

Jondaryan Shire Council Planning Scheme

SUPERSEDED

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MAPPING

STRUCTURE PLAN

ZONE MAPS

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(iv)	Township Zone - Westbrook, Wyreema and Southbrook	ZM4.1
	- Jondaryan, Kingsthorpe and Mt Tyson	ZM4.2
(v)	Industry Zone	ZM5
(vi)	Charlton/Wellcamp Regional Industry Zone	ZM6
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OVERLAY MAPS

CONSERVATION OVERLAYS

Remnant Vegetation and Riparian Corridors	OM1A
Landscape Features of Significance	OM1B
Floodplain and Erosion Prone Areas	OM1C

ECONOMIC RESOURCE OVERLAYS

Good Quality Agricultural Land	OM2A
Major Hard Rock Quarries and Associated Buffer Areas and Haul Routes	OM2B

MAJOR INFRASTRUCTURE AND CORRIDOR OVERLAYS

Major Transport and Energy Corridors	OM3A
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SCHEDULE MAPS

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PLANNING SCHEME POLICY MAPS

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SUPERSEDED

PART 1 INTRODUCTION

Division 1 Relationship to the Integrated Planning Act

1.1 Purpose of the Planning Scheme

In accordance with the Integrated Planning Act 1997 (the IPA), Jondaryan Shire Council has prepared this planning scheme as a framework for managing development in a way that advances the purpose of the IPA by:

- a) Identifying assessable and self-assessable development; and
- b) Identifying outcomes sought to be achieved in Jondaryan Shire as the context for assessing development.

1.2 Planning Scheme Functions as Part of IDAS

This Planning Scheme functions as part of IDAS, the “Integrated Development Assessment System” detailed in chapter 3 of the IPA, and must be used together with this Act.

SUPERSEDED

Division 2 Strategic Framework

This division does not provide a basis for development assessment under the Planning Scheme, but should be used only as a guide in interpreting the scheme.

1.3 Strategic Framework Process

The ecological sustainability principals derived from the IPA have been applied to relevant matters in order to determine an integrated strategic framework for the planning scheme. These principles assist in identifying and analysing relevant matters and formulating Council's desired environmental outcomes dealing with growth and change.

1.4 Structure Plan

This map is a broad outline of the planning scheme's intent for the Shire. It is for illustrative purposes and graphically summarises the existing and future settlement pattern of the Shire and presents its major features.

Division 3 Planning Scheme Elements

1.5 Local Government Area Divided Into Seven Zones

The planning scheme divides the Jondaryan Shire into seven zones:

- a) Rural Zone;
- b) Rural Residential Zone;
- c) Town Zone;
- d) Township Zone;
- e) Industry Zone;
- f) Charlton/Wellcamp Regional Industry Zone and
- g) Major Community Facilities Zone.

The assessment tables and assessment criteria for each zone are listed in Part 4 – Zones and the location of the zones is shown on the zoning maps.

1.6 Roads and Watercourses¹

- 1) If a road or watercourse in the Shire is not shown as being covered by a zone on the zoning maps, the following applies:
 - a) if the road or watercourse is adjoined on both sides by land in the same zone – the road or watercourse has the same zoning as the adjoining land;
 - b) if the road or watercourse is adjoined on one side by land in a zone and adjoined on the other side by land in another zone – the road or watercourse has the same zoning as the adjoining land and the centre line of the road or watercourse is the boundary between the two zones;
 - c) if the road or watercourse is adjoined on one side only by land in a zone – the entire road or watercourse has the same zoning as the adjoining zoned land.
- 2) If a road or watercourse is not shown as being covered by a precinct on the zoning maps, subsection (1) applies as if the precinct were a zone.
- 3) Subsections (1) and (2) also apply to a closed road if the road is closed after the commencement of the planning scheme.

1.7 Planning Scheme Has Three Types Of Overlays

Explanatory Note:

- Overlays provide the secondary organisational layer in the planning scheme and are based on special attributes of land that need to be protected, or that may constrain development due to an environmental hazard or the value of a resource. A definition of 'overlay' is included in the dictionary Section 2.5².

The planning scheme has three type of overlays that apply to:

- a) Conservation features listed in Division 1 of Part 5 and shown on overlay maps OM1A, OM1B and OM1C;
- b) Economic Resources listed in Division 3 of Part 5 and shown on overlay maps OM2A and OM2B;
- c) Major Infrastructure and Corridors listed in Division 5 of Part 5 and shown on overlay maps OM3A, OM3B and OM3C.

¹ Refer to the definitions in Section 2.5 for the definition of a road and watercourse.

² Amended 23/01/09 – Amendment No.1

1.8 Determining If Development Is Assessable, Self-Assessable or Exempt Under the Planning Scheme

- 1) Assessment tables for the zones and overlays identify development that is assessable (ie subject to code or impact assessment), self-assessable or exempt under the planning scheme as follows:

Part 4

- a) Division 1 (table 1 and 2) - Rural Zone;
- b) Division 3 (table 3 and 4) - Rural Residential Zone;
- c) Division 5 (table 5 and 6) - Town Zone;
- d) Division 7 (table 7 and 8) - Township Zone;
- e) Division 9 (table 9 and 10) - Industry Zone;
- f) Division 11 (table 11 and 12) - Charlton/Wellcamp Regional Industry Zone;
- g) Division 13 (table 13 and 14) - Major Community Facilities Zone.

Part 5

- a) Division 1 (table 15 and 16) - Conservation Overlays;
- b) Division 3 (table 17 and 18) - Economic Resources Overlays; and
- c) Division 5 (table 19 and 20) - Major Infrastructure and Corridor Overlays.

- 2) Column 1 of each table comprises uses considered to be consistent with the outcomes sought for a particular zone and in some instances refers to circumstances where these uses are considered to be inconsistent with these outcomes.
- 3) Other uses not identified in column 1 of each table (including any use that does not fall within a definition included in Section 2.5 - Dictionary³) are considered to be inconsistent uses and are subject to impact assessment.
- 4) If development is identified as having a different assessment category under an overlay than under a zone, the higher assessment category applies as follows:
- a) Self-assessable prevails over exempt;
 - b) Code assessable prevails over self-assessable or exempt; and
 - c) Impact assessable prevails over code assessable, self-assessable or exempt.

Zone development assessment category	Overlay development assessment category			
	Exempt	Self-Assessable	Code assessable	Impact assessable
Exempt	Exempt	Self-assessable	Code assessable	Impact assessable
Self-assessable	Self-assessable	Self-assessable	Code assessable	Impact assessable
Code assessable	Code assessable	Code assessable	Code assessable	Impact assessable
Impact assessable	Impact assessable	Impact assessable	Impact assessable	Impact assessable

1.9 Codes

Explanatory Note:

- A code that is applicable to a material change of use is also applicable to the ongoing use that results from that change.

- 1) There are codes for:
- a) each zone;
 - b) each overlay;
 - c) development of a stated purpose;
 - d) development of a stated type.

³ Amended 23/01/09 – Amendment No.1

2) The codes are the following:

a) Zone codes

- (i) Rural zone code;
- (ii) Rural Residential zone code;
- (iii) Town zone code;
- (iv) Township zone code;
- (v) Industry zone code;
- (vi) Charlton/Wellcamp Regional Industry zone code;
- (vii) Major Community Facilities zone code.

b) Overlay codes

- (i) Conservation overlays code;
- (ii) Economic Resource overlays code;
- (iii) Major Infrastructure and Corridor overlays code.

c) Development of a Stated Purpose codes

- (i) Aquaculture code;
- (ii) Caravan Parks code;
- (iii) Commercial Development code;
- (iv) Community Purposes code;
- (v) Extractive Industry code
- (vi) Home Based Business code;
- (vii) Host Home Accommodation code;
- (viii) House code;
- (ix) Industrial Development code;
- (x) Intensive Animal Husbandry code;
- (xi) Kennels and Catteries code;
- (xii) Multiple Dwelling and Motel code;
- (xiii) Private Forestry code;
- (xiv) Stables code.

d) Development of a Stated Type codes

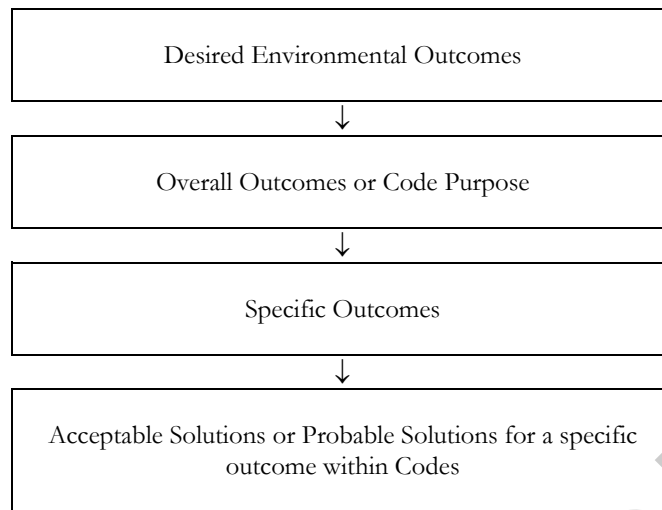
- (i) Reconfiguring a Lot code;
- (ii) Filling and Excavation code;
- (iii) Signage code.

1.10 Planning Scheme Seeks to Achieve Outcomes

The planning scheme seeks to achieve outcomes that are identified according to the following levels:

- a) Desired environmental outcomes;
- b) Overall Outcomes for zones and overlays, or for the purpose of a code;
- c) Specific Outcomes for zones, overlays and codes; and
- d) Probable Solutions for a Specific Outcome, or Acceptable Solutions for complying with provisions of a code.

The following diagram illustrates these levels:



1.11 Probable Solutions for Code Assessable Development

A probable solution for a specific outcome provides a guide for achieving that outcome in whole or in part, and does not limit the assessment manager's discretion under the IPA⁴ to impose conditions on a development approval.

⁴ IPA Chapter 3 (IDAS), Part 5 (Decision Stage), Division 6 (Conditions)

PART 2 **DICTIONARY⁵**

2.1 **Definitions – The Dictionary**

The dictionary in Section 2.5⁶ defines particular words used in the planning scheme. These definitions include defined uses and use classes and administrative terms. Defined uses are highlighted by bold print.

Where there is any question about the definition of any use or proposed development, the definition shall be as determined by the Council.

2.2 **Terms Defined in the IPA**

Terms defined in this planning scheme and in the IPA have the same meaning as in the IPA.

2.3 **Explanatory Notes Assist Interpretation of the Planning Scheme**

The Jondaryan Planning Scheme Explanatory Notes (Schedule 4⁷ and throughout the document) are declared to be extrinsic material under the Statutory Instruments Act 1992, section 15, that assist interpretation of provisions of this planning scheme.

2.4 **Exempt Development**

For the purpose of this planning scheme:

- 'roadworks' conducted by or on behalf of a government entity;
- the declaration or opening of a State controlled road and the conduct of construction of ancillary works and encroachments' as defined in the Transport Infrastructure Act 1994 or the Transport Infrastructure (State controlled Roads Regulation 1994); and
- the declaration of land for road

are exempt from assessment under this planning scheme.

Works conducted by or for a local government or Chief Executive of the Department of Main Roads that are ancillary to or associated with roads such as:

- excavation, crushing, screening and taking road building material from the land (whether or not road);
- parking construction equipment;
- building a dam to store water on land (whether a road or not; and/or
- removing vegetation near the road

do not constitute a material change of use under this planning scheme.

2.5 **The Dictionary⁸**

Acceptable Solutions

1. Acceptable solutions are the criteria, comprising a code, that self-assessable development must comply with.
2. Acceptable solutions are precise criteria that do not require the exercise of discretion to assess whether proposed development complies.

Advertising Sign

means an advertising device defined as a building sign, a structure sign, a temporary sign or an event sign in Table 1 of Division 17 (The Signage Code).

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

Agriculture	the growing and harvesting of crops, pastures, flowers, fruit, vegetables or any plants or trees, other than for domestic purposes, including the storage, packing and sale of produce grown on the same site. The term includes horticulture and viticulture and the repair and servicing of machinery and activities normally undertaken in regard to agriculture. The term does not include Private Forestry, Plant Nursery or Rural Industry.
Ancillary Use	a use which is necessarily associated with, but incidental and subordinate to the predominant use. Such uses would not be capable of continuing if the predominant use was to cease.
Animal Husbandry	the keeping, depasturing or stabling of any animal, bird, insect, reptile, fish or crustacean, other than for domestic purposes. The term includes the use of land for cattle, sheep, goat and horse grazing, animal breeding establishments and holding yards where less than 50 head of animals (or 20 pigs) are kept in a confined area. The term does not include Aquaculture, Intensive Animal Husbandry, Stables, Veterinary Establishments and Kennels and Catteries.
Explanatory Note: The keeping of animals for domestic purposes is regulated by Council's Local Law No 6.	
Aquaculture	the cultivation of live fisheries resources (where such resources are defined in the <i>Fisheries Act 1994</i>) and includes: - Aquaculture (minor) where the premises involve freshwater tanks with a total production area of <2000sqm (or <750sqm where oxygen injection is used), or freshwater ponds with a total surface area of <5ha, and no off-site discharge of wastes from the tanks or ponds to natural waters; and - Aquaculture (significant) where the premises are other than as defined as (minor). For the purpose of this definition: "ponds" mean water containing structures formed by hollowing, excavating or embanking natural surfaces. "tanks" mean a free standing vessel made from plastic, metal, concrete or other material designed to hold water.
Assessment Category	Means the type of assessment identified for development in accordance with the IPA, including one of the following: - Exempt; - Self-assessable; - Assessable requiring code assessment, referred to as code assessable; - Assessable requiring impact assessment, referred to as impact assessable.
Assessment Criteria	are those parts of the scheme measures, comprising applicable codes or otherwise, that establish the outcomes sought for self-assessable and assessable development, including overall and specific outcomes, acceptable solutions and probable solutions.
Assessment Provisions	provisions that are assessment categories, assessment criteria, process considerations relevant to IDAS, and all parts of the planning scheme and associated planning scheme policies necessary for understanding and applying those provisions, including relevant maps and schedules.
Assessment Table	- Tables that identify the assessment categories applying to development in a particular zone or overlay. - May also identify which assessment criteria, including applicable codes, are relevant to the identified development.

