Planning Scheme

Cambooya Shire Council

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1.0 HOW TO USE THIS PLANNING SCHEME

1.1 CONTENTS OF THE PLANNING SCHEME

This planning scheme has been prepared under the *Integrated Planning Act 1997*. The Act's stated purpose is to seek to achieve ecological sustainability, and it requires Council to perform its planning functions to advance this purpose.

Ecological sustainability is defined in the Act as:

> *"a balance that integrates -*
> *(a) protection of ecological processes and natural systems at local, regional, State and wider levels; and*
> *(b) economic development; and*
> *(c) maintenance of the cultural, economic, physical and social wellbeing of people and communities."*

Essentially this means that the planning scheme must seek to achieve a balance between protection of the environment, economic development and community wellbeing.

The planning scheme seeks to achieve ecological sustainability in a specific way: by managing new development and its effects on the environment and the community, primarily through the development approvals process.

The achievement of ecological sustainability will require a combined and integrated approach with such things as:

- the Cambooya Shire Corporate Plan;
- State and Commonwealth agencies' policies and programs;
- regional strategies (eg. strategies produced by the Eastern Downs Regional Organisation of Councils); and
- community based programs (eg. strategies prepared by the Condamine River Catchment Committee, Landcare etc).

Key elements of this scheme, through which the Act's purpose is reflected, include:

1.1.1 Desired Environmental Outcomes

The "Desired Environmental Outcomes" and associated strategies set out in Section 3[1] express Council's overarching intentions for the whole of the Shire, and the key measures to achieve them. They are intended to promote ecological sustainability, and to coordinate and integrate the core matters of land use and development, infrastructure and valuable features.

[1] Amended 23/01/09 – Amendment No.1

1.1.2 Land Use Areas

The Shire is divided into various land use areas which are described and mapped in Section 4[2]. These areas have two major functions:

- they express the intended pattern of land uses within the Shire which will assist in achieving the desired environmental outcomes; and
- they provide the basis for regulating development in the Shire.

Accordingly, Section 4[3] sets out the intentions for each land use area and the level of assessment that will be required for different forms of development within them.

The overlay maps depict particular qualities of the local environment that will assist in interpreting policy intentions for the land use areas, and in some cases, development requirements expressed in the relevant codes.

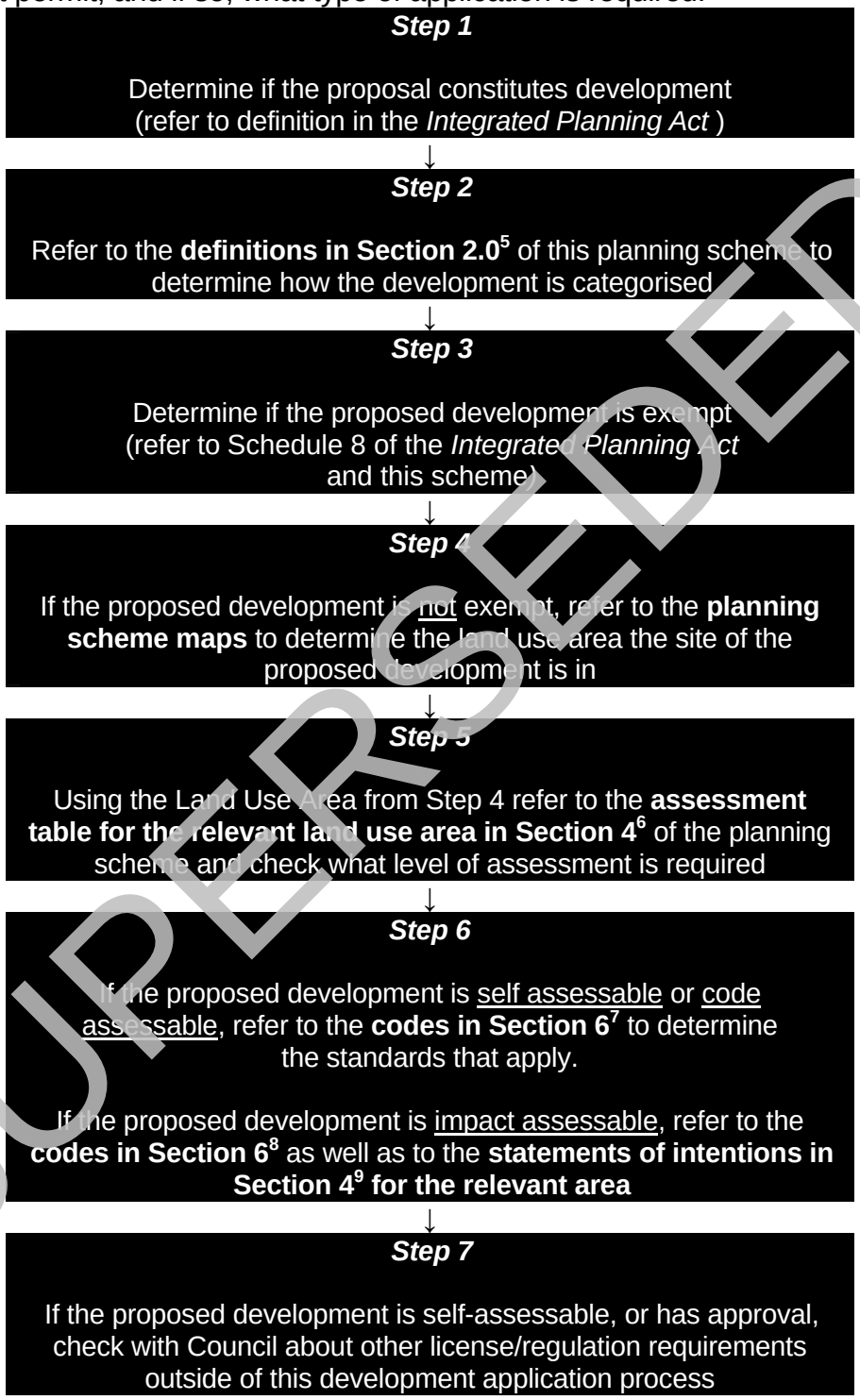
1.1.3 Codes

Section 6[4] contains codes which apply to development that is self assessable, and code assessable, and that are relevant to development which is impact assessable. The codes are performance based so that land use and development can meet desired standards in a variety of ways, and so that development assessment is more flexible and can respond to community needs and preferences.

[2] Amended 23/01/09 – Amendment No.1
[3] Amended 23/01/09 – Amendment No.1
[4] Amended 23/01/09 – Amendment No.1

1.2 WHEN IS A DEVELOPMENT APPLICATION REQUIRED?

The following steps, which are explained in detail below, are required to determine whether a proposed development requires an application to be made to Council for a development permit, and if so, what type of application is required:



[5] Amended 23/01/09 – Amendment No.1
[6] Amended 23/01/09 – Amendment No.1
[7] Amended 23/01/09 – Amendment No.1
[8] Amended 23/01/09 – Amendment No.1
[9] Amended 23/01/09 – Amendment No.1

Step 1

Determine if the proposal constitutes development, as defined in the *Integrated Planning Act 1997*; is the proposal:

- a material change in use, which means:
  - the start of a new use;
  - the re-establishment of a use that has been abandoned; or
  - a material change in the intensity or scale of the use;
- building works;
- reconfiguring a lot; or
- operational works[10].

Step 2

Refer to the **definitions in Section 2.0[11]** of this planning scheme to determine how the development is categorised (if necessary). The definitions describe the more common development activities in the Shire and although the list is not exhaustive, the definitions are necessary to enable identification of the level of assessment applicable to different uses in the various land use areas within the Shire.

Step 3

Determine if the proposed development is exempt. Development that is exempt does not require a development permit and is not required to comply with any of the codes.

Exempt development is identified in Schedule 8 of the *Integrated Planning Act*[12]. In addition, for the purposes of this planning scheme, the following development is also exempt development:

- on-site filling or excavation to a depth of less than 1m (where all activities are conducted on site - where material is removed from site the activity is not exempt and is defined as 'Extractive Industry') where the activity includes:
  - fill under 20m^3 for land included in a Rural Land Use Area;
  - the digging of holes or filling for gardening or minor landscaping;
  - top dressing up to 100mm in depth; and
  - earthworks carried out in conjunction with building work;
- park; and

[10] These terms are defined in the *Integrated Planning Act*. Note that this planning scheme does not regulate drainage or plumbing works.

[11] Amended 23/01/09 – Amendment No.1

[12] Where roadworks being conducted on road reserves involve the use of materials extracted from land in the vicinity, solely for this purpose, this extraction is considered to be exempt development under schedule 8 of the *Integrated Planning Act.*

- utility installation being low impact telecommunications (as defined under the *Commonwealth Telecommunications Act*), power installations below 110KV, and development for the provision of utilities (water supply and sewerage reticulation) at or below ground level (other than a waste disposal facility).

Step 4

If the proposed development is not exempt, refer to the **planning scheme maps** to determine the land use area the site of the proposed development is in, for example:

- Rural Land Use Area;
- Rural Residential Land Use Area;
- Township Land Use Area; or
- Major Community Facilities Land Use Area.

Note that roads and waterways are also subject to the provisions of this planning scheme. For the purposes of regulating development, they are to be taken to be included in the same land use area as adjoining land. Where land on opposite sides of a road or waterway is included in different land use areas, each area is to be taken to extend to the mid point of the road or waterway. In assessing any development proposal in or near roads or waterways in the Shire, it is intended that the safe and efficient operation of the Shire's transport infrastructure and the integrity of the Shire's waterways are protected.

Where a single lot is included in more than one land use area, each part of the lot will be subject to the provisions applying to the particular land use area in which it is included. Where there is any doubt about the location of the boundary of each land use area, Council will determine the extent of each area having regard to the description and policy intentions for each set out in Section 4[13].

Step 5

Using the Land Use Area from Step 4 refer to the **assessment table for the relevant land use area in Section 4[14]** of the planning scheme and check what level of assessment is required (the proposed development may be either exempt, self assessable, code assessable or impact assessable).

- If the proposed development is listed as self assessable, no application is required but the development is still required to comply with any applicable codes.

  Self assessable development complies with a code if it meets the acceptable solutions set out in that code. If a self assessable development does not comply with an acceptable solution, the development will be taken to be code assessable, unless otherwise identified as impact assessable in the relevant assessment table.

[13] Amended 23/01/09 – Amendment No.1
[14] Amended 23/01/09 – Amendment No.1

- If the proposed development is listed as code or impact assessable in the relevant table, a development application is required.

- An application for code assessment will be assessed against the whole of the code, including the performance criteria, and the purpose in the applicable codes.

- An application for impact assessment will be assessed against all provisions of the planning scheme, including the desired environmental outcomes and associated strategies, the statement of intent for the relevant land use area and the relevant codes. In addition, other matters set down in the Act will be considered, including State Planning Policies, any existing use or approval over the site or adjoining premises or any other matter prescribed under a regulation to the Act, or any Regional Planning Initiatives (eg. EDROC Land Use Plan). In addition, the application will be required to be publicly notified.

Step 6

If the proposed development is self assessable or code assessable, refer to the **codes in Section 6**[15] to determine the standards that apply.

If the proposed development is impact assessable, refer to the **codes in Section 6**[16] as well as to the **statements of intentions in Section 4**[17] **for the relevant area,** to identify additional matters against which the proposal will be assessed.

As provided for under the *Integrated Planning Act*, Council may seek third party advice from relevant state agencies when assessing applications.

Step 7

If the proposed development is self-assessable, or has approval, check with Council about other license/regulation requirements (eg. *Food Hygiene Regulations, Dangerous Goods Safety Management Act*).

The application processes that need to be followed are set down by the *Integrated Planning Act* 1997. Further information about the relevant processes may be sought from Council, or from Council's 'How to' handouts, or from the *Integrated Planning Act* itself.

The necessary development application forms can be obtained from Council or from website, www.ipa.qld.gov.au.

[15] Amended 23/01/09 – Amendment No.1
[16] Amended 23/01/09 – Amendment No.1
[17] Amended 23/01/09 – Amendment No.1

2.0 DEFINITIONS[18]

The following definitions are included for the purpose of assisting in the interpretation of the assessment tables included in Section 4[19] of this planning scheme, and the codes included in Section 6[20].

Where there is any question about the definition of any use or proposed development, the definition shall be as determined by Council. Material changes of use for a purpose that is not defined in this part will be taken to be impact assessable development.

2.1 Rural Development

"Agriculture" means the growing and harvesting of crops, pastures, flowers, fruit, vegetables or the like other than for domestic purposes and trees (native or exotic) for forestry. The term includes the storage and packing of produce grown on the same site.

"Animal husbandry" means the keeping, depasturing or stabling of any animal, bird, insect, reptile, fish or crustaceans, other than as domestic pets or for domestic purposes, or where the number of animals is below the threshold which is used to define an intensive animal industry or a kennel or cattery as defined below. [21]

"Dam" means earthworks interfering with natural ground level designed for purposes of capturing and storing water.

"Intensive animal industry" means the keeping of animals, birds, reptile, fish or crustaceans with predominantly introduced water and feeding (as opposed to grazing), including, but not limited to:

- aquaculture where involving:
  - off-site discharge of wastes to natural waters; or
  - freshwater tanks with a total production area of >2000m^2 (or >750m^2 where oxygen injection is used); or
  - freshwater ponds with a total surface area of >5ha;

- the keeping of the following animals in numbers exceeding that indicated below:

	Rural Land Use Area
Pigs	20
Poultry	100
Emu/Ostrich	20
Dairy Cows	100
Cattle Feedlots	49
Goats	20

[18] Amended 23/01/09 – Amendment No.1
[19] Amended 23/01/09 – Amendment No.1
[20] Amended 23/01/09 – Amendment No.1
[21] Note that Local Law No. 4 (Keeping of Animals) establishes limitations on the number of animals kept for domestic purposes and the size of land required for those animals.

Sheep feedlots	20

"Kennels and catteries" means the boarding, breeding or training of more than two dogs or cats over 4 months of age. *The term does not include the keeping of more than two dogs for bona fide farm purposes*.

"Vegetation clearing" means to remove, cut down, ringbark, push over, poison or destroy (including destruction by burning, flooding or draining) vegetation in any way, other than for forestry.

2.2 Residential Development

"Caravan park" means the offering of sites for the parking of caravans, relocatable homes and the pitching of tents. The term includes the use of cabins where such cabins are ancillary to the caravan park use, and shop where such shop is provided for use by patrons of the caravan park only.

"House" means use of a detached building principally for residential purposes by one household, domestic group or individual. The term includes such domestic activities and outbuildings as are normally associated with the use of a house.

"Home-based business" means a commercial activity, profession or occupation carried out in, or on the same site as a house by any permanent resident of the dwelling.

"Host home accommodation" means the provision of accommodation for tourists or travellers in any house where the owner or host resides on the premises on a full time basis. The term includes bed and breakfasts and host farms.

"Motel" means the temporary accommodation of travellers and includes, if provided, any restaurant on the same site.

"Multiple dwelling" means an integrated development of at least two places of residence for discrete households, domestic groups or individuals. The term includes townhouse, duplex, apartment building, retirement village, nursing home, children's home, aged care accommodation, residential development for people with special needs, hostel, institution (primarily residential in nature) or community dwelling (where unrelated people maintain a common discipline, religion or similar).

2.3 Commercial Development

"Commercial premises" means displaying or offering goods or services for sale by retail or for other business, professional, entertainment or commercial recreational purposes, unless otherwise defined.

"Service station" means the retail sale of fuel, oils, greases and other motoring accessories, the sale of convenience items and the servicing of vehicles.

2.4 Industrial Development

"Extractive industry" means the winning of gravel, rock, sand, soil, stone, or other similar materials, including the storage of the extracted material for commercial purposes.

"Rural industry" means any industrial activity associated with the handling, treating, processing or packing of primary produce where such use is directly associated with agriculture.

The term includes the ancillary storage of flammable or combustible liquids in accordance with the *Dangerous Goods Safety Management Regulation*, but not in quantities that would require licensing under that regulation, nor the on-selling of the same.

The term does not include intensive animal industry as defined herein.

"Industry" means:

(i) any of the following:
   (a) any manufacturing process whether or not such process results in the production of a finished article;
   (b) the breaking up or dismantling of any good or any article for trade, sale or gain, or ancillary to any business;
   (c) any process whereby organic materials are treated so as to result in a different end product;
   (d) the repair and servicing of articles including vehicles, machinery, buildings or other structures and laundering of articles;
   (e) any operation connected with the installation of equipment and services for the extermination of pests;
   (f) the dismantling of motor vehicles whether the dismantling is carried out by one operation or by a series of operations, for any purpose other than a service station as herein defined.

(ii) The following when carried out on land upon which any of the above operations are carried on:
   (a) the storage of goods used in connection with or resulting from any of the above operations;
   (b) the provision of amenities for persons engaged in such operations;
   (c) the sale of goods resulting from such operations;
   (d) any work of administration or accounting in connection with such operations.

The term does not include Rural Industry, Intensive Animal Industry or Extractive Industry as defined herein.

"Warehouse" means the storage of goods, whether or not such use involves the sale of such goods by wholesale thereon or elsewhere.

"Transport depot or terminal" means the storing of buses, taxis or other road transport vehicles, or aircraft. The use may also include a passenger terminal. The term includes the servicing of such vehicles on the premises and the temporary storage of goods pending reshipment.

2.5 Community Uses

"Educational establishment" means a child care facility, kindergarten, preschool, school, college, or other learning facility.

"Health care premises" means a hospital, maternal and child welfare centre, or for the providing of professional services of physiotherapists, medical practitioners, dentists, psychiatrists or chiropractors or other health related services.

"Park" means the use of open space for recreational purposes, aesthetic appreciation, and/or environmental protection.

"Place of worship" means the use of premises for worship or meetings by a religious organisation.

"Railway Activities" means the use (including ancillary uses) of premises, and activities undertaken for the purposes of planning, constructing, maintaining and operating rail infrastructure, facilities and rolling stock. Rail infrastructure and facilities includes rail transport infrastructure as defined by other state legislation rail maintenance depots, rail workshops, rail freight centres directly connected to and operationally integrated with rail transport infrastructure.

2.6 Other Development

"Advertising signage" means any structure or device which is visible from the road or other public place and which conveys information or directions of any kind (other than a sign or device exhibited pursuant to the authority or requirements of an Act) and the term includes any structure forming part of the sign or to which the sign is attached or on which it is exhibited, which in turn includes a vehicle that is advertised or displayed for sale.

"Filling and excavation" means the deposition or removal of material that materially alters the ground level, except where for:

- dams in the Rural Land Use Area;
- fill under $20m^3$ on land included in the Rural Land Use Area;
- the digging of holes or filling for gardening or minor landscaping;
- top dressing up to 100mm in depth;
- earthworks carried out in conjunction with building work.

"Indoor entertainment" means any premises used for or intended for use for any activity, purpose or pursuit which affords interest, entertainment or amusement and which is conducted predominantly within a building. The term includes, but is not limited to, art galleries, basketball courts, cinemas, clubs, gymnasiums, indoor cricket, live theatres, sound lounges, squash courts, stadiums and volleyball courts.

"Outdoor entertainment" means any sporting or recreational activity, or other leisure pastime, which is conducted wholly or mainly outdoors. The term includes showgrounds, outdoor public swimming pools, drive-in theatres, on or off road race tracks, golf courses and driving ranges, outdoor courts and sportsgrounds, and the like, whether or not it is conducted for a fee. The term does not include the use of a private tennis court or swimming pool associated with a residential dwelling.

"Public purposes" means a use of premises by any local, state or federal government body, and their agents, necessary for the undertaking of statutory duties and obligations.

"Utility installation" means the storage and/or treatment of water, gas, sewage, treatment and disposal of wastes, the generation and transmission of power, and the provision of telecommunications services, rail and roads.

2.7 Explanatory Definitions

"Minor building work" means work that results in an increase in gross floor area by not more than 50m^2 or 10% whichever is the lesser.

"Site coverage" means the proportion of a site covered by buildings.

“Vegetation” means a native tree or a native plant other than a grass.

3.0 DESIRED ENVIRONMENTAL OUTCOMES[22]

3.1 PROMOTING ECOLOGICAL PROCESSES

3.1.1 Habitat and Biodiversity

Desired Environmental Outcome

Natural habitat is protected and linkages between habitat areas are enhanced. The Shire's bio-diversity is enhanced and its scenic backdrop maintained.

Rationale

The Shire's habitat supports some rare and threatened species of flora and fauna. Protection of habitat is necessary to maintain regional biodiversity, which is important for long term community wellbeing.

The Shire has a rim of vegetated hills to the north and to the east, forming a scenic backdrop that is highly valued by the community. These vegetated slopes contain much of the important habitat and vital wildlife corridors that link these habitats; therefore it is important to protect both the landscape values and the ecological values of these areas of remnant vegetation.

Shire-Wide Strategies

Shire-wide strategies and implementation measures incorporated in this scheme that work towards this Desired Environmental Outcome are set out below.

Strategies	Measures
3.1.1.1 Identify, protect and enhance areas of remnant habitat which are important to the maintenance of biodiversity. 3.1.1.2 Maintain the visual integrity of the Shire's major landscape features.	❑ Broad areas of important habitat are identified on an overlay to the scheme maps. This map reflects available regional ecosystem information prepared by the State government and distinguishes between endangered, of concern and not of concern ecosystems; areas of significant landscape quality generally correspond with the habitat areas shown on the scheme maps; ❑ As far as possible, the retention, buffering and/or rehabilitation of this habitat, and linkages between them, will be sought in any assessable development proposal in these areas; ❑ Forms of development within or near to the identified habitat areas that are compatible with the character, values and functions of that area are encouraged; ❑ Forms of development that are likely to create adverse impacts on the character, values and functions of the identified habitat areas (including its landscape qualities) are discouraged.

[22] Amended 23/01/09 – Amendment No.1

3.1.2 Water, Land and Air Quality

Desired Environmental Outcome

The quality of the Shire's air, water and land resources is enhanced.

Rationale

It is vital to maintain essential ecological processes and life-support systems (such as soil regeneration and protection, the cleansing of waters and maintenance of air quality), to ensure the protection of public health, the Shire's economy and biodiversity. Development has the potential to impact on these interrelated systems.

Most of the Shire forms part of the headwaters of the Condamine Catchment, which in turn forms part of the Murray Darling Basin. Council, together with other government agencies, has broad obligations to protect water resources in the Murray Darling Basin. Water quality can be affected by over use of ground and surface water resources, leachate from inappropriate on-site disposal of wastewater and runoff from intensive forms of development, agricultural practices and roads.

While the allocation of water is a process managed separately by the State government, there is a need to manage land uses to avoid undue pressure on this important resource. Development needs to be managed to ensure there is sufficient water available to meet demands, and there is a need to protect vulnerable groundwater areas, riparian zones and flood plains from activities that may cause potential impacts. The Eastern Downs Regional Planning Advisory Committee (EDRPAC) has adopted a *Run-off and Flow Coordination Framework for the Condamine Floodplains* (November 2001). This Framework identifies seven principles to guide development on the floodplains, including maintaining natural flow paths and floodplain capacity.

Land management practice is integrally linked with water quality, and with floodplain management. Inappropriate erosion control on development sites can increase sedimentation rates in waterways, impact on the health of aquatic habitats, and remove the fertile topsoil.

Air pollution has the potential to harm the comfort or health of the community and the natural environment. Air pollution can include, amongst others, odours (eg. from intensive animal industries and other industries), dust and smoke particles (eg. from rural activities, bushfires).

Shire-Wide Strategies

Shire-wide strategies and implementation measures incorporated in this scheme to work towards this Desired Environmental Outcome are set out below. These work in conjunction with those set out in Section 3.1.1.

Strategies	Measures
3.1.2.1 Protect groundwater from leachate resulting from wastewater discharge and run off. 3.1.2.2 Maintain, and where possible rehabilitate, the natural flow characteristics and flood detention capacity of the floodplain, thereby protecting both the ecological values of aquatic habitats and public health. 3.1.2.3 Maintain air quality through management of airborne emissions.	❑ Major waterways, their floodplains and areas of high groundwater vulnerability are identified as an overlay to the scheme maps; ❑ Forms of development within or near these areas that may have a negative impact on water quality or flow regimes are discouraged; ❑ New development within or near these areas will be required to demonstrate: – Adequate available water supply, including reliance on tank water for residential purposes; – Appropriate effluent disposal and runoff and erosion control systems; – Maintenance of downstream or up stream drainage and flooding characteristics; – Buffering to riparian zones; – Revegetated and rehabilitated of degraded riparian areas are where possible; ❑ Appropriate management of airborne emissions will be required for new development.

3.2 PROMOTING ECONOMIC DEVELOPMENT

3.2.1 Natural Economic Resources

Desired Environmental Outcome

Good quality agricultural land and extractive industry deposits are protected from development that could reduce the productivity of these natural economic resources.

Rationale

The traditional economic base of the Shire is agriculture, and this is expected to continue in the future. The protection of land resources to support primary industries is therefore critical to the Shire's ongoing economic development.

In the management of this resource the planning scheme is required to be consistent with State Planning Policy 1/92 (*Development and the Conservation of Agricultural Land*) which seeks the protection of good quality agricultural land for present and future generations.

Shire-Wide Strategies

Shire-wide strategies and implementation measures incorporated in this scheme to work towards this Desired Environmental Outcome are set out below. The strategies and measures set out in Section 3.1 also contribute to the achievement of this desired environmental outcome.

Strategies	Measures
3.2.1.1 Identify and protect natural resources in the Shire.	❑ Good quality agricultural land and extractive resources are identified on an overlay to the scheme maps; ❑ A wide range of rural and associated activities are encouraged throughout the Shire's rural areas, provided they would not be incompatible with farming operations on the identified good quality agricultural land (eg. residential uses); ❑ Further subdivision of rural land will be managed so that it would facilitate viable new forms of agriculture or related activity or would improve existing arrangements; ❑ Rural residential and urban development will be encouraged only in specifically designated areas.

3.2.2 Economic Opportunities

Desired Environmental Outcome

Employment opportunities are increased through expansion of existing industry and through the establishment of new economic activities in the Shire.

Rationale

The establishment of rural based value adding industries on rural land, and the establishment of local service industries and home businesses will support the traditional agricultural economic base of the Shire. There is a further opportunity for rural or natural environment based tourist facilities such as farm stays and bed and breakfast, as well as craft based attractions. New industries will provide new employment opportunities within the Shire, and therefore it is important to facilitate these as well as protecting existing industry.

Rural activities such as intensive animal industries are well established in the Shire and there is potential for further development in areas where impacts on the environment and amenity can be managed.

Shire Wide Strategies

Shire-wide strategies and implementation measures incorporated in this scheme to work towards this Desired Environmental Outcome, in addition to those set out in previous sections, are set out below.

Strategies	Measures
3.2.2.1 Broaden the employment base through the establishment of new and non-traditional industries/ activities in the Shire. 3.2.2.2 Protect established industries in the Shire from incompatible development and appropriately manage any impacts that may result from new industrial development	❑ Home business and host home accommodation and other rural-based or eco-tourism facilities are encouraged throughout the Shire, provided they do not adversely impact on residential amenity, the natural environment or the productive capacity of good quality agricultural land; ❑ New rural based/value adding industries are encouraged in the Rural Land Use Area; ❑ Establishment of further intensive animal industries is encouraged in suitable locations; ❑ Development that may compromise established industrial activities or that may compromise the possibility of future expansion needs of these industries is discouraged; ❑ Establishment of new commercial or community facilities is encouraged where they are located with existing commercial activities; ❑ Development proposals will be required to demonstrate: – Adequate water supply; – Appropriate effluent disposal run off and erosion control systems; – Appropriate access and car parking arrangements; – Where necessary, landscaping to minimise visual impact; – Management of possible erosion, air, noise and water impacts.

3.3 ENSURING COMMUNITY WELLBEING

3.3.1 Settlement Pattern

Desired Environmental Outcome

Development, particularly for residential purposes, occurs in a manner that reinforces a sense of community identity and maximises use of existing infrastructure. Rural residential living is accommodated in preferred areas of the Shire in a manner that protects the rural character and scenic landscapes. Development that improves accessibility of residents to community services, employment opportunities and to alternative forms of transport, and maintains the safe and efficient use of major transport infrastructure is preferred.

Rationale

It is important to promote livable communities. Livability is supported by the provision of choice and affordability in housing, accessible services, the creation of a safe and comfortable environment and the promotion of a clear sense of community identity, together with other aspects discussed in the preceding sections. Consolidation of new residential development within the Shire's towns and the northern rural residential area will assist in promoting livability.

The range of lifestyle options provided for in the Shire needs to respond to demands for rural residential living, aged care accommodation and medium density housing, along with other types of housing options.

Rural residential development in the northern part of the Shire accommodates a demand for rural lifestyle close to Toowoomba. However, rural residential development that is not carefully located, designed and buffered can result in conflicts with nearby agricultural activities and areas with ecological and landscape values. It can also result in high costs associated with the provision of social services and infrastructure.

Sustainable growth requires settlement patterns to occur in a manner that minimises energy expenditure and maximises efficient use and provision of infrastructure. Residential development should be located to maximise use of existing infrastructure and to maximise accessibility to community uses and local commercial activities. Community uses need to be located in convenient and accessible locations to maximise their usage by Shire residents and should be protected to allow for future expansion.

Shire-Wide Strategies

Shire-wide strategies and implementation measures incorporated in this scheme to work towards this Desired Environmental Outcome, in addition to those set out in previous sections, are set out below.

Strategies	Measures
3.3.1.1 Locate rural residential and urban residential development in areas that are accessible and that allow efficient provision of infrastructure.	❑ The scheme maps identify the preferred pattern of land uses in the Shire, including township and rural residential areas and major community facilities; ❑ Urban residential development will be restricted to the Township Land Use Area, in order to make efficient use of existing water and (where provided) sewerage infrastructure and to maximise accessibility to key community facilities; ❑ New rural residential subdivision will be located within the Rural Residential Land Use Area, with more limited opportunities available within the Township Land Use Area; ❑ New community facilities and commercial activities are encouraged to locate with existing ones; ❑ Home businesses that do not impact on residential amenity will be encouraged in townships and rural
3.3.1.2 Minimise conflicts between incompatible land uses and activities.	
3.3.1.3 Ensure efficient use of existing community services and commercial facilities.	

Strategies	Measures
	residential areas; ❑ Residential development will be required to be designed to provide for increased accessibility by pedestrians and cyclists; ❑ New development that is likely to be sensitive to noise, lighting or other impacts generated by existing community facilities will be required to be appropriately buffered; ❑ Multiple dwellings are encouraged in the townships, provided they will not detract from existing residential character; ❑ Development that would compromise the safety and efficiency of railways, State controlled and other major roads is discouraged.

3.3.2 Rural Character and Cultural Heritage

Desired Environmental Outcome

The Shire's rural character and places of cultural heritage significance (both indigenous and non-indigenous) are maintained.

Rationale

The character of the Shire's settlements, the visual qualities of the steeper hillslopes and rural landscapes are important in defining a sense of place and identity for residents. Rural character can be maintained if rural activities continue to predominate, and non rural activities are sensitively located, and if visual amenity is maintained from the Shire's major roads.

The scenic qualities of the vegetated hillslopes in the north and east of the shire also need to be protected from development that could scar the landscape through clearing and inappropriate design and location.

There is a lack of formal documentation of sites and areas that are of cultural heritage significance (both indigenous and non indigenous), however there is still a need to recognise this heritage and protect these values as far as possible.

Shire-Wide Strategies

Shire-wide strategies and implementation measures incorporated in this scheme to work towards this Desired Environmental Outcome, in addition to those set out in Sections 3.1 and 3.2, are set out below.

Strategies	Measures
3.3.2.1 Protect and enhance places of cultural heritage value.	❑ New economic activities that will not have a negative impact on the rural character of the Shire (eg. rural and eco based tourism, host home accommodation and home business) are encouraged;

3.3.2.2 Protect and enhance the rural character of the Shire.	❑ Retention and re-use of character buildings, particularly commercial buildings, is encouraged; ❑ New development at or adjacent to commercial character buildings will be encouraged to be designed sympathetically; ❑ A high visual quality will be required of development, particularly in the rural area, and along the Shire's major road corridors; ❑ Where a development proposal is located on or near to land on which indigenous cultural heritage values may exist, Council will encourage applicants to consult with the traditional owners to determine how adverse impact on those values may be avoided.

4.0 LAND USE AREAS[23]

4.1 RURAL

4.1.1 Intent

General

The Rural Land Use Area is intended to be used for a range of rural pursuits, including agriculture and animal husbandry. It is also intended to accommodate areas important landscape and /or ecological values.

