserved along the northern boundary to allow for stock movement into the Powerlink allotment which the current landowner adjists.
<b>Use – Caretakers accommodation</b>		
<b>PO9</b> Development is ancillary to the primary use.	<b>AO10.1</b> Structures associated with the use are limited to 30m2 gross floor area.	<b>NOT APPLICABLE</b> The proposed development does not include caretakers' accommodation.
	<b>AO10.2</b> A roadside stall is setback a minimum of 10m from the front and side boundaries.	<b>NOT APPLICABLE</b> The proposed development does not include caretakers' accommodation
	<b>AO10.3</b> The roadside stall only sells produce grown on site.	<b>NOT APPLICABLE</b> The proposed development does not include caretakers' accommodation
<b>For all assessable development</b>		

**Table 6.2.6.5.3****Rural Zone Code (Part 6-134 to Part 6-Part 6-139)**

<b>Performance Outcome</b>	<b>Acceptable outcome</b>	<b>Comment</b>
<b>Land use</b>		
<b>PO11</b> 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.	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.
<b>PO12</b> 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.	No acceptable outcomes are nominated.	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.
<b>Design and amenity</b>		
<b>PO13</b> Development is designed to achieve safety for all users having regard to: (a) maximising casual surveillance and sight lines; (b) avoiding personal concealment and entrapment locations; (c) exterior building design that promotes safety; (d) adequate lighting;	No acceptable outcome is nominated.	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.

**Table 6.2.6.5.3****Rural Zone Code (Part 6-134 to Part 6-Part 6-139)**

<b>Performance Outcome</b>	<b>Acceptable outcome</b>	<b>Comment</b>
(e) appropriate signage and wayfinding; and (f) building entrances, parking areas, loading and storage areas that are well lit and have clearly defined access points.  Editor's note—Applicants may find useful guidance in the Queensland Government's Crime Prevention through Environmental Design Guidelines for Queensland.		
<b>PO14</b> Development minimises potential conflicts with, or impacts on, other uses having regard to vibration, odour, dust or other emissions.	<b>AO14.1</b> Development achieves the air quality design objectives set out in the <i>Environmental Protection (Air) Policy 2008</i> , as amended.	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.
	<b>AO14.2</b> 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.	

**Table 6.2.6.5.3****Rural Zone Code (Part 6-134 to Part 6-Part 6-139)**

<b>Performance Outcome</b>	<b>Acceptable outcome</b>	<b>Comment</b>
<b>PO15</b> 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.	<b>AO15</b> Development achieves the air quality design objectives set out in the <i>Environmental Protection (Noise) Policy 2008</i> , as amended.	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.
<b>PO16</b> Development does not unduly impact on the existing amenity and character of the locality having regard to: (a) the scale, siting and design of buildings and structures; (b) visibility from roads and other public view points, screening vegetation and landscaping; (c) the natural landform and avoidance of visual scarring; and (d) vibration, odour, dust, spray drift and other emissions.	No acceptable outcome is nominated.	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.
<b>PO17</b> All uses are located, designed, orientated and constructed to: (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.	No acceptable outcome is nominated.	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.

**Table 6.2.6.5.3****Rural Zone Code (Part 6-134 to Part 6-Part 6-139)**

<b>Performance Outcome</b>	<b>Acceptable outcome</b>	<b>Comment</b>
<b>PO18</b> Development ensures ecological values, habitat corridors and soil and water quality are protected, having regard to: (a) maximising the retention of vegetation and the protection of vegetation from the impacts of development; (b) minimising the potential for erosion and minimisation of earthworks; (c) maximising the retention and protection of natural drainage lines and hydrological regimes; (d) avoidance of release of biohazards into the environment; (e) mitigating the risk of introducing and spreading weeds and pest animals; and (f) avoidance of leeching by nutrients, pesticides or other contaminants, or potential for salinity.	No acceptable outcome is nominated.	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.
<b>Use – Animal keeping (kennels or catteries)</b>		
<b>PO19</b> Development is sited, constructed and managed such that: (a) animals are securely housed; and (b) the use does not create an unreasonable nuisance beyond the site boundaries.	<b>AO19.1</b> A minimum site area of 5 hectares is required.	<b>NOT APPLICABLE</b> The proposed development does not include animal keeping use.
	<b>AO19.2</b> Buildings used for animal keeping are constructed with impervious reinforced concrete floors, gravity drained to the effluent collection/treatment point.	<b>NOT APPLICABLE</b> The proposed development does not include animal keeping use.

**Table 6.2.6.5.3**

**Rural Zone Code (Part 6-134 to Part 6-Part 6-139)**

Performance Outcome	Acceptable outcome	Comment						
	<b>AO19.3</b> 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.	<b>NOT APPLICABLE</b> The proposed development does not include animal keeping use.						
	<b>AO19.4</b> Animals are kept in fenced enclosures, inside buildings at all times between the hours of 6pm and 7am.	<b>NOT APPLICABLE</b> The proposed development does not include animal keeping use.						
	<b>AO19.5</b> A person who is responsible for the supervision of the operation of the development is accommodated on the premises at all times.	<b>NOT APPLICABLE</b> The proposed development does not include animal keeping use.						
	<b>AO19.6</b> Animal enclosures are set back to roads, streets and water resources as follows: <table><tr><td>Road frontages</td><td>50m</td></tr><tr><td>Top bank of creek, river, stream, wetland, edge of well, bore, dam, weir, intake or the like which provides potable water supply to the site or surrounds</td><td>100m</td></tr><tr><td>Top bank of dry or perennial gully</td><td>30m</td></tr></table>	Road frontages	50m	Top bank of creek, river, stream, wetland, edge of well, bore, dam, weir, intake or the like which provides potable water supply to the site or surrounds	100m	Top bank of dry or perennial gully	30m	<b>NOT APPLICABLE</b> The proposed development does not include animal keeping use.
Road frontages	50m							
Top bank of creek, river, stream, wetland, edge of well, bore, dam, weir, intake or the like which provides potable water supply to the site or surrounds	100m							
Top bank of dry or perennial gully	30m							