Biodiversity	the variability among living organisms from all sources (including terrestrial, marine and other aquatic ecosystems and the ecological complexes of which they are a part) and includes: • Diversity within a species and between species; and • Diversity of ecosystems.
Building Line (Setback)	the minimum distance from any boundary to which a structure may be built. Such distance is to be measured from the outer most projection of a structure.
Business Sign	means an advertising sign which indicates the occupants, nature of business, products or services offered within the premises on which the sign is displayed.
Caravan Park	the parking of caravans and relocatable homes or the pitching of tents and the use of cabins where ancillary to the caravan park use, for the travelling public or long-term residents. The term includes any manager's office or residence, shop, amenity buildings and recreation and entertainment facilities which cater exclusively for the occupants of the caravan park.
Caretaker's Residence	a Dwelling Unit for a caretaker in connection with a particular purpose on the same site. The term includes a Dwelling Unit erected for occupation by persons who are bona fide engaged in the use of the site for Animal Husbandry or Agricultural purposes.
Commercial Premises	displaying or offering goods or services for sale by retail or for hire, or other business, professional or commercial purposes not separately defined.
Commercial Purposes	the conduct of a business including activities such as retailing, displaying goods and services, providing professional, personal and trade services.
Community Purposes	cultural, religious or community uses and facilities such as: • Ambulance station, fire brigade, police station, emergency services depot; • Cemetery, crematorium (not including a funeral parlour); • Place of Worship; • Community hall or centre, senior citizens centre, youth centre; • Education establishments such as child care centre, school, college, university and other learning facility; • Hospital, maternal and child welfare centres, nursing homes and the like; • Defence Facilities; • Federal, State or Local Government purposes not otherwise defined.
Council	the Council of the Shire of Jondaryan.
Crossover	the crossing over Council drainage lines between an external road and the site boundary.
Dairy	premises used as a milking shed in association with a dairy feedlot or the grazing of dairy cattle and goats.
Dwelling Unit	habitable rooms and other spaces used or intended for use as a self-contained unit to accommodate one household.
Ecological Corridor	an area of land and/or water, including areas above and below ground, which functions to: • Allow wildlife movement between habitat areas. • Provide wildlife habitat and refuges. • Provide habitat connectivity. • Support the maintenance of biodiversity. • Support the maintenance of biological processes.

Edge Effect	adverse effects on the biodiversity values and ecological processes of habitat areas, caused by incompatible adjacent land uses/activities eg.invasive garden weeds, dogs and cats preying on native wildlife, stormwater run-off, rubbish dumping, light, noise and vandalism.
Endemic Species	native species of plant and animal that are found or were found naturally in an area.
Explanatory Notes	supporting documents declared by the planning scheme to be extrinsic material to assist interpretation of the scheme and include documents that: - provide a summary of the background to determining the desired environmental outcomes and scheme measures; - explain the relationship between the desired environmental outcomes and scheme measures; or - explain how the scheme provisions operate.
Extractive Industry	the use of premises for the purpose of carrying on an industry which involves dredging, excavating, quarrying, sluicing or any other mode of winning materials from the earth, and including any ancillary processing of that material. The term does not include mining within the meaning of the Mineral Resources Act 1989.
Filling & Excavation	the deposition or removal of material that alters the ground level. The term excludes: - 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 works under the Standard Building Regulation.
Floor Area (of a building)	the total floor area of all levels of a building measured from the outside of the external walls or the centre of a common wall. The term excludes areas used for building services, a public mall in a shopping centre and areas associated with the parking, loading, unloading and manoeuvring of motor vehicles.
Frontage	a boundary of a lot which abuts a road. The principle road frontage in a two-road frontage situation, shall be taken to be the road that carries the higher volume of traffic.
Habitat	the terrestrial and/or aquatic environment where an organism or group of organisms live, including breeding, growing, feeding, nesting or roosting.
Habitable Room	any room used for normal domestic activities other than a bathroom, toilet, pantry, walk-in wardrobe, corridor, lobby, photographic darkroom, clothes or drying room, and other spaces of a specialised nature occupied neither frequently nor for extended periods.
High Impact Industry	any industry classified by the <i>Environmental Protection Act 1994</i> as a Level 1 Environmentally Relevant Activity that has not been devolved to Local Government, or any industry which is not classified as a Level 1 Environmentally Relevant Activity but which: - is likely to result in material environmental harm (as defined in the <i>Environmental Protection Act 1994</i>), due to the materials or processes involved or the products or wastes produced; or - requires a licence under the <i>Dangerous Goods Safety Management Act 2001</i> or other relevant legislation. The term includes activities commonly referred to as noxious, offensive or hazardous industries and salvage or wrecking yards.
Home-based Business	a commercial activity, occupation or profession carried out in, or on the same site as a house by any permanent resident of the house.
Host Home Accommodation	providing accommodation for visitors in any house where the host resides on the premises on a full-time basis, including bed and breakfast and host farms.

Hotel	premises which primarily sell liquor for consumption on-site, which may also sell liquor for consumption off-site, provide short-term accommodation or dining/entertainment facilities. The term includes nightclubs.
House	a detached building principally for residential purposes by one household, domestic group or individual, including domestic activities and outbuildings normally associated with this use.
Indoor Entertainment	providing entertainment which, by its nature, is provided indoors, including amusement centres, cinemas and licensed and unlicensed clubs, indoor sports centres, gymnasiums and the like.
Industry	a) any of the following operations: i) any manufacturing process whether or not such process results in the production of a finished article; or ii) the breaking up or dismantling of any goods or any articles for trade, sale or gain, as ancillary to any business; or iii) repairing and servicing of articles including vehicles, machinery, buildings or other structures, laundering of articles but not including on-site work on buildings or other structures or land; or iv) services and the extermination of pests but not including on site work on buildings or other structures or land; or v) treating waste material; or vi) the storage or sale of any solid, liquid or gaseous fuel where such storage is not for a purpose separately defined herein; or vii) any process of testing and analysis. b) when conducted on the same land as any of the above operations: i) the storage of goods used in connection with or resulting from any of the above operations; or ii) the provision of amenities for persons engaged in such operations; or iii) the sale of goods, resulting from such operations; or iv) any work of administration or accounting in connection with such operations.
Intensive Animal Husbandry	the keeping of more than 50 head of animals (or 20 pigs), birds or reptiles in a confined area with predominantly introduced water and feeding (as opposed to grazing), including, but not limited to; beef and dairy feedlots, piggeries, poultry farms, emu and ostrich farms and other animals eg goats, deer, alpaca and sheep.
Kennels and Catteries	the keeping of dogs or cats whether for boarding, breeding, training or other purposes. The term does not include the keeping of domestic pets or more than two dogs for bona fide farm purposes in accordance with Council's Local Law No. 6.
Layer	1. a) a zone; b) a mapped or otherwise described area that affects assessment categories and has relevant assessment criteria or has relevant assessment criteria only, if those assessment categories and assessment criteria are organised separately from the zone provisions. 2. an overlay may be a layer.
Low Impact Industry	any industry not classified as an Environmentally Relevant Activity by the <i>Environmental Protection Act 1994</i>, and which is unlikely to: a) cause any interference with the amenity of adjoining areas as a result of traffic generation, hours of operation, appearance, the emission of noise, vibration, light, odours, fumes, steam, soot, ash, dust, waste products, electrical interference or otherwise;

	b) impose a load on any public utility greater than that which is required for normal development of the locality in which the industry is carried on; c) result in impacts beyond the boundaries of the site due to the materials or processes involved or the products or wastes produced. The term includes the ancillary storage of flammable or combustible liquids in accordance with <i>the Dangerous Goods Safety Management Act 2001</i>, but not in quantities that would require licensing under that Act; nor the on-selling of same.
Medium Impact Industry	any industry not being a Low Impact Industry or High Impact Industry as defined herein.
Minor Building Work	building work internal to an existing building or resulting in an increase in floor area by not more than 50m ² or 10%, whichever is the lesser.
Motel	the temporary accommodation of travellers and the motor vehicles used by them and includes any restaurant, office and/or manager's residence on the same site.
Multiple Dwelling	premises used as the principal place of residence by more than one discrete household or domestic group. The term includes uses commonly known as a townhouse, unit, duplex, apartment, retirement village, orphanage or children's homes, 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).
Outdoor Entertainment	any sporting or recreational activity, or other leisure pastime, which is conducted wholly or mainly outdoors. The term includes showgrounds (including provision for overnight stay of travellers with livestock or show animals or those amenities associated with a showgrounds event), motorsport facilities, outdoor public swimming pools, race tracks, golf courses and driving ranges, outdoor courts and sportsgrounds, shooting or archery ranges and the like. It also includes the provision of a clubhouse, amenities, storage facilities and carparking associated with the use. The term does not include domestic leisure pursuits normally undertaken within the curtilage of a house.
Overall Outcomes	1. statements of desired outcomes that apply to the whole of a zone or overlay, identify the purpose of a code under s3.5.13(2) of the IPA, or both. 2. require the exercise of discretion to assess whether proposed development is consistent.
Overland Flow Path	1. Where a piped drainage system exists, the path where flood waters exceeding the capacity of the underground drainage system would flow. 2. where no piped drainage system or other form of defined watercourse exists, the path taken by surface run-off from higher parts of the catchment. This does not include a watercourse or gully with well-defined banks.
Overlay	1. a secondary set of planning scheme provisions based on areas, places or sites having special attributes that affect the outcomes sought, as the attributes may: a) make those areas, places or sites sensitive to effects of development, or b) constrain development due to an environmental hazard or the value of a resource. 2. do not cover the whole of a planning scheme area. 3. may be presented in the scheme as a layer.

Park	public land used for recreational purposes, aesthetic appreciation, and/or conservation or environmental protection. The term includes children's playground, informal sports fields, and any vehicle parking areas, amenities or kiosks associated with the use.
Plant Nursery	cultivating, storing or displaying seedlings, plants, flowers, shrubs and domestic trees for sale to others. A wholesale plant nursery sells only to others who resell, while a retail plant nursery sells direct to the public. The term includes the storage, distribution and retail sale of sand, soil, gravel, screenings and other like materials for domestic landscaping purposes.
Plot Ratio	the total floor area of all buildings on a site divided by the area of the Site, expressed as a percentage.
Potential Acid Sulphate Soils (PASS)	soils or sediments which contain iron sulphates and/or other sulphuric material that have not oxidised by exposure to air with a pH of 4 or more. These soils or sediments are invariably saturated with water in their natural state.
Premises	includes land, buildings and other structures and any part thereof.
Principle Road Network	part of the total access network that Council determines will provide the principal access road or roads to the land, the subject of the development application. The term includes all State controlled roads as well as all dedicated roads under Council control.
Private Forestry	propagating, cultivating, managing and harvesting of native forestry and purpose planted forests on private land for timber production. The term includes portable saw milling only of wood produced on the allotment, but no kiln drying or other value adding such as chemical treatment or oil extraction.
Probable Solutions	1. precise criteria that provide a guide for achieving a specific outcome in whole or part, but do not necessarily establish compliance with a code. 2. precise criteria in a code for code assessment.
Relative's Apartment	means residential accommodation, other than a dwelling unit, structurally integrated with a house and for the use of no more than two dependent relatives with a floor area no greater than 60m ² (where it exceeds 60m ² it is classified as a Multiple Dwelling). For the purposes of this definition, the meaning of 'structurally integrated' includes sharing a common wall and/or roof and connection by a covered pathway/area that is attached to the two structures. The term does not include Caretaker's Residence or Multiple Dwelling.
Removal House	a house which is relocated from another allotment. Upon approval, a removal house becomes a house.
Residential Purposes	means the use of premises for the accommodation of people in housing, including temporary and mobile housing.
Riparian Corridor	the land area immediately adjacent to a waterway, which directly influences waterway form and function. This term includes land extending 25m beyond the high bank (as determined by the Council) on either side of the waterway.
Road	as defined in the <i>Transport Infrastructure Act 1994</i> .

Rural Industry	an industry (not being a High Impact Industry) for the handling, treating, processing or packing of primary produce (not being animal produce), produced on the same site.
Schedules	1. provide details that support the assessment categories or assessment criteria, or provide other information for their interpretation, such as the meaning of defined uses and other terms used in the scheme. 2. a planning scheme policy may also have supporting schedules.
Scheme Measures	all provisions of a planning scheme and associated planning scheme provisions, including assessment provisions, introductory provisions and other provisions not used for development assessment.
Service Station	the use of premises primarily for refuelling motor vehicles and including the ancillary use of the premises for: • retail sale of oils, greases and other motoring accessories and convenience items; and • the servicing and repair of vehicles.
Site Area	that part of a lot where development is proposed and/or works are conducted. The term includes any use or activity which is incidental to and necessarily associated with the lawful use of the relevant land.
Specific Outcomes	1. statements of desired outcomes that contribute to the achievement of overall outcomes and may relate to the use of land, the provision of infrastructure, or specified effects of use or development on aspects of the environment; 2. require the exercise of discretion to assess whether proposed development complies with a code.
Stables	the housing of more than 3 horses. The term includes associated structures such as roundyards, dayards and exercise facilities.
State Assessment Requirements	the various assessment categories, assessment criteria, information and referral requirements established by the State under the IPA and other related Acts, regulations and IDAS Codes.
State Controlled Roads (SCRs)	a road or land, or part of a road or land declared under Section 23 of the Transport Infrastructure Act (Declaration of State Controlled Roads) to be a State Controlled Road.
Structure Plan	a plan showing generally the form, type and density of future development for a future residential or rural residential area. Council may adopt a structure plan by: • preparing one on its own initiative or in partnership with others; or • granting a preliminary approval to a development application that incorporates a structure plan. A structure plan provides a planning framework to guide the development of individual sites and integrates them with developments on surrounding properties.
Supporting Documents	documents that are separate from the planning scheme that assist in its interpretation and use, including explanatory notes and user's guides.
Telecommunications Facilities	any premises used for the purpose of providing telecommunications services whether or not the operator is a public sector entity or a private sector entity. The term excludes low impact facilities as defined under the provisions of the <i>Telecommunications Act 1997</i> .
Total access network	dedicated roads that are in the locality of the land subject of a development application and are determined by Council as being likely to be used by persons to gain access to and from the subject land.

Transport Depot	the overnight storing of trucks, buses, taxis or other road transport vehicles, or aircraft. The term includes the servicing and repair of vehicles and the temporary storage of goods awaiting reshipment.
User's Guide	explanations of the development assessment system and how to use a planning scheme, intended primarily for non-technical users of the scheme.
Utilities – Local	undertakings for the supply of water, electricity or gas or the provision of sewerage or drainage services provided that this shall not include the erection and operation of any of the following: - electricity power lines, transformers or switching stations operating at or in excess of one hundred and thirty two thousand (132,000) volts; or - any building or other structure (other than a pole or mast supporting electricity lines) having a floor area greater than five (5) square metres. The term does not include Utilities - Public as defined herein.
Utilities – Public	Any premises used or intended for use for any of the following undertakings, namely: - a railway, tramway, road or air transport, wharf, harbour, sea or river undertaking; or - major undertakings for the supply of water, hydraulic power, electricity or gas or the provision of radio broadcasting, television, sewerage, or drainage services. The term includes works conducted by or for a local government, the Chief Executive Officer of the Department of Main Roads or Queensland Rail or, that are ancillary to or associated with works on or adjacent to a road or rail corridor where works are being carried out⁹.
Vehicle Sales Premises	the indoor or outdoor display and sale of vehicles, including agricultural machinery, boats, caravans, cars, trucks or the like. The term includes the ancillary sale of spare parts.
Veterinary Farm	examination, medical treatment, artificial insemination or surgery of animals where located on a rural property with a minimum site area of 8ha.
Warehouse	any premises used for the storage of goods, merchandise or materials in large stocks pending their distribution or sale for the purposes of resale only.
Watercourse	has the same meaning as in the <i>Water Act 2000</i> and means a river, creek or stream in which water flows permanently or intermittently: - in a natural channel; - in a natural channel artificially improved; - in an artificial channel that has changed the course of the watercourse and includes bed and banks and any other element of a river, creek or stream that confines or contains water.
Zone	- the primary layer for organising the provisions of a planning scheme based on land use applications; - all parts of a planning scheme area are included in one Zone only; - a Zone may incorporate distinct component areas; any provisions applicable to those areas are integrated with the Zone provisions.