Other development may be supported in certain circumstances, including:

- intensive animal industries;
- other industries which have acceptable environmental, amenity and infrastructure impacts, particularly those which support or value add to rural activities; or
- non-agricultural uses, such as, home based business, host home accommodation, and educational, recreational or tourism related uses of a low intensity and scale.

Such development will be required to meet the performance criteria set out in the Rural Development Code and in any other relevant codes to demonstrate that no environmental harm will occur to neighbouring farms and residents.

Subdivision for rural residential or residential purposes is not intended in the Rural Land Use Area, as it is catered for by the Rural Residential or Township Land Use Areas.

The standard of services provided in the Rural Land Use Area is to be rural in nature. Street lighting, water supply, sewerage and refuse collection is not intended to be supplied to each property, and only major arterial roads are to be sealed. Provision for parks and other community facilities is not intended.

Landscape Unit Overlay

Overlay Map 1 identifies 3 landscape units within this land use area, being uplands, plains and a rural buffer area.

Uplands Landscape

The uplands landscape comprises the eastern parts of the Shire, characterised by steep hills and undulating rises, and permeable soils.

[23] Amended 23/01/09 – Amendment No.1

This area is most likely to contain areas of important remnant habitat (more specifically identified on Overlay Map 3) and features of indigenous cultural heritage. It is also of particular importance to the landscape character of the Shire. These values are intended to be protected from development that may adversely impact upon them.

This area is prone to erosion, with soil conservation works often implemented for the cultivated lands within the area. It is also prone to ground water contamination and salinity (particularly on lower slopes). Development that may lead to an increase, concentration, or diversion of runoff, erosion, groundwater contamination or significant clearing will not be favourably considered.

The minimum lot size generally intended in this area is 64ha with a minimum frontage of 200m. Smaller lots will only be allowed in limited circumstances outlined in the Reconfiguring a Lot Code.

Plains Landscape

Much of the Shire is characterised by broad plains of alluvium and deep, cracking clay soils. This land is very productive and highly developed for agricultural production. It generally corresponds with identified good quality agricultural land (shown more specifically on Overlay Map 2).

The plains may be prone to erosion caused by concentrated, high velocity overland flow. Development that diverts or concentrates flows on the floodplains will not be favourably considered. Measures to minimise impacts on the productive capacity of the area and on the quality ground and surface water as a result of nutrients, chemicals or other pollutants, will be required of any development proposal.

The minimum lot size generally intended in this area is 40ha with a minimum frontage of 200m. Smaller lots will only be allowed in limited circumstances outlined in the Reconfiguring a Lot Code.

Rural Buffer

This area provides a transition or buffer between the Rural Residential Land Use Area in the north of the Shire and surrounding agricultural activities. The intent of this land use area is to provide for small rural holdings on land not considered suitable for long-term agricultural production. Some land may also be suitable for rural residential development in the long term future, beyond the life of this planning scheme.

Development that may impact on the amenity of nearby rural residential land will not be favourably considered.

The minimum lot size generally intended in this area is 16ha with a minimum frontage of 200m. Smaller lots will only be allowed in limited circumstances outlined in the Reconfiguring a Lot Code.

Good Quality Agricultural Land Overlay

Land categorised by the Department of Natural Resources as good quality agricultural land under the provisions of State Planning Policy 1/92 and its supporting guidelines are included in this land use area and are specifically identified on Overlay Map 2.

It is intended that this resource be protected from inappropriate development that may adversely impact on its productive use by present and future generations. Inappropriate development includes that which may be sensitive to or incompatible with the normal impacts of agricultural activities, or that results in the alienation, loss or fragmentation of good quality agricultural land.

Regional Ecosystem Overlay

Overlay Map 3 indicates identified regional ecosystems. This important remnant habitat predominantly occurs in the uplands areas, but also includes riparian corridors, vegetation in some road corridors and other areas.

As far as possible, the retention, buffering and/or rehabilitation of this habitat, and linkages between them, will be sought in any development proposal in or near these areas.

Vulnerable Groundwater Areas and Floodplains Overlay Map

Overlay Map 4 identifies areas that are of particular sensitivity, with regard to the protecting the quality of groundwater resources. Overlay Map 6 identifies the floodplains associated with the Condamine Basin. Intensive animal industries and other industrial development will be discouraged within these areas unless they can demonstrate adverse impacts on water resources can be adequately managed and the integrity of flow regimes can be maintained.

4.1.2 Assessment Table

EXEMPT DEVELOPMENT[24] ***Development that is exempt does not require a development permit and is not required to comply with any of the codes.*** ***Exempt development is identified in Schedule 8 of the Integrated Planning Act. In addition, for the purposes of this planning scheme, the following development is also exempt development:***
Park Utility Installation being low impact telecommunications (as defined under the Commonwealth Telecommunications Act), power installations below 110KV, and development for the provision of utilities (water supply and sewerage reticulation) at or below ground level (other than a waste disposal facility).

[24] Exempt development is identified in Schedule 8 of the *Integrated Planning Act*. Where roadworks being conducted on road reserves involve the use of materials extracted from land in the vicinity, this extraction is considered to be exempt development under schedule 8 of the *Integrated Planning Act.*

SELF-ASSESSABLE DEVELOPMENT

Development listed below is self assessable, where it complies with the relevant acceptable solutions in any applicable codes.

Where a development proposal does not comply with the relevant acceptable solutions in any applicable codes, it automatically becomes code assessable, unless specifically identified as impact assessable.

It should also be noted that although building or operational works may be self assessable against the planning scheme, it may also be code or impact assessable against some other instrument, for example the Standard Building Regulations.

Development	*Applicable Codes*
Material Changes of Use for the Following Purposes	
Agriculture, where not within a road reserve or a watercourse	Rural Development Code (Part A) On Site Services, Car Parking and Access Code (Part A)
Animal husbandry where not within a road reserve or a watercourse	Rural Development Code (Part A) On Site Services, Car Parking and Access Code (Part A)
House where not within a road reserve or a watercourse	Residential Development Code (Part A and Part B) On Site Services, Car Parking and Access Code (Part A) Rural Development Code (Part A P1)
Home-based business, where involving only minor building work.	Home-Based Business Code On Site Services, Car Parking and Access Code (Part A)
Host home accommodation, where having a capacity for up to 8 persons and involving only minor building work.	Host Home Accommodation Code On Site Services, Car Parking and Access Code (Part A)
Reconfiguring a Lot	
None	
Building Work	
All work	The relevant use specific code
Operational Work	
Advertising Signage	Signage Code

CODE ASSESSABLE DEVELOPMENT	
Development	***Applicable Codes***
Material Changes of Use for the Following Purposes	
Agriculture, where within a road reserve or a watercourse[25]	Rural Development Code (Part B). The development complies with the performance criteria in the On Site Services, Parking and Access Code.
Animal Husbandry where within a road reserve or a watercourse[25]	Rural Development Code (Part B). The development complies with the performance criteria in the On Site Services, Parking and Access Code.
Farm Forestry[25]	Rural Development Code (Part A, Part B and Part C). The development complies with the performance criteria in the On Site Services, Parking and Access Code. On Site Services, Car Parking and Access Code (Part A and Part B). The development complies with the performance criteria in the On Site Services, Parking and Access Code.
Home-based business, where complying with the acceptable solutions in the Home Based Business Code and involving building work that is not minor.	Home-Based Business Code. Residential Development Code (Part A and Part B). The development complies with the performance criteria in the On Site Services, Parking and Access Code. On Site Services, Car Parking and Access Code (Part A and Part B).
Host home accommodation, where having a capacity for 9 to 12 persons and not involving other than minor building works; or up to 8 persons where involving other than minor building work.	Host Home Accommodation Code. On Site Services, Car Parking and Access Code (Part A and Part B).
Industry, limited to the handling, treating, processing, researching, storage or packing of primary produce (other than animal produce).	Industry Development Code. Rural Development Code (Part A and Part B). The development complies with the performance criteria in the On Site Services, Parking and Access Code. On Site Services, Car Parking and Access Code (Part A and Part B). Signage Code.
Vegetation clearing of vegetation identified on Overlay Map 3.	Rural Development Code (Part B). The development complies with the performance criteria in the On Site Services, Parking and Access Code.

[25] Development within a road reserve or watercourse may require a permit from Department of Natural Resources and Mines.

CODE ASSESSABLE DEVELOPMENT (cont…)	
Development	***Applicable Codes***
Reconfiguring a Lot	
Where the lot(s) resulting from the reconfiguring are of a size greater than: • 16ha in the Rural Buffer Area; • 40ha in the Plains Areas; • 64ha in the Uplands Areas; • 8,000m^2 in Felton township or where the reconfiguring results in lots smaller than those specified above and complies with the circumstances set out in the Acceptable Solutions A1.4 or A1.5 in the Reconfiguring a Lot Code.	Reconfiguring a Lot Code. On Site Services, Car Parking and Access Code (Part A and Part B).
Building Work	
None	
Operational Work	
Works associated with reconfiguring lots Filling and excavating	EDROC Standards Manual Filling and Excavation Code

IMPACT ASSESSABLE DEVELOPMENT	
Development	***Applicable Codes***
Material Changes of Use for the following purposes	
Home-based business, where not complying with the relevant acceptable solutions in the Home Based Business Code. All other purposes	Home-Based Business Code. On Site Services, Car Parking and Access Code (Part A and Part B). As indicated in the code matrix in Section 6.1.3[26]
Reconfiguring a Lot	
All other circumstances	Reconfiguring a Lot Code On Site Services, Car Parking and Access Code (Part A and Part B)
Building Work	
None	
Operational Work	
None	

[26] Amended 23/01/09 – Amendment No.1

4.2 RURAL RESIDENTIAL

4.2.1 Intent

This land use area provides for lower density residential development with high levels of amenity and it is intended to maintain the rural character of the area. This land use area is not intended to be urbanised.

This land use area incorporates land that has significant ecological and landscape values, including steep and prominent land, remnant vegetation, riparian corridors and vulnerable groundwater areas. Most of these features are indicated on Overlay Map 3 and Overlay Map 4. Rural residential development must comply with the performance criteria set out in the Reconfiguring a Lot Code which are intended to protect these values.

A range of lot sizes is intended within this land use area, with a minimum average density of 2 lots per hectare, and a minimum lot size of 4,000m^2 with a minimum frontage of 45m. Lots must be connected to reticulated water service and should be connected to a reticulated sewerage system where available, but otherwise must demonstrate acceptable on site provision for wastewater disposal.

Rural residential allotments should also be provided with sealed road access incorporating appropriate drainage control. Kerb and channelling is intended where lot size is less than 8,000m^2. However, a major community facility area accessible by an arterial road will be enhanced at the Hodgson Vale and Vale View areas to support community recreational and cultural activities. Further, these will be linked over time with the residential communities of those areas through the development of a green belt providing tracks for walking, cycling and/or horse riding.

A limited amount of rural residential development will be supported in the outer sections of the Township Land Use Area.

Cul-de-sac development will be discouraged, and lots adjacent to the Drayton Connection Road will utilise internal connections and existing access points.

New residential development that is likely to be sensitive to impacts generated by existing non residential facilities will be required to be appropriately buffered.

Home based business may also be supported, provided that impacts on the residential amenity of the area can be managed at acceptable levels, as provided for in the Home Business Code.

Non residential development is generally not intended in this land use area, unless it is of a small scale, provides a local service and is co-located with other non residential activities as far as practical. Such development will also be required to demonstrate:

- minimal impact on surrounding residential and rural amenity in terms of glare, noise, lighting, odours and any other emissions;

- the safety and efficiency of local and major roads are not adversely affected; and
- proposed buildings, structures and/or other visible aspects of the development would be compatible with the scale and character of nearby rural residential development.

4.2.2 Assessment Table

EXEMPT DEVELOPMENT[27] ***Development that is exempt does not require a development permit and is not required to comply with any of the codes.*** ***Exempt development is identified in Schedule 8 of the Integrated Planning Act. In addition, for the purposes of this planning scheme, the following development is also exempt development:***
Park Utility Installation being low impact telecommunications (as defined under the Commonwealth Telecommunications Act), power installations below 110KV, and development for the provision of utilities (water supply and sewerage reticulation) at or below ground level (other than a waste disposal facility).

[27] Exempt development is identified in Schedule 8 of the *Integrated Planning Act*. Where roadworks being conducted on road reserves involve the use of materials extracted from land in the vicinity, this extraction is considered to be exempt development under schedule 8 of the *Integrated Planning Act.*

SELF-ASSESSABLE DEVELOPMENT

Development listed below is self assessable, where it complies with the relevant acceptable solutions in any applicable codes.

Where a development proposal does not comply with the relevant acceptable solutions in any applicable codes, it automatically becomes code assessable, unless specifically identified as impact assessable.

It should also be noted that although building or operational works may be self assessable against the planning scheme, it may also be code or impact assessable against some other instrument, for example the Standard Building Regulations.

Development	*Applicable Codes*
Material Changes of Use for the Following Purposes	
Agriculture, where on a site greater than 1ha	Rural Development Code (Part A) On Site Services, Car Parking and Access Code (Part A)
Animal husbandry, where on a site greater than 1ha	Rural Development Code (Part A) On Site Services, Car Parking and Access Code (Part A)
House, where not within a road reserve or a watercourse	Residential Development Code (Part A and Part B) On Site Services, Car Parking and Access Code (Part A)
Home-based business, where involving only minor building work.	Home-Based Business Code On Site Services, Car Parking and Access Code (Part A)
Host home accommodation, where having a capacity for up to 4 persons and involving only minor building work	Host Home Accommodation Code On Site Services, Car Parking and Access Code (Part A)
Reconfiguring a Lot	
None	
Building Work	
All work	The relevant use specific code
Operational Work	
Advertising Signage	Signage Code

CODE ASSESSABLE DEVELOPMENT	
Development	***Applicable Codes***
Material Changes of Use for the Following Purposes	
Home-based business, where complying with the acceptable solutions in the Home Based Business Code and involving building work that is not minor.	Home-Based Business Code Residential Development Code (Part A and Part B) On Site Services, Car Parking and Access Code (Part A and Part B)
Host home accommodation, where having a capacity for 5 to 12 persons and not involving other than minor building work; or up to 4 persons involving other than minor building work.	Host Home Accommodation Code Residential Development Code On Site Services, Car Parking and Access Code
House, where located within a watercourse or a road reserve	Residential Development Code (Part A and Part C) On Site Services, Car Parking and Access Code (Part A)
Reconfiguring a Lot	
Where the lot(s) resulting from the reconfiguring are of a size greater than 4,000m^2 and less than 2ha.	Reconfiguring a Lot Code On Site Services, Car Parking and Access Code (Part A and Part B)
Building Work	
None	
Operational Work	
Works associated with reconfiguring lots Filling and excavating	EDROC Standards Manual Filling and Excavation Code

IMPACT ASSESSABLE DEVELOPMENT	
Development	***Applicable Codes***
Material Changes of Use for the Following Purposes	
Home-based business, where not complying with the relevant acceptable solutions in the Home Based Business Code. All other purposes	Home-Based Business Code On Site Services, Car Parking and Access Code (Part A and Part B) As indicated in the code matrix in Section 6.1.3[28]
Reconfiguring a Lot	
All other circumstances	Reconfiguring a Lot Code On Site Services, Car Parking and Access Code (Part A and Part B)
Building Work	
None	
Operational Work	
None	

[28] Amended 23/01/09 – Amendment No.1

4.3 TOWNSHIP

4.3.1 Intent

This land use area covers a broad range of urban activities including residential, community, commercial and small scale industrial uses within the townships of Cambooya, Wyreema, Greenmount and East Greenmount; and commercial uses within the Westbrook township north of the Toowoomba – Millmerran Road.

Infill development within the areas included in this land use area is intended to promote the efficient use of existing infrastructure, and accessibility to commercial and community services provided in the town. Expansion of urban or rural residential development beyond the limits of these township areas is not intended within the life of this planning scheme.

Single detached dwellings will constitute the predominant form of development. Lot sizes may range from urban to rural residential densities. Multiple dwellings which provide an alternative form of housing (particularly for the aged) may also be supported, where it is designed to be sympathetic to surrounding built form and the prevailing climate.

Neighbourhood parks and community facilities are intended to be provided in this land use area, and a high level of service provision including reticulated water and sewerage, refuse collection and street lighting is intended. Roads are to be bitumen sealed with kerb and channelling, as well as pathways on pedestrian routes.

Home businesses may be supported where the impact on the residential amenity of the area can be managed at acceptable levels, as provided for in the Home Business Code.

New development that is likely to be sensitive to noise, lighting or other impacts generated by existing non residential facilities will be required to be appropriately buffered. Development that encourages high volume through traffic or semi trailer traffic is not intended for this land use area.

Commercial and community uses will be supported in this land use area where it is convenient and accessible to local residents. New development of this type is preferred with existing non-residential land uses and to provide appropriate landscaping to reinforce community focal points.

Minimum lot size for the Township Land Use area is generally intended to be 800m^2 with a minimum frontage of 20m.

4.3.2 Assessment Table

EXEMPT DEVELOPMENT[29] ***Development that is exempt does not require a development permit and is not required to comply with any of the codes.*** ***Exempt development is identified in Schedule 8 of the Integrated Planning Act. In addition, for the purposes of this planning scheme, the following development is also exempt development:***
Park Utility Installation being low impact telecommunications (as defined under the Commonwealth Telecommunications Act), power installations below 110KV, and development for the provision of utilities (water supply and sewerage reticulation) at or below ground level (other than a waste disposal facility).

[29] Exempt development is identified in Schedule 8 of the *Integrated Planning Act*. Where roadworks being conducted on road reserves involve the use of materials extracted from land in the vicinity, this extraction is considered to be exempt development under schedule 8 of the *Integrated Planning Act.*

SELF-ASSESSABLE DEVELOPMENT

Development listed below is self assessable, where it complies with the relevant acceptable solutions in any applicable codes.

Where a development proposal does not comply with the relevant acceptable solutions in any applicable codes, it automatically becomes code assessable, unless specifically identified as impact assessable.

It should also be noted that although building or operational works may be self assessable against the planning scheme, it may also be code or impact assessable against some other instrument, for example the Standard Building Regulations.

Development	*Applicable Specific Code*
Material Changes of Use for the Following Purposes	
House, where not within a road reserve or a watercourse	Residential Development Code (Part A and Part C) On Site Services, Car Parking and Access Code (Part A)
Home-based business, where involving only minor building work.	Home-Based Business Code On Site Services, Car Parking and Access Code (Part A)
Host home accommodation, where having a capacity for up to 2 persons and involving only minor building work	Host Home Accommodation Code On Site Services, Car Parking and Access Code (Part A)
Any commercial use where establishing in an existing commercial building and involving only minor building work.	Commercial Development Code On Site Services, Car Parking and Access Code (Part A) Signage Code
Any community use where establishing in an existing non residential building and involving only minor building work.	Commercial Development Code On Site Services, Car Parking and Access Code (Part A) Signage Code

SELF-ASSESSABLE DEVELOPMENT (cont…)	
Development	***Applicable Specific Code***
Reconfiguring a Lot	
None	
Building Work	
All work.	The relevant use specific code
Operational Work	
None	

CODE ASSESSABLE DEVELOPMENT	
Development	***Applicable Codes***
Material Changes of Use for the Following Purposes	
Home-based business, where complying with the acceptable solutions in the Home Based Business Code and involving building work that is not minor.	Home-Based Business Code Residential Development Code (Part A and Part C) On Site Services, Car Parking and Access Code (Part A and Part B)
Host home accommodation, where: Accommodation is provided for 3 to 4 persons and does not involve building work, or Accommodation is provided for 1 or 2 persons and involves building work (not including minor building work)	Host Home Accommodation Code On Site Services, Car Parking and Access Code (Part A and Part B)
House, where located within a watercourse or a road reserve	Residential Development Code On Site Services, Car Parking and Access Code
Reconfiguring a Lot	
Where the lot(s) resulting from the reconfiguring are 800m^2 or more.	Reconfiguring a Lot Code On Site Services, Car Parking and Access Code (Part A and Part B)
Building Work	
None	
Operational Work	
Works associated with reconfiguring lots Filling and excavating	EDROC Standards Manual Filling and Excavation Code

IMPACT ASSESSABLE DEVELOPMENT	
Development	***Applicable Codes***
Material Changes of Use for the Following Purposes	
Home-based business, where not complying with the relevant acceptable solutions in the Home Based Business Code.	Home-Based Business Code On Site Services, Car Parking and Access Code (Part A and Part B)
All other purposes	As indicated in the code matrix in Section 6.1.3[30]
Reconfiguring a Lot	
All other circumstances	Reconfiguring a Lot Code On Site Services, Car Parking and Access Code (Part A and Part B)
Building Work	
None	
Operational Work	
None	

[30] Amended 23/01/09 – Amendment No.1

4.4 MAJOR COMMUNITY FACILITIES

4.4.1 Intent

This land use area comprises specific sites which accommodate major infrastructure and community facilities, such as schools, major public utilities, railway facilities and infrastructure and the like.

It is intended that these facilities be protected from incompatible development that would restrict the continued operation or potential expansion of these facilities. However, in any expansion or redevelopment of these community facilities, provision should be made to mitigate potential impacts on the surrounding environment.

A development proposal on land adjacent to community uses must demonstrate, through the use of buffers or other measures, that it will not adversely affect the existing or potential use of the facility.

4.4.2 Assessment Table

EXEMPT DEVELOPMENT[31] ***Development that is exempt does not require a development permit and is not required to comply with any of the codes.*** ***Exempt development is identified in Schedule 8 of the Integrated Planning Act. In addition, for the purposes of this planning scheme, the following development is also exempt development:***
Park Railway activities, where on land owned and operated by Queensland Transport Utility Installation being low impact telecommunications (as defined under the Commonwealth Telecommunications Act), power installations below 110KV, and development for the provision of utilities (water supply and sewerage reticulation) at or below ground level (other than a waste disposal facility).

[31] Exempt development is identified in Schedule 8 of the *Integrated Planning Act*. Where roadworks being conducted on road reserves involve the use of materials extracted from land in the vicinity, this extraction is considered to be exempt development under schedule 8 of the *Integrated Planning Act.*

SELF-ASSESSABLE DEVELOPMENT

Development listed below is self assessable, where it complies with the relevant acceptable solutions in any applicable codes.

Where a development proposal does not comply with the relevant acceptable solutions in any applicable codes, it automatically becomes code assessable, unless specifically identified as impact assessable.

It should also be noted that although building or operational works may be self assessable against the planning scheme, it may also be code or impact assessable against some other instrument, for example the Standard Building Regulations.

Development	***Applicable Codes***
Material Changes of Use for the Following Purposes	
Intensification of an existing lawful use, where involving only minor building work.	On Site Services, Car Parking and Access (Part A)
Reconfiguring a Lot	
None	
Building Work	
All work	The relevant use specific code
Operational Work	
Advertising Signage	Signage Code

CODE ASSESSABLE DEVELOPMENT	
Development	***Applicable Codes***
Material Changes of Use for the Following Purposes	
Child Care Facilities, where involving only minor building work.	On Site Services, Car Parking and Access Code (Part A) Signage Code
Educational establishment, where involving only minor building work.	On Site Services, Car Parking and Access Code (Part A) Signage Code
Health care premises, where involving only minor building work.	On Site Services, Car Parking and Access Code (Part A) Signage Code
Place of Worship, where involving only minor building work.	On Site Services, Car Parking and Access Code (Part A) Signage Code
Reconfiguring a Lot	
All	Reconfiguring a Lot Code On Site Services, Car Parking and Access Code (Part A and Part B)
Building Work	
None	
Operational Work	
Works associated with reconfiguring lots	EDROC Standards Manual
Filling and excavating	Filling and Excavation Code

IMPACT ASSESSABLE DEVELOPMENT	
Development	***Applicable Codes***
Material Changes of Use for the Following Purposes	
All other purposes	As indicated in the code matrix in Section 6.1.3[32]
Reconfiguring a Lot	
None	
Building Work	
None	
Operational Work	
None	

[32] Amended 23/01/09 – Amendment No.1

5.0 OVERLAYS[33]

5.1 Overlay Assessment Tables

There are no overlay assessment tables within this planning scheme.

5.2 Overlay Codes

There are no overlay codes within this planning scheme.'

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[33] Amended 23/01/09 – Amendment No.1

6.0 CODES[34]

6.1 Introduction

This section contains codes which apply to aspects of development that are self assessable, and code assessable, and that are relevant to development which is impact assessable.

6.1.1 Code Structure

Each of the planning scheme codes contains the following elements:

- the purpose of the code which states what the code is seeking to achieve;
- the application of the code identifies the specific circumstances in which that code applies and identification of the forms of development to which the code will apply and the extent to which it will apply;
- tables setting out the performance criteria which development must fulfil in order to meet the code's purpose, together with acceptable solutions that are one means of achieving the performance criteria.

6.1.2 How to Use the Codes

Compliance with code requirements is to be maintained for the duration of the use or works. Also, Council has various local laws that may also contain requirements which must be complied with once development has been carried out in accordance with this planning scheme and any relevant development permit.

(a) Self Assessable Development

Self assessable development need only comply with those acceptable solutions identified in the relevant codes as applying to self assessable development. If the acceptable solutions cannot be met then the development becomes code assessable and an application must be lodged with Council. Where no acceptable solutions are nominated, compliance with the relevant performance criteria is not required for self assessable development.

(b) Code Assessable Development

Code assessable development requires an application to be lodged with Council for a development approval. A code assessable development application needs to demonstrate compliance with the purpose of the code, and the performance criteria in the relevant code. The nominated acceptable solutions identify <u>one</u> possible way of complying with the performance criteria, and alternative solutions may be accepted provided that Council is satisfied the alternative solution meets the performance criteria in keeping with the purpose of the code.

[34] Amended 23/01/09 – Amendment No.1

For performance criteria that do not have acceptable solutions listed, or where the acceptable solutions listed are only in part fulfilment of the performance criteria, the applicant needs to demonstrate specific means of achieving the relevant performance criteria.

(c) Impact Assessable Development

Development that is subject to impact assessment will be considered against the relevant codes. Compliance with the performance criteria whether by the acceptable solutions or alternatives to them will not ensure approval of a development proposal requiring impact assessment.

Impact assessable development will also be assessed against other sections of the planning scheme, including:

- the shire wide strategies;
- the statements of intent for planning areas; and
- planning scheme policies.

In addition the development must not compromise the achievement of the desired environmental outcomes.

6.1.3 Guide to Code Applicability

The following code matrix provides a guide to the applicability of the various codes. It is a guide only and not definitive. The codes applicable to a particular development will vary depending on the level of assessment, the nature, and the location of the proposed development.

Code Matrix[35]

CODES	DEVELOPMENT IT APPLIES TO	PAGE
Commercial Development	The provisions of this code apply to code or impact assessable development which is a material change of use for a commercial purpose.	49
Extractive Industry	The provisions of this code apply to assessable development which is a material change of use for the purposes of extractive industry.	52
Filling and Excavation	The provisions of this code apply to assessable development that is a material change of use or operational work involving filling or excavation to a depth greater than 1 m in any land use area.	54
Home Based Business	The provisions of this code apply to self assessable, code or impact assessable development which is a material change of use for the purposes of a home based business.	56

[35] Amended 23/01/09 – Amendment No.1

CODES	DEVELOPMENT IT APPLIES TO	PAGE
Host Home Accommodation	The provisions of this code apply to self assessable, code or impact assessable development which is a material change of use for the purposes of host home accommodation.	58
Industry Development	The provisions of this code apply to code or impact assessable development which is a material change of use for the industry purposes, warehouse or transport depot or terminal in any land use area.	60
Intensive Animal Industry	This code applies to impact assessable development which is a material change of use for the purposes of an intensive animal industry.	63
On Site Services, Car Parking and Access	The provisions of this code apply to self assessable, code or impact assessable development which is a material change of use for any purpose, or operational work.	66
Reconfiguring a Lot	The provisions of this code apply to code or impact assessable development to reconfigure a lot in any Land Use Area.	72
Residential Development	(i) Parts A, B and C of this code apply to self assessable development which is a material change of use for the purposes of a house. (ii) Part D of this code applies to code or impact assessable development which is a material change of use for the purposes of house on a lot less than 600m^2, multiple dwelling or motel. (iii) Part E of this code applies to code or impact assessable development which is a material change of use for the purpose of a caravan park.	82
Rural Development	(i) Part A of this code applies to self assessable development in the Rural Land Use Area, while both parts A and B of this code apply to code or impact assessable development in the Rural Land Use Area. (ii) The provisions of this code also apply to code or impact assessable development which is a material change of use for the purposes of agriculture and animal husbandry in any other land use area.	90
Signage	The provisions of this code apply to self assessable, code or impact assessable development which is operational work for the purposes of placement of advertising signage on premises.	98

6.2 Commercial Development

6.2.1 Purpose of the Code

To ensure that commercial development is:

- *established on suitable sites having regard to accessibility, size and location, and the desirability of consolidating existing community centres;*
- *consistent with the desired character and amenity of the locality; and*
- *designed to provide a safe, pleasant and relaxing environment.*

6.2.2 Application of the Code

The provisions of this code apply to code or impact assessable development which is a material change of use for a commercial purpose.

6.2.3 Performance Criteria and Acceptable Solutions

Performance Criteria	Acceptable Solutions
P1 Building design, scale and siting is compatible with the existing character of the area.	No acceptable solution specified for proposals located in or Rural Land Use Area or a Rural Residential Land Use Area. OR Where located in the Township Land Use Area: A1.1 Development involves re-use of an existing commercial building where the development is conducted within the confines of the building; OR A1.2 Development involves construction of a new building which includes: – The provision of an awning, verandah or similar covered walkway, along the full frontage of the site and at a width that affords protection to pedestrians; – Design details featuring: ▪ Use of traditional materials such as timber, stone and brick in parts of the building that are visible from the street and use of iron for visible roofing. Use of other modern materials such as aluminium and glass only where it is not extensive and form and colour is reflective of traditional design approaches; ▪ External walls incorporate colour banding or other colour differentiation, or relief that avoids the presentation of large blank walls;

Performance Criteria	Acceptable Solutions
	▪ Use of sympathetic, subdued, earthy colour tones that are reflective of the town's rural locality; ▪ Parapet lines provided for the full building width, consistent with the existing built form and contributing to the sense of "enclosure" of commercial streets; ▪ Pitched roof forms, window hoods, gables, timber brackets and posts, timber or iron lacework, friezes and roof vents; – Maximum building height of 2 storeys. AND A1.3 The development uses non-reflective materials.
P2 Vehicle parking and access areas operate in a safe and efficient manner.	A2.1 On-site parking and loading and unloading facilities are provided that comply with the **On Site Services, Car Parking and Access code.**
P3 Where a mixed uses development incorporating commercial and residential uses, the development provides for: – satisfactory outlook; – visual and acoustic privacy; – secure access; and – a pleasant living environment generally.	No acceptable solution is nominated.
P4 Commercial development promotes public safety and is landscaped and buffered to minimise impacts on visual amenity.	A4.1 Buildings face streets and public open spaces and having their entries visible, clearly recognisable and accessible from the street or public space. A4.2 Where the commercial development site adjoins any land used for residential purposes visual screening is provided to a height of 2m along all boundaries of the site adjoining such residential land; Such screening is effected either by the planting and maintenance of trees and shrubs, by the establishment and maintenance of grassed earth mounds, by the erection of screen walls, or any combination of these. A4.3 Landscaping is provided along the boundaries of the site to a minimum width of 2m. A4.4 Landscaping incorporates the retention of significant existing trees where possible, and retains any remnant vegetation identified on Overlay Map 3.

Performance Criteria	Acceptable Solutions
	A4.5 Pedestrian links are provided through landscaped areas to: – building entrances from car park areas and footpath; and – existing or proposed pedestrian paths on adjoining sites. A4.6 Landscaping promotes legibility by defining entrances and pathways. A4.7 Where landscaping is not intended for screening or noise buffering, it is designed to minimise opportunities for concealment by incorporating: – trees with clean trunks to a height of at least 1.8m, and – low planting of shrubs and groundcover to a maximum height of 0.75m. A4.8 Where a parking area comprises more than 8 parking spaces, a landscaped area of 1.5m^2 per parking space is included.
P5 The safety and efficiency of the Toowoomba Airport is protected.	A5.1 No disposal of putrescible waste within the 13km airport buffer zone as indicated on Toowoomba Airport Overlay Map is to be undertaken.

6.3 Extractive Industry

6.3.1 Purpose of the Code

To protect extractive resources and their potential haulage routes from conflicts with inappropriate land uses and to ensure that extractive resources and haulage routes do not have adverse environmental impacts and are rehabilitated to achieve a stable land form and a suitable end use.