**Table 6.2.6.5.3****Rural Zone Code (Part 6-134 to Part 6-Part 6-139)**

<b>Performance Outcome</b>	<b>Acceptable outcome</b>	<b>Comment</b>
<b>Use – Agricultural supplies store, bulk landscaping supplies, rural industry, wholesale nursery and garden centre</b>		
<b>PO20</b> Development is located and designed on sites of sufficient size, to minimise adverse impacts on: (a) the amenity of the setting, in particular noise, odour and dust emissions; (b) the amenity of neighbours; and (c) operating within the safe and effective design capacity of the region's road system.	road system. <b>AO20.1</b> A minimum site area of 5 hectares	<b>NOT APPLICABLE</b> The proposed development does not include any of the listed uses.
	<b>AO20.2</b> A minimum 15m setback is required from any adjoining	<b>NOT APPLICABLE</b> The proposed development does not include any of the listed uses.
	<b>AO20.3</b> 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.	<b>NOT APPLICABLE</b> The proposed development does not include any of the listed uses.
	<b>AO20.4</b> Infrastructure and material storage areas are confined to free draining areas and sites on slopes not exceeding 10%.	<b>NOT APPLICABLE</b> The proposed development does not include any of the listed uses.
	<b>AO20.5</b> There is direct access from the property boundary to a sealed road.	<b>NOT APPLICABLE</b> The proposed development does not include any of the listed uses.



**Table 6.2.6.5.3****Rural Zone Code (Part 6-134 to Part 6-Part 6-139)**

<b>Performance Outcome</b>	<b>Acceptable outcome</b>	<b>Comment</b>
	<b>AO20.6</b> Hours of operation are limited between 7am and 5pm.	<b>NOT APPLICABLE</b> The proposed development does not include any of the listed uses.
<b>Use – Club or community use</b>		
<b>PO21</b> Development is located and designed on sites of sufficient size, to minimise adverse impacts on: (a) the amenity of the setting, in particular noise, odour and dust emissions; and (b) the amenity of neighbours.	<b>AO21.1</b> A minimum site area of 5 hectares is required.	<b>NOT APPLICABLE</b> The proposed development does not include club or community use.
	<b>AO21.2</b> 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.	<b>NOT APPLICABLE</b> The proposed development does not include club or community use.
	<b>AO21.3</b> Buildings and structures associated with the use is limited to: (a) shelters; (b) toilets; (c) kiosks; (d) hall/function area.	<b>NOT APPLICABLE</b> The proposed development does not include club or community use.
	<b>AO21.4</b> Hours of operation are limited between 7am and 10pm.	<b>NOT APPLICABLE</b> The proposed development does not include club or community use.

**Table 6.2.6.5.3****Rural Zone Code (Part 6-134 to Part 6-Part 6-139)**

<b>Performance Outcome</b>	<b>Acceptable outcome</b>	<b>Comment</b>
<b>Use – Renewable energy facility</b>		
<b>PO22</b> 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.	No acceptable outcome is nominated.	<b>NOT APPLICABLE</b> The proposed development is for the reconfiguration of the lot. The use associated with this lot is approved under MCU24-0019.
<b>PO23</b> Development ensures the site is returned to its pre-development condition and land use upon cessation of the renewable energy facility.	No acceptable outcome is nominated.	<b>COMPLIES</b> The decommissioning of the approved development is conditions under MCU24-0019.  Note, the applicant is supportive of a property note or condition of approval which prohibits the placement of a residential building on the new Nebo BESS allotment.

## **Australia**

### **SYDNEY**

Level 10 201 Pacific Highway  
St Leonards NSW 2065  
T 02 9493 9500

### **NEWCASTLE**

Level 3 175 Scott Street  
Newcastle NSW 2300  
T 02 4907 4800

### **BRISBANE**

Level 1 87 Wickham Terrace  
Spring Hill QLD 4000  
T 07 3648 1200

### **CANBERRA**

Suite 2.04 Level 2  
15 London Circuit  
Canberra City ACT 2601

### **ADELAIDE**

Level 4 74 Pirie Street  
Adelaide SA 5000  
T 08 8232 2253

### **MELBOURNE**

Suite 9.01 Level 9  
454 Collins Street  
Melbourne VIC 3000  
T 03 9993 1900

### **PERTH**

Suite 3.03  
111 St Georges Terrace  
Perth WA 6000  
T 08 6430 4800

## **Canada**

### **TORONTO**

2345 Yonge Street Suite 300  
Toronto ON M4P 2E5  
T 647 467 1605

### **VANCOUVER**

2015 Main Street  
Vancouver BC V5T 3C2  
T 604 999 8297

### **CALGARY**

700 2nd Street SW Floor 19  
Calgary AB T2P 2W2



[linkedin.com/company/emm-consulting-pty-limited](https://www.linkedin.com/company/emm-consulting-pty-limited)



[emmconsulting.com.au](http://emmconsulting.com.au)