⁹ Refer to the statement on exemptions in relation to road undertakings expressed in section 2.4 of Part 2.

PART 3 DESIRED ENVIRONMENTAL OUTCOMES (DEOs)

- 1) The DEOs are based on the concept of ecological sustainability established by the IPA and are the basis for the measures of the planning scheme.
- 2) Each DEO is sought to be achieved to the extent practicable having regard to each of the other DEOs. To understand how the planning scheme achieves the DEOs, supporting material is provided in Schedule 4¹⁰. This material includes background and contextual material on the DEOs and identifies the components of the DEOs and strategies about the location, nature and intensity of development and the management of its effects.
- 3) The desired environmental outcomes for the Jondaryan Shire are as follows:
 - a) *The Shire's natural and scenic attributes, biodiversity values and ecological processes are protected and maintained.*
 - b) *The Shire's natural economic resources are sustainably managed and utilised in a manner that ensures their ecological and economic values are available for future generations.*
 - c) *Jondaryan Shire has a sustainable industrial and rural base, with a wide range of employment opportunities due to the expansion of existing industries and the establishment of new economic activities, especially those that are of regional importance.*
 - d) *Effective coordination between infrastructure services, land use planning and economic development activities is achieved, and infrastructure is protected (including transport, water supply and energy corridors and telecommunication services) from inappropriate development.*
 - e) *Places of cultural significance in the Shire are protected and a high quality built environment is achieved with development consistent with desired local character and sited so as to minimise the potential adverse impacts of flood, bushfire and landslide.*
 - f) *Quality residential lifestyle choices and employment opportunities are provided for in Jondaryan Shire and communities are developed in an efficient and sustainable manner.*
 - g) *Convenient access to a diversity of housing, services and facilities in established settlements is achieved.*

¹⁰ Amended 23/01/09 – Amendment No.1

PART 4 ZONES

Division 1 Assessment Tables for the Rural Zone

4.1 Rural Zone Description

The Rural Zone is the predominate Zone within the Shire which reflects the dominance of rural activities and the reliance of the Shire upon them (see Map ZM1).

4.2 Assessment Categories for the Rural Zone

The assessment categories are identified for development in the Rural Zone in column 2 of tables 1 and 2 as follows:

- a) table 1 – making a material change of use for a defined use listed in column 1¹¹; or
- b) table 2 – other development listed in column 1, including –
 - i) reconfiguring a lot;
 - ii) operational works:
 - associated with reconfiguring a lot;
 - filling or excavating;
 - placing an advertising sign on premises.

4.3 Relevant Assessment Criteria for Self-Assessable Development and Assessable Development in the Rural Zone

- 1) The relevant assessment criteria in the Rural Zone are referred to in column 3 of tables 1 and 2.
- 2) For self-assessable development and development requiring code assessment, the relevant assessment criteria are applicable codes. For all self-assessable development, the relevant parts of the applicable codes have been specified in column 3.
- 3) For impact assessable development relevant assessment criteria are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole.¹²

In cases where development is inconsistent with the outcomes sought for the Rural Zone, relevant assessment criteria have not been identified.

Explanatory Note:

- In such cases it is recommended that the applicant contact Council to determine the issues that need to be addressed

4.4 Circumstances When Self-Assessable Development Requires An Application For Code Assessment

Where development is identified in column 2 of tables 1 and 2 as being self-assessable, and the development does not comply with the Acceptable Solutions of the applicable codes, an application for code assessment is required.

4.5 Uses Consistent or Inconsistent with the Outcomes Sought for the Rural Zone

- 1) Column 1 of table 1 identifies the following:
 - a) uses that are exempt in the Rural zone;
 - b) self-assessable or code assessable uses considered to be consistent with the outcomes sought for the Rural zone; and
 - c) impact assessable uses which comprise development which may or may not be suitable for a site, depending on the individual circumstances of the proposal, but which are potentially consistent with the outcomes sought for the Rural zone. In some instances there is reference to circumstances where these uses are considered to be inconsistent with the outcomes sought for the zone.

¹¹ Works associated with an application for material change of use may also be assessed together with the material change of use.

¹² In accordance with section 3.5.5 of the IPA.

- 2) Other uses not identified in column 1 of table 1 (including any use that does not fall within a definition included in Section 2.5 – The Dictionary¹³) are generally considered to be inconsistent with the outcomes sought for the Rural zone and are subject to impact assessment.

Table 1 Assessment Categories and Relevant Assessment Criteria for the Rural Zone – Making a Material Change of Use

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria - Applicable Codes
Agriculture	Self-assessable	Rural Zone Code (Part A, Element (ii) and (iv))
Animal Husbandry	Self-assessable where the allotment is greater than 8ha.	Rural Zone Code (Part A, Element (i) and (iv))
	Code assessable where the allotment is between 4ha and 8ha.	Rural Zone Code
	Impact assessable where the allotment is less than 4ha.	
Aquaculture	Code assessable where “minor” Impact assessable where “significant”.	Rural Zone Code Aquaculture Code
Caretaker’s Residence	Code assessable (where on a site >10ha) Impact assessable (where on a site <10ha)	Rural Zone Code House Code
Commercial Premises – where associated with a Rural Industry	Impact assessable	Rural Zone Code
Community Purposes - educational establishment	Code assessable where: a) a change of use to community facilities within an existing building; or b) where involving an extension to an existing educational establishment. Impact assessable in all other circumstances.	Rural Zone Code Community Purposes Code
Dairy	Code assessable	Rural Zone Code
Extractive Industry	Impact assessable	Rural Zone Code Extractive Industry Code
Home-based Business	Self-assessable	Rural Zone Code (Part A, Element (iii)) Home-based Business Code
Host Home Accommodation	Self-assessable	Rural Zone Code (Part A, Element (iii)) Host Home Accommodation Code
House	Self-assessable	(Rural Zone Code (Part A, Element (iii)) House Code (Parts A and C)
Intensive Animal Husbandry (inconsistent use where located within the catchment area of Lake Broadwater shown on map OM1A)	Impact assessable	Rural Zone Code Intensive Animal Husbandry Code
Kennels and Catteries	Code assessable	Rural Zone Code Kennels and Catteries Code
Outdoor Entertainment	Impact assessable	Rural Zone Code

¹³ Amended 23/01/09 – Amendment No.1

Park	Exempt	
Private Forestry	Self-assessable	Rural Zone Code Private Forestry Code
Relative's Apartment	Self-assessable	Rural Zone Code (Part A, Element (iii)) House Code (Parts A and C)
Removal House	Self-assessable	(Rural Zone Code (Part A, Element (iii)) House Code (Parts A and C)
Rural Industry	Code assessable	Rural Zone Code
Service Station	Impact assessable	Rural Zone Code Commercial Development Code
Stables	Self-assessable where the allotment is greater than 8ha.	Stables Code
	Code assessable where the allotment is between 4ha and 8ha.	
	Impact assessable where the allotment is less than 4ha.	
Telecommunications Facility	Impact assessable	Rural Zone Code
Transport Depot	Impact assessable	Rural Zone Code
Utilities – Local	Exempt	
Utilities – Public	Exempt for facilities and infrastructure where: a) within or adjacent to an existing or proposed energy and transport corridor; or b) within substation sites identified on Overlay Map OM3A.. Otherwise Impact assessable	Rural Zone Code
Veterinary Farm	Impact assessable	Rural Zone Code
Other	Assessment Category	
All other uses (inconsistent)	Impact assessable	

Table 2 Assessment Categories and Relevant Assessment Criteria for the Rural Zone – Other Development

Column 1 Type of Development	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – Applicable Codes
Reconfiguring a Lot	Impact assessable where any resulting lot is less than the lot size nominated for the Rural Zone in Table 1 of the Reconfiguring a Lot Code. Otherwise Code assessable	Rural Zone Code Reconfiguring a Lot Code
Operational works		
i) Associated with reconfiguring a lot	Code assessable	Rural Zone Code Reconfiguring a Lot Code
ii) Filling or Excavation	Self-assessable where: ▪ changing the natural ground level by less than 1 m; or ▪ where less than 200m ³ of material is filled or excavated.	Filling and Excavation Code

iii) Placing advertising signage on premises	Code assessable where: - changing the natural ground level by more than 1 m; or - where more than 200m³ of material is filled or excavated.	Filling and Excavation Code
	Self-assessable where a business sign (that is a building sign only) or an event sign.	Signage Code
	Code assessable in any other circumstances.	Signage Code
Other	Exempt	

Division 2 Assessment Criteria for the Rural Zone

4.6 Rural Zone Code

The provisions in sections 4.7 – 4.9 of this division comprise the Rural Zone Code.

4.7 Compliance with the Rural Zone Code

- 1) Development that is consistent with the Specific Outcomes in section 4.9 complies with the Rural Zone Code.
- 2) Table 1 (in Division 1) lists those uses considered to be or have the potential to be consistent with the outcomes sought for the Rural zone.
- 3) Other uses not identified in table 1 (including any use that does not fall within a definition included in section 2.5 – The Dictionary¹⁴) are considered to be generally inconsistent with the outcomes sought for the Rural zone.

4.8 Overall Outcomes for the Rural Zone

- 1) The Overall Outcomes are the purpose of the Rural Zone Code.
- 2) The Overall Outcomes sought for the Rural Zone are as follows:
 - a) Good Quality Agricultural Land is protected from fragmentation and the intrusion of incompatible uses.
 - b) Existing rural activities (including Intensive Animal Husbandry) and extractive (and mineral) resources are protected from encroachment by incompatible uses.
 - c) Development is to maintain or enhance the rural amenity, character, environmental and landscape values of these areas.
 - d) Land is to be used sustainably, consistent with any environmental or physical constraints and within the land's productive capacity.
 - e) Rural industries diversifying into “value adding” and “niche market” products and farm based tourism opportunities.
 - f) Non-primary production uses, such as recreation, home-based business, educational or tourism related uses of a low intensity and scale, occur where they:
 - are associated with local agricultural activities;
 - cause no adverse impact on important rural landscape values and maintain the open nature of land use in this zone;
 - cause no adverse impact (due to site specific or cumulative effects) on water quality (surface and ground) so development improves predevelopment discharges or does not cause any net worsening to downstream water quality;
 - are connected to the Shire and State controlled road network and urban centres by roads capable of safely accommodating the type and volume of traffic likely to be generated; and
 - are provided with a water supply, liquid and solid waste disposal system and electricity supply adequate for all on-site purposes.
 - g) “Residential Investigation Area” and “Rural Residential Investigation Area” (refer to MAP ZM1) recognises the potential for development of these uses on the eastern side of Oakey. This potential will only be realised where it can be demonstrated that the relevant elements of the Rural Zone code can be compiled with and a need exists for the land to be developed.

¹⁴ Amended 23/01/09 – Amendment No.1

4.9 Specific Outcomes, Acceptable Solutions and Probable Solutions for the Rural Zone

- 1) The provisions of Part A apply only to self-assessable development in the Rural Zone, while both Parts A and B apply to code or impact assessable development in the Zone.
- 2) Where self-assessable development is proposed it is to be assessed against the Acceptable Solutions only and not the specific outcomes. Where assessable development is proposed, acceptable solutions are to be read and applied as if they are probable solutions only.

PART A PROVISIONS APPLICABLE TO SELF-ASSESSABLE, CODE ASSESSABLE AND IMPACT ASSESSABLE DEVELOPMENT

Element (i) : ANIMAL ENCLOSURES	
Specific Outcomes	Acceptable Solutions
SO1 Development of animal enclosures minimises impacts on amenity of surrounding land uses.	AS1.1 Animal enclosures and associated structures are setback a minimum of: ▪ 50m from any existing or approved residential purpose on adjoining properties; ▪ 15m from any residential purpose on the same allotment; and ▪ 15m from any boundary. AS1.2 Bee keeping facilities are set back a minimum of 25m from any public road and 200m from a residential area and the existence of hives is sign posted at the closest road frontages.
Element (ii) : SALE OF PRODUCE	
Specific Outcomes	Acceptable Solutions
SO2 The display and sale of primary produce maintains the amenity, character and safety of rural areas.	AS2.1 Any structure used for the sale of produce is: ▪ limited to 20m² floor area; and ▪ setback a minimum of 15m from any allotment boundary. AS2.2 Access to the structure is via the primary property access point. Roadside parking is not permitted. AS2.3 Provision is made for the informal parking of 3 vehicles on the allotment. The car parking area may be unsealed but is to be clearly designated for car parking purposes. AS2.4 Where adjoining a State Controlled Road development must conform to the Department of Main Roads current Policy for Roadside Vending.

Element (iii) : INFRASTRUCTURE	
Specific Outcomes	Acceptable Solutions
SO3 An adequate, safe and reliable supply of potable and general use water, including (where available) connection to an approved reticulated system.	AS3.1 Where in Council's water supply area, the development is connected to the Council's reticulated water supply system. OR AS3.2 Where not in a Council water supply area, the development is to have a potable water supply designed and constructed to standards stated in Section 7.1¹⁵. AS3.3 Where for Rural Residential development, connection is to be made to Council's reticulated water supply system.
SO4 Provision is made for the treatment and disposal of sewerage and other waste water so that acceptable public health and environmental standards are maintained.	AS4.1 Where in a sewerage area, the development is connected to the Council's reticulated sewerage system. OR AS4.2 Where not in a sewerage area an on-site effluent disposal system is designed and constructed to standards stated in Section 7.1¹⁶.
SO5 Alterations or repairs to public utility mains, services or installations and drainage works are undertaken where involved in or caused by a development.	AS5 Alterations or repairs to public utility mains, services or installations and drainage works as required as a result of the construction work.
SO6 Electrical infrastructure is protected to ensure its efficient and safe operation.	AS6.1 No development is to occur within a registered electricity easement. AS6.2 Any development near an electricity line is to be in accordance with the "Electrical Safety Act 2002". AS6.3 Trees planted adjacent to electricity infrastructure do not interfere with the electricity infrastructure.
Element (iv) : ANCILLARY STRUCTURES	
Specific Outcomes	Acceptable Solutions
SO7 Development maintains local character, amenity and public health.	AS7 Any ancillary structures (Class 10 buildings) are for non-habitable uses only.

¹⁵ Amended 23/01/09 – Amendment No.1

¹⁶ Amended 23/01/09 – Amendment No.1

Element (v) : SEPARATION FROM INCOMPATIBLE ACTIVITIES	
Specific Outcomes	Acceptable Solutions
SO8 The location of any new use for residential purposes does not compromise the continued operation of an: - existing or approved Intensive Animal Husbandry; or - other lawfully established intensive rural use; or - industrial activity within the Charlton/Wellcamp Regional Industry Zone¹⁷.	AS8.1 The residential use is separated from an Intensive Animal Industry by at least 500m. AS8.2 The residential use is separated from intensive rural activities in accordance with the following minimum distances: 500m for aerial applied chemical spray drift; 100m for ground applied chemical spray drift; 500m for odour; 40m for intermittent and 500m for long term daytime noise (6am–10pm). AS8.3 Development for residential purposes (other than for one house) shall not occur in or within 100m of land included in the Charlton/Wellcamp Regional Industry Zone.