6.3.2 Application of the Code

The provisions of this code apply to assessable development which is a material change of use for the purposes of extractive industry.

6.3.3 Performance Criteria and Acceptable Solutions

Performance Criteria	Acceptable Solutions
P1 The operation of the extractive industry minimises any likely adverse impact on ecological and hydrological processes.	In partial fulfilment of P1 A1.1 An Environmental Management Plan is prepared in accordance with *Draft Guideline Environmental Impact Assessment: Preparing Environmental Management Plans, 2002, EPA*, that addresses all potential environmental impacts of the proposal and how these impacts are to be addressed.
P2 The operation of the extractive industry maintains public safety.	In partial fulfilment of P2: A2.1 Safety fencing is provided for the full length of the perimeter of the site and around extractive industry stockpiles and operations. A2.2 Access to the site is to a standard as to accommodate the design vehicles in accordance with Australian Standard 2880.2, and adequate sight distance is maintained at the access in accordance with Australian Standard 2890.1. A2.3 Blasting does not result in materials escaping or being ejected from the site. A2.4 Prior to any blasting, notices of warning which provide warning to those working on the site and to passers by is erected and kept clearly exhibited on the approaches to, and not less than 400m from the site of the blasting.

Performance Criteria	Acceptable Solutions
P3 Impacts on amenity from: – noise – air pollution – visual intrusion – vibration are minimised.	In partial fulfilment of P3: A3.1 No hard rock extraction and processing activities involving blasting are carried out within 50m of any road or any land that is not being used for extractive industry purposes. A3.2 Blasting is restricted to Monday to Saturday – 7:00 am to 6:00 pm. A3.3 No operations are to be undertaken on Sundays, and public holidays. A3.4 The operation of an extractive industry incorporates and maintains a vegetation buffer around the area from which extraction is being undertaken that is of sufficient width to minimise the aesthetic impact of the operations. A3.5 Where the proposed use involves crushing or blasting a minimum separation distance of 1km is maintained between the use and residential, rural residential, commercial or industrial development. A3.6 Where the proposed use does not involve crushing or blasting a minimum separation distance of 200m is maintained between the use and residential, rural residential, commercial or industrial development.
P4 The use of haul routes to and from the extractive industry maintain the safety and efficiency of the road network.	A4.1 The proposed access route to and from the site: • is along sealed roads of adequate width and construction standards; • does not require heavy traffic to use residential or rural residential streets, and • where on a State Controlled Road, is constructed to a standard defined by the relevant State Government authority.
P5 The safety and efficiency of the Toowoomba Airport is protected.	A5.1 No disposal of putrescible waste within the 13km airport buffer zone as indicated on Toowoomba Airport Overlay Map is to be undertaken.

6.4 Filling and Excavation

6.4.1 Purpose of the Code

To ensure that filling and excavation is carried out in a manner that ensures:

- *filling and excavation does not adversely affect the amenity and visual character of the area;*
- *protection of surface water quality;*
- *filling and excavation does not adversely impact on flooding of upstream, downstream and adjoining land.*

6.4.2 Application of the Code

The provisions of this code apply to assessable development that is a material change of use or operational work involving filling or excavation to a depth greater than 1 metre in any land use area.

6.4.3 Performance Criteria and Acceptable Solutions

Performance Criteria	Acceptable Solutions
P1 Impacts on visual amenity or instability of nearby land are minimised.	No acceptable solution is nominated.
P2 The environmental values of receiving waterways are protected.	A2.1 Bunding contains sediment within the site. A2.2 For filling, only clean, uncontaminated fill is used. A2.3 The site is not on the contaminated land register. A2.4 Any filling or excavation, except where for pumps and other facilities to access resource entitlements, occurs more than 50m from any waterway or wetland. A2.5 Works do not change the intent of a plan approved under the *Soil Conservation Act 1986*.
P3 Existing drainage or flood flows, either upstream or downstream of the site, are maintained.	A3.1 Filling or excavation does not cause ponding on the site or on nearby land. A3.2 Filling or excavation does not occur within any overland flow path or in the floodplain as identified on Overlay Map 6. A3.3 The works do not impact on the take of runoff water controlled under the provisions of a Water Resources Plan approved under the *Water Act 2000*.

Performance Criteria	Acceptable Solutions
P4 Filling and excavation minimises impacts from dust or noise.	A4.1 The excavation or fill material is watered to maintain water content and thereby prevent dust entrainment. A4.2 Operating hours are between 7:00 am and 6:00 pm, weekdays and Saturdays, with no operation on Sundays or public holidays.

6.5 Home Based Business Code

6.5.1 Purpose of the Code

To facilitate the development of low-key businesses that are based in the home and to ensure that home based businesses do not:

- *cause any unacceptable impact on the environment or the amenity of the surrounding area;*
- *increase risk to life and property; or*
- *adversely impact upon the existing visual appearance of the surrounding area.*

6.5.2 Application of the Code

The provisions of this code apply to self assessable, code assessable or impact assessable development which is a material change of use for the purposes of a home based business.

6.5.3 Performance Criteria and Acceptable Solutions

Performance Criteria	Acceptable Solutions
P1 The use is low key and is conducted wholly or mainly by a resident or residents of a detached house.	A1.1 The home-based business involves the employment of up to one full time equivalent employee on site, in addition to persons resident in the house. A1.2 The home based business is conducted within an existing residence or garage, where the floor area used does not exceed more than one third of the total floor area of the dwelling house. A1.3 The home-based business incorporates a maximum of two off-street car parking spaces.
P2 The use does not impact adversely on the amenity of the surrounding area or rural character through the production of excess noise, gaseous emissions of any kind, vibration or waste products.	In partial fulfilment of P2 A2.1 No load is imposed on any local utility or public utility greater than that which is normally required by other uses permitted in the Land Use Area in which the dwelling house is situated. A2.2 No source of power other than one or more single phase motors of not more than 0.4 kW power is used provided that the total power drawn by all motors does not exceed 1.5 kW. A2.3 Work is not conducted outside the hours of 7:00 am to 6:00 pm, Monday to Friday; and 7:00 am to 4:00 pm Saturday.

Performance Criteria	Acceptable Solutions
	A2.4 Only one commercial vehicle which is associated with the home-based business and does not exceed 4 tonnes capacity (with or without a trailer), is present on the site or in the vicinity of the site at any one time.
P3 The operation of the home-based business is safe for the occupants of the house, the employees and neighbours.	A3.1 The Home-based Business complies with the Australian Standard, "The Storage and Handling of Flammable and Combustible Liquids", AS 1940 including - standards for minor storage in a residential building of any type.
P4 The visual amenity of the locality is maintained.	A4.1 Car parking associated with the home-based business is wholly accommodated on site and is consistent with the **On Site Services, Car Parking and Access Code**. A4.2 There is no public display of goods on the premises and no sale of goods manufactured or fabricated at locations other than on the premises. A4.3 Advertising signage: – does not exceed 0.3m^2 and only displays the occupier's name, business name and telephone number; – has a maximum height of 1.5m; – is located on the site and is situated below any portion of the roof of the house; and – is not moving, flashing, illuminated or audible. A4.4 No materials, equipment or vehicles under repair are stored or repaired in a position visible from the street, or from neighbouring sites, at any time. A4.5 Existing trees and landscaping are retained as far as practicable. A4.6 Storage of materials obtained for or generated by the home-based business occurs within the confines of approved structures.
P5 The home business is compatible with adjacent land uses and maintains the utility of those land uses.	A5.1 Where located in the Rural Land Use Area, the development complies with the **Rural Development Code**. A5.2 A minimum buffer distance of 1km is provided to an existing extractive industry, where blasting or intrusive processes are involved, and 200m where blasting or intrusive processes are not involved.
P6 The safety and efficiency of the Toowoomba Airport is protected.	A6.1 No disposal of putrescible waste within the 13km airport buffer zone as indicated on Toowoomba Airport Overlay Map is to be undertaken.

6.6 Host Home Accommodation

6.6.1 Purpose of the Code

To:

- *facilitate the development of low-key, properly managed and affordable short-stay accommodation such as bed and breakfasts and farm stay facilities, at suitable locations throughout the Shire; and to*
- *ensure that this form of accommodation is non-intrusive with acceptable impacts on neighbourhood and rural amenity and character.*

6.6.2 Application of the Code

The provisions of this code apply to self assessable, code or impact assessable development which is a material change of use for the purposes of host home accommodation.

6.6.3 Performance Criteria and Acceptable Solutions

Performance Criteria	Acceptable Solutions
P1 The amenity or character of the locality is maintained.	A1.1 No clear line of sight exists from guest common areas to neighbours' living areas. A1.2 For self assessable development, the use is accommodated in existing buildings and structures, or involves only minor building work. OR A1.3 For code or impact assessable development: – the architectural style, materials and colours used in any new building blend with other features on the site and in the locality; and – new building work complies with the Residential Development Code. A1.4 Noise levels generated by the establishment shall not exceed 5dBA above ambient background level in any portion of an adjacent property. A1.5 Only one sign is provided for the facility, and: – does not exceed 0.3m^2 and only displays the occupiers name, business name and telephone number; – has a maximum height of 1.5m; – is located on the site and is situated below any portion of the roof of the house; and – is not moving, flashing, illuminated or audible.

Performance Criteria	Acceptable Solutions
	A1.6 Car parking associated with the use is wholly accommodated on site and is screened from view from neighbouring residential uses and is consistent with the **On Site Services, Car Parking and Access Code**.
P2 Accommodation is provided for short-term stay only.	A2.1 Visitors are accommodated for up to a maximum of 30 consecutive nights.
P3 Development is located where there is convenient access and minimal environmental impact.	A3.1 The site is served with safe and convenient all weather access. A3.2 The host home accommodation facility is not located in premises which are less than 0.3m above the 1 in 50 year flood event.
P4 The home business is compatible with adjacent land uses and maintains the utility of those land uses.	A4.1 Where located in the Rural Land Use Area, the development complies with the **Rural Development Code**. A4.2 A minimum buffer distance of 1km is provided to an existing extractive industry, where blasting or intrusive processes are involved, and 200m where blasting or intrusive processes are not involved.
P5 The safety and efficiency of the Toowoomba Airport is protected.	A5.1 No disposal of putrescible waste within the 13km airport buffer zone as indicated on Toowoomba Airport Overlay Map is to be undertaken.

6.7 Industry Development

6.7.1 Purpose of the Code

To ensure that industrial activities are:

- *established on suitable land having particular regard to topography, accessibility, provision for utility services and surrounding land use;*
- *consistent with the desired character and amenity of the locality;*
- *established such that premises achieve a coherent site layout that provides an efficient, safe and attractive working environment; and*
- *established such that the use does not have significant adverse effects on the natural environment or on water quality (including groundwater).*

6.7.2 Application of the Code

The provisions of this code apply to code or impact assessable development which is a material change of use for the purposes of a low, medium or high impact industrial purpose, and warehouse or transport depot in any land use area.

6.7.3 Performance Criteria and Acceptable Solutions

Performance Criteria	Acceptable Solutions
P1 The industrial activity incorporates a site layout that: – maximises efficient use of the site; – accommodates parking and access; – is appropriate to the local streetscape; and – minimises impacts on existing or likely future use of adjoining land.	A1.1 Development complies with the provisions within the **On Site Services, Car Parking and Access code**. A1.2 The industrial building covers no more than 65% of the site. A1.3 The building is setback not less than: – 6m from any road which is the principal site frontage; and – 3m from any other road frontage. Or such larger distances as required in the Rural Development Code (Section 6.12, Part A, A1.2)
P2 The development is energy and water efficient.	A2.1 The long axis of the building is aligned north-south. A2.2 All glazed areas are shaded. A2.3 The ceiling/roof is insulated. A2.4 Windows and doors are located so as to maximise natural ventilation. A2.5 Landscaping uses appropriate native species that require minimal or no watering.

Performance Criteria	Acceptable Solutions
P3 The industrial activity minimises visual impacts on surrounding land uses and ensures public safety.	A3.1 Pedestrian site access and car parking is clearly defined, appropriately lit, visible to others and provides direct access to buildings from areas which may be used at night. A3.2 Where an industrial use adjoins any land used for residential purposes visual screening is provided to a height of 2m, and a width of 2m, along all boundaries of the site adjoining residential land. The screening is effected either by the planting and maintenance of trees and shrubs, by the establishment and maintenance of grassed earth mounds, by the erection of screen walls, or any combination of these. A3.3 Landscaping incorporates the retention of significant existing vegetation where possible. A3.4 Pedestrian links to car parks, adjoining sites and entrances are defined by landscaping. A3.5 Where landscaping is not intended for screening or noise buffering, it is designed to minimise opportunities for concealment by incorporating: – trees with clean trunks to a height of at least 1.8m; and – low planting of shrubs and groundcover to a maximum height of 0.75m. A3.6 Where a parking area comprises more than 8 parking spaces, a landscaped area of 1.5m^2 per parking space is included. A3.7 Where located in the Rural Land Use Area, the development complies with the **Rural Development Code.**
P4 Emissions of noise are minimised such that: – nuisance is not caused beyond the site boundaries; – applicable State and national legislative requirements are satisfied.	A4.1 No acceptable solution specified.
P5 Nuisance to adjacent land uses from light emissions is minimised.	A5.1 Technical parameters, design, installation, operation and maintenance of outdoor lighting complies with the requirements of *AS4282 – Control of the Obtrusive Effects of Outdoor Lighting*.

Performance Criteria	Acceptable Solutions
P6 Emissions of odour, dust and air pollutants are minimised such that: – nuisance is not caused beyond the site boundaries; – applicable State and national legislative requirements are satisfied; and – air quality conducive to the life, health and well-being of people is maintained.	A6.1 No acceptable solution specified.
P7 Water quality of surface water and ground water is maintained.	In partial fulfilment of P7: A7.1 Areas where potentially contaminating substances are stored or used are roofed sealed with concrete, asphalt or similar impervious substance and bunded. A7.2 Roof water is piped away from areas of potential contamination.
P8 The use of haul routes to and from the extractive industry maintain the safety and efficiency of the road network.	A8.1 The proposed access route to and from the site: ▪ is along sealed roads of adequate width and construction standards; ▪ does not require heavy traffic to use residential or rural residential streets, and ▪ where on a State Controlled Road, is constructed to a standard defined by the relevant State Government authority.

6.8 Intensive Animal Industry

6.8.1 Purpose of the Code

To ensure intensive animal industries are only established or permitted to expand in suitable areas, to ensure:

- *the amenity of the Shire's towns and rural residential areas is maintained;*
- *surface and ground water quality and air quality is maintained;*
- *soil quality is maintained; and*
- *significant ecological values of an area are maintained.*

6.8.2 Application of the Code[36]

The provisions of this code apply to assessable development which is a material change of use for the purposes of intensive animal industry.

6.8.3 Performance Criteria and Acceptable Solutions

Performance Criteria	Acceptable Solutions
P1 The development is located and sited such that: – odour and noise levels are acceptable at residential dwellings and in rural residential and other urban land use areas; – the quality of ground and/or surface water is maintained; – riparian areas are not disturbed; – natural flood and drainage processes and /or patterns are maintained; – the physical, chemical, and biological integrity and quality of soil is maintained by ensuring nutrient loads do not exceed the buffering capacity of the soil or landscape at that location;	In partial fulfilment of P1: A1.1 The development is located outside any constraint area (including good quality agricultural land, vegetation areas, vulnerable groundwater areas, floodplain and bushfire hazard areas). A decision support system may be used to facilitate this identification process[37].

[36] Proponents are encouraged to arrange a prelodgement meeting with Council and/or contact relevant concurrence agencies prior to lodgement of an application to Council.

[37] Acceptable decision support system may include AGWISE.

Performance Criteria	Acceptable Solutions
– the developments effluent management can demonstrate sustainable disposal to the soil and landscape by ensuring these activities do not cause; deep drainage beyond the hydrological balance of that location; waterlogging; salinity, leaching of nutrients and/or pesticides, into surface water, groundwater or areas offsite that may be at risk, particularly areas downslope; – the Development is able to implement an adequate land use buffer as set out in the *SPP 1/92 Planning Guidelines: Separating Agricultural and Residential Land Uses*.	
P2 Adequate water supply is available for the proposed use.	A2.1 An approved water allocation is provided by the relevant agency.
P3 The development does not impact on remnant vegetation through grazing or edge effects such as weed or pest infestation.	A3.1 A 100m Buffer is provided to any area of remnant vegetation identified on Overlay Map 3. A3.2 The operation of the intensive animal industry prevents weed or pest infestation of the buffer area and any area of remnant vegetation or significant habitat located on the site.
P4 Noise and dust impacts, and pest weed infestation from transport movements related to the development are minimised.	A4.1 Transport routes are along existing sealed roads of a construction suitable to carry the traffic generated by the intensive animal industry. OR A4.2 Formed and maintained transport routes capable of accommodating necessary vehicle movement are provided in accordance with the *EDROC, 2000, Regional Standards Manual: Design Guidelines for Subdivisional and Development Works.*
P5 Development maintains visual amenity and rural character	A5.1 Natural topography, existing vegetation, and vegetated buffers are used to screen the development from nearby residences and community uses and from any roadway.

Performance Criteria	Acceptable Solutions
P6 Site rehabilitation, that prevents ongoing risk of adverse impacts on the environment or community amenity, occurs on permanent closure of the development[38].	No acceptable solution prescribed.
P7 The safety and efficiency of the Toowoomba Airport is protected.	A7.1 No disposal of putrescible waste within the 13km airport buffer zone as indicated on Toowoomba Airport Overlay Map is to be undertaken.

[38] Council may require, as part of an information request, a Rehabilitation Plan that demonstrates compliance with PC 6, and Council may seek third party advice from DPI in relation to the Rehabilitation Plan.

6.9 On Site Services, Car Parking and Access

6.9.1 Purpose of the Code

To ensure that the standards of water supply, waste water treatment and disposal, stormwater drainage, electricity supply, roads, car parking and access provide for the needs of users, maintain high environmental standards and are safe and efficient.

6.9.2 Application of the Code

The provisions of this code apply to self assessable, code assessable or impact assessable development which is a material change of use for any purpose or operational work.

6.9.3 Performance Criteria and Acceptable Solutions

PART A: Provisions Applying to Self-Assessable, Code and Impact Assessable Development

Performance Criteria	Acceptable Solutions
P1 An adequate, safe and reliable supply of potable and general use water is provided.	A1.1 In the Township Land Use Area each new premises is connected to the Council's reticulated water supply system. AND A1.2 Where for a self assessable house, home-based business or host home accommodation a 10,000 litre rainwater tank is provided, and such supply made available within the kitchen of each residence. OR A1.3 In the Rural Residential and Rural Land Use Area: Where for a self assessable house, home-based business or host home accommodation a 45,000 litre water tank is provided for each home. OR A1.4 For development other than a self assessable house, home based business or home stay accommodation; there is approved water allocation from the Department of Natural Resources and Mines that is sufficient for the intended use.

Performance Criteria	Acceptable Solutions
	A1.5 In areas where reticulated water supply is not available for firefighting: – water supply has a volume of water not less than 45,000 litres and is either a tank, swimming pool or dam; – the water supply outlet pipe is fitted with a 50mm Queensland round thread (QRT); and – a hard stand area is provided not more than 6 metres from the water supply outlet or access cover, or where applicable, swimming pool or dam.
P2 Provision made for the treatment and disposal of human effluent is sustainable and: – maintains water quality; – minimises other ecological impacts as a result of the system or as a result of increasing the cumulative effect of systems in the locality; and – maintains or enhanced levels of public health and safety.	A2.1 Where in a sewerage scheme area, each new premises is connected to the Council's sewerage system where available. OR A2.2 Where not in a sewerage scheme area, the proposed disposal system meets the requirements of Section 33 of the *Environmental Protection Policy (Water) 1997*. AND A2.3 The proposed on-site effluent disposal system is located on the lot in accordance with the *Queensland Plumbing and Wastewater Code (QPW)*. AND A2.4 The proposed on-site effluent disposal system is located on land: – with a slope of less than 15% or where the land is terraced to receive the full disposal area; – no closer than 150m from the limit of the ponded waters of a water supply reservoir or a town water intake; – above the Q10 flood levels and not within 9m horizontal distance of this level; – no closer than 25m to a cut or embankment. AND A2.5 The proposed on-site effluent disposal system is not located on soil: – containing soils with permeabilities less than 1.06m/day or greater than 3.5m/day; – within 0.6m of a permanent water table; – within 1m of bedrock; – comprised mainly of sand, gravel, fractured

Performance Criteria	Acceptable Solutions
	rock or heavy clay. AND A2.6 The lot contains an area capable of supporting a land application area sized in accordance with the *Queensland Plumbing and Wastewater Code (QPW)*. AND A2.7 The irrigation area is not separated from the source of the effluent by features such as gullies, creeks, dams, roads or driveways. AND A2.8 Where development is for a house the minimum lot size is 2,000m^2 Township area (if not sewered), 4,000m^2 Rural Residential. AND A2.9 The waste disposal system is located and designed to prevent risk to groundwater quality. In areas where the groundwater vulnerability is Moderate, Moderately High or High (as shown on Overlay Map 4) an ongoing monitoring, protection and remedial action systems may be required to demonstrate that there is no ongoing risk to groundwater quality in accordance with the *Australian Resources Council report, Guidelines for Groundwater Protection, 1995*.
P3 New premises (except for a house on a rural lot) are connected to an electricity supply and telephone system.	A3.1 Each new premises is connected to an approved electricity supply and telephone system.

PART B: Provisions Applicable to Code or Impact Assessable Development Only

Performance Criteria	Acceptable Solutions
P4 On site drainage maintains current drainage paths and flood levels on adjoining land.	A4.1 No acceptable solution is nominated.
P5 Where necessary, alterations or repairs to public utility mains, services or installations and drainage works, are provided where involved in or caused by the building, operational or drainage works for the premises.	A5.1 No acceptable solution is nominated.
P6 Premises provide for: – a vehicle crossing or crossings from the carriageway to the frontage of the land, constructed and finished to standards sufficient to accommodate expected vehicle use; – footpath formation which matches acceptable adjoining conditions or is in keeping with the required profile for roads in the locality; – pedestrian pavement where warranted by expected pedestrian use; – appropriate kerb and channelling other than along rural roads; – construction and pavement of road as required to meet design and treatment standards appropriate to the locality; – alteration or repair to existing road pavements, kerb and channelling, footpath or drainage works, required as a result of the construction works for the development at no cost to the Council or other road authority.	A6.1 No acceptable solution is nominated

Performance Criteria	Acceptable Solutions
P7 On-site driveways, access driveways, turning areas, parking and vehicle standing areas designed, constructed and maintained: – at a gradient suitable for vehicle parking; – such that it is effectively drained and sealed; – such that spaces are clearly marked and signed as appropriate; – such that conflicts are minimised and public safety maximised.	A7.1 Access driveways, on-site driveways, turning areas, parking spaces and vehicle standing areas are located and designed in accordance with the provisions of Australian Standards AS 2890.1-1993 and AS 2890.2-1989, or, where on a State-controlled road, in accordance with a standard specified by the relevant State Agency.
P8 A sufficient number of parking spaces are provided to accommodate the amount and type of vehicle traffic expected to be generated by the development, and are provided in a manner that maximises user safety.	A8.1 The number of on-site car parking spaces provided is not less than indicated in Schedule 2[39]. Calculations resulting in a fraction of 0.5 or above are to be rounded up to the next whole number. A8.2 Parking spaces for vehicle occupants with disabilities are provided at a rate of 1 space per 100 ordinary parking spaces with a minimum of 1 space for any commercial or community use. A8.3 Provision for service vehicles is provided as necessary for the proposed use. A8.4 Parking areas for premises used at night are illuminated at between 10 and 20 lux.
P9 Water supply, sewerage and roads are provided to: (a) meet appropriate standards at the least whole-of-life cost, including avoiding unnecessary duplications; (b) be robust and fit for the purpose and intended period of operation; (c) be easily maintained without unnecessarily requiring specialist experts or equipment; (d) be comprised of components and materials that are readily accessible and available from	A9.1 Headworks contributions are paid to Council in accordance with Planning Scheme Policies No. 3, 4 and 5 (Schedule 5[40]).

[39] Amended 23/01/09 – Amendment No.1
[40] Amended 23/01/09 – Amendment No.1

Performance Criteria	Acceptable Solutions
local sources; and (e) be readily integrated with existing systems and facilitate the orderly provision of future systems.	

6.10 Reconfiguring a Lot

6.10.1 Purpose of the Code

To ensure that the location, design and size of new lots:

- *are suited to the intended use and the policy intent of the relevant land use area;*
- *promote good urban design outcomes, energy efficiency and walking, cycling and public transport as alternative forms of transport to the private car;*
- *provide for the protection of areas or features of environmental significance;*
- *maintain the productive capacity of good quality agricultural and other rural land;*
- *enable the efficient provision of infrastructure and services; and*
- *enable sustainable on-site water supply and sewerage disposal in areas where reticulated services are not available.*

6.10.2 Application of the Code

The provisions of this code will be used in assessing a proposal to reconfigure of a lot which is code assessable or impact assessable in any Land Use Area.

6.10.3 Performance Criteria and Acceptable Solutions

PART A: Provisions Applicable to Reconfiguring a Lot in the Rural Land Use Area

Performance Criteria	Acceptable Solutions
Lot Size and Configuration	
P1 Lots are of an appropriate size and configuration to sustain the utility and productive capacity of the land for rural purposes, and to minimise potential impacts on the natural environment through improved land management practices[41].	A1.1 Reconfiguring is consistent with a soil conservation plan applying to the locality, as approved by the relevant State agency. A1.2 Lot boundaries relate to natural features such as ridges or other catchment boundaries, drainage lines or flood flows, or remnant stands of vegetation. AND A1.3 The minimum lot size is at least: – 16ha in the rural buffer area identified on Overlay Map 1; – 40ha in the plains areas, as identified on Overlay Map 1; – 64ha in the uplands areas, as identified on Overlay map 1. – 8,000m^2 in Felton township, as identified on Overlay map 1.

[41] Where the applicant is seeking to reconfigure lots to a size less than the minimum as set out in A1.3, then Council may require as part of an information request, an Agricultural Viability Report – as set out in Policy No. 2.

Performance Criteria	Acceptable Solutions
	OR A1.4 A proposed lot is smaller than provided for in A1.3, and the reconfiguring is a boundary rearrangement that would not create any additional lots and would improve the relationship of the lots to natural features, or would otherwise provide for the implementation of improved land management practices. OR A1.5 A proposed lot is smaller than provided for in A1.3, and would accommodate an activity for which a development approval for a material change of use has been granted, provided the lot contains sufficient buffers to ensure the use does not impact on operation of rural activities on adjoining allotments.
P2 Lots are of dimensions that provides for efficient land use, while also responding to surrounding character and intended character.	A2.1 Lots have a minimum frontage of 200m.

PART B: Provisions Applicable to Reconfiguring a Lot in the Rural Residential Land Use Area

Performance Criteria	Acceptable Solutions
Reconfiguring for Rural Residential Purposes	
P2 Rural residential lots are located and designed such that they: – have a sustainable level of impact on the natural environment, having regard to water supply and water quality, effluent disposal, potential erosion and natural habitat; – retain significant landscape features, views and vegetation cover; – maintain the utility of adjacent Rural land uses; and – provide for an high level of residential amenity, access to services and facilities, and safety from risk of natural hazards such as flooding, land slip and bushfire.	A2.1 The location and layout of new lots does not fragment areas of remnant vegetation shown on Overlay Map 3, provides for buffering of these areas and maximises connectivity between such areas. A2.2 New lots have a minimum average density of 2 lots per hectare, are a minimum of 4,000m^2 and a maximum of 2ha. A2.3 The lot(s) are located on land with slopes less than 15%. A2.4 The location and layout of lots minimises the extent of cut and fill for building area or road construction. A2.5 The location and layout of lots allows for the buffering of riparian vegetation and waterways. A2.6 Where more than 2 allotments are proposed, a Land Management Plan[42] is prepared in accordance with the Department of Natural Resources *Guidelines for Land and Water Management Plans*, and which demonstrates the implementation of effective measures for erosion control, storm water and wastewater management, habitat and cultural heritage protection and weed management. A2.7 The location and layout of lots provides for buffers to incompatible land uses, such as agricultural activities, intensive animal industries, extractive industries and key resources (as identified on Overlay Map 5) and other rural industries. A2.8 Where located in a bushfire prone area, as identified on Overlay Map 7, the location and layout of new lots minimises risk from bushfire through the following measures: – the road layout provides for through roads and avoids cul-de-sacs and dead end roads;

[42] Council may seek advice from a relevant State Agency regarding the effectiveness of the Land Management Plan.

Performance Criteria	Acceptable Solutions
	– where the use of a single entry road is unavoidable because of topographical constraints, a suitably established and maintained minimum 6m wide fire-trail which allows for safe access in an alternative direction to the road. – Allows for building envelopes to be sited in cleared areas, away from the tops of ridges, and not on north to west facing vegetated slopes. A2.9 Access to each lot is provided from a sealed road, with kerb and channel provided along the road frontage.
P3 Rural residential lots are located and designed such that they do not impact on the safety and efficiency of the road network.	A3.1 Lots do not have direct access to a State controlled road as identified on Overlay Map 1. A3.2 Noise levels on lots adjacent to a State controlled road do not exceed levels set out in Planning Policy No. 7, Schedule 5[43])

[43] Amended 23/01/09 – Amendment No.1

PART C: Provisions Applicable to Reconfiguring a Lot in Land Use Areas other than Rural

Performance Criteria	Acceptable Solutions
Lot Layout and Design	
P3 The lot layout provides for a neighbourhood with a strong and positive identity, through: – clearly readable street and open-space networks; – appropriate response to site characteristics and setting (including topographic features, landmarks and views); – integration with the surrounding urban environment.	No acceptable solution is nominated.
P4 Lot design includes climate responsive siting of buildings, and other elements that minimise the need for fossil fuel use.	A4.1 The reconfiguring of lots provides for streets and roads that align generally on a north-south axis providing allotments with their long sides aligned east-west.
P5 The reconfiguring of lots provides for protection of life and property from risk of flooding.	A5.1 Lots are located 0.3m above the 1 in 50 year flood event. A5.2 The reconfiguring of lots does not change the existing patterns and levels of upstream and downstream drainage.
P6 Lots are of an area and dimensions that provides for efficient land use, while also responding to needs for: – provision of on-site services; – access; and – surrounding character and intended character.	A6.1 The frontage to depth ratio of a lot does not exceed 1:3. A6.2 Lots have a minimum frontage of: – 45m in the Rural Residential Land Use Area; and – 20m in the Township Land Use Area. A6.3 Lot area is: – a minimum of 800m^2 and a maximum of 9,000m^2 in the Township Land Use Area; and – a minimum of 1,000m^2 in the Major Community Facilities Land Use Area. OR

Performance Criteria	Acceptable Solutions
	A6.4 Lots have a smaller area than indicated in A6.2 where the reconfiguring will result in the same or a lesser number of lots and will result in an improvement to the utility or accessibility of the lots.
Movement Network	
P7 The street network: – has design features which convey the primary function of each type of street, and which encourage driver behaviour, speeds and traffic volumes that are appropriate to that function; – provides a high level of internal accessibility and appropriate external connections for vehicles, pedestrian and cycle movements; – deters through traffic from residential areas and creates safe conditions for local road users, pedestrians and cyclists; – incorporates street junctions and access to lots which are located and spaced to facilitate safe and convenient vehicle movements; – provides for street widths and lengths that optimise the cost-effectiveness of the network and the provision of public utilities; and – allows for efficient and unimpeded movement of buses without facilitating high traffic speeds on streets that form identified bus routes.	A7.1 New roads are designed in accordance with *EDROC Regional Standards Manual.* A7.2 Where intersecting with State-controlled roads, roads and intersections are designed and constructed to the relevant State Agency standard.
P8 The form and density of a proposed development along any State controlled road maintains traffic safety, and the intended role of the corridor (as described in the Statement of Intent for the road).	A8.1 No direct access is provided to the road corridor. OR A8.2 Development complies with the Department of Main Roads *Access Policy and Guidelines*.

Performance Criteria	Acceptable Solutions
Open Space Network	
P9 The public open space network: – contributes to the legibility and character of the neighbourhood; – is appropriately located, sized, shaped and/or developed to satisfy the local and/or district recreational needs of the community; – is linked to the surrounding open space system and provides for convenient pedestrian and cycle movement; – has a multi-functional role in providing for recreation, and stormwater management and environmental care; – enables the retention of significant vegetation, wetlands and waterways and other habitat areas, their associated buffer and linkages/corridors, and any cultural features; – is safe and overlooked by dwelling units as far as possible; and – is cost-effective to maintain.	In partial compliance with the performance criterion: A9.1 At least 10% of the site area is provided as open space where the reconfiguring is for residential or rural residential purposes.
Drainage	
P10 Stormwater runoff is contained and managed so that there are no adverse impacts on either the upstream or downstream built environment, natural stream systems or surface or underground water quality.	A10.1 Road and stormwater drainage design complies with the *Soil Erosion and Sediment Control Guidelines for Queensland* and the *Queensland Urban Drainage Manual*.
Services	
P11 An adequate, safe and reliable supply of potable and general use water is provided.	A11.1 Each new lot is connected to Council's reticulated water supply system. OR A11.2 In instances where a reticulated water supply is not available, each lot is provided with a 45,000 litre water tank.

Performance Criteria	Acceptable Solutions
P12 Provision made for the treatment and disposal of human effluent is sustainable and: – maintains water quality; – minimises other ecological impacts as a result of the system or as a result of increasing the cumulative effect of systems in the locality; and – maintains or enhanced levels of public health and safety.	A12.1 Each new premises connected to Council's reticulated sewerage system or common effluent drainage system, where available. OR A12.2 Where not in a sewerage scheme area, the proposed disposal system meets the requirements of Section 33 of the *Environmental Protection Policy (Water) 1997*. AND A12.3 The proposed on-site effluent disposal system is located on the lot in accordance with the secondary standards in Table A6 of the *Queensland Plumbing and Wastewater Code*. AND A12.4 The proposed on-site effluent disposal system is located on land: – with a slope of less than 15% or where the land is terraced to receive the full disposal area; – no closer than 150m from the limit of the ponded waters of a water supply reservoir or a town water intake; – above the Q10 flood levels and not within 9m horizontal distance of this level; and – no closer than 25m to a cut or embankment. AND A12.5 The proposed on-site effluent disposal system is not located on soil: – containing soils with permeabilities less than 1.06m/day or greater than 3.5m/day; – within 0.6m of a permanent water table; – within 1m of bedrock; – comprised mainly of sand, gravel, fractured rock or heavy clay. AND A12.6 The lot contains an area capable of supporting a land application area sized in accordance with the *Queensland Plumbing and Wastewater Code (QPW)*.

Performance Criteria	Acceptable Solutions
	AND A12.7 The irrigation area is not separated from the source of the effluent by features such as gullies, creeks, dams, roads or driveways. A12.8 The minimum lot size is 2,000m^2, notwithstanding the minimum lot size indicated in A6.3.
P13 New lots are connected to an electricity supply and telephone system.	A13.1 Each new lot is connected to a reticulated underground electricity supply and telephone system.

PART D: Provisions Applicable to Reconfiguring a Lot in All Land Use Areas

Performance Criteria	Acceptable Solutions
P14 Water supply, sewerage, parkland and roads are provided to: (a) meet appropriate standards at the least whole-of-life cost, including avoiding unnecessary duplications; (b) be robust and fit for the purpose and intended period of operation; (c) be easily maintained without unnecessarily requiring specialist experts or equipment; (d) be comprised of components and materials that are readily accessible and available from local sources; and (e) be readily integrated with existing systems and facilitate the orderly provision of future systems.	A14.1 Headworks contributions are paid to Council in accordance with Planning Scheme Policies No. 3, 4, 5 and 6 (Schedule 5[44]).

[44] Amended 23/01/09 – Amendment No.1

6.11 Residential Development

6.11.1 Purpose of the Code

To ensure that residential development is designed and located in a manner that maximises:

- *safety;*
- *amenity;*
- *energy efficiency;*
- *protection of key resource areas; and*
- *adequate car parking and access arrangements.*

6.11.2 Application of the Code

(i) Parts A, B and C of this code apply to self assessable development for the purposes of a house.

(ii) Part D of this code applies to code or impact assessable development which is material change of use for the purposes of house on a lot less than 600m^2, multiple dwelling or motel.

(iii) Part E of this code applies to code or impact assessable development which is a material change of use for the purpose of a caravan park.

6.11.3 Performance Criteria and Acceptable Solutions

PART A: Provisions Applicable to Houses in all Land Use Areas

Performance Criteria	Acceptable Solutions
P1 Development maintains local residential character and amenity, and maximises public safety.	A1.1 A performance bond is lodged with Council that covers the cost of any building work, plumbing and drainage and painting of the exterior for any house that is removed into the Shire. A1.2 Building height does not exceed 2 storeys. A1.3 Total floor area of a house and outbuildings does not exceed 50% of the sum of site coverage and any outbuilding does not exceed: – 80m^2 in the Rural Residential Land Use Area; and – 60m^2 in the Township Land Use Area.

Performance Criteria	Acceptable Solutions
	A1.4 Any outbuildings: – are for non-habitable / domestic use only; – include external lighting only where light spillage does not occur beyond the property boundaries; and – drainage does not runoff to adjoining properties. A1.5 The house is not located within the floodplain as indicated on Overlay Map 6. A1.6 Gross floor area of a house is a minimum of 80m^2. A1.7 Each house is used for residential purposes only. This includes ancillary activities such as hobbies only where they do not cause any impact on residential amenity through emission of noise, vibration, odour, dust, light or the like; or through interference with television and radio reception. A1.8 Any house that is raised is enclosed around the base with a minimum of batten screening. A1.9 Residential buildings are constructed in accordance with the provisions of Australia Standard AS3959 – Construction of Buildings in Bushfire Prone Areas.
	A1.10[45] All weather access is provided to each house. A1.11 Where in the Rural Residential Land Use Area, native vegetation is retained, and where clearing of vegetation is unavoidable the clearing is restricted to the site area[46]. A1.12 Where located in the Township Land Use Area a house is setback: – 6m from the front boundary; and – 1.5m from all other boundaries. A1.13 Where located in the Rural Residential Land Use Area a house is setback 6m from all boundaries[47]. A1.14 The house is separated from the Moonie Pipe line easement by 15m.

[45] Development on a State controlled road requires approval from the Department of Main Roads for access.

[46] Site area is that part of a lot where development is proposed and/or works are conducted.

Performance Criteria	Acceptable Solutions
P2 The safety of the Moonie pipeline's operations and the supply of natural oil or gas must not be adversely affected and risk to life and property in the event of accident involving the pipeline is minimised.	A2.1 Activities or structures that may constitute an additional fire risk, such as the storage of flammable liquids, are not incorporated in development within 100m of this pipeline. [48]
P3 The economic viability of key resource areas is protected	P3.1 A minimum separation of 1km is maintained from the boundary of any "Mineral Development License" area or other extractive resource[49] identified on Overlay Map 5. OR P3.2 A lesser separation distance is established following field inspection based on topographic conditions such as an intervening ridge or other buffering feature.

[47] Applicant may demonstrate compliance with P1 via a report to Council responding to issues in Planning Scheme Policy No. 8.
[48] Agreement of the agency responsible for the pipeline should be sought.
[49] The separation distance to be taken from the extractive industry approval area.

PART B: Provisions Applicable to Houses in the Rural Land Use Area

Performance Criteria	Acceptable Solutions
P4 The Rural Land Use Area provides for the accommodation of farm-owners, their family members and employees involved in the running of the farm, in a manner which maintains the rural character and agricultural productivity of the area.	A4.1 In the Rural Land Use Area, up to 2 houses are established on a lot. A4.2 A house is not located on Good Quality Agricultural Land, or where the entire site is Good Quality Agricultural Land the house is located a minimum 15m from a boundary. A4.3 Any house is located at least 15m from any existing or approved house on an adjoining lot.
P5 The location of any house protects the continued operation of an existing or approved intensive animal husbandry.	A5.1 The house is separated from an intensive animal industry by at least 500m.
P6 An acceptable level of safety and amenity for residents and protection of water quality is achieved.	A6.1 Each house is located and constructed to comply with any State government Soil Conservation Plan/ Drainage Plan affecting the lot on which the house is located. A6.2 Each allotment is numbered in accordance with the rural addressing standards in place in Cambooya Shire. A6.3 The house is separated from the Moonie Pipe line easement by 15m.

PART C: Provisions Applicable to Houses in the Township Land Use Area

Performance Criteria	Acceptable Solutions
P7 Development maintains local residential character and amenity.	A7.1 A house is located on a lot with an area greater than 600m^2 in the Township Land Use Area. A7.2 A house is set back 6m from the principal road frontage. A7.3 Not more than one house is established on a lot. A7.4 Vehicles having a gross vehicle mass of greater than 4 tonnes are not parked on the site of a house for a period longer than necessary for loading or unloading.
P8 Residential safety and amenity is maintained.	A8.1 Sealed road access is provided to each house. A8.2 Each house has its street number prominently displayed.

PART D: Provisions Applicable to Multiple Dwellings, Motels or Houses on Lots of less than 600m^2 in Any Land Use Area

Performance Criteria	Acceptable Solutions
P9 The visual character of the development is consistent with the surrounding area and the size and shape of the site.	A9.1 Residential development adjacent to buildings identified as heritage or character buildings incorporates design features, materials and detail that blend with the existing character. A9.2 The siting, size and boundary clearances of new dwellings reflects the existing patterns of development. A9.3 No part of a building is higher than 2 storeys.
P10 The location of buildings provide for adequate amenity to residents, through provisions for privacy, sunlight, ventilation, noise amelioration and private open space.	A10.1 Each habitable room has either: – a window or door in opposite walls which is openable to the outside, or – a direct path from an openable window in the room through the doorways or other openings within the house to another window or opening to the outside. A10.2 Residential development is designed to maximise winter sunlight from the east and north and minimise summer sun from the west. A10.3 Development is in accordance with an approved Plan of Development, which demonstrates: – conceptual site layout; – any proposed lots; – access and car parking arrangements; – landscaping and open space areas; – architectural details; – stages of development where appropriate. A10.4 Maximum site coverage of: – 50% for house on a lot of less than 600m^2; – 60% for a motel or multiple dwelling. A10.5 Premises adjacent to railways or State Controlled Roads (as identified on Overlay Map 1) are designed and oriented to reduce noise impacts by incorporating some or all of the following: – locating bedrooms and internal and external living areas furthermost from the noise source; – use of materials which create a high noise transmission loss; – minimal openings in walls facing the noise source; – establishment of noise barriers between the building and the noise source;

Performance Criteria	Acceptable Solutions
	– effective separation distance of the building from the noise source.
P11 Residential development has acceptable impact on neighbouring residential amenity.	A11.1 Each dwelling unit is provided with a screened garbage bin area and post boxes which are appropriately designed and positioned for ease of use by occupiers and service people. A11.2 Potential sources of noise such as air-conditioning units and the like are buffered to reduce noise to a level that complies with EPP (Noise).
P12 Open space provides sufficient space for clothes drying, recreation and storage needs, useable proportions, is located to best suit residents needs, and take advantage of outlook, natural features and sunlight and breezes.	A12.1 On site open space has north or north-eastern exposure where possible.
P13 Site design for multiple dwellings and motels incorporates landscaping in a manner that: – maintains the visual amenity and character of the surrounding area; – maintains the safety and security of pedestrians; – assists microclimate management to conserve energy; – is established to conserve water usage.	A13.1 Landscaping uses appropriate native species that require minimal or no watering, and incorporates the retention of significant existing vegetation where possible. A13.2 Trees and other vegetation are selected and located to provide as much shade as possible in summer, both on-site and on-street without shading north facing windows in the winter. A13.3 Landscaping promotes legibility by defining entrances and pathways. A13.4 Landscaping is designed to minimise opportunities for concealment by incorporating trees with clean trunks to a height of at least 1.8m and low planting of shrubs and groundcover to a maximum height of 0.75m. A13.5 Landscaping and fencing are located to maximise privacy of residents of the site and neighbouring properties. A13.6 Fences are of open construction with a minimum of 15% breeze penetration when more solid construction is not needed to assist in noise mitigation.

PART E: Provisions Applicable to Caravan Parks in any Land Use Area

Performance Criteria	Acceptable Solutions
P14 Caravan Parks maintain the character and the amenity of the area.	A14.1 The layout protects any features of natural or cultural heritage value, or scenic value. A14.2 The site is served by a fully sealed road. A14.3 The caravan park is adequately buffered from any sensitive incompatible land uses.
P15 Natural environment values of the site are protected.	A15.1 The caravan park development complies with the **On-site Services, Car Parking and Access Code**.
P16 Residents' amenity is maximised.	A16.1 The internal site design of the caravan park development complies with the acceptable solutions set out in the "*Guidelines on Good Design for Caravan Parks and Relocatable Home Parks*"

6.12 Rural Development

6.12.1 Purpose of the Code

To facilitate development in rural areas, particularly of rural activities, such that there is sustainable use of land and water resources through:

- *protection of good quality agricultural land;*
- *protection of existing rural activities;*
- *protection of rural character and amenity;*
- *management of environmental impacts, and*
- *minimising risk to life and property from landslip, bushfire and flood.*

6.12.2 Application of the Code

(i) Part A of this code applies to self assessable development in the Rural Land Use Area, while both parts A and B of this code apply to code or impact assessable development in the Rural Land Use Area.

(ii) The provisions of this code also apply to code or impact assessable development which is a material change of use for the purposes of agriculture and animal husbandry in any other land use area.

6.12.3 Performance Criteria and Acceptable Solutions

PART A: Provisions Applying to Self Assessable, Code and Impact Assessable Development

Performance Criteria	Acceptable Solutions
P1 Building design minimises impacts on rural character and amenity.	A1.1 Building height (other than for silos, windmills and similar rural structures) is a maximum of 2 storeys. A1.2 Buildings have the following minimum boundary clearances: – 50m from the New England Highway; – 25m from a State controlled road; – 15m from any other public road; and – 15m from the boundary.
P2 Development of stables and other animal enclosures minimises impacts on residential amenity and other surrounding land uses.	A2.1 Stables or other animal enclosures and associated structures incorporated boundary clearances of: – 50m from any existing or approved houses on adjoining properties; – 15m from any house on the same site.

Performance Criteria	Acceptable Solutions
	A2.2 Bee keeping facilities are set back a minimum of 25m from any public road and 200m from a Township Land Use Area, and the existence of hives is sign posted at the closest road frontages. A2.3 Kennels and Catteries incorporate minimum boundary clearances of: – 30m from a residential building other than a residence associated with the use; – 50m from any property boundary. A2.4 Kennels have a minimum site area of 8,000m^2. A2.5 Kennels and catteries are constructed in accordance with Council's adopted minimum guidelines for the construction of kennels and catteries.
P3 The safety of the Moonie pipeline's operations and the supply must not be adversely affected and risk to life and property in the event of accident involving the pipeline is minimised.	A3.1 In partial fulfilment of P3: Activities or structures that may constitute an additional fire risk, such as the storage of flammable liquids, are not incorporated in development within 100m of this pipeline.[50]
P4 Development is sited on land which is least prone to bushfire risk, having regard to aspect, elevation, slope and vegetation.	A4.1 Where located in a bushfire prone area, as indicated on Overlay Map 7, buildings are sited or able to be sited: (a) in an existing cleared area able to accommodate the building(s), with an adequate firebreak; or (b) away from the tops of ridgelines and other than on north to west facing vegetated slopes and: – on land with slopes generally less than 16%; – on land without ecologically significant vegetation; and – with a minimum 20m wide area serving as a firebreak around the building of which at least the first 10m is cleared, while the other 10m may be planted with fire retardant species and/or in ways that can mitigate a fire attack on the building.

[50] Agreement of the agency responsible for the pipeline should be sought.

Performance Criteria	Acceptable Solutions
P5 Non-residential buildings at which people are likely to congregate (such as schools, community halls, tourist facilities and the like) are constructed to provide protection in the event of a bushfire and reduce the risk of ignition by embers.	A5.1 Non-residential buildings at which people are likely to congregate (such as schools, community halls, tourist facilities and the like) are constructed in accordance with the provisions of *Australian Standard AS3959. Construction of Buildings in Bushfire Prone Areas*.
P6 Water quality (surface and ground) is maintained through environmentally sustainable disposal of on-site wastes.	A6.1 All concentrated use areas (eg. saddling yards, stables) to be provided with site drainage to ensure all run off is directed to suitable filtration or other treatment areas. A6.2 Houses are established in accordance with the **Residential Development Code** and the **On-Site Services, Car Parking and Access Code**.
P7 The safety and efficiency of the Toowoomba Airport is protected.	A7.1 No disposal of putrescible waste within the 13km airport buffer zone as indicated on Toowoomba Airport Overlay Map is to be undertaken.

PART B: Provisions Applying to Code and Impact Assessable Development Only

The following provisions do not apply to self assessable development.

Performance Criteria	Acceptable Solutions
P7 Development maintains water quality, and impacts to the physical structure and stability of soil are minimised.	A7.1 The waste disposal system is located and designed to prevent risk to groundwater quality. In areas where the groundwater vulnerability is Moderate, Moderately High or High (as shown on Overlay Map 4) a ongoing monitoring, protection and remedial action systems may be required to demonstrate that there is no ongoing risk to groundwater quality in accordance with the Australian Resources Council report, *Guidelines for Groundwater protection, 1995*. A7.2 A water allocation is approved by the relevant State agency. A7.3 Development is consistent with a soil conservation plan applying to the locality, as approved by the relevant State agency.
P8 Adverse impact on the natural environment is minimised by maintaining water quality, providing appropriate effluent disposal, avoiding potential erosion and protecting natural habitat.	A8.1 Vegetation identified on Overlay Map 3 is retained and the development provides for buffering of these areas and maximises connectivity between such areas. A8.2 A native endemic vegetation buffer in which vegetation (trees, shrubs or grassland) is retained or rehabilitated is provided along each side of a water course at a minimum width of 50m, except where for pumps and other facilities to access resource entitlements. A8.3 A Land Management Plan, prepared in accordance with *Guidelines for Land and Water Management Plans*, 2001, Department of Natural Resources and Mines, is prepared which demonstrates the implementation of effective measures for erosion control, storm water and waste water management, habitat and cultural heritage protection, bushfire management and weed management. A8.4 Development is not located within the floodplain as indicated on Overlay Map 6 OR

Performance Criteria	Acceptable Solutions
	A8.5 Natural drainage channels and flood flow paths are maintained and no adverse impacts on upstream or downstream drainage or flooding characteristics are created.
P9 The utility and productive capacity of good quality agricultural land is maintained.	A9.1 The activity is located on land that is not Good Quality Agricultural Land (Class A or Class B) as shown on Overlay Map 2. OR A9.2 The applicant has prepared a land resource survey in accordance with SPP 1/92 guidelines that demonstrates the land is not Good Quality Agricultural Land. OR A9.3 The land has the following characteristics: – Slope > 8%; or – Soil depth < 0.5m; or – 20% rock of > 200mm in diameter. A9.4 Buffers are provided on the site in accordance with SPP 1/92 guidelines.
P10 Development has suitable regard to factors affecting land stability, including: – geology and slope conditions of the land; – extent of earthworks; – location and design of roads and access driveways; – location and design of buildings and other structures; and – changes to natural drainage patterns.	A10.1 A competently prepared geotechnical report (as set out in Planning Policy No. 2) demonstrates that the land is stable, readily accessible, capable of proper drainage and otherwise suitable for proposed development through Such report shall include consideration of the existing conditions of the site and the measures required to avoid or minimise risks of instability. A10.2 Vehicular access is safe, with a slope not greater than 1 in 5 slope, and does not cause accelerated erosion.
P11 The character and amenity of any nearby land in the Rural Land Use Areas is maintained.	No acceptable solution is nominated.

Performance Criteria	Acceptable Solutions
P12 Development protects high scenic, visual and landscape values of the Shire.	A12.1 On-site landscaping is established and maintained so as to: – retain existing native vegetation; and – enhance the appearance of the development from surrounding roads and dwellings. A12.2 Important views to and/or across the site are not obstructed or degraded. A12.3 Disruption to the natural profile of the land and visual scarring from vehicle access is minimised.
P13 The significance of known places of indigenous cultural heritage value is retained.	No acceptable solution is nominated.

PART C: Provisions Applying to Agriculture for Forestry, which is Code Assessable or Impact Assessable Development.

Performance Criteria	Acceptable Solutions
P13 Forestry is established, maintained, and harvested in a manner that reflects best practice management.	A13.1 A Forest Management Plan is prepared by completing the relevant sections of the Private Forestry Management Form (from Local Governments Association of Queensland).
P14 Forestry is established, maintained, and harvested in a manner that protects the amenity of the locality.	A14.1 Forestry is conducted using the following minimum separation distances: – 10m from boundaries; – 20m from public roads/rail; – h*2 from power lines[51]. A14.2 Air quality and noise management complies with the requirements of the *Environmental Potection (Air) Policy* and the *Environmental Protection (Noise) Policy*. A14.3 Use of equipment and machinery associated with forestry is restricted to: – Monday to Saturday – 7:00 am to 7:00 pm; – Sunday and Public Holidays – 8:00 am to 7:00 pm.
P15 Forestry is established, maintained, and harvested in a manner that maintains the environmental integrity, catchment values and the ecological values of the site	A15.1 Plantation forestry is consistent with the standards in the *Code of Practice for Plantation for Wood Production*, or subsequently by any replacement code of practice for private forest management on private land (ie. *Queensland Forest Practices System code of practice for plantations).* A15.2 Native forestry is consistent with the standards in the *Code of Practice for Native Forest Timber Production*, or subsequently by any replacement code of practice for native forest management on private land (ie. *Queensland Forest Practices System code of practice for native forest harvesting).* A15.3 Forestry does not involve the clearing of remnant vegetation identified on Overlay map 3. A15.4 Endemic species are used. OR

[51] H*2 = the maximum height of the tree before harvesting times 2 (from the *Forest Harvesting Industry Code of Practice* - DETIR, 2000).

Performance Criteria	Acceptable Solutions
	A15.5 Where genetically improved or exotic species are used within plantation forestry, the potential spread of such species is controlled by: – the use of sterile species; or – the establishment of a buffer of endemic species (eg. 3 rows around the perimeter of a plantation or native farm forest); and – monitoring and removal of self propagated seedlings from outside the plantation area. AND A15.6 Plantation forestry using exotic or genetically altered species are not established adjacent to areas identified as having significant remnant vegetation.
P16 Forestry registration is displayed to the public, which shows the management intent of an area of private forestry.	A16.1 A sign is displayed in a location viewable to the public, which notifies of the intended management of the forest, and which clearly identifies: – the owner/manager of the development; – the registration number of the private forestry development; – the intentions of harvesting; and – the date(s) this will be performed.

6.13 Signage

6.13.1 Purpose of the Code

To facilitate the advertising of businesses, while ensuring acceptable levels of safety and visual amenity.

6.13.2 Application of the Code

The provisions of this code apply to self assessable, code or impact assessable development which is operational work for the purposes of placement of advertising signage on premises.

6.13.3 Performance Criteria and Acceptable Solutions

Performance Criteria	Acceptable Solutions
P1 Advertising signage is located and is of a size to minimise impacts on the visual amenity of an area.	A1.1 Advertising signage is of a size that: – where not located on buildings, does not exceed 6m in height above natural ground level; – does not exceed 18m^2 of surface area; – where signs protrude over a footpath by more than 50mm, minimum height above the footpath, measured from the underside of the sign, is 2.4m; – complies with the maximum dimensions set out in Table 6.13. A1.2 Advertising signage is not located in the Township and Rural Residential Land Use Area. OR A1.3 Advertising signage in the Township and Rural Residential Land Use Area is for the purposes of a home business or host home accommodation and does not exceed 0.3m^2 in area.
P2 Advertising signage is designed and constructed to avoid clutter and to be of high quality.	A2.1 The number of signs is limited to that set out in Table 6.13. A2.2 Signage does not include: – promotional pamphlets or signs pasted or affixed to any structure, machine or device noticeable from any road, street, footway, reserve or other public place; – signs placed on vehicles, which are parked or left standing on any road, street, footway, park, reserve or other public place;

Performance Criteria	Acceptable Solutions
	– balloons or signs placed on balloons having a volume of air or other gas greater than 0.125m^3; – signs located within 1km of an existing sign being a billboard or hoarding on the same side of the road;
P3 Signage maintains the safety and efficiency of state controlled road corridors.	A3.1 Signage complies with the Department of Main Roads Policy for Advertising on or near State-controlled roads.

Table 6.13

Type of Signage	Number of Signs	Maximum Dimensions
Under awning signs (signs securely fixed under a permanent awning).	One per tenant	Length 2.4m; width 200mm
Fascia signs (signs painted to the fascia of the permanent awning).	One per tenant	The face of the fascia
Flush wall signs (signs secured flat to a building or fence or painted on a building or fence).	One per tenant	Length 3m; depth 3m
Above awning signs (signs securely fixed above a permanent awning).	One per tenant	Length 3m; width 200mm
Wall mounted signs (signs securely fixed to a wall of a building that do not protrude more than 1.2m from the wall).	One per tenant	Length 1.2m; depth 600mm
Roof signs (signs securely fixed to either the roof or parapet wall at the front of a building).	One per tenant	Length 3m; depth 1.5m

7.0 INFRASTRUCTURE[52]

The *Integrated Planning Act* requires Council to supply infrastructure in a coordinated, efficient and orderly way, encouraging urban development (residential, rural residential, commercial and industrial) in areas where adequate infrastructure exists or can be provided efficiently.

A 'user pays' system, where cost of infrastructure provision is borne by the development, applies to the cost of provision of the following infrastructure:

- water supply;
- sewerage;
- road and public transport systems (including bikeways and pathways) and parking;
- stormwater drainage systems and associated environmental protection measures; and
- local community facilities (including local parkland).

In accordance with the Act contributions towards the provision of infrastructure may be required.

The *Integrated Planning Act* provides for the designation of land for community infrastructure. The effect of designation is to identify land to be used for particular community infrastructure and to make development for that infrastructure exempt from requirements of the planning scheme. A designation may be made by a Queensland State Government Minister or by Council and can include existing or proposed development.

Department of Main Roads requirements - Cambooya Shire Plan - for Infrastructure

Main Roads has a legislative responsibility to plan, construct, and maintain an efficient and safe system of strategic roads of National and State significance. These strategic roads are known collectively as state-controlled roads. The safety and efficiency of state-controlled roads can be significantly impaired by disruptions to the orderly provision of transport infrastructure associated with the state-controlled road network. Main Roads has a strategic interest in the whole of the road network, including roads for which local government is responsible.

Development in the Shire must not compromise the orderly provision of transport infrastructure or be inconsistent with Main Roads' planning intentions for state-controlled roads within the Shire.

The Roads Implementation Program (a 5 year program of works) and the relevant Statements of Intent for Link Development (20 year planning vision for individual state-controlled roads) are the planning documents that describe both the proposed program of improvements for state-controlled roads, and also Main Roads' planning intentions for those roads. These documents are available for public inspection at the Main Roads District Office in Toowoomba.

[52] Amended 23/01/09 – Amendment No.1

In the event that a specific development proposal requires road works which are not consistent with Main Roads' planning intentions, this may require a contribution by the developer towards the cost of providing these road works, within the constraints of the *Integrated Planning Act 1997*.

A development will be inconsistent with Main Roads' planning intentions if the development:

- requires road works which are not planned by Main Roads;
- requires road works of a different scope or location than what is currently planned by Main Roads; or
- brings forward the delivery of planned road works by one year or more.

8.0 PERFORMANCE INDICATORS[53]

Performance indicators are intended to be used collectively to determine whether or not a particular desired environmental outcome is being achieved. These indicators will not to be used in the assessment of particular development applications. Rather, they will be used in reviewing the scheme or in any earlier monitoring that Council may wish to undertake.

Each of the indicators contained in this schedule may involve quantifiable or qualitative assessments, or both. These assessments may involve the use of one or more of the data sources, depending on the nature of the indicator and the availability of information at the time.

Adjustments to the plan may be made as a result of this monitoring process.

DESIRED ENVIRONMENTAL OUTCOME	PERFORMANCE INDICATORS	POTENTIAL DATA SOURCE
Habitat and Biodiversity: *Natural habitat is protected from inappropriate development and linkages between habitat areas are enhanced to maintain local and regional biodiversity. Remnant vegetation is protected from inappropriate development on the escarpment and other prominent topographic features where much of the important habitat is found and where the vegetation forms an important part of the scenic backdrop to the Shire.*	(i) Conservation status of the threatened species and ecological communities in the Shire.	EPA Wildnet and other GIS information. The conservation status of Queenslands Bio-regional Ecosystems, (EPA).
	(ii) Total area of land covered with remnant native vegetation.	DNR regional vegetation Management Plan mapping. EPA bio-regional ecosystems mapping.
	(iii) Total area of land held publicly for conservation purposes or the subject of conservation agreements or similar protection mechanisms.	Council development approval records and DCDB.
Water, Land and Air Quality: *The quality of the Shire's air and its water and land resources is*	(i) Water quality statistics from water supply sources (underground and surface).	DNR Upper Condamine Case Study water quality data.

[53] Amended 23/01/09 – Amendment No.1

DESIRED ENVIRONMENTAL OUTCOME	PERFORMANCE INDICATORS	POTENTIAL DATA SOURCE
protected from the impacts of new development.	(ii) Number of approved land management plans/soil conservation plans.	DNR records of approved land management plans / soil conservation plans.
Natural Economic Resources: *Good quality agricultural land and extractive industry deposits are protected from development that could reduce the current and potential viability of these natural economic resources.*	(i) Total area of Good Quality Agricultural Land retained.	Council development approval records.
	(ii) Annual area of rural land approved for subdivision or amalgamation approval.	Council development approval records.
Economic Opportunities: *Employment opportunities are increased through expansion of existing industry and through the establishment of new economic activities in the Shire.*	(i) Number and type of jobs and businesses in the Shire.	ABS Census data.
	(ii) Number and type of approvals for non-agricultural activities in the Rural Land Use area.	Council development approval and building records.
	(iii) Total GFA for Industrial/ commercial activities.	Land use survey.
Cultural Heritage and Rural Character: *The Shire's rural character and places of cultural heritage significance (both indigenous and non-indigenous) are maintained.*	(i) The involvement of traditional owners in the planning and land management process.	Council development approval records.
	(ii) Residents and visitors perceptions of the Shire's character.	Community and visitor survey.
Settlement pattern: *Development, particularly residential, occurs in a manner that maximises use of existing infrastructure and that is orderly and sequential. Rural residential living is accommodated in preferred areas of the Shire in a manner that protects the rural*	(i) Number of development approvals with direct access to major roads.	Council development approval records.
	(ii) Number of developments refused (including reconfiguring a lot) due to conflict with the intent of the Land Use Area.	Council's development approval records.

DESIRED ENVIRONMENTAL OUTCOME	PERFORMANCE INDICATORS	POTENTIAL DATA SOURCE
character and scenic landscapes in the shire. Development improves accessibility of residents and workers to community services and to alternate forms of transport and maintains the efficient use of major transport infrastructure.	(iii) Rural residential development is contained within the Rural Residential Land Use Area.	Council's development approval records.

SCHEDULE 1 – HERITAGE REGISTER[54]

There is no content within this Schedule.

[54] Amended 23/01/09 – Amendment No.1

SCHEDULE 2 – PARKING STANDARDS[55]

Minimum Car Parking Requirements

Purpose	Minimum Parking Spaces
Host Home Accommodation	1 space for each accommodation room separate to the owner/ lessee's car parking area.
Caravan Park	1 space having a hard standing surface for each caravan or tent site for the occupant's vehicle, plus an additional one space per every 10 sites for visitor parking.
Commercial Premises	1 space per 30m^2 gfa.
Educational Establishment	1 space per 2 persons working in the use plus 1 per 20 students.
Home Business	2 spaces in addition to that required for the Dwelling House.
Health Care Premises	1.2 spaces per person working in the use.
Hospital	1 space per 4 beds plus 1 per person working in the use.
House	1 covered space and space for an additional vehicle in the driveway per house.
Industry	2 spaces plus 1 per 100m^2 gfa.
Multiple Dwelling	1.5 spaces for each dwelling unit or bedroom (where not self contained).
Place of Worship	1 space per 10m^2 or part thereof of gross floor area.
Service Station	1 space per person working in the use. 1.5 spaces per pump.

[55] Amended 23/01/09 – Amendment No.1

SCHEDULE 3 – OTHER DEVELOPMENT STANDARDS[56]

There is no content in this Schedule.

[56] Amended 23/01/09 – Amendment No.1

SCHEDULE 4 – OTHER MATERIAL[57]

There is no content in this Schedule.