PART B: PROVISIONS APPLICABLE ONLY TO CODE AND IMPACT ASSESSABLE DEVELOPMENT.

The following provisions do not apply to self-assessable development.

Element (vi) : WASTE DISPOSAL	
Specific Outcomes	Probable Solutions
SO9 On-site waste is disposed of in a manner that minimises impacts on surface water/groundwater¹⁸.	PS9.1 All concentrated use areas (eg cattle yards, stock feeding areas, log landings) are provided with site drainage to ensure all run off is directed to natural dispersal areas and sedimentation and retention ponds. PS9.2 Waste disposal areas are situated where there is no risk of contaminating groundwater or surface water resources, and of size and design to provide for the amount of waste generated on the site. PS9.3 Carcasses are disposed of by burial or composting in locations that avoid contaminating water resources or impacting on the amenity of adjoining uses.
Element (vii) : RESOURCE MANAGEMENT	
Specific Outcomes	Probable Solutions
SO10 Development is carried out in a manner that: - avoids or otherwise minimises salinisation; - maintains water quality; and - minimises other adverse ecological and environmental impacts on the site or the surrounding area.	PS10.1 No Probable Solution is prescribed.

¹⁷ Where AS8.1 or 8.2 cannot be met, Council may require as part of an information request a buffer area report, to demonstrate compliance. The State Government Guidelines for *Separating Agricultural and Residential Land Uses* shall be used as a basis for this report. Council may seek third party advice from the Queensland Department of Natural Resources and Mines in relation to a buffer area.

¹⁸ An applicant will be required to demonstrate that there will be no adverse impacts on surface or groundwater resources. Terms of reference can be found in Schedule 5 Planning Scheme Policy 1.

Element (viii) : CHARACTER/LANDSCAPE	
Specific Outcomes	Probable Solutions
SO11 Development in rural areas is compatible with the desired character and amenity of the area, and with the scenic and landscape values of the area by: - on-site landscaping being established and maintained so as to retain existing native vegetation; and effectively screen all non-residential buildings, structures and outdoor use areas from view from surrounding roads and dwellings; - important views to and/or across the site are maintained; - minimising disruption to the natural profile of the land and visual scarring from development is minimised; - ensuring development is designed and located to protect the air, water and soil quality.	PS11 (In partial fulfilment of SO11) Premises are located so that material and product haulage routes do not pass through residential or rural residential areas.
Element (ix) : CULTURAL HERITAGE	
Specific Outcomes	Probable Solutions
SO12 The significance of known places of indigenous cultural heritage value is retained.	PS12 No Probable Solution is prescribed¹⁹.
Element (x) : LAND STABILITY	
Specific Outcomes	Probable Solutions
SO13 Land stability is maintained, having regard to: - geological and topographic conditions of the land (including steep slopes); - extent of earthworks; - location and design of roads and access driveways; - location and design of buildings and other structures; and - change to natural drainage patterns and accepted coordinated runoff control plans, particularly those approved under the Soil Conservation Act 1986.	PS13.1 No Probable Solution is prescribed²⁰. PS13.2 Vehicular access is safe, with a slope not greater than 15%, and is not likely to cause erosion²⁰.
Element (xi) : INFRASTRUCTURE	
Specific Outcomes	Probable Solutions
SO14 The safe and efficient operation of roads is maintained having regard to: - the nature of vehicles using the road; the location of uses that may be adversely affected by noise or dust generated from the use of the road; - the location and design of access points; and - the design of stormwater drainage and accepted coordinated runoff control plans, particularly those approved under the Soil Conservation Act 1986.	PS14 (in partial fulfilment of SO14) Vehicular access is designed and constructed to standards stated in Schedule 2²¹.

¹⁹ An applicant will be required to demonstrate consultation with relevant indigenous communities regarding the potential impacts of the development proposal and the adequacy of measures to mitigate such impacts.

²⁰ One way to demonstrate compliance with the specific outcome is to prepare a geotechnical report. Terms of reference can be found in Schedule 5 Planning Scheme Policy 1.

²¹ Amended 23/01/09 – Amendment No.1

SO15 The street or road network linking a development site to an arterial road must be designed and constructed to function safely and efficiently and have the capacity to accommodate projected traffic movements. For a use which generates high volumes of traffic or significant heavy vehicle traffic, paved road access is provided between the site and a suitable part of the existing road network.	PS15.1 Streets or roads linking a site to the existing arterial road network have reserve and pavement widths in accordance with the standards stated in Schedule 2²². OR PS15.2 Contributions are paid to Council for the upgrading of roads external to a site in accordance with Planning Scheme Policy No. 7.
SO16 Water supply, sewerage and roads are provided to: - meet appropriate standards at the least whole-of-life cost, including avoiding unnecessary duplications; - be robust and fit for the purpose and intended period of operation; - be easily maintained without unnecessarily requiring specialist experts or equipment; - be comprised of components and materials that are readily accessible and available from numerous local sources; and - be readily integrated with existing systems and facilitate the orderly provision of future systems..	PS16.1 Water supply, sewerage works and roads are designed and constructed to standards stated in Section 7.1 and Schedule 2²³. PS16.2 Where connection is made to Council's reticulated water supply and sewerage systems, headworks contributions are paid to Council in accordance with Planning Scheme Policies No. 3 and 4.
SO17 Provision of sufficient carparking spaces to accommodate the amount and type of vehicle traffic expected to be generated by the development.	PS17 On-site car parking is provided in accordance with the standards stated in Schedule 2²⁴.
SO18 Driveways, turning areas, parking and vehicle standing areas are 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; and - such that conflicts are minimised and public safety maximised; - such that vehicles enter and exit the site in a forward gear.	PS18 Driveways, turning areas, parking and vehicle standing areas are designed, constructed and maintained in accordance with the standards stated in Schedule 2²⁵.
SO19 On-site drainage and stormwater runoff and quality does not adversely affect adjoining land, the downstream stormwater system, or the downstream built or natural environment.	PS19 Design and construction of roof and allotment drainage systems that comply with the requirements stated in Planning Scheme Policy No. 5.
SO20 Security of tenure for rights to convey and/or discharge stormwater.	PS20 Easements of sufficient width to accommodate stormwater flow are provided where drainage systems traverse private property.

²² Amended 23/01/09 – Amendment No.1

²³ Amended 23/01/09 – Amendment No.1

²⁴ Amended 23/01/09 – Amendment No.1

²⁵ Amended 23/01/09 – Amendment No.1

Element (xii) RESIDENTIAL INVESTIGATION AREA ²⁶	
Specific Outcomes	Probable Solutions
SO21 Non-residential uses that have the potential to constrain development of land identified as a residential investigation area are located and designed so as not to restrict future urban development from occurring in an orderly fashion.	PS21 No Probable Solution is prescribed. Explanatory Note: For guidance, refer to the overall and Specific Outcomes for development in the Residential Precinct of the Town Zone.

²⁶ The location of the Residential Investigation Area is shown on Map ZM1 (inset). In accordance with Table 2 of Division 1, Impact assessment is required to create allotments less than the lot size nominated for the Rural Zone. To enable the full range of Residential Precinct (Town Zone) land use opportunities, it is envisaged that an application for preliminary approval be made over this land.

SO22 Water supply and waste water treatment and disposal is provided.	PS22 Residential development is connected to Council's reticulated water supply and reticulated sewerage systems.
SO23 The design of new residential allotments allows for orderly and efficient development to occur in accordance with an approved structure plan.	PS23 No Probable Solution is prescribed.
SO24 New residential areas are well serviced with respect to access and connectivity with roads and other transport corridors are coordinated and interconnected to ensure pedestrian, cycle, public transport and private vehicle accessibility between neighbourhoods, and other locations providing services and facilities.	PS24 No Probable Solution is prescribed.
SO25 Residential development occurs in response to a proven need when existing areas are close to being exhausted ie. a 5 to 10 year timeframe.	PS25 No Probable Solution is prescribed.
SO26 Residential development achieves a standard commensurate with other existing nearby recent development.	PS26 No Probable Solution is prescribed. Explanatory Note: For guidance, refer to the overall and specific outcomes for development in the Residential Precinct of the Town Zone.
Element (xiii) : RURAL RESIDENTIAL INVESTIGATION AREA²⁷	
Specific Outcomes	Probable Solutions
SO27 Non-residential uses that have the potential to constrain development of land identified as a rural residential investigation area are located and designed so as not to restrict future rural residential development from occurring in an orderly fashion.	PS27 No Probable Solution is prescribed. Explanatory Note: For guidance, refer to the overall and specific outcomes for development in the Rural Residential Precinct of the Town Zone.
SO28 Development is provided with a water supply.	PS28 Rural residential development is connected to Council's reticulated water supply system.
SO29 The design of new rural residential allotments allows for orderly and efficient development to occur.	PS29 Rural residential development is connected to Council's reticulated water supply system.
SO30 New rural residential area are well serviced with respect to access and connectivity with roads and other transport corridors coordinated and interconnected to ensure pedestrian, cycle, public transport and private vehicle accessibility between neighbourhoods, and other locations providing services and facilities.	PS30 No Probable Solution is prescribed.
SO31 Rural residential development occurs in response to a proven need and of development within this area can only occur when the supply for rural residential development in existing areas are close to being exhausted (ie within a 5-10 year timeframe).	PS31 No Probable Solution is prescribed.

²⁷ The location of the Rural Residential Investigation Area is shown on Map ZM1 (inset). In accordance with Table 2 of Division 1, Impact assessment is required to create allotments less than the lot size nominated for the Rural Zone. To enable the full range of Rural Residential Precinct (Town Zone) land use opportunities, it is envisaged that an application for preliminary approval be made over this land.

SO32 Rural residential development achieves a standard commensurate with other existing nearby recent development.	PS32 No Probable Solution is prescribed. Explanatory Note: For guidance, refer to relevant provisions of the Town Zone Code.
SO33.1 Development within the Rural Residential Investigation Area is to take into account relevant constraints. SO33.2 Proposals for development of the area south of the railway line ensure subsidence does not occur due to past mining activities.	PS33.1 Proposals for development are to identify any area subject to flooding from Oakey Creek or that are poorly drained along with measures to avoid such problems. PS33.2 No Probable Solution is prescribed²⁸.

²⁸ One way to demonstrate compliance with the specific outcome is to prepare an engineering report identifying that areas subject to subsidence are avoided.

Division 3 **Assessment Tables for the Rural Residential Zone**

4.10 **Rural Residential Zone Description**

This Zone is intended to provide areas where dwellings may be erected on large residential allotments in a rural setting. Land within this Zone is located in the eastern area of the Shire adjacent to Toowoomba City. The Zone is characterised by predominantly low density residential development, where people enjoy a semi-rural lifestyle in areas that are accessible to community facilities (see Map ZM2).

4.11 **Assessment Categories for the Rural Residential Zone**

The assessment categories are identified for development in the Rural Residential Zone in column 2 of table 3 and 4 as follows:

- a) table 3 – making a material change of use for a defined use listed in column 1²⁹; or
- b) table 4 – other development listed in column 1, including –
 - (i) reconfiguring a lot;
 - (ii) operational works:
 - associated with reconfiguring a lot;
 - filling or excavating;
 - placing an advertising sign on premises.

4.12 **Relevant Assessment Criteria for Self-Assessable Development and Assessable Development in the Rural Residential Zone**

- 1) The relevant assessment criteria in the Rural Residential Zone are referred to in column 3 of tables 3 and 4.
- 2) For self-assessable development and development requiring code assessment, the relevant assessment criteria are applicable codes. For all self-assessable development, the relevant parts of the applicable codes have been specified in column 3.
- 3) For impact assessable development relevant assessment criteria are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole³⁰.

In cases where development is inconsistent with the outcomes sought for the Rural Residential Zone relevant assessment criteria have not been identified.

Explanatory Note:

- In such cases it is recommended that the applicant contact Council to determine the issues that need to be addressed.

4.13 **Circumstances When Self-Assessable Development Requires An Application For Code Assessment**

Where development is identified in column 2 of tables 3 and 4 as being self-assessable, and the development does not comply with the Acceptable Solutions of the applicable codes, an application for code assessment is required.

4.14 **Uses Consistent or Inconsistent with the Outcomes Sought for the Rural Residential Zone**

- 1) Column 1 of table 3 identifies the following:
 - a) uses that are exempt in the Rural Residential zone;
 - b) self-assessable or code assessable uses considered to be consistent with the outcomes sought for the Rural Residential zone; and

²⁹ Works associated with an application for material change of use may also be assessed together with the material change of use.

³⁰ In accordance with section 3.5.5 of the IPA.

- c) impact assessable uses which comprise development which may or may not be suitable for a site, depending on the individual circumstances of the proposal, but which are potentially consistent with the outcomes sought for the Rural Residential zone. In some instances there is reference to circumstances where these uses are considered to be inconsistent with the outcomes sought for the zone.
- 2) Other uses not identified in column 1 of table 3 (including any use that does not fall within a definition included in Section 2.5 - Dictionary³¹) are generally considered to be inconsistent with the outcomes sought for the Rural Residential zone and are subject to impact assessment.

Table 3 Assessment Categories and Relevant Assessment Criteria for the Rural Residential Zone – Making a Material Change of Use

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria - Applicable Codes
Agriculture	Self-assessable if lot size is greater than 2ha.	Rural Residential Zone Code (Part A, Element (i) and (ii)) Rural Zone Code (Part A, Element (ii))
	Code assessable if lot size is less than 2ha.	Rural Residential Zone Code Rural Zone Code
Animal Husbandry	Code assessable if lot size is greater than 4ha.	Rural Residential Zone Code Rural Zone Code
	Impact assessable if lot size is less than 4ha.	Rural Residential Zone Code Rural Zone Code
Aquaculture - minor (inconsistent use where on a site less than 2ha or where significant)	Impact assessable	Rural Residential Zone Code Aquaculture Code
Caretaker's Residence	Code assessable	Rural Residential Zone Code House Code
Commercial Premises (Inconsistent use where not a small local convenience centre)	Impact assessable	Rural Residential Zone Code Commercial Development Code
Community Purposes	Impact assessable	Rural Residential Zone Code Community Purposes Code
Home-based Business	Self-assessable if lot size is greater than 2ha.	Rural Residential Zone Code (Part A, Element (ii)) Home-based Business Code
	Code assessable if lot size is less than 2ha.	Rural Residential Zone Code Home-based Business Code
Host Home Accommodation	Self-assessable	Rural Residential Zone Code (Part A, Element (iii)) Host Home Accommodation Code
House	Self-assessable	Rural Residential Zone Code (Part A, Element (i) and (iii)) House Code (Parts B and C)
Kennels and Catteries (Inconsistent use where on a site less than 2ha)	Impact assessable	Rural Residential Zone Code Kennels and Catteries Code
Outdoor Entertainment (Inconsistent use where on a site less than 2ha)	Impact assessable	Rural Residential Zone Code
Park	Exempt	
Private Forestry	Code assessable	Rural Residential Zone Code Private Forestry Code

³¹ Amended 23/01/09 – Amendment No.1

Plant Nursery (Inconsistent use where on a site less than 2ha)	Impact assessable	Rural Residential Zone Code
Relative's Apartment	Self-assessable	Rural Residential Zone Code (Part A, Element (i) and (iii)) House Code (Parts A and C)
Removal House	Impact assessable	Rural Residential Zone Code House Code (Parts B and C)
Service Station (Inconsistent use where on a site less than 2 ha)	Impact assessable	Rural Residential Zone Code Commercial Development Code
Stables (Inconsistent use where on a site less than 2 ha)	Impact assessable	Rural Zone Code Stables Code
Transport Depot (Inconsistent use where not on a lot with frontage to Carrington Road or Toowoomba-Cecil Plains Road)	Impact assessable	Rural Residential Zone Code Industrial Development Code
Utilities – Local	Exempt	
Utilities – Public	Exempt for facilities and infrastructure where: a) within or adjacent to an existing or proposed energy and transport corridor; or b) within substation sites; identified on overlay map OM3A. Otherwise Impact assessable	Rural Residential Zone Code
Other	Assessment Category	
All other uses (inconsistent)	Impact assessable	

Table 4 Assessment Categories and Relevant Assessment Criteria for the Rural Residential Zone – Other Development

Column 1 Type of Development	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria - Applicable Codes
Reconfiguring a Lot	Impact assessable where in the Urban Investigation Area identified on map ZM2 and where the resulting lot size is less than 4000m ² . Code assessable otherwise	Rural Residential Zone Code Reconfiguring a Lot Code
Operational works i) Associated with reconfiguring a lot ii) Filling or Excavation	Code assessable	Rural Residential Zone Code Reconfiguring a Lot Code
	Self-assessable where: ▪ changing the natural ground level by less than one (1) m; OR ▪ where less than 20m ³ of material is filled or excavated.	Filling and Excavation Code
	Code assessable where: ▪ changing the natural ground level by more than one (1) m; OR ▪ where more than 20m ³ of material is filled or excavated.	Filling and Excavation Code

iii) Placing advertising signage on premises	Self-assessable where a business sign (that is a building sign only) in association with a commercial purpose.	Signage Code
	Code assessable in any other circumstances.	Signage Code

SUPERSEDED

Division 4 Assessment Criteria for the Rural Residential Zone

4.15 Rural Residential Zone Code

The provisions in sections 4.16 – 4.18 of this division comprise the Rural Residential Zone Code.

4.16 Compliance with the Rural Residential Zone Code

Development that is consistent with the specific outcomes in section 4.18 complies with the Rural Residential Zone Code.

4.17 Overall Outcomes for the Rural Residential Zone

- 1) The Overall Outcomes are the purpose of the Rural Residential Zone Code.
- 2) The Overall Outcomes sought for the Rural Residential Zone are as follows:
 - a) A high level of amenity is achieved.
 - b) Development is essentially of a residential nature and the extent and scale of rural activities is limited.
 - c) The scale and intensity of any non-residential use is consistent with the low density character intended for these areas.
 - d) New rural residential development occurs in locations that consolidate existing rural residential development to prevent fragmentation of land available for agricultural activities and to manage the social consequences of residential development located at distances from settlements and their associated facilities and services.
 - e) Buffers are provided between rural residential development and adjoining good quality agricultural land.
 - f) Development adjoining the Industry Zone is to incorporate appropriate buffering measures in their design and layout, including separation distances, screening, noise attenuation and building orientation³².
 - g) Development is contiguous with existing rural residential development and has an adequate supply of reticulated water and sustainable means of effluent disposal.
 - h) Development does not adversely impact on significant habitat, rural landscape or biodiversity values.
 - i) Development does not occur on steep land or on flood prone land.
 - j) In an area identified as an Urban Investigation Area, rural residential and non-residential uses are designed and located so as to not constrain future orderly development for urban purposes³³.
 - k) Where a lot has frontage to Carrington Road or Toowoomba-Cecil Plains Road, Transport Depots may be established subject to achieving Specific Outcomes relating to amenity, access design, siting and provision of works.
 - l) Development for Commercial Purposes shall be limited to small local convenience centres with uses serving the day to day needs of local residents.
 - m) Development is to improve predevelopment discharges of stormwater or not cause any net worsening to downstream water quality.
 - n) Infrastructure is used sustainably and is protected from encroachment by incompatible uses.

³² Further details are provided in the Rural Residential Zone Code (Section 4.18 – Element (x)).

³³ Further details are provided in the Rural Residential Zone Code (Section 4.18 – Element (xii)).

4.18 Specific Outcomes, Acceptable Solutions and Probable Solutions for the Rural Residential Zone

- 1) The provisions of Part A apply to self-assessable development in the Rural Residential Zone, while both Parts A and B apply to code or impact assessable development in the Zone.
- 2) Where self-assessable development is proposed, it is to be assessed against the Acceptable Solution only and not the Specific Outcomes. Where assessable development is proposed, Acceptable Solutions are to be read and applied as if they are Probable Solutions only.

PART A PROVISIONS APPLICABLE TO SELF-ASSESSABLE, CODE ASSESSABLE AND IMPACT ASSESSABLE DEVELOPMENT

Element (i) : SCALE OF DEVELOPMENT	
Specific Outcomes	Acceptable Solutions
SO1 Buildings and other works are consistent with the scale of existing buildings and other works in the area.	AS1 A building, structure or object has a maximum height of 8.5m.
Element (ii) : ANCILLARY STRUCTURES	
Specific Outcomes	Acceptable Solutions
SO2 Development maintains local character, amenity and public health.	AS2.1 Any ancillary structures (class 10 buildings) are for non-habitable/domestic use only. AND AS2.2 An ancillary structure or structures do not exceed 108m ² in floor area.
Element (iii) : INFRASTRUCTURE	
Specific Outcomes	Acceptable Solutions
SO3 An adequate, safe and reliable supply of potable and general use water, including (where available) connection to an approved reticulated system.	AS3 The development is connected to the Council's reticulated water supply system.
SO4 Provision is made for the treatment and disposal of sewerage and other waste water so that acceptable public health and environmental standards are maintained.	AS4.1 Where in a sewered area, the development is connected to the Council's reticulated sewerage system. OR AS4.2 Where not in a sewered area an on-site effluent disposal system is designed and constructed to standards stated in Section 7.1 ³⁴ .
SO5 Alterations or repairs to public utility mains, services or installations and drainage works are undertaken where involved in or caused by a development.	AS5 Alterations or repairs to public utility mains, services or installations and drainage works as required as a result of the construction work.
SO6 Electrical infrastructure is protected to ensure its efficient and safe operation.	AS6.1 No development is to occur within a registered electricity easement. AS6.2 Any development near an electricity line is to be in accordance with the "Electrical Safety Act 2002". AS6.3 Trees planted adjacent to electricity infrastructure do not interfere with the electricity infrastructure.

³⁴ Amended 23/01/09 – Amendment No.1

PART B PROVISIONS APPLICABLE ONLY TO CODE ASSESSABLE AND IMPACT ASSESSABLE DEVELOPMENT

The following provisions do not apply to self-assessable development.

Element (iv) : DESIGN, SITING AND PROVISION OF WORKS	
Specific Outcomes	Probable Solutions
SO7 Buildings and other works are consistent with the design of existing buildings and other works in the area.	PS7 No Probable Solution is prescribed.
SO8 Buildings and other works are sited and provided on premises having regard to the safety of people using the premises and adjoining premises, the amenity enjoyed by those people, and the maintenance of buildings and works, including appropriate provisions for: a) access to natural light and ventilation; b) privacy; c) noise attenuation; d) landscaping; e) outlook; f) off-street parking; g) safe access.	PS8 No Probable Solution is prescribed.
Element (v) : AMENITY, PUBLIC HEALTH & SAFETY	
Specific Outcomes	Probable Solutions
SO9 Non-residential uses are located, designed and operated to avoid significantly changing the light, noise, dust, odours, traffic conditions or other physical conditions experienced by occupants of: a) associated, adjoining or nearby residential uses; or b) other types of non-residential uses.	PS9 No Probable Solution is prescribed.
SO10 Uses are designed and located to avoid polluting the air, water or soil.	PS10 No Probable Solution is prescribed.
Element (vi) : LAND STABILITY	
Specific Outcomes	Probable Solutions
SO11 Land stability is maintained, having regard to: ▪ geological and topographic conditions of the land (including steep slopes); ▪ extent of earthworks; ▪ location and design of roads and access driveways; ▪ location and design of buildings and other structures; and ▪ change to natural drainage patterns and accepted coordinated runoff control plans, particularly those approved under the Soil Conservation Act 1986.	PS11.1 No Probable Solution is prescribed ³⁵ . PS11.2 Vehicular access is safe, with a slope not greater than 15%, and is not likely to cause erosion ³⁵ .

³⁵ One way to demonstrate compliance with the specific outcome is to prepare a geotechnical report. Terms of reference can be found in Schedule 5 Planning Scheme Policy 1.

Element (vii) : ROAD NETWORK	
Specific Outcomes	Probable Solutions
SO12 Development contributes to a systematic road network so that each road can serve its intended function and provide an appropriate level of service. Table 1 in Schedule 3³⁶ outlines the Hierarchy of Roads sought for this zone.	PS12.1 Development is to be in accordance with the traffic network and hierarchy as illustrated on Map SM6.1 in Schedule 3³⁷. PS12.2 All roads link with other roads that are no more than one level higher or lower in the hierarchy. PS12.3 Development that is expected to introduce additional traffic likely to exceed the design traffic volumes of the street system may be required to upgrade the road specification in accordance with the desired hierarchy (see Map S6.1 in Schedule 3³⁸). OR PS12.4 Contributions are paid to Council for the upgrading of roads external to a site in accordance with Planning Scheme Policy No. 7. PS12.5 The location, design and construction of roads is to comply with the Standards stated in Schedule 3³⁹.
Element (viii) : OPEN SPACE – RECREATION/CONSERVATION	
Specific Outcomes	Probable Solutions
SO13 A range of compatible recreational opportunities within open space areas is provided.	PS13 Land designated as open space on Map PSPM6.1 in Planning Scheme Policy No. 6 identifies those areas for public recreational purposes and any development on land so designated is required to show such land as open space which will be acquired by applicant contribution at the time of development in accordance with Planning Scheme Policy No. 6.
SO14 Areas of open space, sporting fields, recreational complexes, school playing fields and other community facilities, important flora conservation areas and other areas of scenic significance shall be incorporated into the integrated open space system.	PS14 No Probable Solution is prescribed.
SO15 Significant areas of open space may be developed into sports fields and/or active areas. Such areas shall be located so that: ▪ for the purposes of accessibility, at least one open space boundary fronts a Council controlled thorough road, preferably of collector or higher classification; ▪ vehicular access from access streets is discouraged.	PS15 No Probable Solution is prescribed.

³⁶ Amended 23/01/09 – Amendment No.1

³⁷ Amended 23/01/09 – Amendment No.1

³⁸ Amended 23/01/09 – Amendment No.1

³⁹ Amended 23/01/09 – Amendment No.1

SO16 Council will not accept parkland contributions where the slope of the land is greater than 15%, unless it can be demonstrated that the land is useable as open space.	PS16 No Probable Solution is prescribed.
SO17 Opportunities for both passive and active recreational pursuits to be connected by pathways and in appropriate locations, bridle tracks will be encouraged.	PS17 No Probable Solution is prescribed.

Element (ix) : OPEN SPACE – DRAINAGE

Specific Outcomes	Probable Solutions
SO18 An open space system which incorporates drainage functions is provided.	PS18.1 Any plan or layout submitted with a development application which includes sites within the drainage corridor/open space areas as illustrated on Map PSPM6.1 in Planning Scheme Policy No. 6 will be required to show such land as open space which will be acquired by applicant contribution at the time of development in accordance with Planning Scheme Policy No. 6. PS18.2 Council will acquire open space areas along designated drainage corridors of at least 70m wide (35m each side) or such width to accommodate major storm flows. The width shall be measured from: a) the centre line of the drainage channel as determined by survey; or b) the banks of the drainage channel where the channel has a defined bed and banks. PS18.3 Land below the 1 in 5 year ARI flood level shall be excluded for the purposes of calculating the parkland contribution. PS18.4 Development, including clearing of vegetation within or near riparian corridors and flood prone areas which is likely to encroach or have a deleterious effect on the drainage corridors must comply with the provisions of the Conservation Overlay. PS18.5 Stormwater from development is to be directed to the approved points of discharge as shown on Map PSPM6.1 in Planning Scheme Policy No. 6.
SO19 Any development application for a site which includes land within the drainage corridors/open space areas is to ensure that buildings or structures do not prejudice the development of that land as open space.	PS19 No Probable Solution is prescribed.

Element (x) : OPEN SPACE – BUFFER

Specific Outcomes	Probable Solutions
SO20 A high standard of amenity and visual relief is achieved between incompatible uses (ie industry and rural residential) by establishing a buffer network that can also provide connectivity between other open space areas.	PS20.1 Land designated as open space – buffer on Map PSPM6.1 in Planning Scheme Policy No. 6 identifies those areas that Council intends to acquire by applicant contribution at the time of development in accordance with Planning Scheme Policy No. 6. PS20.2

	Buffers are to be a minimum width of 40m and retain natural vegetation where possible. PS20.3 Where buffers are required the applicant will be responsible for their planting and initial maintenance in accordance with Schedule 3⁴⁰.

Element (xi) : OPEN SPACE – VISUALLY SIGNIFICANT AREA	
Specific Outcomes	Probable Solutions
SO21 Visually significant areas of natural vegetation are protected to enhance the aesthetic appearance of open space, stabilise soils, retain natural fauna, minimise runoff and provide visual relief from surrounding urban land uses.	PS21.1 Land designated as open space – visually significant areas on Map PSPM6.1 in Planning Scheme Policy No. 6 identifies those areas Council intends to acquire by applicant contribution at the time of development in accordance with Planning Scheme Policy No. 6. PS21.2 Where possible, these areas of open space will be left in their natural state.
Element (xii) : URBAN INVESTIGATION AREA⁴¹	
Specific Outcomes	Probable Solutions
SO22 Non-residential uses that have the potential to constrain development of land identified as an urban investigation area are located and designed so as not to restrict future urban development from occurring in an orderly fashion.	PS22 Development is to be consistent with the Overall and Specific Outcomes for development in the Residential Precinct of the Town Zone.
SO23 Water supply and waste water treatment and disposal is provided for.	PS23 Urban development is connected to Council's reticulated water supply and a reticulated sewerage system.
SO24 Where a rural residential development is proposed, a concept plan is submitted with an application for reconfiguring a lot to illustrate that the lots proposed to be created are capable of further orderly and efficient reconfiguration to achieve urban densities (nominally 8 dwellings/hectare).	PS24 No Probable Solution is prescribed.
SO25 The location of houses and ancillary buildings on rural residential lots does not compromise future orderly and efficient redevelopment for urban purposes.	PS25 Where a rural residential development is proposed, building envelopes are nominated for each proposed lot in an application for reconfiguring a lot.
Element (xiii) : INFRASTRUCTURE (GENERAL)	
Specific Outcomes	Probable Solutions
SO26 The safe and efficient operation, management and protection of roads is maintained having regard to: ▪ the nature of vehicles using the road; ▪ the location of uses that may be adversely affected by noise or dust generated from the use of the road; ▪ the location and design of access points; and ▪ the roads hierarchy; ▪ the roads intended function; ▪ the design of stormwater drainage.	PS26 (in partial fulfilment of SO26) Vehicular access is designed and constructed to standards stated in Schedule 3⁴².