[57] Amended 23/01/09 – Amendment No.1

Adopted Infrastructure Charges Resolution No.1 - Cambooya

1 Introduction

1.1 Short title

The resolution may be cited as the *Adopted Infrastructure Charges Resolution No.1 - Cambooya.*

1.2 Sustainable Planning Act 2009

The resolution is made pursuant to the Sustainable Planning Act 2009.

(1) The resolution is to be read in conjunction with the following:

- Sections 648D(1)(e), 649 and 650 of the Sustainable Planning Act 2009;
- the Cambooya Planning Scheme; and
- the Cambooya Planning Scheme Policies Nos. 3, 4, 5 and 6 in relation to Infrastructure Contributions for Transport Network, Water Supply Network, Sewerage Network and Public Parks Network.

(2) The resolution is attached to but does not form part of the Cambooya Planning Scheme

1.3 Effect

The resolution has effect on the 01 July 2011.

1.4 Purpose of the resolution

The purpose of the resolution is to provide information about trunk infrastructure for water supply, wastewater, stormwater, transport and public parks and land for community purposes, to enable the Council to impose conditions for necessary trunk infrastructure and additional trunk infrastructure costs under sections 649 and 650 of the Sustainable Planning Act 2009.

2 Adopted Infrastructure Charges Resolution No 1 - Cambooya

This resolution, pursuant to section 648D(1)(e) of the Sustainable Planning Act 2009:

(i) identifies trunk infrastructure for the Cambooya Planning Scheme area

(ii) identifies the trunk infrastructure network for the Cambooya Planning Scheme area to which the adopted infrastructure charge applies; and

(iii) states the standard of service for the network mentioned in (ii); and
(iv) states the establishment cost of the network.

3 Plans for trunk infrastructure

The plans for trunk infrastructure and trunk infrastructure networks identified in Cambooya Planning Scheme Policies Nos. 3, 4, 5 and 6 in relation to Infrastructure Contributions for Transport Network, Water Supply Network, Sewerage Network and Public Parks Network apply in the Cambooya Planning Scheme area.

4 Schedule of works

The schedule of works identified in the Cambooya Planning Scheme Policies Nos. 3, 4, 5 and 6 in relation to Infrastructure Contributions for Transport Network, Water Supply Network, Sewerage Network and Public Parks Network apply in the Cambooya Planning Scheme area.

5 Desired Standards of Service

The desired standard of service identified in the Cambooya Planning Scheme Policies Nos. 3, 4, 5 and 6 in relation to Infrastructure Contributions for Transport Network, Water Supply Network, Sewerage Network and Public Parks Network apply in the Cambooya Planning Scheme area.

6 Establishment cost

The establishment costs identified in the Cambooya Planning Scheme Policies Nos. 3, 4, 5 and 6 in relation to Infrastructure Contributions for Transport Network, Water Supply Network, Sewerage Network and Public Parks Network apply in the Cambooya Planning Scheme area.

SCHEDULE 5 – PLANNING SCHEME POLICIES[58]

PLANNING SCHEME POLICY 1: PREPARATION OF GEOTECHNICAL REPORTS

1.0 Purpose

- To ensure that development on land which is steep (has slopes generally greater than 20%), erosion prone, or prone to slip has proper regard to factors affecting land stability;
- To ensure on-site disposal of wastewater can be sustainably managed within the boundaries of the allotment;
- To provide guidance on the preparation and assessment of geotechnical reports.

2.0 Preparation of a Geotechnical Report

2.1 Report to be Prepared by a Suitably Qualified Person

The geotechnical investigation is required to be directed by a responsible professional, qualified in geological and/or geotechnical engineering, having membership of the Institution of Engineers, Australia and being a Registered Professional Engineer of Queensland (or from a Registered Professional Engineering company). It is desirable that the person has local experience with steep land, land slip areas and/or erosion prone areas and with their mitigation of possible adverse effects.

Laboratory testing is required to be undertaken by a NATA certificated laboratory.

All investigations, testing and design should be undertaken in accordance with industry practice and the provisions of relevant Australian Standards.

2.2 Report format and Content

Introduction

- Details of the proposed development.
- Site location and description including real property description.
- Method and scope of investigations.
- Qualifications of responsible individual(s) and/or firm.

Description of Existing Conditions

- Geology (local and regional) - including:
  - Surface and subsurface materials;
  - Geomorphology (slopes, ground contours, natural features, terrain analysis, landslip features).

[58] Amended 23/01/09 – Amendment No.1

- Groundwater - including:
  - Water table;
  - Springs and seepage areas in the local area of interest.
- Surface drainage.
- Vegetation cover on and around the site.
- Buildings, other structures, earthworks, etc.

Assessment of Land Stability/Suitability

- Site layout including:
  - Location and classification of any existing slips (type, severity and likely mode of failure);
  - Extent and type of any existing occurrences of erosion.
- Proposed development components.
- Potential geotechnical effects - from field and/or laboratory testing or assessment, classification of surface and subsurface materials to determine:
  - Erosion potential;
  - Foundation conditions that could affect structural performance;
  - Suitability for wastewater disposal;
  - Any other relevant characteristics.

Assessment of Development Impacts

- Site layout.
- Roadworks, driveways and other pavements.
- Earthworks (excavation, materials usage).
- Foundations.
- Surface drainage.
- Wastewater (treatment and disposal).
- Overall affect of development on stability of land and/or the overall affect of the on-site sewage disposal system on surface and groundwater integrity and on surrounding land use.

Measures Recommended to Mitigate Impacts

Recommendations on appropriate measures required to avoid or minimise risks of instability, or other adverse environmental effect, including:

- Preferred locations for buildings, other structures, driveways, etc.
- Foundation requirements such as bearing pressures, piling parameters, special techniques for expansive clays, etc.
- Pavement types and design.
- Construction methods to avoid problem areas associated with loose materials and groundwater seepage.
- Preferred excavation/retention/stabilisation techniques and suitability of excavated materials for use in on-site earthworks:
  - Surface and subsurface drainage requirements;
  - Preferred methods of wastewater disposal;
  - Vegetation protection and revegetation requirements.

Summary and Conclusions about the overall suitability of the land for the proposed development

APPENDIX - Field and Laboratory Test Results

- Including the location and level of field investigations such as boreholes, trenchpits and core penetrometer soundings.

PLANNING SCHEME POLICY 2: PREPARATION OF AGRICULTURE VIABILITY REPORTS

1.0 Purpose

- To ensure that rural lots are of an appropriate size and configuration to sustain the utility and productive capacity of the land for rural purposes, and to minimise potential impacts on the natural environment through improved land management practices.

2.0 Preparation of a Agriculture Viability Report

Where allotment sizes are below the minimums set out above, they are in accordance with an agricultural viability report by an appropriately qualified person which addresses the following criteria to establish the suitability of the proposed lot size:

1. an assessment of the site in terms of soil capabilities, services, situation suitability for the use being proposed;

2. the availability of water suitable for the use proposed; and

3. financial viability demonstrated by identifying the expected financial performance of the proposed use taking into account such factors as:

    - acquisition, establishment and operational costs;
    - expected yields;
    - project market returns, using historical data averaged over a five year period; and
    - any other factor considered relevant by Council, having regard to the particular use being proposed.

CAMBOOYA PLANNING SCHEME

PLANNING SCHEME POLICY No. 3

INFRASTRUCTURE CONTRIBUTIONS FOR

TRANSPORT NETWORK

Table of Contents

1 PRELIMINARY

1.1 INTRODUCTION

This planning scheme policy has been prepared in accordance with the requirements of the *Integrated Planning Act 1997*.

The planning scheme policy applies to the area of the Cambooya Planning Scheme 2004 (the planning scheme).

The Planning Scheme Policy (PSP) includes contributions towards roads and off road paths infrastructure only.

This PSP replaces the previous 'Toowoomba Regional Council Planning Scheme Policy – Infrastructure Contributions for Transport Network (Cambooya) and will take effect as of 31 October 2009.

1.2 PURPOSE

The purpose of this PSP is to support the planning scheme by assisting with:

(a) the integration of land use planning and infrastructure planning for the roads and paths infrastructure (the trunk transport network);

(b) the efficient and orderly provision of shared development infrastructure for the trunk transport networks; and

(c) the funding of shared development infrastructure for the trunk transport networks through the fair apportionment of these costs to development.

1.3 STRUCTURE OF PLANNING SCHEME POLICY

This PSP:

(a) identifies in section 2 'Application of Planning Scheme Policy' how the PSP will be applied to development;

(b) states in section 3 'Planning Assumption's the projections of future growth and the assumptions of demand for the trunk transport network, which have informed the preparation of the PSP; and

(c) states in section 6 'Infrastructure Contributions' how to calculate an infrastructure contribution for shared development infrastructure within the transport network using the infrastructure contribution rates identified in section 5.

2 APPLICATION OF PLANNING SCHEME POLICY

2.1 APPLYING THE PLANNING SCHEME POLICY TO DEVELOPMENT

This PSP:

(a) states the basis for the calculation of infrastructure contributions that may be imposed as a condition of development; and

(b) states the basis for the imposition of a condition of development requiring:
   i. the supply of shared development infrastructure; and
   ii. the payment of additional shared development infrastructure costs.

2.2 SCOPE OF PLANNING SCHEME POLICY AND INFRASTRUCTURE CONTRIBUTIONS

This PSP includes the following systems:

i. Roads specific to the use of local government roads; and

iii. Off road paths.

Infrastructure contributions for the trunk transport network applicable to a development will be calculated in accordance with section 5 'Infrastructure Contributions'.

2.3 SUPPLY OF SHARED DEVELOPMENT INFRASTRUCTURE

A condition may be imposed for the supply of shared development infrastructure where:

(a) existing shared development infrastructure necessary to service the premises is not adequate and shared development infrastructure adequate to service the premises is identified in the PSP; or

(b) shared development infrastructure to service the premises is necessary, but is not yet available and is identified in the PSP; or

(c) shared development infrastructure identified in the PSP is located on the premises.

The agreed value of the necessary shared development infrastructure supplied for the trunk transport networks will be offset against an infrastructure contribution imposed for that network on the development (see section 6.6 'Calculation of Demand Offset').

2.4 PAYMENT OF ADDITIONAL SHARED DEVELOPMENT INFRASTRUCTURE COSTS

A condition may be imposed requiring the payment of additional shared development infrastructure costs where:

(a) for a properly made development application lodged on or before 30 October 2009, the application is inconsistent with the planning assumptions or creates a need for infrastructure not identified in the policy or policies dealing with the same infrastructure items dealt with by this policy in effect immediately before the commencement of this policy; or

(b) for a properly made development application lodged after 30 October 2009, the application is inconsistent with the planning assumptions or creates a need for infrastructure not identified in this policy.

Costs associated with the provision of additional shared development infrastructure will not normally be offset against infrastructure contributions calculated in accordance with section 6.

The Toowoomba Regional Council (TRC) may however allow the additional shared development infrastructure to be offset against infrastructure contributions where it decides the works provide a necessary shared function to other network users.

2.5 CONDITIONS FOR THE SUPPLY OF LOCAL DEVELOPMENT INFRASTRUCTURE

In addition to conditions imposed for shared development infrastructure, conditions may also be imposed on development for the supply of local development infrastructure.

2.6 EFFECTIVE DEVELOPMENT APPROVALS GRANTED AND PROPERLY MADE DEVELOPMENT APPLICATIONS LODGED ON OR BEFORE 30 OCTOBER 2009

If a development approval was granted on or before 30 October 2009 and includes a condition requiring payment of contribution(s) under this policy, so long as the contribution(s) is paid to the TRC by 5pm on 30 June 2010, the applicant / landowner may pay the lesser of the following:

(a) the amount of contribution(s) which would have been payable under the PSP(s) dealing with the same infrastructure items dealt with by this policy in effect immediately before the commencement of this policy, with such amount being increased by the Consumer Price Index to the date of payment; or

(b) the amount of contribution(s) which is payable under this policy.

If a properly made development application is lodged with the TRC on or before 30 October 2009 and the TRC imposes a condition(s) on the development approval requiring the payment of a contribution(s) under this policy, the applicant / landowner may satisfy that condition(s) by either:

(a) paying within 20 business days of the development approval taking effect, the amount of the contribution(s) which would have been payable under the PSP(s) dealing with the same infrastructure items as dealt with by this policy in effect immediately before the commencement of this policy, with such amount being increased by the Consumer Price Index to the date of payment; or

(b) paying the contribution required under this policy in accordance with the condition.

3 PLANNING ASSUMPTIONS AND FORECASTING TRAVEL

3.1 PURPOSE

The planning assumptions outline the projections of residential and non-residential development for the area to which this PSP applies. These provide the underlying basis for predicting the demand for travel and the consumption of road capacity. This has been determined using a road network model for the region and is described as *'The Greater Toowoomba Region Transport Model'* calibrated at 2006 and used in a forecasting model to 2016.

3.2 OVERALL METHODOLOGY

For the purposes of predicting travel and travel patterns, the area covered by the transport model has been split up into small areas known as traffic zones (*zones*). Whilst zones have been defined across the whole region, the zones adopted for the area covered by this PSP are identified in map 3.1.

There are 39 zones within this PSP area.

Planning data have been prepared for each traffic zone at 2006 and again at 2016, which is the forecast year for defining future travel needs.

3.2.1 Population and Employment

Projections of residential dwellings, population, employment and school enrolments drive the transport model forecasting. Growth details have been prepared up to the year 2016 for that area to which the PSP applies.

3.2.2 Dwellings and Non-Residential Floor Space

The distribution and timing of future development (residential dwellings and non-residential floor space) to accommodate projected population and employment growth have been estimated based on the following factors:

(a) existing level of development as at June 2006;
(b) physical constraints on the land;
(c) land use planning provisions of the planning scheme;
(d) current development applications and approvals; and
(e) current state government Local Government Association projections by the Planning Information and Forecasting Unit.

3.3 PARAMETERS

3.3.1 Time Periods

The base date for which growth projections have been undertaken is June 2006. The planning assumptions have been prepared for the following time periods to align with the Australian Bureau of Statistics (ABS) census years:

(a) mid 2006 (existing development) – mid 2011; and
(b) mid 2011 – mid 2016.

3.3.2 Planning Data Categories

The following planning variables have been used in combination in the transport model:

(a) Households;
(b) Population, workers and dependants;
(c) Cars;
(d) Jobs in retail;
(e) Jobs in industry;
(f) Other jobs; and
(g) School enrolments.

The relationship between the defined uses in the PSP forecasting categories and the defined uses in the Planning Scheme is identified in Table 3.1.

Table 3.1 Relationship between PSP categories and Planning Scheme defined uses

Planning Scheme Policy Categories	Planning Scheme Defined Uses
Household	House, Multiple Dwelling, Caravan Park, Motel, Aged Care Facilities, Retirement Village, Home Based Business, Home Host Accommodation
Retail	Commercial Premises
Industrial	Extractive Industry, Low Impact Industry, Other Industry
Other	Agriculture, Animal Husbandry, Community Use, Education, Health Care, Indoor Entertainment, Outdoor Entertainment, Kennels, Place of Worship, Public Purpose, Service Station, Transport Depot, Utility, Warehouse

3.4 FACTORS AFFECTING FUTURE DEVELOPMENT

3.4.1 Existing Level of Development

The existing level of residential and non-residential development is shown in Table 3.2.

Table 3.2 Existing Residential and Non-Residential Development

Planning Scheme Policy Categories	Existing Development
Households	1,973
Retail	66 jobs
Industrial	182 jobs
Other	849 jobs

3.4.2 Physical Constraints on the Land

The land available for future development, or *developable area*, is that land designated for development under the planning scheme that is not affected by absolute constraints under the Planning Scheme such as regional flooding (Q100 flood inundation), nature conservation and resumption plans etc.

3.4.3 Scale of Future Development

Future growth is driven by the future population projections provided by the Planning Information and Forecasting Unit. This then generates employed residents and local jobs by applying the current job self containment rates obtained from ABS.

The 2016 planning data inputs for Cambooya are provided in Table 3.3.

Table 3.3 Future Population Projections for 2016

Area	Dwellings			Population	
	2006 (Existing)	2016	HH Size	2006 (Existing)	2016
Cambooya Town	337	423	2.7-2.5	935	1,082
Greenmount	106	126	2.7-2.5	285	314
East Greenmount	15	16	2.6-2.4	39	39
Wyreema	247	333	3.2-2.9	784	976
Westbrook	0	0	0	0	0
Rural	1,268	1,801	3.2-2.8	3,893	5,195
Total Planning Scheme Area	1,973	2,699	3.0-2.8	5,936	7,606

3.4.4 Floor Space Conversion Rates

The average floor space conversion rates provided in the following table have been used to convert projections of employment into non-residential floor space requirements.

Table 3.4 Average Floor Space Conversion Rates

Planning Scheme Policy Categories	Floor Space Conversion Rate (m^2 Gross Floor Area (GFA) / employee)
Retail	33
Industrial	200
Other Employment	30

3.5 EXISTING AND PROJECTED DWELLINGS

Table 3.5 Existing and Projected Dwellings

Area	Dwellings			Population	
	2006 (Existing)	2016	HH Size	2006 (Existing)	2016
Cambooya Town	337	423	2.7-2.5	935	1,082
Greenmount	106	126	2.7-2.5	285	314
East Greenmount	15	16	2.6-2.4	39	39
Wyreema	247	333	3.2-2.9	784	976
Westbrook	0	0	0	0	0
Rural	1,268	1,801	3.2-2.8	3,893	5,195

Area	Dwellings			Population	
	2006 (Existing)	2016	HH Size	2006 (Existing)	2016
Total Planning Scheme Area	1,973	2,699	3.0-2.8	5,936	7,606

3.6 EXISTING AND PROJECTED NON-RESIDENTIAL EMPLOYMENT

Table 3.1 Existing and Projected Non-Residential Employment

Area	Existing and Projected Non-Residential Employment	
	2006 (Existing)	2016
Cambooya Town	137	170
Greenmount	87	107
East Greenmount	5	4
Wyreema	70	76
Westbrook	35	43
Rural	759	940
Total	1,093	1,340

4 TIMING OF SHARED DEVELOPMENT INFRASTRUCTURE

4.1 PURPOSE

This section identifies:

(a) existing shared development infrastructure for the trunk transport networks; and

(b) when it is anticipated that shared development infrastructure for the trunk transport networks will be provided.

4.2 SHARED DEVELOPMENT INFRASTRUCTURE FOR THE TRUNK TRANSPORT NETWORKS

Table 4.1 defines the shared development infrastructure for the trunk transport networks.

Table 4.1 Shared Development Infrastructure for the Transport Network

Network	System	Items
Transport	Local government roads	• Local Government roads, intersections, bridges and culverts

Network	System	Items
	Off road paths	• Paths not located in road reserves

4.3 PLANS FOR DEVELOPMENT INFRASTRUCTURE

Plans showing the existing and future shared development infrastructure for the trunk transport network are shown on the following map:

(a) Map: 4.1 Cambooya existing road network.

4.4 SCHEDULE OF WORKS

For the costs of the road network refer to section 5.2.

5 CONTRIBUTION RATES

5.1 CONTRIBUTION RATE AREAS

Contribution rates have been defined for the individual traffic zones in Cambooya. For the purposes of this PSP contribution rate areas have been defined for:

(a) Cambooya;
(b) Greenmount;
(c) East Greenmount;
(d) Wyreema;
(e) Westbrook (within Cambooya);
(f) Hodgson Vale;
(g) Vale View; and
(h) The balance rural area of Cambooya.

These contribution rate areas are defined in Map 5.1.

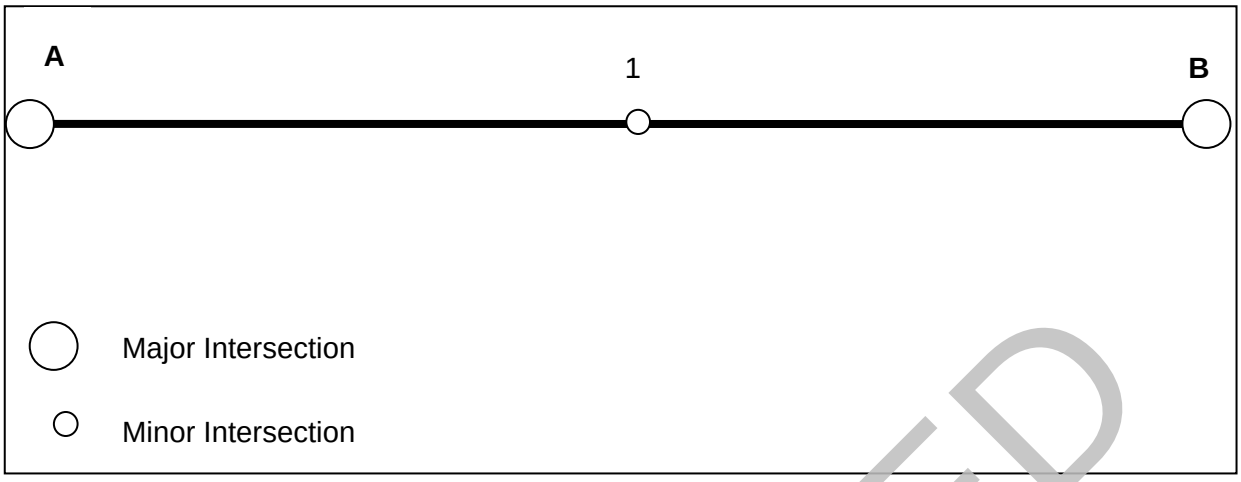
5.2 ESTABLISHMENT COSTS

5.2.1 Local Roads

Roads in the TRC have been valued on the basis of the cost of providing road capacity on a per kilometre basis. Intersection costs have been added to the network on the basis of a major intersection per kilometre and one intermediate minor intersection. The cost of intersections have been allocated to a link by apportioning one quarter of the major intersection to each end of the link and half the intermediate intersection to the link. This is shown in Figure 5.1.

Individual road links within the road network model are then valued depending on their length. This is conceptually shown in Figure 5.1.

Figure 5.1 Conceptual representation of one kilometre length of road



The cost of providing road capacity in TRC is summarised in Table 5.1.

Table 5.1 Cost of supplying road capacity in TRC

Area	Cost of Provision ($ '000s)			Total Cost per Kilometre	Unit Establishment Cost / Daily Vehicle Kilometre ($)
	Road per Kilometre	Intersections			
	2 lanes	Major	Minor		
TSD	800	400	200	1,400	87.50
Balance : Clifton, Cambooya, Crows Nest, Jondaryan, Pittsworth, Rosalie	500	400	200	800	50
Millmerran	350	200	100	500	35

5.2.2 Off Road Paths

Off road paths have been valued at $80/m^2$ with a width of 1.8 metres and deliver a practical daily capacity of 600 pedestrian/cycle movements.

5.3 PROJECTED DEMAND

The projected future demand from Cambooya has been determined from the transport model to be 28,033 daily trips at 2016.

The model has indicated that there is a need to upgrade a number of links in the network to support growth. These are identified in the future road network.

For the off road path network, the demand is one combined cycle/pedestrian movement per day/ET which represents a mode share of 10%. For Cambooya PSP area, a total of 1,973 cycle and pedestrian trips per day will be generated by 2016.

5.4 COST APPORTIONMENT

5.4.1 Road Contributions

The road network charge is based upon the consumption of road capacity by a particular location or small area. In the case of Cambooya, it is represented by eight charge areas, in the wider TRC area context.

Consumption of road space is calculated through the use of a transport model (the model), in this case the Greater Toowoomba Regional Transport Model which has been developed by the Department of Transport and Main Roads and TRC. The model is a traditional four step modelling process that replicates the four principle components of travel being trip generation (how much travel), distribution (the pattern of travel), mode split (what form of transport is used such as cycle, public and private vehicle) and assignment (what route is chosen).

The model has been established for different time periods but for the purpose of determining infrastructure charges a model for 2016 that predicts daily traffic flows for that time frame has been used to ensure that individual jurisdiction charges align with other charging regimes across the region.

The model predicts the amount of daily travel produced by and attracted to each of the traffic zones in Cambooya; in addition to every other location in the Toowoomba regional area. This demand for travel to and from an area is based on the type and scale of development in that area. Characteristics of the generation of travel are typically the number of residential dwellings, the household size (numbers of people) and structure (the number of employed and unemployed) residents) and the scale and type of employment etc.

This planning data has been prepared for each and every area of the region. Planning data is located in section 3 of this PSP.

The model also predicts how much private vehicle travel occurs between each and every zone and through this process determines the pattern of daily private vehicle travel. The road network provides a broad range and number of route choice opportunities for undertaking this private travel. The assignment process predicts the route and choices of private travellers between all zones which results in it being able to determine the most likely '*average daily*' road utilisation at 2016 and the paths or routes that were used.

By examining which routes are taken by traffic moving into and out of each zone on a daily basis and by knowing the (unit) cost characteristics of providing individual road links, the cost or value of road space consumed can be determined. Generally roads that contain bridges and culverts or large embankments cost more per unit of capacity to provide than those without these heavy cost elements.

The cost characteristics of the trunk roads in Cambooya are provided in Table 5.1. The unit cost characteristics of all the other trunk local government roads in the region lie generally in the range of $35 - $87.50 per daily vehicle kilometre.

These costs are expressed in 2008/09 dollar terms.

Half the value of the road space consumed by each trip is allocated to the zone at each end of the trip (origin zone and the destination zone). The total value of road capacity consumed can then be accumulated for each zone and allocated to the total (daily) demand of that zone, expressed as daily trips. Apportioning the total cost to the total daily trips generated by each zone determines the average cost of making each trip. This is expressed in the form of dollars per daily trip and is the basis for calculating the road charge.

Survey evidence in South East Queensland suggests that the trip length for shopping trips is approximately 60% of the mean trip length for all trips. Transport modelling for the Toowoomba Region has shown that the trip length for these sorts of trips tends generally to be approximately 50% lower than the surrounding residential areas. Therefore the local road charge for non-residential uses in embedded centres has been set to 50% of the residential charge rate.

The contribution rate applicable to each development type in Cambooya (residential, retail, industry, other) can expressed through the transport demand rates in Table 6.1 or Table 6.2 and the road contribution rate.

5.4.2 Path Contributions

The path contribution rates have been determined from an assessment of mean trip lengths for the various charge areas within the PSP area. Each charge area has been categorised in to outer, middle and inner communities, with the outer community having the shortest trip length and the inner communities having the longest. This assessment is based on the inner communities having marginally longer cycle and walk networks and trip making characteristics than outer communities as follows:

- Inner - 3 kilometres
- Middle - 2.5 kilometres
- Outer - 2 kilometres

The formulation for determining the contribution rate for paths is as follows:

$$CR = (MTL \times PW \times CP)/C$$

Where:

(a) CR is the calculated contribution rate;
(b) MTL is the mean trip length as per the values above;
(c) PW is the path width, assumed to be 1.8 metres;
(d) CP is the cost of provision, $30/m^2; and
(e) C is the practical capacity of a pathway taken to be 600 pedestrians/cyclists per day.

Path charges have been excluded for non-residential purposes when calculating the contribution rate as show in Table 5.3.

5.5 CONTRIBUTION RATES

For the purposes of calculating the road contributions, a 30% discount has been applied to those roads outside of the Toowoomba Statistical Division (TSD). Therefore 70% of the road establishment cost has been used to assess the value of these roads consumed.

In total, the trips generated within the Cambooya PSP area are predicted to consume $12,699,752 worth of local government road capacity on the TRC road network.

The contribution rates for residential uses are presented in Table 5.2 and for non-residential uses in Table 5.3.

Table 5.2 Transport Network – Residential Contribution Rates

Contribution Area	Contribution Rate ($/daily trip)		
	Local Road	Paths	Total
Cambooya	174	92	266
Greenmount	217	74	291
East Greenmount	247	74	321
Wyreema	213	92	305
Cambooya-Westbrook	214	92	306
Hodgson Vale	311	111	422
Vale View	233	111	344
Cambooya with TSD	231	92	323
Rural 1	230	0	230
Rural 2	155	0	155

Table 5.3 Transport Network – Non-Residential Contribution Rates

Contribution Area	Contribution Rate ($/daily trip)	
	Local Road	Total
Cambooya	87	87
Greenmount	109	109
East Greenmount	124	124
Wyreema	107	107
Cambooya-Westbrook	107	107
Hodgson Vale	156	156
Vale View	117	117
Cambooya with TSD	116	116
Rural 1	230	230
Rural 2	155	155

6 INFRASTRUCTURE CONTRIBUTIONS

6.1 INFRASTRUCTURE CONTRIBUTIONS THAT MAY BE IMPOSED

Infrastructure contributions may be imposed for shared development infrastructure within the transport network.

6.2 DEVELOPMENT SUBJECT TO INFRASTRUCTURE CONTRIBUTIONS

The types of assessable development that may trigger an infrastructure contribution being imposed are:

(a) reconfiguration of a lot; and
(b) a material change of use of premises.

6.3 CALCULATION OF INFRASTRUCTURE CONTRIBUTIONS

An infrastructure contribution for the trunk transport network is to be calculated in accordance with the following formula-

IC = [(D – DC – DO) x CR]

Where:

(a) IC is an infrastructure contribution for the trunk transport network;

(b) D is the demand for the trunk transport networks calculated in accordance with section 6.4;

(c) DC is the demand credit for the trunk transport networks calculated in accordance with section 6.5;

(d) DO is the demand offset for the trunk transport networks calculated in accordance with section 6.6; and

(e) CR is the contribution rate for the contribution area in which the development is located and will be applied in accordance with section 6.7.

6.4 CALCULATION OF DEMAND (D)

Demand is calculated by expressing the development yield proposed in standard demand units. In the case of transport demand this is in daily trips. In the case of a mixed development, it is the combined total daily trips from all the proposed uses.

(a) For the reconfiguration of a lot, the demand for the transport network is to be calculated using the demand generation rates identified in Table 6.1.

(b) For a material change of use, the demand for the transport network is to be calculated using the demand generation rates identified in Table 6.2.

Where a development involves more than one use, the demand is to be determined by adding together the proposed demand for each use calculated in accordance with section 6.4(a).

6.5 CALCULATION OF DEMAND CREDIT (DC)

(a) The demand credit is to be calculated using the greater of:
   i. The amount of demand generated by an existing lawful use of the premises, calculated using the demand generation rates identified in Table 6.2; or
   ii. The demand for which infrastructure contributions for the transport network have been previously made.

(b) Where a contribution referred to in section 6.5(a)(ii) is not expressed in the same demand units as those used in this PSP, the contribution is to be converted into a demand credit as follows:
   i. Where a previous monetary contribution has been made:
      - Convert the previous monetary contribution into its value as at the base date (30 June 2009) by inflating the monetary amount using the movement in the ABS non building construction (412) Qld index.
      - Divide the amount in the dot point above by the contribution rate identified in Table 5.2 or Table5.3 where the contribution relates to residential or non-residential development respectively to determine the demand credit.

ii. Where a previous non monetary contribution has been made:

- Determine the agreed value of the non monetary contribution at the base date (30 June 2009). This is to be derived using the TRC's current cost.
- Divide the amount in the dot pint above by the relevant contribution rate identified in Table 5.2 or Table 5.3 where the contribution relates to residential or non-residential development respectively to determine the demand credit.

(c) No demand credit will be applied where existing lawful use rights apply to a site but the use has not been established or which does not place a demand on the transport network. The only exception to this will be in relation to detached residential lots on which no dwelling has been constructed. In such cases, a demand credit equivalent to one dwelling per lot will be allowed.

(d) A demand credit arising from 6.5(a) will only be provided to a maximum amount equal to the demand arising from a proposed new development.

6.6 CALCULATION OF DEMAND OFFSET (DO)

(a) Demand offsets are only available for shared transport infrastructure referred to ion this PSP as follows:

i. Road capacity works on roads other than State controlled roads identified in the figures in section 4 of this policy; and

ii. Bus stops and shelter works; and

iii. Works to provide shared off road paths identified by TRC.

(b) The demand offset is to be calculated by converting a contribution for the supply of shared development infrastructure for the transport network into an agreed demand offset as follows:

i. Determine the establishment cost (less the contingency allowance) of the infrastructure item at the base date identified in this policy.

ii. Divide the establishment cost in the dot point above by the contribution rate identified in Table 5.2 or table 5.3 where the works relate to residential or non-residential development respectively. In the case of a mixed use development, the works should be apportioned between residential and non-residential development in proportion to the contributing trips to determine the demand offset.

(c) Where the demand offset (DO) for the transport network is greater than the demand (D) for that network, the infrastructure provider may enter into an agreement to refund the proportion of the establishment cost of the shared development infrastructure that reasonably can be apportioned to other premises.

(d) Where the TRC is satisfied that the contingency allowance is required to deliver that infrastructure item, it may agree to include the allowance in 6.6(b)(i).

6.7 APPLYING THE CONTRIBUTION RATE (CR)

The contribution rate for the transport network has been calculated at June 2009. The contribution rates for the transport network are identified in Table 5.2 for residential development and in Table 5.3 for non-residential development.

6.7.1 Indexation of Contribution Rate

The contribution rates identified in Table 5.2 and Table 5.3 are expressed in June 2009 dollar values, and may be indexed quarterly up to the time of payment using the movement in the Australian Bureau of Statistics Non-Building Construction (412) Qld Index.

6.8 TIME OF PAYMENT OF INFRASTRUCTURE CONTRIBUTIONS

An infrastructure contribution is payable:

(a) prior to the time specified in the development approval; or

(b) if no time is specified in the development approval, prior to the time being:
   i. if the contribution applies to **reconfiguration of a lot**—before the TRC approves the plan of subdivision under Chapter 3, Part 7 of the *Integrated Planning Act 1997*; or
   ii. if the contribution applies to **material change of use**—before the change of use happens.

6.9 ALTERNATIVES TO PAYING INFRASTRUCTURE CONTRIBUTIONS

(a) The TRC may require or accept an infrastructure contribution that may be in a form other than a monetary contribution.

(b) Alternatives to a monetary contribution are:
   i. a land contribution; or
   ii. a works contribution.

(c) The TRC may require or accept an infrastructure contribution that is a combination of monetary, land and works contribution.

6.10 DEMAND GENERATION RATES

The transport network demand generation rates are identified as follows:

(a) Reconfiguration of a lot – Table 6.1.

(b) A material change of use – Table 6.2.

Table 6.1 Demand Generation Rates - Lot Reconfiguration

Planning Scheme Zone	Demand Generation Rate	
	Demand (daily trips)	**Measure**
Rural	6.3	Depending on activity and as agreed with Council
Township	6.5	Per lot created
Rural Residential	6.5	Per lot created
Major Community Facilities	7.5	Per lot created

Table 6.2 Demand Generation Rates – Material Change of Use

Land Use	Demand Generation Rate	
	Demand (Trips/Day)	**Measure**
Agriculture	4	$100m^2$
Animal Husbandry	4	$100m^2$
Caravan Park	3.1	$200m^2$ site
Commercial	37.7	$100m^2$ GFA
Education	55	$100m^2$
Health Care / Vet	46	$100m^2$ GFA
House	6.5	Dwelling
Home Business	8	Dwelling
Home Host Acc	2.5	Dwelling
Indoor Entertainment	31	$100m^2$ GFA
Extractive Industry	80	$100m^2$
Rural Industry	6	$100m^2$ GFA
Other Industry	6.4	$100m^2$ GFA
Cattery / Kennels	4	$100m^2$
Motel	8.3	$100m^2$
Multiple Dwelling	4.4	Unit
Outdoor Entertainment	19	$100m^2$
Place of Worship	3.6	$100m^2$
Public Purpose	0	
Service Station	8.4	$100m^2$
Transport Depot	5.3	$100m^2$
Utility	5	$100m^2$
Warehouse	4	$100m^2$ GFA

7 DEFINITIONS

Base date - means the date from which a local government has estimated its projected infrastructure demands and costs. The base date is 30 June 2009.

Contribution area - means the area to which a contribution rate applies.

Contribution rate, CR - means the dollar amount per demand unit for an infrastructure network.

Current cost - in relation to an asset, means its cost measured by reference to the lowest cost at which the gross service potential of that asset could be obtained in the normal course of business. Where service potential, in relation to an asset, means its economic utility to the entity, based on the total benefit expected to be derived by the entity from use (and/or through sale) of the asset. Gross service potential means the total benefit expected to be derived when the asset was first acquired, and also the benefit from any subsequent upgrading. (Source: *CPA Australia and Institute of Chartered Accountants in Australia)*

Demand, D - refer section 6.4.

Demand credit, DC - refer section 6.5.

Demand offset, DO - refer section 6.6.

Demand unit - means the standard unit of demand that applies to each type of infrastructure to express the demand represented by different types of lots or uses.

Equivalent impervious hectare - for the stormwater quality system means the combined pollutant load equivalent to that generated by an impervious hectare of detached residential development.

Gross floor area - means the total floor area of a building on a site excluding private balconies and patios, and areas for parking vehicles.

Infrastructure contribution, IC - means a contribution calculated for a premise for a development infrastructure network.

Local development infrastructure - means development infrastructure which provides a lower order function through connections to individuals or small groups of users. It includes infrastructure internal to the site and connections to shared development infrastructure networks.

Management lot - means a parcel of land within a development which has been set aside for further reconfiguration at a later date.

Net developable area - means the *developable area* minus land required for all infrastructure and easements.

Planned demand - means the demand assumed to be generated by a premises calculated using the rates identified in Table 3.4.

Planning horizon - means the year up to which an infrastructure network has been planned.

Present value - means the value on a given date of a series of future cash flows, discounted to reflect the time value of money. The present value is calculated as at the base date.

Proposed demand - means the demand proposed for a premises, calculated using the demand generation rates referenced in section 6.10.

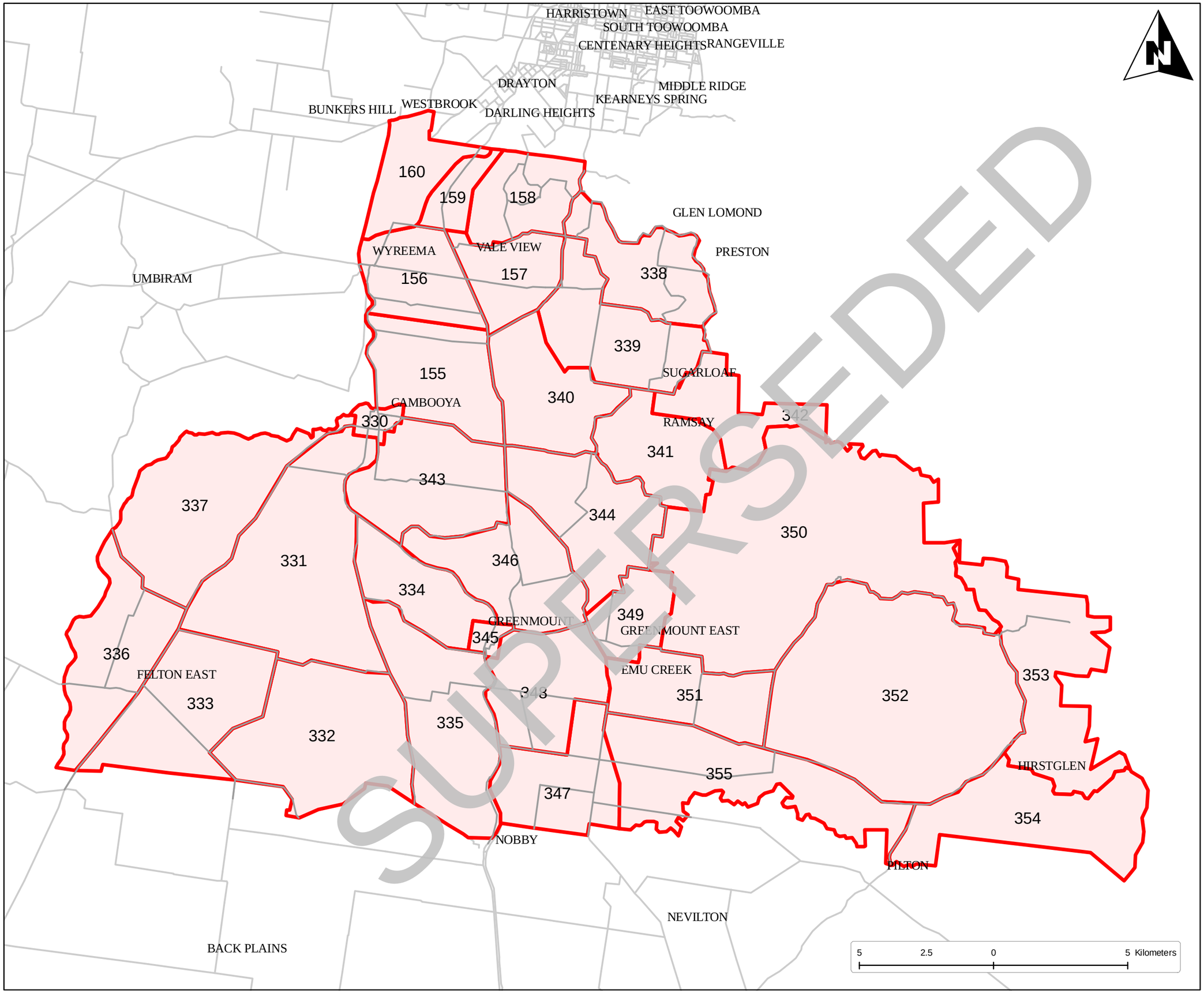
Shared development infrastructure - means development infrastructure which provides a higher order function through connections to a number of users. It does not include local development infrastructure which provides connections to individuals or small groups of users.

8 EXTRINSIC MATERIAL

The following documents are extrinsic materials under the *Statutory Instruments Act 1992* which assist in the interpretation of this PSP:

- Infrastructure Demand Generation Rates.

Map No.3.1 Cambooya Road Traffic Zones



Existing Roads

123 Traffic Zone

1. Toowoomba Regional Council has taken all due care in the data represented, but cannot be held responsible for any inaccuracies in the data.
2. Data must not be distributed or supplied to any other party, without the express written permission of Land Use Planning, or other delegated representative of Council.
3. Please notify Toowoomba Regional Council - Land Use Planning on (07) 4688 6787 of any data errors or omissions.

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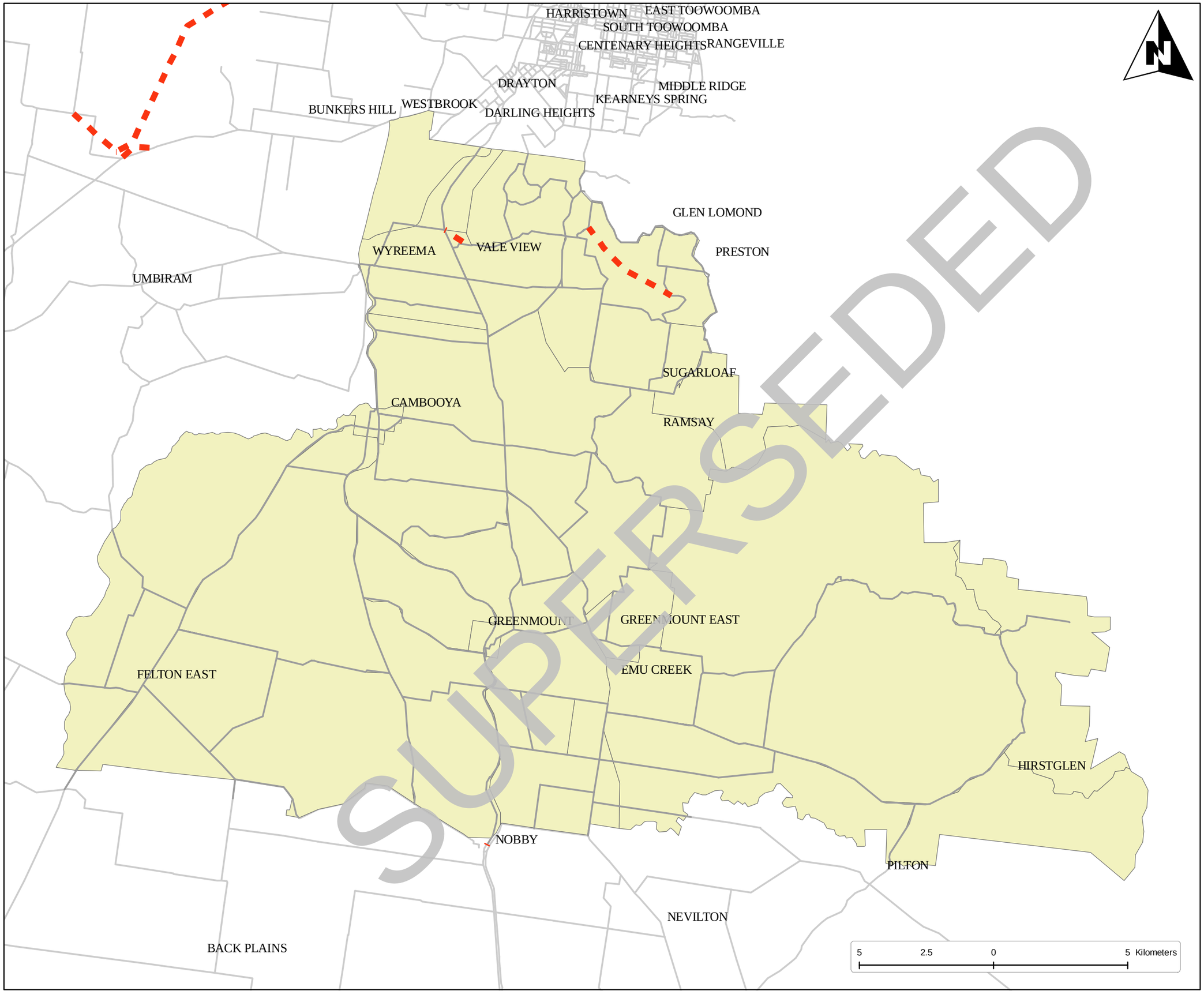

Map No.4.1 Cambooya
Existing Road Network

Existing Roads

Future Roads

Network Area

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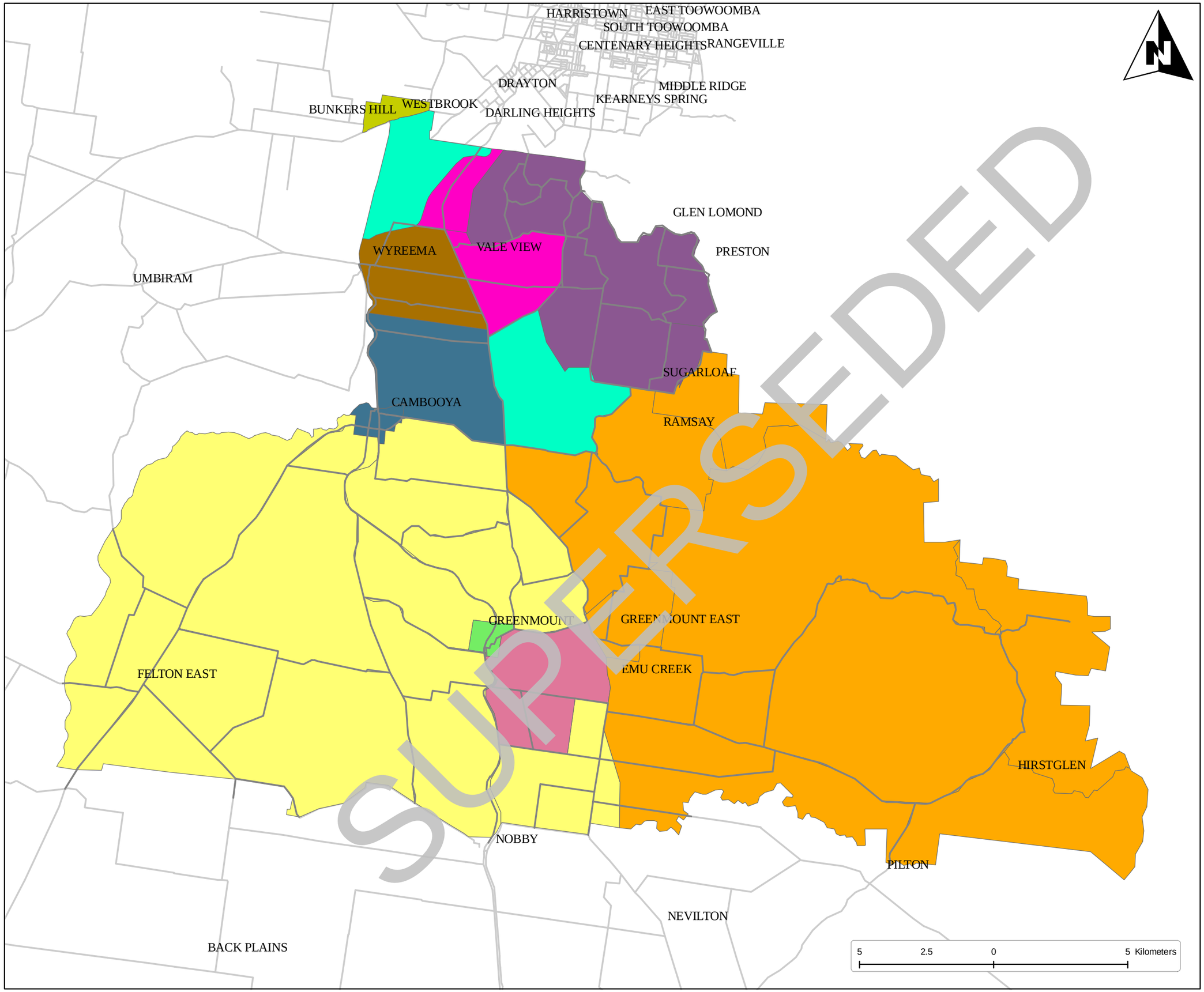

Map No.5.1 Cambooya Road Network Contribution Rate Areas

- Existing Roads
- Cambooya
- Cambooya with TSD
- East Greenmount
- Greenmount
- Hodgson Vale
- Rural1
- Rural2
- Vale View
- Cambooya-Westbrook
- Wyreema

1. Toowoomba Regional Council has taken all due care in the data represented, but cannot be held responsible for any inaccuracies in the data.
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TOOWOOMBA REGIONAL COUNCIL

CAMBOOYA PLANNING SCHEME

PLANNING SCHEME POLICY No. 4

INFRASTRUCTURE CONTRIBUTIONS FOR

WATER SUPPLY NETWORK

Table of Contents

1 PRELIMINARY

1.1 INTRODUCTION

This planning scheme policy has been prepared in accordance with the requirements of the *Integrated Planning Act 1997*.

The planning scheme policy applies to the area of the Cambooya Planning Scheme 2004 (the planning scheme).

This PSP replaces the previous 'Toowoomba Regional Council Planning Scheme Policy – Infrastructure Contributions for Water Supply Network (Cambooya) and will take effect as of 31 October 2009.

1.2 PURPOSE

The purpose of this planning scheme policy is to support the planning scheme by assisting with:

(a) the integration of land use planning and infrastructure planning for the water supply network;

(b) the efficient and orderly provision of shared development infrastructure for the water supply network; and

(c) the funding of shared development infrastructure for the water supply network through the fair apportionment of these costs to development.

1.3 STRUCTURE OF PLANNING SCHEME POLICY

This planning scheme policy:

(a) identifies in section 2 'Application of Planning Scheme Policy' how the planning scheme policy will be applied to development;

(b) states in section 3 'Planning Assumptions' the projections of future urban growth and the assumptions of demand for the water supply network, which have informed the preparation of the planning scheme policy;

(c) identifies in section 4 'Timing of Shared Development Infrastructure' when it is anticipated that shared development infrastructure for the water supply network will be provided;

(d) states in section 5 'Contribution Rates' how the contribution rates have been calculated through the apportionment of the establishment cost across demand; and

(e) states in section 6 'Infrastructure Contributions' how to calculate an infrastructure contribution for shared development infrastructure within the water supply network using the infrastructure contribution rates identified in section 5.

2 APPLICATION OF PLANNING SCHEME POLICY

2.1 APPLYING THE PLANNING SCHEME POLICY TO DEVELOPMENT

This planning scheme policy:

(a) states the basis for the calculation of infrastructure contributions that may be imposed as a condition of development; and

(b) states the basis for the imposition of a condition of development requiring:
   i. the supply of shared development infrastructure; and
   ii. the payment of additional shared development infrastructure costs.

2.2 INFRASTRUCTURE CONTRIBUTIONS

Infrastructure contributions for the water supply network applicable to a development will be calculated in accordance with section 6 'Infrastructure Contributions'.

2.3 SUPPLY OF SHARED DEVELOPMENT INFRASTRUCTURE

A condition may be imposed for the supply of shared development infrastructure where:

(a) existing shared development infrastructure necessary to service the premises is not adequate and shared development infrastructure adequate to service the premises is identified in the planning scheme policy; or

(b) shared development infrastructure to service the premises is necessary, but is not yet available and is identified in the planning scheme policy; or

(c) shared development infrastructure identified in the planning scheme policy is located on the premises.

The agreed value of the necessary shared development infrastructure supplied for the water supply network will be offset against an infrastructure contribution imposed for that network on the development (see section 6.6 'Calculation of Demand Offset').

2.4 PAYMENT OF ADDITIONAL SHARED DEVELOPMENT INFRASTRUCTURE COSTS

A condition may be imposed requiring the payment of additional shared development infrastructure costs where:

(a) for a properly made development application lodged on or before 30 October 2009, the application is inconsistent with the planning assumptions or creates a need for infrastructure not identified in the policy or policies dealing with the same infrastructure items dealt with by this policy in effect immediately before the commencement of this policy; or

(b) for a properly made development application lodged after 30 October 2009, the application is inconsistent with the planning assumptions or creates a need for infrastructure not identified in this policy.

Costs associated with the provision of additional shared development infrastructure will not normally be offset against infrastructure contributions calculated in accordance with section 6.

The Toowoomba Regional Council (TRC) may however allow the additional shared development infrastructure to be offset against infrastructure contributions where it decides the works provide a necessary shared function to other network users.

2.5 CONDITIONS FOR THE SUPPLY OF LOCAL DEVELOPMENT INFRASTRUCTURE

In addition to conditions imposed for shared development infrastructure, conditions may also be imposed on development for the supply of local development infrastructure.

2.6 PLANNING SCHEME POLICY BASED ON EXISTING PLANNING SCHEME

The demand assumptions, future infrastructure and infrastructure contribution rates within this planning scheme policy are based on the anticipated level of development allowed for under the planning scheme at 30 June 2009. Should the planning scheme be amended after 30 June 2009 to allow for more intense forms of development, applications that require additional shared infrastructure will be conditioned to pay for that infrastructure in accordance with section 2.4.

2.7 EFFECTIVE DEVELOPMENT APPROVALS GRANTED AND PROPERLY MADE DEVELOPMENT APPLICATIONS LODGED ON OR BEFORE 30 OCTOBER 2009

If a development approval was granted on or before 30 October 2009 and includes a condition requiring payment of contribution(s) under this policy, so long as the contribution(s) is paid to the TRC by 5pm on 30 June 2010, the applicant / landowner may pay the lesser of the following:

(a) the amount of contribution(s) which would have been payable under the PSP(s) dealing with the same infrastructure items dealt with by this policy in effect immediately before the commencement of this policy, with such amount being increased by the Consumer Price Index to the date of payment; or

(b) the amount of contribution(s) which is payable under this policy.

If a properly made development application is lodged with the TRC on or before 30 October 2009 and the TRC imposes a condition(s) on the development approval requiring the payment of a contribution(s) under this policy, the applicant / landowner may satisfy that condition(s) by either:

(a) paying within 20 business days of the development approval taking effect, the amount of the contribution(s) which would have been payable under the PSP(s) dealing with the same infrastructure items as dealt with by this policy in effect immediately before the commencement of this policy, with such amount being increased by the Consumer Price Index to the date of payment; or

(b) paying the contribution required under this policy in accordance with the condition.

3 PLANNING ASSUMPTIONS

3.1 DEVELOPMENT PROJECTIONS

The Cambooya planning area is anticipated to experience moderate growth to 2016. At 2006 the estimated population was 5,936 people located within 1,973 households. This is anticipated to reach 7,606 people located within 2,698 households by 2016.

Cambooya is characterised by having its population focussed in 5 existing communities of Cambooya Township, Greenmount, East Greenmount, Wyreema and Westbrook and in the rural residential settlement of Hodgson Vale and Vale View with the balance distributed across the rural areas.

This distribution will continue into the future but is characterised by a falling household size. The reduction in household size is anticipated to be generally around 8% over the ten year period to 2016.

The planning assumptions provided in Table 3.1 and Table 3.2 outline the projections of residential and non-residential development for the area to which this planning scheme policy applies.

Table 3.1 Existing and projected population and dwellings

Area	Existing Residential (2006)		Household Size	Future Residential (2016)	
	Dwellings	Population	2006 - 2016	Dwellings	Population
Cambooya Town	337	935	2.77- 2.56	423	1,082
Greenmount	106	285	2.69 – 2.49	126	314
East Greenmount	15	39	2.9 – 2.43	16	39
Wyreema	247	784	3.17 – 2.93	333	976
Westbrook	See Jondaryan	See Jondaryan	See Jondaryan	See Jondaryan	See Jondaryan
Hodgson Vale, Vale View	438	1,314	3.00 – 2.8	838	2,346
Balance Rural	830	2,579	3.07- 2.89	963	2,849
Total	1,973	5,936		2,699	7,606

Please Note: Trunk infrastructure networks have not been planned to service development in rural areas.

Table 3.2 Existing and projected employment

Area	Employment	
	2006	2016
Cambooya Town	137	170
Greenmount	87	107
East Greenmount	5	5

Area	Employment	
	2006	2016
Wyreema	70	76
Westbrook	35	43
Hodgson Vale, Vale View	152	205
Balance Rural	607	735
Total	1,093	1,340

Please Note: Trunk infrastructure networks have not been planned to service development in rural areas.

4 TIMING OF SHARED DEVELOPMENT INFRASTRUCTURE

4.1 PURPOSE

This section identifies:

(a) existing shared development infrastructure for the water supply network; and

(b) when it is anticipated that future shared development infrastructure for the water supply network will be provided.

4.2 SHARED DEVELOPMENT INFRASTRUCTURE

Table 4.1 defines the shared development infrastructure for the water supply network.

Table 4.1 Shared development infrastructure for the water supply network

Network	System	Items
Water	Bulk supply	• Water sources (dams, bores, bulk supply mains) • Raw water mains (including associated pump stations and fittings) • Water treatment facilities • Associated monitoring systems
	Distribution	• Reservoirs and storage facilities • Re-chlorination facilities • Distribution mains ≥ 150 mm diameter • Associated pump stations and fittings • Associated monitoring systems • Fire fighting devices

4.3 PLANS FOR DEVELOPMENT INFRASTRUCTURE

Plans showing the existing and future shared development infrastructure for the water supply network are shown on the following maps:

- Map 4.1 to Map 4.4 Cambooya Existing Water Supply Infrastructure

The township of Westbrook in Cambooya District is provided with water supply services from Jondaryan District and reference should be made to that planning scheme policy to obtain information on the contribution rate for water.

The value of existing infrastructure is identified in Table 4.2.

Table 4.2 Existing water suply infrastructure

Location	Shared Development Infrastructure	Cost to Council ($)	On Cost	Establishment Cost ($)
Cambooya	Reservoirs, associated supply and treatment	190,822	15,266	206,088
	Distribution mains, valves, hydrants	516,326	Included	516,326
	Greenmount control centre	18,815	1,505	20,320
Total Cambooya		725,963	16,771	742,734
Wyreema	Reservoirs, associated supply and treatment	728,552	58,284	786,836
	Distribution mains, valves, hydrants	219,002	Included	219,002
	Greenmount control centre	21,167	1,693	22,860
Total Wyreema		968,721	96,872	1,028,698
Greenmount	Reservoirs, associated supply and treatment	161,668	12,993	174,601
	Distribution mains, valves, hydrants	176,678	Included	176,678
	Greenmount control centre	8,934	715	9,649
Total Greenmount		347,280	34,728	360,928

Location	Shared Development Infrastructure	Cost to Council ($)	On Cost	Establishment Cost ($)
Hodgson Vale	Reservoirs, associated supply and treatment	587,869	47,030	634,899
	Distribution mains, valves, hydrants	442,031	Included	442,.031
	Greenmount control centre	17,562	1,405	18,967
Total Hodgson Vale		1,029,900	102,990	1,076,930
Vale View	Reservoirs, associated supply and treatment	472,554	37,804	510,358
	Distribution mains, valves, hydrants	209,010	Included	209,010
	Greenmount control centre	5,019	402	5,421
Total Vale View		686,583	37,804	724,789

The values in Table 4.2 remove the subsidies provided which are:

- Cambooya - $433,229;
- Wyreema - $278,845;
- Greenmount - $229,189;
- Hodgson Vale - $597,336;and
- Vale View - nil.

4.4 SCHEDULE OF WORKS

Table 4.3 identifies when it is anticipated that shared development infrastructure for the water supply network will be provided to service growth.

Table 4.3 Schedule of works - Water supply network

Location	Shared Development Infrastructure	Estimated completion	Establishment Cost($)			
			Cost of Works	Design / Supervision	Contingency	Total*
Cambooya	Reservoirs, associated supply and treatment	2010	791,464	79,146	174,122	1,044,732
	Distribution Mains	2009 - 2016	159,109	15,911	35,004	210,024
Wyreema	Reservoir and bulk supply	2012	780,000	78,000	171,600	1,029,600
	Distribution Mains	2009 - 2016	265,181	26,518	58,340	350,039
Greenmount	Augment reservoirs	2010	285,580	28,558	62,828	376,966
	Distribution Mains	2009 - 2016	53,036	5,304	11,668	70,008
Hodgson Vale	Bores and Associated bulk supply and treatment	2010 - 2012	1,619,644	161,964	356,322	2,137,930
	Distribution Mains	2009 - 2016	530,362	53,036	116,680	700,078
Vale View	New Bores and Associated bulk supply and treatment	2010	322,297	32,230	70,905	425,432
	Distribution Mains	2009 - 2016	53,036	5,304	11,668	70,008
Total cost			**4,859,709**	**485,971**	**1,069,137**	**6,414,817**

* *The establishment cost has been determined as at the base date in accordance with section 5.2*
Where the cost is not provided, the item has not been included in the calculation of contribution rates.

5 CONTRIBUTION RATES

5.1 CONTRIBUTION AREAS

Contribution rates for the water supply network have been stated for that section of the planning scheme area planned to be supplied with a reticulated water supply. The location of the contribution rate areas are identified on Map 5.1 Cambooya Water Supply Contribution Areas.

5.2 ESTABLISHMENT COST

(a) The establishment cost (existing and future) of the water supply network up to 2016 is $14,427,249 (as at the base date of 30 June 2009). Of this amount:
   i. 89.3% will be funded by infrastructure contributions; and
   ii. 10.7% will be funded by grants and subsidies.

(b) Table 5.1 summarises the establishment cost for the water supply network and that amount to be funded by infrastructure contributions in each contribution area.

Table 5.1 Water supply network – establishment costs

Location	Existing and Future Infrastructure Cost ($)	Admin Cost ($)	Establishment Cost ($)*	Amount of Establishment Cost ($)* to be Funded by Infrastructure Contributions
Cambooya	1,997,490	34,956	2,032,446	2,032,446
Wyreema	2,408,337	42,146	2,450,483	2,450,483
Greenmount	807,902	14,138	822,040	822,040
Hodgson Vale	3,914,936	68,573	3,983,449	3,983,449
Vale View	1,220,229	21,654	1,241,583	1,241,583
TOTAL	**10,348,896**	**181,105**	**10,530,001**	**10,530,001**

** Costs are expressed at the base date of 30 June 2009.*

The values in Table 5.1 exclude subsidies on existing infrastructure.

(c) All existing shared development infrastructure has been valued at current cost.

(d) The establishment cost of future shared development infrastructure has been determined using typical current cost for similar works.

(e) The establishment cost of the water supply network includes an allowance for the costs associated with preparing and administering the planning scheme policy over time. These costs are equal to 1.75% of the establishment cost of the water supply network.

(f) The establishment cost includes engineering, planning and design costs equal to 10%, together with a contingency allowance of 20% in accordance with the practice adopted in preparing infrastructure planning reports for approval by the Department of Environment and Resource Management as a condition of subsidy funding.

5.3 PROJECTED DEMAND

A summary of the projected 'mean day maximum month' demand on the water supply network is identified in Table 5.2.

Table 5.2 Water supply network - projected demand summary

Contribution Area	Existing Demand (EP)	Future Additional Demand (EP)	Total Future Demand (EP)	Total Future Demand (ET)
Cambooya	1,728	0	1,728	675
Wyreema	1,944	288	2,232	762
Greenmount	820.5	0	820.5	330
Hodgson Vale	1,613	936	2,549	910
Vale View	461	288	749	268

5.4 COST APPORTIONMENT

The method used to calculate the contribution rate (CR) is as follows:

$$CR = \frac{\text{Amount of establishment cost to 2016 funded by contributions (see Table 5.1)}}{\text{Total future demand to 2016 (see Table 5.2)}}$$

5.5 CONTRIBUTION RATES

The contribution rates for the water supply network are identified in Table 5.3.