⁴⁰ Amended 23/01/09 – Amendment No.1

⁴¹ The location of the Urban Investigation Area is shown on MAP ZM2. In accordance with Table 4 of Division 3, Impact assessment is required to create allotments less than the lot size nominated for the Rural Residential Zone. To enable the full range of Residential Precinct (Town Zone) land use opportunities, it is envisaged that an application for preliminary approval be made over the land.

⁴² Amended 23/01/09 – Amendment No.1

SO27 Water supply, sewerage and roads are provided to: ▪ meet appropriate standards at the least whole-of-life cost, including avoiding unnecessary duplications; ▪ be robust and fit for the purpose and intended period of operation; ▪ be easily maintained without unnecessarily requiring specialist experts or equipment; ▪ be comprised of components and materials that are readily accessible and available from numerous local sources; and ▪ be readily integrated with existing systems and facilitate the orderly provision of future systems.	PS27.1 Water supply, sewerage works and roads are designed and constructed to standards stated in Section 7.1 and Schedule 3⁴³. PS27.2 Where connection is made to Council's reticulated water supply and sewerage systems headworks contributions are paid to Council in accordance with Planning Scheme Policies No. 3 and 4.
SO28 Provision of sufficient onsite carparking spaces to accommodate the amount and type of vehicle traffic expected to be generated by the development.	PS28 On-site car parking is provided in accordance with the standards stated in Schedule 2⁴⁴.
SO29 Driveways, turning areas, parking and vehicle standing areas are 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; and ▪ such that vehicles enter and exit the site in a forward gear.	PS29 Driveways, turning areas, parking and vehicle standing areas are designed, constructed and maintained in accordance with the standards stated in Schedule 2⁴⁵.
SO30 On-site drainage and stormwater runoff and quality does not adversely affect adjoining land, the State Controlled and Council road network and corridors, the downstream stormwater system, or the downstream built or natural environment.	PS30 Design and construction of roof and allotment drainage systems that comply with the requirements stated in Planning Scheme Policy No. 5.
SO31 Security of tenure for rights to convey and/or discharge stormwater.	PS31 Easements of sufficient width to accommodate stormwater flow are provided where drainage systems traverse private property.

⁴³ Amended 23/01/09 – Amendment No.1

⁴⁴ Amended 23/01/09 – Amendment No.1

⁴⁵ Amended 23/01/09 – Amendment No.1

Division 5 Assessment Tables for the Town Zone

4.19 Town Zone Description

The Town Zone covers the town of Oakey (see Map ZM3). Preferred use precincts of distinct and recognisable land use character, have been identified in the Town Zone. These are:

- residential;
- rural residential;
- commercial;
- industrial;
- open space / recreation ;
- community.

It is intended to maintain and reinforce the characteristics which are common to each precinct by promoting the establishment of similar or related development at an appropriate scale and intensity.

4.20 Assessment Categories for the Town Zone

The assessment categories are identified for development in the Town Zone in column 2 of tables 5 and 6 as follows:

- a) table 5 – making a material change of use for a defined use listed in column 1⁴⁶; or
- b) table 6 – other development listed in column 1, including –
 - (i) reconfiguring a lot;
 - (ii) operational works:
 - associated with reconfiguring a lot;
 - filling or excavating;
 - placing an advertising sign on premises.

4.21 Relevant Assessment Criteria for Self-Assessable Development and Assessable Development in the Town Zone

- 1) The relevant assessment criteria in the Town Zone are referred to in column 3 of tables 5 and 6.
- 2) For self-assessable development and development requiring code assessment, the relevant assessment criteria are applicable codes. For all self-assessable development, the relevant parts of the applicable codes have been specified in column 3.
- 3) For impact assessable development, relevant assessment criteria are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole⁴⁷.

In cases where development is inconsistent with the outcomes sought for the Town Zone relevant assessment criteria have not been identified.

Explanatory Note:

- In such cases it is recommended that the applicant contact Council to determine the issues that need to be addressed.

4.22 Circumstances When Self-Assessable Development Requires An Application For Code Assessment

Where development is identified in column 2 of tables 5 and 6 as being self-assessable, and the development does not comply with the Acceptable Solutions of the applicable codes, an application for code assessment is required.

⁴⁶ Works associated with an application for material change of use may also be assessed together with the material change of use.

⁴⁷ In accordance with Section 3.5.5 of the IPA.

4.23 Uses Consistent or Inconsistent with the Outcomes Sought for the Town Zone

- 1) Table 5 is the Assessment Table for the Town Zone. To assist with interpretation, the defined uses and assessment categories have been identified separately for each precinct within this Zone.
- 2) Column 1 of table 5 identifies the following:
 - a) uses that are exempt in the Town zone;
 - b) self-assessable or code assessable uses considered to be consistent with the outcomes sought for the Town zone; and
 - c) impact assessable uses which comprise development which may or may not be suitable for a site, depending on the individual circumstances of the proposal, but which are potentially consistent with the outcomes sought for the Town zone. In some instances there is reference to circumstances where these uses are considered to be inconsistent with the outcomes sought for the zone.
- 3) Other uses not identified in column 1 of table 5 (including any use that does not fall within a definition included in Section 2.5 – The Dictionary⁴⁸) are generally considered to be inconsistent with the outcomes sought for the Town zone and are subject to impact assessment.

Table 5 Assessment Categories and Relevant Assessment Criteria for the Town Zone – Making a Material Change of Use

(A) RESIDENTIAL PRECINCT		
Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria - Applicable Code
Caravan Park	Impact assessable	Town Zone Code Caravan Parks Code
Caretaker's Residence	Code assessable	Town Zone Code House Code
Commercial Premises (Inconsistent use where the gross floor area exceeds 100m ² and the premises are not used for the retailing of general grocery merchandise) other than where identified as self-assessable development.	Self-assessable where: a) a change of use from one lawful commercial use to another within an existing building; and b) involving no building work other than minor building work.	Town Zone Code (Part A)
	Impact assessable in all other circumstances	Town Zone Code Commercial Development Code
Community Purposes	Impact assessable	Town Zone Code Community Purposes Code
Home-based Business	Impact assessable	Town Zone Code Home-based Business Code
Host Home Accommodation	Impact assessable	Town Zone Code Host Home Accommodation
House	Self-assessable	Town Zone Code (Part A) House Code (Parts A and B)
Indoor Entertainment	Impact assessable	Town Zone Code Commercial Zone Code
Motel	Impact assessable	Town Zone Code Multiple Dwelling and Motel Code
Multiple Dwelling	Impact assessable	Town Zone Code Multiple Dwelling and Motel Code
Park	Exempt	
Plant Nursery	Impact assessable	Town Zone Code

⁴⁸ Amended 23/01/09 – Amendment No.1

Relative's Apartment	Self-assessable	Town Zone Code (Part A) House Code (Parts A and B)
Removal House	Impact assessable	Town Zone Code House Code
Service Station	Impact assessable	Town Zone Code Commercial Development Code
Utilities – Local	Exempt	
Utilities – Public	Exempt for facilities and infrastructure where: a) within or adjacent to an existing or proposed energy and transport corridor; or b) within substation sites identified on overlay map OM3A. Otherwise Impact assessable	Town Zone Code
Other	Assessment Category	
All other uses (inconsistent)	Impact assessable	
(B) RURAL RESIDENTIAL PRECINCT		
Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria - Applicable Code
Agriculture	Self-assessable if lot size is greater than 2ha.	Town Zone Code (Part A, Element (i) only) Rural Zone Code (Part A Element (ii) and (iv))
	Code assessable if lot size is less than 2ha.	Town Zone Code Rural Zone Code
Animal Husbandry	Code assessable if lot size is greater than 4ha.	Town Zone Code Rural Zone Code
	Impact assessable if lot size is less than 4ha.	Town Zone Code Rural Zone Code
Aquaculture (minor) (inconsistent use where on a site less than 2ha or where significant)	Impact assessable	Town Zone Code Aquaculture Code
Caretaker's Residence	Code assessable	Town Zone Code House Code
Commercial Premises (Inconsistent use where the gross floor area exceeds 100m ² and the premises are not used for the retailing of general grocery merchandise)	Impact assessable	Town Zone Code Commercial Development Code
Community Purposes	Impact assessable	Town Zone Code Community Purposes Code
Home-based Business	Self-assessable if lot size is greater than 2ha.	Town Zone Code (Part A) Home-based Business Code
	Code assessable if lot size is less than 2ha.	Town Zone Code Home-based Business Code
Host Home Accommodation	Self-assessable	Town Zone Code (Part A) Host Home Accommodation Code
House	Self-assessable	Town Zone Code (Part A) House Code (Parts A and B)
Kennels and Catteries (Inconsistent use where on a site less than 2 ha)	Impact assessable	Town Zone Code Kennels and Catteries Code
Outdoor Entertainment (Inconsistent use where on a site less than 2 ha)	Impact assessable	Town Zone Code

Park	Exempt	
Plant Nursery (Inconsistent use where on a site less than 2 ha)	Impact assessable	Town Zone Code
Relative's Apartment	Self-assessable	Town Zone Code (Part A) House Code (Parts A and B)
Removal House	Impact assessable	Town Zone Code House Code
Service Station	Impact assessable	Town Zone Code Commercial Development Code
Stables (Inconsistent use where on a site less than 2 ha)	Impact assessable	Stables Code
Utilities – Local	Exempt	
Utilities – Public	Exempt for facilities and infrastructure where: a) within or adjacent to an existing or proposed energy and transport corridors; or b) within substation sites identified on overlay map OM3A. Otherwise Impact assessable	Town Zone Code
Other	Assessment Category	
All other uses (inconsistent)	Impact assessable	
(C) COMMERCIAL PRECINCT		
Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – Applicable Codes
Caretaker's Residence	Code assessable	Town Zone Code House Code
Commercial Premises	Self-assessable where: a) using an existing building; and b) involving no building work other than minor building work.	Town Zone Code (Part A)
	Code assessable where involving other than minor building work.	Town Zone Code Commercial Development Code
	Impact assessable where involving a veterinary establishment.	Town Zone Code Commercial Development Code
Community Purposes	Code assessable where involving a Child Care Centre. Impact assessable for all other Community Purposes.	Town Zone Code Community Purposes Code
Hotel	Impact assessable	Town Zone Code Commercial Development Code
Indoor Entertainment	Impact assessable	Town Zone Code Commercial Development Code
Motel	Impact assessable	Town Zone Code Multiple Dwelling and Motel Code
Multiple Dwelling (inconsistent use where habitable rooms located on the ground floor)	Impact assessable	Town Zone Code Multiple Dwelling and Motel Code
Park	Exempt	
Service Station	Impact assessable	Town Zone Code Commercial Development Code
Utilities – Local	Exempt	

Utilities – Public	Exempt for facilities and infrastructure where: a) within or adjacent to an existing or proposed energy and transport corridor; or b) within substation sites identified on overlay map OM3A. Otherwise Self-assessable	Town Zone Code (Part A)
Vehicle Sales Premises	Impact assessable	Town Zone Code Commercial Development Code
Other	Assessment Category	
All other uses (inconsistent)	Impact assessable	
(D) INDUSTRIAL PRECINCT		
Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria - Applicable Codes
Caretaker's Residence	Self-assessable	Town Zone Code (Part A) House Code (Parts A and B)
Commercial Premises where: a) Produce store; b) Retail Warehouse with a floor area > 500m ² ; c) Restaurant/Takeaway food premises; d) Veterinary Establishment. (Inconsistent use where other type of Commercial Premises)	Impact assessable	Town Zone Code Industrial Development Code
Community Purposes	Impact assessable	Town Zone Code Community Purposes Code
High Impact Industry	Impact assessable	Town Zone Code Industrial Development Code
Indoor Entertainment	Code assessable	Town Zone Code Industrial Development Code
Low Impact Industry	Self-assessable where: a) a change of use from one lawful low, medium or high impact industry to a low impact industry within an existing building; and b) involving no building work other than minor building work.	Town Zone Code (Part A)
	Code assessable in all other circumstances.	Town Zone Code Industrial Development Code
Medium Impact Industry	Self-assessable where: a) a change of use from one lawful medium or high impact industry to a medium impact industry within an existing building; and b) involving no building work other than minor building work.	Town Zone Code (Part A)
	Code assessable in all other circumstances.	Town Zone Code Industrial Development Code
Park	Exempt	
Plant Nursery	Impact assessable	Town Zone Code Industrial Development Code
Service Station	Code assessable	Town Zone Code Commercial Development Code
Transport Depot	Code assessable	Town Zone Code Industrial Development Code

Utilities – Local	Exempt	
Utilities – Public	Exempt for facilities and infrastructure where: a) within or adjacent to an existing or proposed energy and transport corridor; or b) within substation sites identified on overlay map OM3A. Otherwise Self-assessable	Town Zone Code (Part A)
Vehicle Sales Premises	Code assessable	Town Zone Code Industrial Development Code
Warehouse	Self-assessable where: a) a change of use to a warehouse within an existing industrial building; and b) involving no building work other than minor building work.	Town Zone Code (Part A)
	Code assessable in all other circumstances.	Town Zone Code Industrial Development Code
Other	Assessment Category	
All other uses (inconsistent)	Impact assessable	
(E) OPEN SPACE/RECREATION PRECINCT		
Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – Applicable Codes
Caretaker's Residence	Code assessable	Town Zone Code House Code
Commercial premises where: a) Restaurant/takeaway food premises; OR b) Kiosk. (Inconsistent use where other type of commercial premises)	Impact assessable	Town Zone Code
Community Purposes	Impact assessable	Town Zone Code Community Purposes Code
Indoor Entertainment	Self-assessable where involving no building work other than minor building work.	Town Zone Code (Part A)
	Code assessable where involving building work.	Town Zone Code
	Impact assessable in all other circumstances.	Town Zone Code Commercial Development Code
Outdoor Entertainment	Self-assessable where involving no building work other than minor building work.	Town Zone Code (Part A)
	Code assessable involving building work.	Town Zone Code Commercial Development Code
	Impact assessable in all other circumstances.	Town Zone Code Commercial Development Code
Park	Exempt	
Utilities – Local	Exempt	

Utilities – Public	Exempt for facilities and infrastructure where: a) within or adjacent to an existing or proposed energy and transport corridor; or b) within substation sites identified on overlay map OM3A. Otherwise Self-assessable	Town Zone Code
Other	Assessment Category	
All other uses (inconsistent)	Impact assessable	
(F) COMMUNITY PRECINCT		
Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – Applicable Codes
Caretaker's Residence	Code assessable	Town Zone Code House Code
Community Purposes	Self-assessable where: a) a change of use to Community Purposes within an existing building; and b) involving no building work other than minor building work.	Town Zone Code (Part A)
	Code assessable in all other circumstances.	Town Zone Code Community Purposes Code
Indoor Entertainment	Self-assessable where not involving the granting of a liquor licence and where involving no building work other than minor building work.	Town Zone Code (Part A)
	Code assessable where not involving the granting of a liquor licence and involving building work.	Town Zone Code Community Purposes Code
	Impact assessable in all other circumstances.	Town Zone Code Community Purposes Code
Outdoor Entertainment	Self-assessable where not involving the granting of a liquor licence and where involving no building work other than minor building work.	Town Zone Code (Part A)
	Code assessable where not involving the granting of a liquor licence and involving building work.	Town Zone Code Community Purposes Code
	Impact assessable in all other circumstances.	Town Zone Code Community Purposes Code
Utilities – Local	Exempt	
Utilities – Public	Exempt for facilities and infrastructure where: a) within or adjacent to an existing or proposed energy and transport corridor; or b) within substation sites identified on overlay map OM3A. Otherwise Self-assessable	Town Zone Code
Other	Assessment Category	
All other uses (inconsistent)	Impact assessable	

Table 6 Assessment Categories and Relevant Assessment Criteria for the Town Zone – Other Development

Column 1 Type of Development	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria - Applicable Codes
Reconfiguring a Lot	Impact assessable where any resulting lot is less than 700m ² in the Residential Precinct. Otherwise Code assessable	Town Zone Code Reconfiguring a Lot Code
Operational Works:		
i) Associated with reconfiguring a lot	Code assessable	Town Zone Code Reconfiguring a Lot Code
ii) Filling or excavation	Self-assessable where : ▪ changing the natural ground level by less than one (1) m; or ▪ where less than 20m³ of material is filled or excavated.	Filling and Excavation Code
	Code assessable where : ▪ changing the natural ground level by more than one (1) m; or ▪ where more than 20m³ of material is filled or excavated.	Town Zone Code Filling and Excavation Code
	Self-assessable where: a) a business sign (that is a building sign only) in the Commercial, Industrial, Open Space/Recreation and Community Precincts; or b) associated with commercial purposes in any other precinct other than a Home-based Business or a Host Home Accommodation; or c) an advertising sign that is an event sign.	Signage Code
iii) Placing advertising signage on premises	Code assessable where in the Residential and Rural Residential Precincts, except where self-assessable.	Signage Code

Division 6 Assessment Criteria for the Town Zone

4.24 Town Zone Code

The provisions in sections 4.25 – 4.27 of this division comprise the Town Zone Code.