Table 5.3 Water supply network - contribution rates

Contribution Area	Contribution Rate ($/EP)	Contribution Rate ($/ET)
Cambooya	1,176	3,044
Wyreema	1,098	3,217
Greenmount	1,002	2,936
East Greenmount	N/A	N/A
Westbrook	2,187	6,124
Hodgson Vale	1,563	4,377
Vale View	1,658	4,642

6 CALCULATION OF INFRASTRUCTURE CONTRIBUTIONS

6.1 INFRASTRUCTURE CONTRIBUTIONS THAT MAY BE IMPOSED

Infrastructure contributions may be imposed for shared development infrastructure within the water supply network.

6.2 DEVELOPMENT SUBJECT TO INFRASTRUCTURE CONTRIBUTIONS

The types of assessable development that may trigger an infrastructure contribution being imposed are:

(a) reconfiguration of a lot; and
(b) a material change of use of premises.

6.3 CALCULATION OF INFRASTRUCTURE CONTRIBUTIONS

An infrastructure contribution for the water supply network is to be calculated in accordance with the following formula-

IC = [(D – DC – DO) x CR]

Where:

(a) IC is an infrastructure contribution for the water supply network;
(b) D is the amount of demand for water supply infrastructure expressed as a number of demand units and calculated in accordance with section 6.4. The demand unit for the water supply network is Equivalent Tenement (ET);
(c) DC is the demand credit for the water supply network calculated in accordance with section 6.5;
(d) DO is the demand offset for the water supply network calculated in accordance with section 6.6; and
(e) CR is the contribution rate for the contribution area in which the development is located and will be applied in accordance with section 6.7.

6.4 CALCULATION OF DEMAND (D)

(a) For the reconfiguration of a lot, the demand for the water supply network is to be calculated using the demand generation rates identified in Table 6.1.
(b) For a material change of use, the demand for the water supply network is to be calculated using the demand generation rates identified in Table 6.2.
(c) Where a development involves more than one use, the demand is to be determined by adding together the proposed demand for each use calculated in accordance with section 6.4(b).

6.5 CALCULATION OF DEMAND CREDIT (DC)

(a) The demand credit is to be calculated using the greater of:
    i. The amount of demand generated by an existing lawful use of the premises, calculated using the demand generation rates identified in Table 6.2, or
    ii. The demand for which infrastructure contributions for the water supply network have been previously made.

(b) Where a contribution referred to in 6.5(a)(ii) is not expressed in the same demand units as those used in this planning scheme policy, the contribution is to be converted into a demand credit as follows:
   i. Where a previous monetary contribution has been made:
      - Convert the previous monetary contribution into its value as at the base date (30 June 2009) by inflating using the movement in the ABS Non Building Construction (412) Qld Index.
      - Divide the amount in the dot point above by the contribution rate identified in Table 5.3 to determine the demand credit.
   ii. Where a previous non monetary contribution has been made:
      - Determine the agreed value of the non monetary contribution at the base date. This is to be derived using the TRC's current cost.
      - Divide the amount in the dot point above by the relevant contribution rate identified in Table 5.3 to determine the demand credit.

(c) No demand credit will be applied where existing lawful use rights apply to a site but the use has not been established or which does not place a demand on the water supply network. The only exception to this will be in relation to residential lots on which no dwelling has been constructed. In such cases, a demand credit equivalent to one dwelling per lot will be allowed.

(d) A demand credit arising from 6.5(a)(i) will only be provided to a maximum amount equal to the demand arising from a proposed development.

6.6 CALCULATION OF DEMAND OFFSET (DO)

(a) The demand offset is to be calculated by converting a contribution for the supply of shared development infrastructure for the water supply network into an agreed demand offset as follows:
   i. Determine the establishment cost (less the contingency allowance) of the infrastructure item at the base date identified in this policy.
   ii. Divide the establishment cost in the dot point above by the contribution rate identified in Table 5.3 to determine the demand offset.

(b) Where the demand offset (DO) for the water supply network is greater than the demand (D) for that network, the infrastructure provider may enter into an agreement to refund the proportion of the establishment cost of the shared development infrastructure that reasonably can be apportioned to other premises.

(c) Where the TRC is satisfied that the contingency allowance is required to deliver that infrastructure item, it may agree to include the allowance in 6.6(a)(i).

6.7 APPLYING THE CONTRIBUTION RATE (CR)

The contribution rate for the water supply network has been calculated at the base date of 30 June 2009. The contribution rates for the water supply network are identified in Table 5.3.

6.7.1 Indexation of contribution rate

The contribution rate identified in Table 5.3 is expressed in base year dollar values and will be indexed quarterly up to the time of payment using the Australian Bureau of Statistics Non-Building Construction (412) Qld Index.

6.8 TIME OF PAYMENT OF INFRASTRUCTURE CONTRIBUTIONS

An infrastructure contribution is payable:

(a) prior to the time specified in the development approval; or

(b) if no time is specified in the development approval, prior to the time being:
   i. if the contribution applies to **reconfiguration of a lot**—before the TRC approves the plan of subdivision under Chapter 3, Part 7 of the *Integrated Planning Act 1997*; or
   ii. if the contribution applies to **material change of use**—before the change of use happens.

6.9 ALTERNATIVES TO PAYING INFRASTRUCTURE CONTRIBUTIONS

(a) The TRC may require or accept an infrastructure contribution that may be in a form other than a monetary contribution.

(b) Alternatives to a monetary contribution are:
   i. a land contribution, or
   ii. a works contribution.

(c) The TRC may require or accept an infrastructure contribution that is a combination of monetary, land and works contribution.

6.10 DEMAND GENERATION RATES

The water supply network demand generation rates are identified as follows:

- Reconfiguration of a lot – Table 6.1; and
- A material change of use – Table 6.2.

Table 6.1 Demand generation rates - lot reconfiguration

Planning Scheme Zone	Demand Generation Rate (ET/lot)
Rural	N/A
Rural residential	1.0
Township	1.0
Major Community Facility	0.8

Table 6.2 Demand generation rates - material change of use

Development Land Use Type	Demand Generation Rate	
	Demand (ET)	Measure
Agriculture	0.1	100m^2 Ground Floor Area (GFA)
Animal Husbandry/stable	0.1	100m^{2}GFA
Caravan Park	0.5	Per site
Commercial	0.69	100m^2 GFA
Education	2.0	100m^2
Health care/vet	0.8	100m^2 GFA
House	1.0	Per dwelling
Home Business	0.8	Per dwelling
Home Host Acc	0.7	Per dwelling
Indoor Entertainment	0.21	100m^2 GFA
Extractive Industry	0.0	100m^2 GFA
Rural Industry	0.29	100m^2 GFA
Other Industry	0.40	100m^2 GFA
Cat/Kennels	0.1	100m^2 GFA
Motel	0.3	100m^2 GFA
Multiple dwelling	0.67	Units
Outdoor Entertainment	1.0	100m^2 .
Place of Worship	0.2	100m^2 .
Public Purpose	0.55	100m^2 GFA
Service Station	0.32	100m^2 GFA
Transport Depot	0.67	100m^2 .

Development Land Use Type	Demand Generation Rate	
	Demand (ET)	Measure
Utility	0.16	100m^2 GFA
Warehouse	0.2	100m^2 GFA

7 DEFINITIONS

Base date - means the date from which the TRC has estimated its projected infrastructure costs and contribution rates. The base date is 30 June 2009.

Contribution area - means the area to which a contribution rate applies.

Contribution rate, CR - means the dollar amount per demand unit for an infrastructure network.

Current cost - in relation to an asset, means its cost measured by reference to the lowest cost at which the gross service potential of that asset could be obtained in the normal course of business. Where service potential, in relation to an asset, means its economic utility to the entity, based on the total benefit expected to be derived by the entity from use (and/or through sale) of the asset. Gross service potential means the total benefit expected to be derived when the asset was first acquired, and also the benefit from any subsequent upgrading. (Source: *CPA Australia and Institute of Chartered Accountants in Australia*)

Demand, D - refer section 6.4.

Demand credit, DC - refer section 6.5.

Demand offset, DO - refer section 6.6.

Demand unit - means the standard unit of demand that applies to each type of infrastructure to express the demand represented by different types of lots or uses.

Gross floor area - means the total floor area of a building on a site excluding private balconies and patios, and areas for parking vehicles.

Infrastructure contribution, IC - means a contribution calculated for a premise for a development infrastructure network.

Local development infrastructure - means development infrastructure which provides a lower order function through connections to individuals or small groups of users. It includes infrastructure internal to the site and connections to shared development infrastructure networks.

Net developable area - means the *developable area* of a site, minus land required for development infrastructure and easements, and other areas constrained from development under the planning scheme provisions.

Proposed demand - means the demand proposed for a premise, calculated using the demand generation rates referenced in section 6.10.

Shared development infrastructure - means development infrastructure which provides a higher order function through connections to a number of users. It does not include local development infrastructure which provides connections to individuals or small groups of users.

8 EXTRINSIC MATERIAL

The following documents are extrinsic material under the *Statutory Instruments Act 1992* and assist in the interpretation of this policy:

(a) Cambooya Asset Register; and
(b) Cambooya Capital Works Program.

Map No. 4.1 Cambooya
Existing Water Supply
Infrastructure

Existing Water Supply

VALE VIEW

WYREEMA

SUPERSEDED

SIMPSON ROAD
OBST ROAD
WESTBROOK ROAD
FISHERS ROAD
ALLPORTS ROAD
SHEPPERD ROAD
TOOWOOMBA KARARA ROAD
LOTZ ROAD
SMITHS CREEK ROAD
UMBIRAM ROAD
NEWMANS ROAD
LUCKS ROAD
ROSENBERGERS ROAD
HOFFMANS ROAD
WYREEMA CAMBOOYA ROAD
SKINNERS ROAD
DRAYTON CONNECTION ROAD
LOVES ROAD

500 250 0 500 m

TOOWOOMBA CITY
4.1
4.2
4.3
CAMBOOYA SHIRE
4.4
CLIFTON SHIRE

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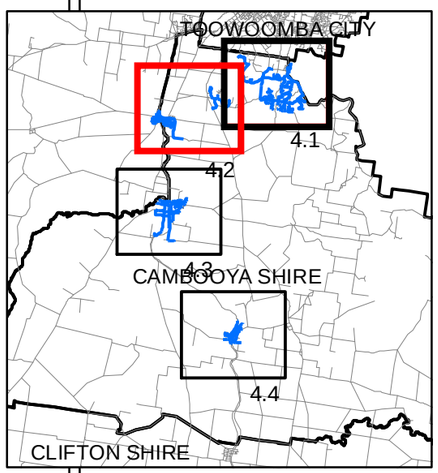
Map No.4.2 Cambooya
Existing Water Supply
Infrastructure

Existing Water Supply

HODGSONVALE



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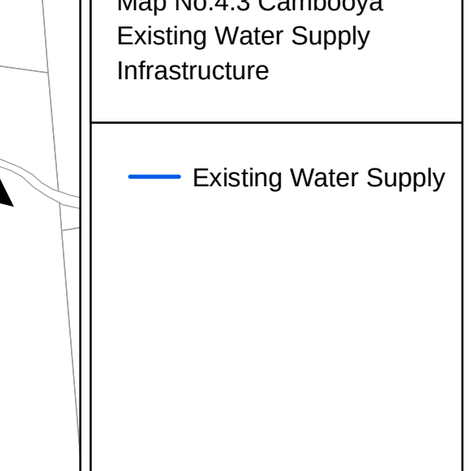
Map No.4.3 Cambooya Existing Water Supply Infrastructure

Existing Water Supply



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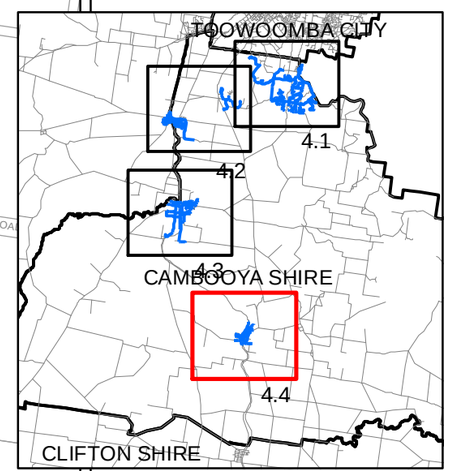
500 250 0 500 m

Map No.4.4 Cambooya Existing Water Supply Infrastructure

Existing Water Supply

GREENMOUNT



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Hodgson Vale

Vale View

Wyreema

Cambooya

Greenmount

5,000 2,500 0 5,000 m

Map No.5.1 Cambooya Infrastructure Contribution Area

Contribution Area

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TOOWOOMBA REGIONAL COUNCIL

CAMBOOYA PLANNING SCHEME

PLANNING SCHEME POLICY No. 5

INFRASTRUCTURE CONTRIBUTIONS FOR

SEWERAGE NETWORK

Table of Contents

1 PRELIMINARY

1.1 INTRODUCTION

This planning scheme policy has been prepared in accordance with the requirements of the *Integrated Planning Act 1997*.

The planning scheme policy applies to the area of the Cambooya Planning Scheme 2004 (the planning scheme).

This PSP replaces the previous 'Toowoomba Regional Council Planning Scheme Policy – Infrastructure Contributions for Sewerage Network (Cambooya) and will take effect as of 31 October 2009.

1.2 PURPOSE

The purpose of this planning scheme policy is to support the planning scheme by assisting with:

(a) the integration of land use planning and infrastructure planning for the sewerage network;
(b) the efficient and orderly provision of shared development infrastructure for the sewerage network; and
(c) the funding of shared development infrastructure for the sewerage network through the fair apportionment of these costs to development.

1.3 STRUCTURE OF PLANNING SCHEME POLICY

This planning scheme policy:

(a) identifies in section 2 'Application of Planning Scheme Policy' how the planning scheme policy will be applied to development;
(b) states in section 3 'Planning Assumptions' the projections of future urban growth and the assumptions of demand for the sewerage network, which have informed the preparation of the planning scheme policy;
(c) identifies in section 4 'Timing of Shared Development Infrastructure' when it is anticipated that shared development infrastructure for the sewerage network will be provided;
(d) states in section 5 'Contribution Rates' show how the contribution rates have been calculated through the apportionment of the establishment cost across demand; and
(e) states in section 6 'Infrastructure Contributions' how to calculate an infrastructure contribution for shared development infrastructure within the sewerage network using the infrastructure contribution rates identified in section 5.

2 APPLICATION OF PLANNING SCHEME POLICY

2.1 APPLYING THE PLANNING SCHEME POLICY TO DEVELOPMENT

This planning scheme policy:

(a) states the basis for the calculation of infrastructure contributions that may be imposed as a condition of development; and
(b) states the basis for the imposition of a condition of development requiring:

i. the supply of shared development infrastructure; and
ii. the payment of additional shared development infrastructure costs.

2.2 INFRASTRUCTURE CONTRIBUTIONS

Infrastructure contributions for the sewerage network applicable to a development will be calculated in accordance with section 6 'Infrastructure Contributions'.

2.3 SUPPLY OF SHARED DEVELOPMENT INFRASTRUCTURE

A condition may be imposed for the supply of shared development infrastructure where:

(a) existing shared development infrastructure necessary to service the premises is not adequate and shared development infrastructure adequate to service the premises is identified in the planning scheme policy; or
(b) shared development infrastructure to service the premises is necessary, but is not yet available and is identified in the planning scheme policy; or
(c) shared development infrastructure identified in the planning scheme policy is located on the premises.

The agreed value of the necessary shared development infrastructure supplied for the sewerage network will be offset against an infrastructure contribution imposed for that network on the development (see section 6.6 'Calculation of Demand Offset').

2.4 PAYMENT OF ADDITIONAL SHARED DEVELOPMENT INFRASTRUCTURE COSTS

A condition may be imposed requiring the payment of additional shared development infrastructure costs where:

(a) for a properly made development application lodged on or before 30 October 2009, the application is inconsistent with the planning assumptions or creates a need for infrastructure not identified in the policy or policies dealing with the same infrastructure items dealt with by this policy in effect immediately before the commencement of this policy; or
(b) for a properly made development application lodged after 30 October 2009, the application is inconsistent with the planning assumptions or creates a need for infrastructure not identified in this policy.

Costs associated with the provision of additional shared development infrastructure will not normally be offset against infrastructure contributions calculated in accordance with section 6.

The Toowoomba Regional Council (TRC) may however allow the additional shared development infrastructure to be offset against infrastructure contributions where it decides the works provide a necessary shared function to other network users.

2.5 CONDITIONS FOR THE SUPPLY OF LOCAL DEVELOPMENT INFRASTRUCTURE

In addition to conditions imposed for shared development infrastructure, conditions may also be imposed on development for the supply of local development infrastructure.

2.6 PLANNING SCHEME POLICY BASED ON EXISTING PLANNING SCHEME

The demand assumptions, future infrastructure and infrastructure contribution rates within this planning scheme policy are based on the anticipated level of development allowed for under the planning scheme at 30 June 2009. Should the planning scheme be amended after 30 June 2009 to allow for more intense forms of development, applications that require additional shared infrastructure will be conditioned to pay for that infrastructure in accordance with section 2.4.

2.7 EFFECTIVE DEVELOPMENT APPROVALS GRANTED AND PROPERLY MADE DEVELOPMENT APPLICATIONS LODGED ON OR BEFORE 30 OCTOBER 2009

If a development approval was granted on or before 30 October 2009 and includes a condition requiring payment of contribution(s) under this policy, so long as the contribution(s) is paid to the TRC by 5pm on 30 June 2010, the applicant / landowner may pay the lesser of the following:

(a) the amount of contribution(s) which would have been payable under the PSP(s) dealing with the same infrastructure items dealt with by this policy in effect immediately before the commencement of this policy, with such amount being increased by the Consumer Price Index to the date of payment; or

(b) the amount of contribution(s) which is payable under this policy.

If a properly made development application is lodged with the TRC on or before 30 October 2009 and the TRC imposes a condition(s) on the development approval requiring the payment of a contribution(s) under this policy, the applicant / landowner may satisfy that condition(s) by either:

(a) paying within 20 business days of the development approval taking effect, the amount of the contribution(s) which would have been payable under the PSP(s) dealing with the same infrastructure items as dealt with by this policy in effect immediately before the commencement of this policy, with such amount being increased by the Consumer Price Index to the date of payment; or

(b) paying the contribution required under this policy in accordance with the condition.

3 PLANNING ASSUMPTIONS

3.1 DEVELOPMENT PROJECTIONS

The Cambooya planning area is anticipated to experience moderate growth to 2016. At 2006 the estimated population was 5,936 people located within 1,973 households. This is anticipated to reach 7,606 people located within 2,698 households by 2016.

Cambooya is characterised by having its population focussed in 5 existing communities of Cambooya Township, Greenmount, East Greenmount, Wyreema and Westbrook and in the rural residential settlements of Hodgson Vale and Vale View with the balance distributed across the rural areas.

This distribution will continue into the future but is characterised by a falling household size. The reduction in household size is anticipated to be generally around 8% over the ten year period to 2016.

The planning assumptions provided in Table 3.1 and Table 3.2 outline the projections of residential and non-residential development for the area to which this planning scheme policy applies.

Table 3.1 Existing and projected population and dwellings

Area	Existing Residential (2006)		Household Size	Future Residential (2016)	
	Dwellings	Population	2006 -2016	Dwellings	Population
Cambooya Town	337	935	2.77 - 2.56	423	1,082
Greenmount	106	285	2.69 – 2.49	126	314
East Greenmount	15	39	2.9 – 2.43	16	39
Wyreema	247	784	3.17 – 2.93	333	976
Westbrook	See Jondaryan	See Jondaryan	See Jondaryan	See Jondaryan	See Jondaryan
Hodgson Vale, Vale View	438	1,314	3.00 – 2.8	838	2,346
Balance Rural	830	2,579	3.07 - 2.89	963	2,849
Total	1,973	5,936		2,699	7,606

Please Note: Shared infrastructure networks have not been planned to service development in rural areas.

Table 3.2 Existing and projected employment

Area	Employment	
	2006	2016
Cambooya Town	137	170
Greenmount	87	107
East Greenmount	5	5

Area	Employment	
	2006	2016
Wyreema	70	76
Westbrook	35	43
Hodgson Vale, Vale View	152	205
Balance Rural	607	735
Total	1,093	1,340

Please Note: Shared infrastructure networks have not been planned to service development in rural areas.

4 TIMING OF SHARED DEVELOPMENT INFRASTRUCTURE

4.1 PURPOSE

This section identifies:

(a) existing shared development infrastructure for the sewerage network; and
(b) when it is anticipated that future shared development infrastructure for the sewerage network will be provided.

4.2 SHARED DEVELOPMENT INFRASTRUCTURE

Table 4.1 defines the shared development infrastructure for the sewerage network.

Table 4.1 Shared development infrastructure for the sewerage network

Network	System	Items
Sewerage	Treatment	• Sewage treatment plants • Storage facilities • Release systems • Associated monitoring systems
	Reticulation	• Rising mains • Gravity sewers generally from 150mm • Associated pump stations, manholes and fittings • Associated monitoring systems • Odour and corrosion control systems

4.3 PLANS FOR DEVELOPMENT INFRASTRUCTURE

Plans showing the existing and future shared development infrastructure for the sewerage network are shown on the following maps:

(a) Map 4.1 Cambooya Existing Sewer Infrastructure; and
(b) Map 4.2 Cambooya Existing Sewer Infrastructure.

Sewerage for that part of Westbrook located in Cambooya Shire is collected and treated by Jondaryan Shire. Reference should be made to that planning scheme policy for detailed costing information and apportionment.

4.4 SCHEDULE OF WORKS

The value of existing infrastructure is identified in Table 4.2.

Table 4.2 Existing sewerage infrastructure

Location	Shared Development Infrastructure	Cost to Council ($)	On Cost	Establishment Cost ($)
Cambooya	Treatment	143,198	11,545	155,855
	Distribution mains, manholes and chambers	924,755	Included	924,755
Wyreema	Treatment	53,371	4,270	57,641
	Distribution mains, manholes and chambers	1,134,826	Included	1,134,826

The values in Table 4.2 remove the subsidies provided, which are:

- Cambooya - $1,110,156; and
- Wyreema - $318,383.

4.5 SCHEDULE OF WORKS

Table 4.3 identifies when it is anticipated that shared development infrastructure for the sewerage network will be provided to service growth.

Table 4.3 Schedule of works – Sewerage network

Location	Shared Development Infrastructure	Estimated Completion	Establishment Cost ($)			
			Cost of Works to Council	Design / supervision	Contingency	Total*
Cambooya	Augment Creek Street PS	2013	150,000	12,000	32,400	194,420
Wyreema	Augment Treatment Plant	2009	2,200,000	147,200	397,440	2,384,640
Total cost			**2,350,000**	**159,000**	**429,840**	**2,579,060**

** The establishment cost has been determined as at the base date in accordance with section 5.2. Where the cost is not provided, the item has not been included in the calculation of contribution rates.*

The values in Table 4.3 also exclude the anticipated subsidies which are:

- Cambooya - $280,000; and
- Wyreema - $632,971.

5 CONTRIBUTION RATES

5.1 CONTRIBUTION AREAS

Contribution rates for the sewerage network have been stated for that section of the planning scheme area planned to be supplied with sewerage infrastructure. The location of the contribution rate areas are identified on Map 5.1 Cambooya Sewerage Contributions Areas.

5.2 ESTABLISHMENT COST

(a) The establishment cost (existing and future) of the sewerage network to service the Cambooya contribution area up to 2016 is $8,966,316 (as at the base date of 30 June 2009). Of this amount:
   i. 73.6% will be funded by infrastructure contributions; and
   ii. 26.4% will be funded by grants and subsidies

(b) Table 5.1 summarises the establishment cost for the sewerage network and that amount to be funded by infrastructure contributions in the Cambooya contribution area.

Table 5.1 Sewerage network – Establishment costs

Location	Existing and Future Infrastructure Cost ($)	Admin Cost ($)	Establishment Cost ($)	Amount of Establishment Cost ($)* to be Funded by Infrastructure Contributions
Cambooya	1,275,010	22,312	1,297,323	1,297,323
Wyreema	3,577,107	62,599	3,999,706	3,639,706
Total	**4,852,117**	**84,911**	**5,297,029**	**4,937,029**

** Costs are expressed at the base date of June 2009.*

(c) All existing shared development infrastructure has been valued at current cost.

(d) The establishment cost of future shared development infrastructure has been determined using typical current cost for similar works.

(e) The establishment cost of the sewerage network includes an allowance for the costs associated with preparing and administering the planning scheme policy over time. These costs are equal to 1.75% of the establishment cost of the sewerage network.

(f) In this case the establishment cost is the actual cost of infrastructure and includes engineering planning and design costs together with a contingency in accordance with the practice adopted in preparing infrastructure planning reports for approval by the Department of Environment and Resource Management as a condition of subsidy funding.

5.3 PROJECTED DEMAND

A summary of the projected demand on the sewerage network is identified in Table 5.2.

Table 5.2 Sewerage network - planned element capacities

Location	Cumulative Demand (EP)
	Threshold
Cambooya	1,500
Wyreema	2,500

5.4 COST APPORTIONMENT

The method used to calculate the contribution rate (CR) is as follows:

$$CR = \frac{\text{Amount of establishment cost to 2016 funded by contributions (see Table 5.1)}}{\text{Cumulative demand to 2016 (see Table 5.2)}}$$

5.5 CONTRIBUTION RATES

The contribution rate for the sewerage network in the Cambooya contribution area is identified in Table 5.3.

Table 5.3 Sewerage network - contribution rates

Element	Contribution Rate ($/EP)	Contribution Rate ($/ET)
Cambooya	865	2,215
Wyreema	1,456	4,266

6 CALCULATION OF INFRASTRUCTURE CONTRIBUTIONS

6.1 INFRASTRUCTURE CONTRIBUTIONS THAT MAY BE IMPOSED

Infrastructure contributions may be imposed for shared development infrastructure within the sewerage network.

6.2 DEVELOPMENT SUBJECT TO INFRASTRUCTURE CONTRIBUTIONS

The types of assessable development that may trigger an infrastructure contribution being imposed are:

(a) reconfiguration of a lot; and
(b) a material change of use of premises.

6.3 CALCULATION OF INFRASTRUCTURE CONTRIBUTIONS

An infrastructure contribution for the sewerage network is to be calculated in accordance with the following formula:

$$IC = [(D - DC - DO) \times CR]$$

Where:

(a) IC is an infrastructure contribution for the sewerage network;
(b) D is the amount of demand for sewerage infrastructure expressed as a number of demand units and calculated in accordance with section 6.4. The demand unit for the sewerage network is Equivalent Tenement (ET);
(c) DC is the demand credit for the sewerage network calculated in accordance with section 6.5;
(d) DO is the demand offset for the sewerage network calculated in accordance with section 6.6; and
(e) CR is the contribution rate for the contribution area in which the development is located and will be applied in accordance with section 6.7.

6.4 CALCULATION OF DEMAND (D)

(a) For the reconfiguration of a lot, the demand for the sewerage network is to be calculated using the demand generation rates identified in Table 6.1.

(b) For a material change of use, the demand for the sewerage network is to be calculated using the demand generation rates identified in Table 6.2.

(c) Where a development involves more than one use, the demand is to be determined by adding together the proposed demand for each use calculated in accordance with section 6.4(b).

6.5 CALCULATION OF DEMAND CREDIT (DC)

(a) The demand credit is to be calculated using the greater of:
   i. The amount of demand generated by an existing lawful use of the premises, calculated using the demand generation rates identified in Table 6.2, or
   ii. The demand for which infrastructure contributions for the sewerage network have been previously made.

(b) Where a contribution referred to in 6.5(a)(ii) is not expressed in the same demand units as those used in this planning scheme policy, the contribution is to be converted into a demand credit as follows:
   i. Where a previous monetary contribution has been made:
      - Convert the previous monetary contribution into its value as at the base date (30 June 2009) by inflating using the movement in the ABS Non Building Construction (412) Qld Index; and
      - Divide the amount in the dot point above by the contribution rate identified in Table 5.3 to determine the demand credit.
   ii. Where a previous non monetary contribution has been made:
      - Determine the agreed value of the non monetary contribution at the base date. This is to be derived using the TRC's current cost; and
      - Divide the amount in the dot point above by the relevant contribution rate identified in Table 5.3 to determine the demand credit

(c) No demand credit will be applied where existing lawful use rights apply to a site but the use has not been established or which does not place a demand on the sewerage network. The only exception to this will be in relation to residential lots on which no dwelling has been constructed. In such cases, a demand credit equivalent to one dwelling per lot will be allowed.

(d) A demand credit arising from 6.5(a)(i) will only be provided to a maximum amount equal to the demand arising from a proposed development.

6.6 CALCULATION OF DEMAND OFFSET (DO)

(a) The demand offset is to be calculated by converting a contribution for the supply of shared development infrastructure for the sewerage network into an agreed demand offset as follows:
   i. Determine the establishment cost (less the contingency allowance) of the infrastructure item at the base date identified in this policy; and
   ii. Divide the establishment cost in the dot point above by the contribution rate identified in Table 5.3 to determine the demand offset.

(b) Where the demand offset (DO) for the sewerage network is greater than the demand (D) for that network, the infrastructure provider may enter into an agreement to refund the proportion of the establishment cost of the shared development infrastructure that reasonably can be apportioned to other premises.

(c) Where the TRC is satisfied that the contingency allowance is required to deliver that infrastructure item, it may agree to include the allowance in 6.6(a)(i).

6.7 APPLYING THE CONTRIBUTION RATE (CR)

The contribution rate for the sewerage network has been calculated at the base date of 30 June 2009. The contribution rates for the sewerage network are identified in Table 5.3.

6.7.1 Indexation of contribution rate

The contribution rate identified in Table 5.3 is expressed in base year dollar values and will be indexed quarterly up to the time of payment using the Australian Bureau of Statistics Non-Building Construction (412) Qld Index.

6.8 TIME OF PAYMENT OF INFRASTRUCTURE CONTRIBUTIONS

An infrastructure contribution is payable:

(a) prior to the time specified in the development approval; or

(b) if no time is specified in the development approval, prior to the time being:
   i. if the contribution applies to **reconfiguration a lot**—before the TRC approves the plan of subdivision under Chapter 3, Part 7 of the *Integrated Planning Act 1997*; or
   ii. if the contribution applies to **material change of use**—before the change of use happens.

6.9 ALTERNATIVES TO PAYING INFRASTRUCTURE CONTRIBUTIONS

(a) The TRC may require or accept an infrastructure contribution that may be in a form other than a monetary contribution.

(b) Alternatives to a monetary contribution are:
   i. a land contribution; or
   ii. a works contribution.

(c) The TRC may require or accept an infrastructure contribution that is a combination of monetary, land and works contribution.

6.10 DEMAND GENERATION RATES

The sewerage network demand generation rates are identified as follows:

- Reconfiguration of a lot – Table 6.1
- A material change of use – Table 6.2.

Table 6.1 Demand generation rates - lot reconfiguration

Planning Scheme Zone	Demand Generation Rate (ET/lot)
Rural	N/A
Rural Residential	1.0
Township	1.0
Major Community Facility	0.8

Table 6.2 Demand generation rates - material change of use

Development Land Use Type	Demand Generation Rate	
	Demand (ET)	Measure
Agriculture	0.1	100m^2 Gross Floor Area (GFA) Building
Animal Husbandry/stable	0.1	100m^2 GFA
Caravan Park	0.5	Site
Commercial	0.69	100m^2 GFA
Education	2.0	100m^2 Building
Health care/vet	0.8	100m^2 GFA
House	1.0	Dwelling
Home Business	0.8	Dwelling
Home Host Acc	0.7	Dwelling
Indoor Entertainment	0.21	100m^2 GFA
Extractive Industry	0.0	100m^2 GFA
Rural Industry	0.29	100m^2 GFA
Other Industry	0.40	100m^2 GFA
Cat/Kennels	0.1	100m^2 GFA

Development Land Use Type	Demand Generation Rate	
	Demand (ET)	Measure
Motel	0.3	100m^2 GFA
Multiple dwelling	0.67	units
Outdoor Entertainment	1.0	100m^2 Building
Place of Worship	0.2	100m^2 Building
Public Purpose	0.55	100m^2 GFA
Service Station	0.32	100m^2 GFA
Transport Depot	0.67	100m^2 Building
Utility	0.16	100m^2 GFA
Warehouse	0.2	100m^2 GFA

7 DEFINITIONS

Base date - means the date from which TRC has estimated its projected infrastructure costs and contribution rates. The base date is 30 June 2009.

Contribution area - means the area to which a contribution rate applies.

Contribution rate, CR – means the dollar amount per demand unit for an infrastructure network.

Current cost - in relation to an asset, means its cost measured by reference to the lowest cost at which the gross service potential of that asset could be obtained in the normal course of business. Where service potential, in relation to an asset, means its economic utility to the entity, based on the total benefit expected to be derived by the entity from use (and/or through sale) of the asset. Gross service potential means the total benefit expected to be derived when the asset was first acquired, and also the benefit from any subsequent upgrading. (Source: *CPA Australia and Institute of Chartered Accountants in Australia)*

Demand, D - refer section 6.4.

Demand credit, DC - refer section 6.5.

Demand offset, DO - refer section 6.6.

Demand unit - means the standard unit of demand that applies to each type of infrastructure to express the demand represented by different types of lots or uses.

Gross floor area - means the total floor area of a building on a site excluding private balconies and patios, and areas for parking vehicles.

Infrastructure contribution, IC - means a contribution calculated for a premise for a development infrastructure network.

Local development infrastructure - means development infrastructure which provides a lower order function through connections to individuals or small groups of users. It includes infrastructure internal to the site and connections to shared development infrastructure networks.

Net developable area - means the *developable area* of a site, minus land required for development infrastructure and easements, and other areas constrained from development under the planning scheme provisions.

Proposed demand - means the demand proposed for a premise, calculated using the demand generation rates referenced in section 6.10.

Shared development infrastructure - means development infrastructure which provides a higher order function through connections to a number of users. It does not include local development infrastructure which provides connections to individuals or small groups of users.

8 EXTRINSIC MATERIAL

The following documents are extrinsic material under the *Statutory Instruments Act 1992* and assist in the interpretation of this policy:

(a) Cambooya Capital Works Program; and

(b) Cambooya Sewerage Asset Register.

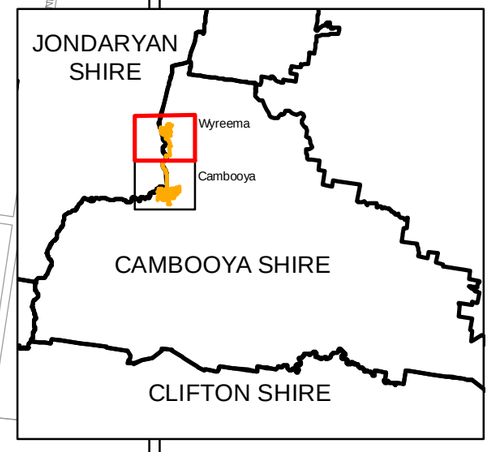
Map No.4.1 Cambooya Existing Sewer Infrastructure

Existing Shared Sewer

Existing Sewer Pump Station

WYREEMA

UMBIRAM ROAD
LOTZ ROAD
ESPERS ROAD
HARTVIGSEN STREET
TOOWOOMBA KARARA ROAD
WYREEMA ONEMILE ROAD
NEWMANS ROAD
STATION STREET
HIGH STREET
RAILWAY STREET
CLARK STREET
JARDINE STREET
BALFOUR STREET
GLADSTONE STREET
SALISBURY STREET
BRIGHT STREET
MCDONALD STREET
CRAFORD COURT
ROSENBERGERS ROAD
HOFFMANS ROAD
WYREEMA CAMBOOYA ROAD
LOVES ROAD
FRANKS ROAD
SKINNERS ROAD
BERRYS ROAD



1,000 500 0 1,000 m

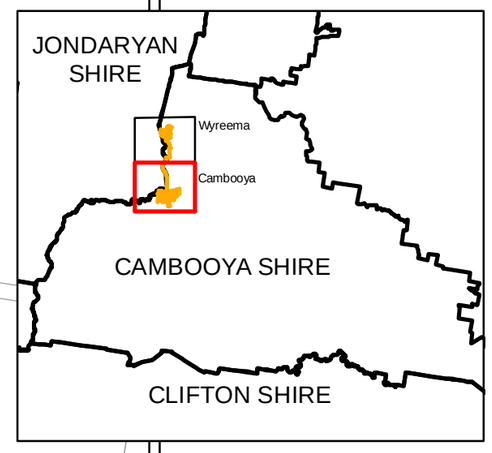
1. Toowoomba Regional Council has taken all due care in the data represented, but cannot be held responsible for any inaccuracies in the data.
2. Data must not be distributed or supplied to any other party, without the express written permission of Land Use Planning, or other delegated representative of Council.
3. Please notify Toowoomba Regional Council - Land Use Planning on (07) 4688 6787 of any data errors or omissions.

TOOWOOMBA REGIONAL COUNCIL

Map No.4.2 Cambooya
Existing Sewer Infrastructure

Existing Shared Sewer

Existing Sewer Pump Station



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TOOWOOMBA REGIONAL COUNCIL

TOOWOOMBA CITY

Wyreema

JONDARYAN SHIRE

Cambooya

CAMBOOYA SHIRE

2 1 0 2 Kilometers

Map 5.1 Cambooya Sewerage Contributions Areas

Contribution Area

1. Toowoomba Regional Council has taken all due care in the data represented, but cannot be held responsible for any inaccuracies in the data.
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TOOWOOMBA REGIONAL COUNCIL

CAMBOOYA PLANNING SCHEME

PLANNING SCHEME POLICY No. 6

INFRASTRUCTURE CONTRIBUTIONS FOR

PUBLIC PARKS NETWORK

Table of Contents

1 PRELIMINARY

1.1 INTRODUCTION

This planning scheme policy has been prepared in accordance with the requirements of the *Integrated Planning Act 1997*.

The planning scheme policy applies to the area of the Cambooya Planning Scheme 2004 (the planning scheme).

This PSP replaces the previous 'Toowoomba Regional Council Planning Scheme Policy – Infrastructure Contributions for Public Parks Network (Cambooya) and will take effect as of 31 October 2009.

1.2 PURPOSE

The purpose of this planning scheme policy is to support the planning scheme by assisting with:

(a) the integration of land use planning and infrastructure planning for the public parks and land for community facilities network;

(b) the efficient and orderly provision of shared development infrastructure for the public parks and land for community facilities network; and

(c) the funding of shared development infrastructure for the public parks and land for community facilities network through the fair apportionment of these costs to development.

1.3 STRUCTURE OF PLANNING SCHEME POLICY

This planning scheme policy:

(a) identifies in section 2 'Application of Planning Scheme Policy' how the planning scheme policy will be applied to development;

(b) states in section 3 'Planning Assumptions' the projections of future urban growth and the assumptions of demand for the public parks and land for community facilities network, which have informed the preparation of the planning scheme policy;

(c) identifies in section 4 'Timing of Shared Development Infrastructure' when it is anticipated that shared development infrastructure for the public parks and land for community facilities network will be provided;

(d) states in section 5 'Contribution Rates' how the contribution rates have been calculated through the apportionment of the establishment cost across demand; and

(e) states in section 6 'Infrastructure Contributions' how to calculate an infrastructure contribution for shared development infrastructure within the public parks and land for community facilities network using the infrastructure contribution rates identified in section 5.

2 APPLICATION OF PLANNING SCHEME POLICY

2.1 APPLYING THE PLANNING SCHEME POLICY TO DEVELOPMENT

This planning scheme policy:

(a) states the basis for the calculation of infrastructure contributions that may be imposed as a condition of development; and

(b) states the basis for the imposition of a condition of development requiring:
   i. the supply of shared development infrastructure; and
   ii. the payment of additional shared development infrastructure costs.

2.2 INFRASTRUCTURE CONTRIBUTIONS

Infrastructure contributions for the public parks and land for community facilities network applicable to a development will be calculated in accordance with section 6 'Infrastructure Contributions'.

2.3 SUPPLY OF SHARED DEVELOPMENT INFRASTRUCTURE

A condition may be imposed for the supply of shared development infrastructure where:

(a) existing shared development infrastructure necessary to service the premises is not adequate and shared development infrastructure adequate to service the premises is identified in the planning scheme policy; or

(b) shared development infrastructure to service the premises is necessary, but is not yet available and is identified in the planning scheme policy; or

(c) shared development infrastructure identified in the planning scheme policy is located on the premises.

The agreed value of the necessary shared development infrastructure supplied for the public parks and land for community facilities network will be offset against an infrastructure contribution imposed for that network on the development (see section 6.6 'Calculation of Demand Offset').

2.4 PAYMENT OF ADDITIONAL SHARED DEVELOPMENT INFRASTRUCTURE COSTS

A condition may be imposed requiring the payment of additional shared development infrastructure costs where:

(a) for a properly made development application lodged on or before 30 October 2009, the application is inconsistent with the planning assumptions or creates a need for infrastructure not identified in the policy or policies dealing with the same infrastructure items dealt with by this policy in effect immediately before the commencement of this policy; or

(b) for a properly made development application lodged after 30 October 2009, the application is inconsistent with the planning assumptions or creates a need for infrastructure not identified in this policy.

Costs associated with the provision of additional shared development infrastructure will not normally be offset against infrastructure contributions calculated in accordance with section 6.

The Toowoomba Regional Council (TRC) may however allow the additional shared development infrastructure to be offset against infrastructure contributions where it decides the works provide a necessary shared function to other network users.

2.5 CONDITIONS FOR THE SUPPLY OF LOCAL DEVELOPMENT INFRASTRUCTURE

In addition to conditions imposed for shared development infrastructure, conditions may also be imposed on development for the supply of local development infrastructure.

2.6 PLANNING SCHEME POLICY BASED ON EXISTING PLANNING SCHEME

The demand assumptions, future infrastructure and infrastructure contribution rates within this planning scheme policy are based on the anticipated level of development allowed for under the planning scheme at 30 June 2009. Should the planning scheme be amended after 30 June 2009 to allow for more intense forms of development, applications that require additional shared infrastructure will be conditioned to pay for that infrastructure in accordance with section 2.4.

2.7 EFFECTIVE DEVELOPMENT APPROVALS GRANTED AND PROPERLY MADE DEVELOPMENT APPLICATIONS LODGED ON OR BEFORE 30 OCTOBER 2009

If a development approval was granted on or before 30 October 2009 and includes a condition requiring payment of contribution(s) under this policy, so long as the contribution(s) is paid to the TRC by 5pm on 30 June 2010, the applicant / landowner may pay the lesser of the following:

(a) the amount of contribution(s) which would have been payable under the PSP(s) dealing with the same infrastructure items dealt with by this policy in effect immediately before the commencement of this policy, with such amount being increased by the Consumer Price Index to the date of payment; or

(b) the amount of contribution(s) which is payable under this policy.

If a properly made development application is lodged with the TRC on or before 30 October 2009 and the TRC imposes a condition(s) on the development approval requiring the payment of a contribution(s) under this policy, the applicant / landowner may satisfy that condition(s) by either:

(a) paying within 20 business days of the development approval taking effect, the amount of the contribution(s) which would have been payable under the PSP(s) dealing with the same infrastructure items as dealt with by this policy in effect immediately before the commencement of this policy, with such amount being increased by the Consumer Price Index to the date of payment; or

(b) paying the contribution required under this policy in accordance with the condition.

3 PLANNING ASSUMPTIONS

3.1 DEVELOPMENT PROJECTIONS

The Cambooya planning area is anticipated to experience moderate growth to 2016. At 2006 the estimated population was 5,936 people located within 1,973 households. This is anticipated to reach 7,606 people located within 2,698 households by 2016.

Cambooya is characterised by having its population focussed in five existing communities of Cambooya Township, Greenmount, East Greenmount, Wyreema and Westbrook and in the rural residential settlements of Hodgson Vale and Vale View with the balance distributed across the rural areas.

This distribution will continue into the future but is characterised by a falling household size. The reduction in household size is anticipated to be generally around 8% over the ten year period to 2106.

The planning assumptions provided in Table 3.1 and Table 3.2 outline the projections of residential and non-residential development for the area to which this planning scheme policy applies.

Table 3.1 Existing and projected population and dwellings

Area	Existing Residential (2006)		Household Size	Future Residential (2016)	
	Dwellings	Population	2006 - 2016	Dwellings	Population
Cambooya Town	337	935	2.77 - 2.56	423	1,082
Greenmount	106	285	2.69 – 2.49	126	314
East Greenmount	15	39	2.9 – 2.43	16	39
Wyreema	247	784	3.17 – 2.93	333	976
Westbrook	See Jondaryan	See Jondaryan	See Jondaryan	See Jondaryan	See Jondaryan
Hodgson Vale, Vale View	438	1,314	3.00 – 2.8	838	2,346
Balance Rural	830	2,579	3.07 - 2.89	963	2,849
Total	1,973	5,936		2,699	7,606

Please Note: Shared infrastructure networks have not been planned to service development in rural areas.

Table 3.2 Existing and projected employment

Area	Employment	
	2006	2016
Cambooya Town	137	170
Greenmount	87	107
East Greenmount	5	5
Wyreema	70	76
Westbrook	35	43
Hodgson Vale, Vale View	152	205
Balance Rural	607	735
Total	1,093	1,340

Please Note: Shared infrastructure networks have not been planned to service development in rural areas.

3.2 PROVISION OF FUTURE PARKS

Parks are planned to be provided ant the rate of 4 hectares per 1,000 population and 0.5 hectare per 1,000 jobs.

The planned rate of provision of park types is provided in Table 3.3.

Table 3.3 Planned Rate of Provision of Park

Development	Park (ha/1,000 population)		
	Local Informal	District Informal	District Sport
Residential	0.5	1.5	2.0
Non-residential	0.5	0	0

4 TIMING OF SHARED DEVELOPMENT INFRASTRUCTURE

4.1 PURPOSE

This section identifies:

(a) existing shared development infrastructure for the public parks and land for community facilities network; and

(b) when it is anticipated that future shared development infrastructure for the public parks and land for community facilities network will be provided.

4.2 SHARED DEVELOPMENT INFRASTRUCTURE

Table 4.1 defines the shared development infrastructure for the public parks network.

Table 4.1 Shared development infrastructure for the public parks and land for community facilities network

Network	System	Items
Public parks	Public parks and land for community facilities	• Land, works and embellishments for local, district and local government – wide parks for formal and informal recreation and sporting purposes.

4.3 PLANS FOR DEVELOPMENT INFRASTRUCTURE

Plans showing the existing and future shared development infrastructure for the public parks and land for community facilities network are shown on the following maps:

- Map 4.1 Cambooya Existing Parks and Community Facilities Infrastructure.

The existing demand for parks infratsructutre in the six communities and the rural balance considered in this planning scheme policy are defined in Table 4.2.

Table 4.2 Existing and future parks demand

Area	Existing (2006)		Existing Park Demand	Future (2016)		Future Park Demand
	Population	Jobs		Population	Jobs	
Cambooya Town	935	137	3.81 ha	1,082	170	4.41 ha
Greenmount	285	87	1.18 ha	314	107	1.31 ha
East Greenmount	39	5	0.16 ha	39	5	0.16 ha
Wyreema	784	70	3.17 ha	976	76	3.94 ha
Westbrook	See Jondaryan	See Jondaryan		See Jondaryan	See Jondaryan	
Hodgson Vale, Vale View	1,314	152	5.33	2,346	205	9.49 ha
Balance Rural	3,893	759	N/A	5,195	940	N/A
Total	5,936	1,093		7,606	1,340	

4.4 SCHEDULE OF WORKS

Based on the demand estimates shown in Table 4.2 and the level of existing parks, an additional 0.5 hectare of local parkland is anticipated to be provided in the township of Cambooya, 0.74 ha of local park in the township of Wyreema and 4 ha of new park in the communities of Hodgson Vale and Vale View. The latter is a combination of district informal park and local park.

Table 4.3 identifies when it is anticipated that these parks could be provided to service growth.

Table 4.3 Schedule of Future Works - Public parks network

Location	Shared Development Infrastructure	Estimated Completion	Establishment Cost ($)			
			Cost of Works	Design / Supervision	Contingency	Total*
Cambooya	0.5 ha Local Park	2012	257,500	25,750	28,325	311,575
Wyreema	0.75 ha local park	2012	448,750	44,875	49,363	542,988
Hodgson Vale, Vale View	3 ha District 1.0 ha local	2104	2,510,000	251,000	276,100	3,037,100

* *The establishment cost has been determined as at the base date in accordance with section 5.2.*

5 CONTRIBUTION RATES

5.1 CONTRIBUTION AREAS

Contribution rates for the public parks network have been stated for that part of the planning scheme area planned to be supplied with public parks infrastructure. The locations of the Cambooya contribution areas are identified on Map 5.1 Cambooya Parks Contributions Areas.

5.2 ESTABLISHMENT COSTS AND MARGINAL COSTING

The establishment cost of parks includes the land component, the works required to make the land fit for purpose and the cost of embellishments. In addition, on-costs are included for planning, design and supervision. Contingencies of 10% are also included.

Land in Cambooya District has been based on the en-globo unserviced land costs as defined as follows:

- Cambooya - $\$5/m^2$
- Greenmount - $\$5/m^2$
- East Greenmount - $\$5/m^2$
- Wyreema - $\$12/m^2$
- Hodgson Vale, Vale View - $\$8/m^2$

The cost of works to bring land for parks to fit for purpose is \$1.50 per m^2. The cost for supplying embellishments to a district informal park is \$500,000, assuming a park area of up to 5 ha. The cost of supplying embellishments to a district sporting park is \$1,500,000 for an area up to 10 ha and the cost to embellish a local park of up to 1 ha in size is \$100,000.

These costs translate to the following embellishment rates:

- Informal park (local and district) - $\$10/m^2$, and
- Sporting park - $\$15/m^2$.

Using marginal costing, 100% of the marginal establishment cost will be recovered through contributions under this planning scheme policy and 0% from grants and subsidies.

- The contribution rates include engineering, planning and design costs equal to 10%, together with a contingency allowance of 10% in accordance with the practice adopted in preparing infrastructure planning reports for approval by the Department of Environment and Resource Management as a condition of subsidy funding.
- An allowance for the costs associated with preparing and administering the planning scheme policy over time. These costs are 1.5% of the establishment cost.

5.3 COST APPORTIONMENT AND PROJECTED DEMAND

Marginal cost apportionment has been used to determine the park contribution rate for future development based on the marginal establishment cost assessment outlined in section 5.2 above and the park provision rates presented in Table 3.3.

A summary of the anticipated new demand on the public parks network is identified in Table 5.1.

Table 5.1 Public parks network – projected demand summary

Contribution Area	Population Growth	Employment Growth	2016 Marginal Park Demand (m^2)
Cambooya Town	147	33	6,045
Greenmount	29	20	216
East Greenmount	0	0	0
Wyreema	192	6	798
Westbrook	See Jondaryan	See Jondaryan	See Jondaryan
Hodgson Vale, Vale View	1,032	53	41,545

5.4 CONTRIBUTION RATES AND COST APPORTIONMENT

Parks contribution rates are based on the marginal cost of providing for projected growth in development at a rate of 40m^2 per new person and 5m^2 per new job.

The contribution rates for the public parks facilities network are identified in Table 5.2.

Table 5.2 Public parks network – contribution rates per ET

Contribution Area	Land and Works	Embellishment	On Costs	Cost of Works	Contingency	Contribution Rate Including Admin ($ / ET)
Cambooya Town	768	1,280	205	2,253	225	2,522
Greenmount	697	1,250	195	2,142	214	2,397
East Greenmount	680	1,215	190	2,085	209	2,334
Wyreema	1,641	1,465	311	3,417	342	3,825
Westbrook	2,408	1,400	381	4,189	419	4,689
Hodgson Vale, Vale View	1,120	1,400	253	2,773	277	3,103
Other Areas	As determined by Council using en-globo land values, works and standard embellishment rates as defined above, including 10% on costs, 10% contingencies and 1.75% administration costs.					

6 CALCULATION OF INFRASTRUCTURE CONTRIBUTIONS

6.1 INFRASTRUCTURE CONTRIBUTIONS THAT MAY BE IMPOSED

Infrastructure contributions may be imposed for shared development infrastructure within the public parks and land for community facilities network.

6.2 DEVELOPMENT SUBJECT TO INFRASTRUCTURE CONTRIBUTIONS

The types of assessable development that may trigger an infrastructure contribution being imposed are:

(a) reconfiguration of a lot; and
(b) a material change of use of premises.

6.3 CALCULATION OF INFRASTRUCTURE CONTRIBUTIONS

An infrastructure contribution for the public parks and land for community facilities network is to be calculated in accordance with the following formula:

IC = [(D – DC – DO) x CR]

Where:

(a) IC is an infrastructure contribution for the public parks and land for community facilities network;
(b) D is the amount of demand for public parks and land for community facilities infrastructure expressed as a number of demand units and calculated in accordance with section 6.4. The demand unit for the public parks network is the Equivalent Tenement (ET);
(c) DC is the demand credit for the public parks and land for community facilities network calculated in accordance with section 6.5;
(d) DO is the demand offset for the public parks and land for community facilities network calculated in accordance with section 6.6; and
(e) CR is the contribution rate for the contribution area in which the development is located and will be applied in accordance with section 6.7.

6.4 CALCULATION OF DEMAND (D)

(a) For the reconfiguration of a lot, the demand for the public parks and land for community facilities network is to be calculated using the demand generation rates identified in Table 6.1;
(b) For a material change of use, the demand for the public parks and land for community facilities network is to be calculated using the demand generation rates identified in Table 6.2; and
(c) Where a development involves more than one use, the demand is to be determined by adding together the proposed demand for each use calculated in accordance with section 6.4(c).

6.5 CALCULATION OF DEMAND CREDIT (DC)

(a) The demand credit is to be calculated using the greater of:
   i. The amount of demand generated by an existing lawful use of the premises, calculated using the demand generation rates identified in table 6.2, or
   ii. The demand for which infrastructure contributions for the public parks and land for community facilities network have been previously made.

(b) Where a contribution referred to in 6.5(a)(i) is not expressed in the same demand units as those used in this planning scheme policy, the contribution is to be converted into a demand credit as follows:
   i. Where a previous monetary contribution has been made:
      - Convert the previous monetary contribution into its value as at the base date.
      - Divide the amount in the dot point above by the contribution rate identified in Table 5.2 to determine the demand credit.
   ii. Where a previous non monetary contribution has been made:
      - Determine the agreed value of the non monetary contribution at the base date. This is to be derived using the local government's current cost.
      - Divide the amount in the dot point above by the relevant contribution rate identified in Table 5.2 to determine the demand credit.

(c) No demand credit will be applied where existing lawful use rights apply to a site but the use has not been established or which does not place a demand on the public parks and land for community facilities network. The only exception to this will be in relation to residential lots on which no dwelling has been constructed. In such cases, a demand credit equivalent to one dwelling per lot will be allowed.

(d) A demand credit arising from 6.5(a)(i) will only be provided to a maximum amount equal to the demand arising from a proposed development.

6.6 CALCULATION OF DEMAND OFFSET (DO)

(a) The demand offset is to be calculated by converting a contribution for the supply of shared development infrastructure for the public parks and land for community facilities network into an agreed demand offset as follows:
   i. Determine the establishment cost (less the contingency allowance) of the infrastructure item at the base date identified in this policy; and
   ii. Divide the establishment cost in the dot point above by the contribution rate identified in table 5.2 to determine the demand offset.

(b) Where the demand offset (DO) for the public parks and land for community facilities network is greater than the demand (D) for that network, the infrastructure provider will enter into an agreement to refund the proportion of the establishment cost of the shared development infrastructure that reasonably can be apportioned to other premises.

(c) Where the TRC is satisfied that the contingency allowance is required to deliver that infrastructure item, it may agree to include the allowance in 6.6(a)(i).

6.7 APPLYING THE CONTRIBUTION RATE (CR)

The contribution rate for the public parks and land for community facilities network has been calculated at the base date of 30 June 2009. The contribution rates for the public parks and land for community facilities network are identified in Table 5.2.

6.7.1 Indexation of contribution rate

The contribution rate identified in Table 5.2 is expressed in base year dollar values and will be indexed quarterly up to the time of payment using the Australian Bureau of Statistics Non-Building Construction (412) Qld Index.

6.8 TIME OF PAYMENT OF INFRASTRUCTURE CONTRIBUTIONS

An infrastructure contribution is payable:

(a) prior to the time specified in the development approval; or

(b) if no time is specified in the development approval, prior to the time being;
   i. if the contribution applies to reconfiguration of a lot—before the TRC approves the plan of subdivision under Chapter 3, Part 7 of the *Integrated Planning Act 1997*; or
   ii. if the contribution applies to material change of use—before the change of use happens.

6.9 ALTERNATIVES TO PAYING INFRASTRUCTURE CONTRIBUTIONS

(a) The TRC may require or accept an infrastructure contribution that may be in a form other than a monetary contribution.

(b) Alternatives to a monetary contribution are:
   i. a land contribution, or
   ii. a works contribution.

(c) The TRC may require or accept an infrastructure contribution that is a combination of monetary, land and works contribution.

6.10 DEMAND GENERATION RATES

The public parks and land for community facilities network demand generation rates are identified as follows:

- reconfiguration of a lot – Table 6.1.
- a material change of use – Table 6.2.

Table 6.1 Demand generation rates - lot reconfiguration

Planning Scheme Zone	Demand Generation Rate (ET/lot)
Rural	1 for a house or for other uses as agreed with Council
Rural Residential	1
Residential	1
Township	1
Major Community Facility	0

Table 6.2 Demand generation rates - material change of use

Development Land Use Type	Demand Generation Rate	
	Demand (ET)	Measure
Agriculture	0	100m^2 Ground Floor Area (GFA)
Animal Husbandry / Stable	0	100m^2 GFA
Caravan Park	0.45	Per site
Commercial	0.2	100m^2 GFA
Education	0	100m^2 GFA
Health Care / Vet	0.15	100m^2 GFA
Extractive Industry	0.00	N/A
House	1.00	Per dwelling
Home Based Business	0.1	Per dwelling
Host Home Accommodation	0	Per dwelling
Indoor Entertainment	0.05	100m^2 GFA
Rural Industry	0	100m^2 GFA
Other Industry	0.05	100m^2 GFA
Kennels and Catteries	0	100m^2 GFA
Motel	0	Per unit
Multiple Dwelling	0.52	Per dwelling unit
Outdoor Entertainment	0.05	100m^2
Place of Worship	0	100m^2
Public Purpose	0.1	100m^2
Service Station	0.1	100m^2
Transport Depot	0.05	100m^2
Utility Installation	0.02	100m^2 GFA
Warehouse	0.05	100m^2 GFA

7 DEFINITIONS

Base date - means the date from which TRC has estimated its projected infrastructure costs and contribution rates. The base date is 30 June 2009.

Contribution area - means the area to which a contribution rate applies.

Contribution rate, CR - means the dollar amount per demand unit for an infrastructure network.

Current cost - in relation to an asset, means its cost measured by reference to the lowest cost at which the gross service potential of that asset could be obtained in the normal course of business. Where service potential, in relation to an asset, means its economic utility to the entity, based on the total benefit expected to be derived by the entity from use (and/or through sale) of the asset. Gross service potential means the total benefit expected to be derived when the asset was first acquired, and also the benefit from any subsequent upgradings. (Source: *CPA Australia and Institute of Chartered Accountants in Australia)*

Demand, D - refer section 6.4.

Demand credit, DC - refer section 6.5.

Demand offset, DO - refer section 6.6.

Demand unit - means the standard unit of demand that applies to each type of infrastructure to express the demand represented by different types of lots or uses.

Gross floor area - means the total floor area of a building on a site excluding private balconies and patios, and areas for parking vehicles.

Infrastructure contribution, IC - means a contribution calculated for a premises for a development infrastructure network.

Local development infrastructure - means development infrastructure which provides a lower order function through connections to individuals or small groups of users. It includes infrastructure internal to the site and connections to shared development infrastructure networks.

Net developable area - means the developable area of a site, minus land required for development infrastructure and easements, and other areas constrained from development under the planning scheme provisions.

Proposed demand - means the demand proposed for a premises, calculated using the demand generation rates referenced in section 6.10.

Shared development infrastructure - means development infrastructure which provides a higher order function through connections to a number of users. It does not include local development infrastructure which provides connections to individuals or small groups of users.

8 EXTRINSIC MATERIAL

The following documents are extrinsic material under the *Statutory Instruments Act 1992* and assist in the interpretation of this policy:

- Current asset register.

Map No.4.1 Cambooya
Existing Parks Infrastructure

Existing Parks

JONDARYAN SHIRE

CAMBOOYA SHIRE

WYREEMA

VALE VIEW

GLEN LOMOND

PRESTON

SUGARLOAF

RAMSAY

CAMBOOYA

GREENMOUNT

GREENMOUNT EAST

5 2.5 0 5 Kilometers

CAMBOOYA SHIRE

1. Toowoomba Regional Council has taken all due care in the data represented, but cannot be held responsible for any inaccuracies in the data.
2. Data must not be distributed or supplied to any other party, without the express written permission of Land Use Planning, or other delegated representative of Council.
3. Please notify Toowoomba Regional Council - Land Use Planning on (07) 4688 6787 of any data errors or omissions.

TOOWOOMBA REGIONAL COUNCIL

Westbrook

TOOWOOMBA CITY

Hodgson Vale

Vale View

Wyreema

JONDARYAN SHIRE

Cambooya Town

CAMBOOYA SHIRE

Greenmount

East Greenmount

2.5 1.25 0 2.5 Kilometers

Map 5.1 Cambooya
Parks
Contributions Areas

Contribution Area

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TOOWOOMBA REGIONAL COUNCIL

PLANNING SCHEME POLICY 7: ROAD TRAFFIC NOISE MANAGEMENT

1.0 Purpose

- To provide maximum external road traffic noise levels for rural residential development adjacent to State controlled roads.

2.0 Applicable External Road Traffic Noise Levels

For State-controlled roads:

Residential

Habitable Floors

- 60dB(A)L10 (18 hour) or less, where existing levels measured at the local government deemed-to-comply dwelling setback distance are greater than 40 dB(A)L90 (8 hour) between 10:00 pm and 6:00 am; or
- 57dB(A) L10 (18 hour) or less, where existing levels measures at the local government deemed-to-comply dwelling setback distance are less than or equal to 40dB(A) L90 (8 hour) between 10:00 pm and 6:00 am;
- where the above criteria cannot be met, internal maximum design criterion levels apply, AS2107-1987.

Balconies and Formal External Open Space

- 60dB(A)L10 (18 hour) or less, where existing levels measured at the local government deemed-to-comply dwelling setback distance are greater than 45 dB(A)L90 (18 hour); or
- 57dB(A) L10 (18 hour) or less, where existing levels measures at the local government deemed-to-comply dwelling setback distance are less than or equal to 45dB(A) L90 (18 hour).

Educational, Community and Health Buildings

Classrooms, Meeting or Habitable Rooms

- 48 dB(A) L_{10} (1hour) or less, as measured or calculated (in the centre of the room) as an indoor level.

Parks, Outdoor Education and Recreational Areas

Open Space

- 63 dB(A) L_{10} (12hour) or less, taking into consideration the full circumstances surrounding the provision and future use of the park or recreational area.

Advisory Note:
Compliance with the Department of Main Roads - Road Traffic Noise Management Code of Practice is required. All external levels stated are free-field with the expectation that an additional 2.5dB(A) increase is applied for the façade correction when the building is constructed.

PLANNING SCHEME POLICY 8: SETBACK IN RURAL AND RURAL RESIDENTIAL AREAS

1.0 Purpose

- To provide assessment criteria for boundary clearance variation applications.

2.0 Applicable to Boundary Clearance Variations

A lesser distance may be approved upon application having regard to the following matters;

(a) the levels, depth, shape or conditions of the allotment and adjoining allotments;
(b) the nature of any proposed building or structure on the allotment;
(c) the nature of any existing or proposed buildings or structures on adjoining allotments;
(d) whether the allotment is a corner allotment;
(e) whether the allotment has 2 road frontages;
(f) any other matter it considers relevant.

A building or structure on the allotment is not to unduly:

(a) effect the safety of the buildings from bushfire
(b) effect the flow of surface waters
(a) obstruct the natural light or ventilation of an adjoining allotment; or
(b) interfere with the privacy of an adjoining allotment; or
(c) restrict the areas of the allotment suitable for landscaping; or
(d) obstruct the outlook from adjoining allotments; or
(e) overcrowd the allotment; or
(f) restrict off-street parking for the allotment; or
(g) obstruct access for normal building maintenance