4.25 Compliance with the Town Zone Code

Development that is consistent with the Specific Outcomes in section 4.27 complies with the Town Zone Code.

4.26 Overall Outcomes for the Town Zone

- 1) The Overall Outcomes are the purpose of the Town Zone Code.
- 2) The Overall Outcomes sought for the Town Zone are the following:
 - a) Oakey retains its role as the major service centre for the Shire offering administrative, commercial, industrial, community and educational facilities and support for major employment generators such as the Abattoir and Army Aviation Centre;
 - b) Oakey's strong character attributes of a traditional Queensland country town; wide main street, its strong built form, heritage and a focus on a vegetated creek system which bisects the town are retained and enhanced;
 - c) All development is provided with the full range of urban services, except for reticulated sewerage in the Rural Residential Precinct.
- (3) The Overall Outcomes sought for each precinct in the Town Zone are as follows:
 - a) Residential
 - A high standard of residential living is achieved on conveniently located, serviced land that can be developed in an orderly, planned and efficient manner;
 - A range of residential dwelling types is provided for (including affordable housing);
 - Non-residential development is allowed which provides a service to local residents and is compatible with residential amenity;
 - The qualities of convenience, scale, privacy, safety and general amenity typical of the existing residential areas in Oakey are retained and enhanced;
 - Higher density residential development is provided within close proximity to shops, offices and other business, welfare and recreational facilities in the area surrounding the commercial precinct of Oakey.
 - b) Rural Residential
 - Characterised by low density residential development in a semi-rural setting that has good access to community facilities;
 - A high level of residential amenity is achieved and the scale and intensity of any non-residential use is consistent with the low density character of these areas;
 - Rural residential development is consolidated to prevent fragmentation of land for agricultural purposes and to efficiently utilise infrastructure.
 - c) Commercial
 - Oakey's central business area, as the focus for retail, business and entertainment, is to be attractive, convenient and viable;
 - Development retains and enhances the built form character while promoting an attractive, comfortable and safe pedestrian environment;

- High levels of accessibility and convenience between activity areas and parking facilities is maintained and enhanced.

d) Industrial

- Industrial activities operate in locations suitable for their particular needs and in a manner enabling the containment of detrimental environmental effects;
- Commercial activities are limited to those serving the needs of employees in the precinct; or ancillary retailing of manufactured products; or large warehouses that retail to the public (such as homemaker products, plumbing are limited to those serving supplies and the like); or the storage and resale of grain or similar animal feedstuffs; or a veterinary establishment;
- Industrial activities are protected from the establishment of incompatible land uses nearby.

e) Open space/recreation

- Active and passive recreation areas for people;
- Drainage areas;
- Conservation of cultural places or natural features and resources; and/or
- Habitat for flora and fauna.

f) Community

- The on-going functions of all levels of government and community service organisations are provided for;
- The Oakey Hospital is protected against adverse impacts from adjoining development;
- Potential impacts on surrounding land use are ameliorated by sympathetic design and siting of development.

4.27 Specific Outcomes, Acceptable Solutions and Probable Solutions for the Town Zone

- The provisions of Part A apply to self-assessable development in the Town Zone, while both Parts A and B apply to code or impact assessable development in the Zone.
- Where self-assessable development is proposed, it is to be assessed against the Acceptable Solutions only and not the Specific Outcomes. Where assessable development is proposed, Acceptable Solutions are to be read and applied as if they are Probable Solutions only.

PART A PROVISIONS APPLICABLE TO SELF-ASSESSABLE, CODE ASSESSABLE AND IMPACT ASSESSABLE DEVELOPMENT

Element (i) : SCALE OF DEVELOPMENT	
Specific Outcomes	Acceptable Solutions
SO1 Buildings and other works are consistent with the scale of existing buildings and other works in the area.	AS1 Any new building work, structure or object has a maximum height of 8.5m.
SO2 Development maintains local character, amenity and public health.	AS2.1 Any ancillary structures (class 10 buildings) are for non-habitable/domestic use only. AND AS2.2 An ancillary structure or structures do not exceed 108m ² in floor area in the Residential and Rural Residential Precincts.

Element (ii) : INFRASTRUCTURE	
Specific Outcomes	Acceptable Solutions
SO3 An adequate, safe and reliable supply of potable and general use water, including (where available) connection to an approved reticulated system.	AS3 The development is connected to the Council's reticulated water supply system.
SO4 Provision is made for the treatment and disposal of sewerage and other waste water so that acceptable public health and environmental standards are maintained.	AS4.1 Where in a seweraged area, the development is connected to the Council's reticulated sewerage system. OR AS4.2 Where not in a seweraged area an on-site effluent disposal system is designed and constructed to standards stated in Section 7.1 ⁴⁹ .
SO5 Alterations or repairs to public utility mains, services or installations and drainage works are undertaken where involved in or caused by a development.	AS5 Alterations or repairs to public utility mains, services or installations and drainage works as required as a result of the construction work.
SO6 Electrical infrastructure is protected to ensure its efficient and safe operation.	PS6.1 No development is to occur within a registered electricity easement. PS6.2 Any development near an electricity line is to be in accordance with the "Electrical Safety Act 2002". PS6.3 Trees planted adjacent to electrical infrastructure do not interfere with the electricity infrastructure.

PART B PROVISIONS APPLICABLE ONLY TO CODE ASSESSABLE AND IMPACT ASSESSABLE DEVELOPMENT

The following provisions do not apply to self-assessable development.

Element (iii) : DESIGN, SITING AND PROVISION OF WORKS	
Specific Outcomes	Probable Solutions
SO7 Buildings and other works are consistent with the design of existing buildings and other works in the town where they occur.	PS7 No Probable Solution is prescribed.
SO8 Buildings and other works are sited and provided on premises having regard to the safety of people using the premises and the adjoining premises, the amenity enjoyed by those people, and the maintenance of buildings and works, including appropriate provisions for: a) access to natural light and ventilation; b) privacy; c) noise attenuation; d) landscaping; e) outlook; f) off-street parking; g) safe access.	PS8 No Probable Solution is prescribed.

⁴⁹ Amended 23/01/09 – Amendment No.1

Element (iv) : AMENITY, PUBLIC HEALTH & SAFETY	
Specific Outcomes	Probable Solutions
SO9 Non-residential uses are located, designed and operated to avoid significantly changing the light, noise, dust, odours, traffic conditions or other physical conditions experienced by occupants of : a) associated, adjoining or nearby residential uses; or b) other types of non-residential uses.	PS9 No Probable Solution is prescribed.
SO10 Uses are located and designed to avoid polluting the air, water or soil.	PS10 No Probable Solution is prescribed.
Element (v) : INFRASTRUCTURE	
Specific Outcomes	Probable Solutions
SO11 The safe and efficient operation of roads is maintained having regard to: a) the nature of vehicles using the road; b) the location of uses that may be adversely affected by noise or dust generated from the use of the road; c) the location and design of access points; and d) the design of stormwater drainage.	PS11 (in partial fulfilment of SO11) Vehicular access is designed and constructed to standards stated in Schedule 3⁵⁰.
SO12 The street or road network linking a development site to an arterial road must be designed and constructed to function safely and efficiently and have the capacity to accommodate projected traffic movements. For a use which generates high volumes of traffic or significant heavy vehicle traffic, paved road access is provided between the site and a suitable part of the existing road network.	PS12.1 Streets or roads linking a site to the existing arterial road network have reserve and pavement widths in accordance with the standards stated in Schedule 3⁵¹. OR PS12.2 Contributions are paid to Council for the upgrading of roads external to a site in accordance with Planning Scheme Policy No. 7
SO13 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 numerous local sources; and e) be readily integrated with existing systems and facilitate the orderly provision of future systems.	PS13.1 Roads, water supply, sewerage works and roads are designed and constructed to standards stated in Section 7.1 and Schedule 3⁵². PS13.2 Where connection is made to Council's reticulated water supply and sewerage systems headworks contributions are paid to Council in accordance with Planning Scheme Policies No. 3 and 4.

⁵⁰ Amended 23/01/09 – Amendment No.1

⁵¹ Amended 23/01/09 – Amendment No.1

⁵² Amended 23/01/09 – Amendment No.1

Element (vi) : LAND STABILITY	
Specific Outcomes	Probable Solutions
SO14 Land stability is maintained, having regard to: ▪ geological and topographic conditions of the land (including steep slopes); ▪ extent of earthworks; ▪ location and design of roads and access driveways; ▪ location and design of buildings and other structures; and ▪ change to natural drainage patterns and accepted coordinated runoff control plans, particularly those approved under the Soil Conservation Act 1986.	PS14.1 No Probable Solution is prescribed⁵³. PS14.2 Vehicular access is safe, with a slope not greater than 15%, and is not likely to cause erosion⁵³.
SO15 Provision of: a) sufficient carparking spaces to accommodate the amount and type of vehicle traffic expected to be generated by the development; b) bicycle parking spaces and facilities.	PS15.1 On-site car parking is provided in accordance with the standards stated in Schedule 2⁵⁴. OR PS15.2 A contribution in lieu of on-site carparking spaces is made in accordance with the provisions of Planning Scheme Policy No. 2. PS15.3 No Probable Solution⁵⁵.
SO16 Driveways, turning areas, parking and vehicle standing areas are designed, constructed and maintained: a) at a gradient suitable for vehicle parking; b) such that it is effectively drained and sealed; c) such that spaces are clearly marked and signed as appropriate; and d) such that conflicts are minimised and public safety maximised; e) such that vehicles enter and exit the site in a forward gear.	PS16 Driveways, turning areas, parking and vehicle standing areas are designed, constructed and maintained in accordance with the standards stated in Schedule 2⁵⁶.
SO17 On-site drainage and stormwater runoff and quality does not adversely affect adjoining land, the downstream stormwater system, or the downstream built or natural environment.	PS17 Design and construction of roof and allotment drainage systems that comply with the requirements stated in Planning Scheme Policy No. 5.
SO18 Security of tenure for rights to convey and/or discharge stormwater.	PS18 Easements of sufficient width to accommodate stormwater flow are provided where drainage systems traverse private property.
Element (vii) : CREEK WALKWAY	
Specific Outcomes	Probable Solutions
SO19 Provision of a walkway adjacent to Oakey Creek.	PS19 A 3.0m wide walkway easement is to be provided adjacent to the top of the creek bank within those properties fronting the eastern side of Oakey Creek between Lorrimer Street and Bridge Street.

⁵³ Council may require as part of an information request, a geotechnical report to demonstrate compliance with Element (ix). Such a report is to demonstrate that the land is stable, readily accessible, capable of proper drainage and otherwise suitable for the proposed development. It is to include consideration of the existing conditions of the site and the measures required to avoid or minimise risks of instability.

⁵⁴ Amended 23/01/09 – Amendment No.1

⁵⁵ Bicycle parking facilities and cyclist facilities are designed and constructed in accordance with Austroads “Traffic Engineering Practice”, Part 4 – bicycles.

⁵⁶ Amended 23/01/09 – Amendment No.1

Division 7 **Assessment Tables for the Township Zone**

4.28 **Township Zone Description**

This Zone applies to numerous small communities in the Shire that consist predominantly of residential uses with some limited commercial and community facilities that support local and surrounding rural residents (see Maps ZM4.1 and ZM4.2).

These communities are:

- Westbrook;
- Wyreema;
- Kingsthorpe;
- Jondaryan;
- Mt Tyson;
- Southbrook.

The Township Zone is characterised by low density residential development, where people enjoy a semi-rural lifestyle in areas that are accessible to community facilities (see Maps ZM4.1 and ZM4.2).

4.29 **Assessment Categories for the Township Zone**

The assessment categories are identified for development in the Township Zone in column 2 of tables 7 and 8 as follows:

- a) table 7 – making a material change of use for a defined use listed in column 1⁵⁷; or
- b) table 8 – other development listed in column 1, including –
 - i) reconfiguring a lot;
 - ii) operational works:
 - associated with reconfiguring a lot;
 - filling or excavating;
 - placing an advertising sign on premises.

4.30 **Relevant Assessment Criteria for Self-Assessable Development and Assessable Development in the Township Zone**

- 1) The relevant assessment criteria in the Township Zone are referred to in column 3 of tables 7 and 8.
- 2) For self-assessable development and development requiring code assessment, the relevant assessment criteria are applicable codes. For all self-assessable development, the relevant parts of the applicable codes have been specified in column 3.
- 3) For impact assessable development relevant assessment criteria are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole.⁵⁸

In cases where development is inconsistent with the outcomes sought for the Township Zone relevant assessment criteria have not been identified.

Explanatory Note:

- In such cases it is recommended that the applicant contact Council to determine the issues that need to be addressed.

⁵⁷ Works associated with an application for material change of use may also be assessed together with material change of use.

⁵⁸ In accordance with section 3.5.5 of the IPA.

4.31 Circumstances When Self-Assessable Development Requires An Application For Code Assessment

Where development is identified in column 2 of tables 7 and 8 as being self-assessable, and the development does not comply with the Acceptable Solutions of the applicable codes, an application for code assessment is required.

4.32 Uses Consistent or Inconsistent with the Outcomes Sought for the Township Zone

- 1) Column 1 of table 7 identifies the following:
 - i) uses that are exempt in the Township zone;
 - ii) self-assessable or code assessable uses considered to be consistent with the outcomes sought for the Township zone; and
 - iii) impact assessable uses which comprise development which may or may not be suitable for a site, depending on the individual circumstances of the proposal, but which are potentially consistent with the outcomes sought for the Township zone. In some instances there is reference to circumstances where these uses are considered to be inconsistent with the outcomes sought for the zone.
- 2) Other uses not identified in column 1 of table 7 (including any use that does not fall within a definition included in Section 2.5 – The Dictionary⁵⁹) are generally considered to be inconsistent with the outcomes sought for the Township zone and are subject to impact assessment.

Table 7 Assessment Categories and Relevant Assessment Criteria for the Township Zone – Making a Material Change of Use

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria - Applicable Code
Caravan Park	Impact assessable	Township Zone Code Caravan Parks Code
Caretaker's Residence	Code assessable	Township Zone Code House Code
Commercial Premises	Self-assessable where: a) a change of use from one lawful commercial use to another within an existing building; and b) involving no building work other than minor building work.	Township Zone Code (Part A)
	Impact assessable in all other circumstances.	Township Zone Code Commercial Development Code
Community Purposes	Impact assessable	Township Zone Code Community Purposes Code
Home-based Business	Impact assessable	Township Zone Code Home-based Business Code
Host Home Accommodation	Impact assessable	Township Zone Code Host Home Accommodation
House	Self-assessable	Township Zone Code (Part A) House Code (Parts A and B)
Indoor Entertainment	Impact assessable	Township Zone Code Commercial Development Code
Low Impact Industry	Impact assessable	Township Zone Code Industrial Development Code
Medium Impact Industry	Impact assessable	Township Zone Code Industrial Development Code
Motel	Impact assessable	Township Zone Code Multiple Dwelling and Motel Code

⁵⁹ Amended 23/01/09 – Amendment No.1

Multiple Dwelling	Impact assessable	Township Zone Code Multiple Dwelling and Motel Code
Park	Exempt	
Plant Nursery	Impact assessable	Township Zone Code
Relative's Apartment	Self-assessable	Township Zone Code (Part A) House Code (Part A and B)
Removal House	Impact assessable	Township Zone Code House Code
Service Station	Impact assessable	Township Zone Code Commercial Development Code
Utilities – Local	Exempt	
Utilities – Public	Exempt for facilities and infrastructure where: a) within or adjacent to an existing or proposed energy and transport corridor; or b) within substation sites identified on overlay map OM3A. Otherwise Impact assessable	Township Zone Code
Other	Assessment Category	
All other uses (inconsistent)	Impact assessable	

Table 8 Assessment Categories and Relevant Assessment Criteria for the Township Zone – Other Development

Column 1 Type of Development	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria - Applicable Code if Development is Self-Assessable or Requires Code Assessment
Reconfiguring a Lot	Code Assessable	Township Zone Code Reconfiguring a Lot Code
Operational works		
i) Associated with reconfiguring a lot	Code Assessable	Township Zone Code Reconfiguring a Lot code
ii) Filling or Excavation	Self-assessable where : ▪ changing the natural ground level by less than one (1) m; or ▪ where less than 20m ³ of material is filled or excavated.	Filling and Excavation Code
	Code assessable where : ▪ changing the natural ground level by more than one (1) m; or ▪ where more than 20m ³ of material is filled or excavated.	Filling and Excavation Code
	Self-assessable where: ▪ a business sign (that is a building sign only; or ▪ an advertising sign that is an event sign.	Signage Code
iii) Placing advertising signage on premises	Code assessable	Signage Code
Other	Exempt	

Division 8 - Assessment Criteria for the Township Zone

4.33 Township Zone Code

The provisions in sections 4.34 – 4.36 of this division comprise the Township Zone Code.

4.34 Compliance with the Township Zone Code

Development that is consistent with the Specific Outcomes in section 4.36 complies with the Township Zone Code.

4.35 Overall Outcomes for the Township Zone Code

- 1) The Overall Outcomes are the purpose of the Township Zone Code.
- 2) The Overall Outcomes sought for the Township Zone are as follows:
 - This Zone provides for residential development and non-residential uses necessary to:
 - i) service local residents and residents of the surrounding rural areas;
 - ii) service tourists or travellers; and
 - iii) provide local employment or economic development opportunities.
 - Further development reflects the character and heritage values present on a site, or adjoining premises. Preferred non-residential uses include:
 - i) tourist related activities, particularly with a rural tourism focus;
 - ii) community purposes;
 - iii) art, craft and antique establishments;
 - iv) small professional, commercial and industrial businesses servicing local residents and the surrounding community; and
 - v) activities related to agricultural production such as processing and sale of produce.
 - Infill residential development retains the character of the township and is consistent with surrounding lot sizes.
 - Existing buildings are reused for residential and non-residential uses where possible to maintain the built form character.
 - A high level of residential amenity is achieved.
 - New development within the townships of Westbrook and Jondaryan maintains the function of State Controlled roads.
 - The scale and intensity of any non-residential use is consistent with the low density character intended for the townships.
 - New development occurs in locations that consolidate existing development to prevent fragmentation of land available for agricultural activities. This also assists in managing the social consequences of residential development located at distances from settlements and their associated facilities and services.
 - Buffers are provided between townships and adjoining good quality agricultural land.
 - Township development provides a semi rural lifestyle that is non-intrusive upon the rural landscape values of the Shire, and is sited, or buffered, such that rural landscape values are not compromised.
 - New Township development is contiguous with existing development and has an adequate supply of reticulated water and sustainable means of effluent disposal.

- Township development does not adversely impact on significant habitat or biodiversity values.
- Township development does not occur on steep land of greater than 15% slope, or on flood prone land.
- In the Township of Westbrook:
 - i) a coordinated open space system for sport, recreation, leisure, drainage, buffers, visually significant areas and environmental needs is provided;
 - ii) appropriate stormwater capabilities to cater for the future population, in particular, preserving the natural drainage system and controlling nuisance stormwater flows; and
 - iii) residential amenity of the area is protected by the provision of a safe and capable traffic network and hierarchy.

4.36 Specific Outcomes and Probable Solutions for the Township Zone

- a) The provisions of Part A apply to self-assessable development in the Township Zone, while both Parts A and B apply to code or impact assessable development in the Zone.
- b) Where self-assessable development is proposed it is to be assessed against the Acceptable Solutions only and not the Specific Outcomes. Where assessable development is proposed, Acceptable Solutions are to be read and applied as if they are Probable Solutions only.

PART A PROVISIONS APPLICABLE TO SELF-ASSESSABLE, CODE ASSESSABLE AND IMPACT ASSESSABLE DEVELOPMENT

Element (i) : SCALE OF DEVELOPMENT	
Specific Outcomes	Acceptable Solutions
SO1 Buildings and other works are consistent with the scale of existing buildings and other works in the area.	AS1 Any new building work, structure or object has a maximum height of 8.5 m.
Element (ii) : ANCILLARY STRUCTURES	
Specific Outcomes	Acceptable Solutions
SO2 Development maintains local character, amenity and public health.	AS2.1 Any ancillary structures (class 10 buildings) are for non-habitable /domestic use only. AND AS2.2 An ancillary structure or structures do not exceed 108m ² in floor area.
Element (iii) : INFRASTRUCTURE	
Specific Outcomes	Acceptable Solutions
SO3 An adequate, safe and reliable supply of potable and general use water, including (where available) connection to an approved reticulated system.	AS3.1 Where in Council's water supply area, the development is connected to the Council's reticulated water supply system. OR AS3.2 Where not in a Council water supply area, the development is to have a potable water supply designed and constructed to standards stated in Section 7.1 ⁶⁰ .

⁶⁰ Amended 23/01/09 – Amendment No.1

SO4 Provision is made for the treatment and disposal of sewerage and other waste water so that acceptable public health and environmental standards are maintained.	AS4.1 Where in a seweraged area, the development is connected to the Council's reticulated sewerage system. OR AS4.2 Where not in a seweraged area an on-site effluent disposal system is designed and constructed to standards stated in Section 7.1 ⁶¹ .
SO5 Alterations or repairs to public utility mains, services or installations and drainage works are undertaken where involved in or caused by a development.	AS5 Alterations or repairs to public utility mains, services or installations and drainage works as required as a result of the construction work.
SO6 Electrical infrastructure is protected to ensure its efficient and safe operation.	AS6.1 No development is to occur within a registered electricity easement. AS6.2 Any development near an electricity line is to be in accordance with the "Electrical Safety Act 2002". AS6.3 Trees planted adjacent to electricity infrastructure do not interfere with the electrical infrastructure.

PART B PROVISIONS APPLICABLE ONLY TO CODE ASSESSABLE AND IMPACT ASSESSABLE DEVELOPMENT

The following provisions do not apply to self-assessable development

Element (iv) : DESIGN, SITING AND PROVISION OF WORKS	
Specific Outcomes	Probable Solutions
SO7 Buildings and other works are consistent with the design of existing buildings and other works in the area.	PS7 No Probable Solution is prescribed.
SO8 Buildings and other works are sited and provided on premises having regard to the safety of people using the premises and the adjoining premises, the amenity enjoyed by those people, and the maintenance of buildings and works, including appropriate provisions for: i) access to natural light and ventilation; ii) privacy; iii) noise attenuation; iv) landscaping; v) outlook; vi) off-street parking; vii) safe access.	PS8 No Probable Solution is prescribed.
Element (v) : AMENITY, PUBLIC HEALTH & SAFETY	
Specific Outcomes	Probable Solutions
SO9 Non-residential uses are located, designed and operated to avoid significantly changing the light, noise, dust, odours, traffic conditions or other physical conditions experienced by occupants of: ▪ associated, adjoining or nearby residential uses; or ▪ other types of non-residential uses.	PS9 No Probable Solution is prescribed.

⁶¹ Amended 23/01/09 – Amendment No.1

SO10 Uses are designed and located to avoid polluting the air, water or soil.	PS10 No Probable Solution is prescribed.
SO11 Measures are introduced that will minimise mosquito breeding sites to protect residents and tourists from mosquito borne diseases.	PS11 No Probable Solution is prescribed ⁶² .
Element (vi) : LAND STABILITY	
Specific Outcomes	Probable Solutions
SO12 Land stability is maintained, having regard to: - geological and topographic conditions of the land (including steep slopes); - extent of earthworks; - location and design of roads and access driveways; - location and design of buildings and other structures; and - change to natural drainage patterns and accepted coordinated runoff control plans, particularly those approved under the Soil Conservation Act 1986.	PS12.1 No Probable Solution is prescribed ⁶³ . PS12.2 Vehicular access is safe, with a slope not greater than 15%, and is not likely to cause erosion ⁶³ .
Element (vii) : PROVISIONS PARTICULAR TO WESTBROOK	
Specific Outcomes	Probable Solutions
SO13 An open space system for sport, recreation, leisure, drainage, buffers, visually significant areas and environmental needs is provided.	PS13 Land designated as open space on Map PSPM6.2 in Planning Scheme Policy No. 6 identifies those areas for open space purposes and any development on land so designated is required to show such land as open space which will be acquired by applicant contribution at the time of development in accordance with Planning Scheme Policy No.6.
SO14 Natural drainage corridors are protected against erosion, disturbances and degradation thereby reducing potential for nuisance flooding*.	PS14.1 Drainage corridors and associated reserves are incorporated into the open space system as shown on Map PSPM6.2 in Planning Scheme Policy No. 6. PS14.2 All development is to comply with the approved points of stormwater discharge as shown on Map PSPM6.2. PS14.3 Contributions are paid to Council for the upgrading of the stormwater drainage network external to the site in accordance with Planning Scheme Policy No 8.

⁶² To assist in achieving this specific outcome Queensland Health has developed a "Guideline to Minimise Mosquito and Biting Midge Problems in New Development Areas".

⁶³ Council may require as part of an information request, a geotechnical report to demonstrate compliance with Element (vi). Such a report is to demonstrate that the land is stable, readily accessible, capable of proper drainage and otherwise suitable for the proposed development. It is to include consideration of the existing conditions of the site and the measures required to avoid or minimise risks of instability.

* As derived from the Stormwater Management Plan for Westbrook September 2003.

SO15 Development is to contribute to a systematic road network so that each road can serve its intended function and provide an appropriate level of service. Table 1 in Schedule 3⁶⁴ outlines the Hierarchy of Roads sought for this zone.	PS15.1 Development is to be in accordance with the traffic network and hierarchy as illustrated on Map SM6.2 in Schedule 3⁶⁵. PS15.2 All roads link with other roads that are no more than one level higher or lower in the hierarchy. PS15.3 Development that is expected to introduce additional traffic likely to exceed the design traffic volumes and operating conditions of the street system may be required to upgrade the road specification in accordance with the desired hierarchy (see Map SM6.2).
Element (viii) : INFRASTRUCTURE	
Specific Outcomes	Probable Solutions
SO16 The safe and efficient operation of roads is maintained having regard to: i) the nature of vehicles using the road; ii) the location of uses that may be adversely affected by noise or dust generated from the use of the road; iii) the location and design of access points; and iv) the design of stormwater drainage.	PS16 (in partial fulfilment of SO16) Vehicular access is designed and constructed to standards stated in Schedule 3⁶⁶.
SO17 The street or road network linking a development site to an arterial road must be designed and constructed to function safely and efficiently and have the capacity to accommodate projected traffic movements. For a use which generates high volumes of traffic or significant heavy vehicle traffic, paved road access is provided between the site and a suitable part of the existing road network.	PS17.1 Streets or roads linking a site to the existing arterial road network have reserve and pavement widths in accordance with the standards stated in Schedule 3⁶⁷. OR PS17.2 Contributions are paid to Council for the upgrading of roads external to a site in accordance with Planning Scheme Policy No. 7.
SO18 Water supply, sewerage and roads are provided to: i) meet appropriate standards at the least whole-of-life cost, including avoiding unnecessary duplications; ii) be robust and fit for the purpose and intended period of operation; iii) be easily maintained without unnecessarily requiring specialist experts or equipment; iv) be comprised of components and materials that are readily accessible and available from numerous local sources; and v) be readily integrated with existing systems and facilitate the orderly provision of future systems.	PS18.1 Water supply, sewerage works and roads are designed and constructed to standards stated in Section 7.1 and Schedule 3⁶⁸. PS18.2 Where connection is made to Council's reticulated water supply and sewerage systems headworks contributions are paid to Council in accordance with Planning Scheme Policies No. 3 and 4.
SO19 Provision of sufficient onsite carparking spaces to accommodate the amount and type of vehicle traffic expected to be generated by the development.	PS19 On-site car parking is provided in accordance with the standards stated in Schedule 2⁶⁹.

⁶⁴ Amended 23/01/09 – Amendment No.1

⁶⁵ Amended 23/01/09 – Amendment No.1

⁶⁶ Amended 23/01/09 – Amendment No.1

⁶⁷ Amended 23/01/09 – Amendment No.1

⁶⁸ Amended 23/01/09 – Amendment No.1

⁶⁹ Amended 23/01/09 – Amendment No.1

SO20 Driveways, turning areas, parking and vehicle standing areas are designed, constructed and maintained: i) at a gradient suitable for vehicle parking; ii) such that it is effectively drained and sealed; iii) such that spaces are clearly marked and signed as appropriate; iv) such that conflicts are minimised and public safety maximised, and v) such that vehicles enter and exit the site in a forward gear.	PS20 Driveways, turning areas, parking and vehicle standing areas are designed, constructed and maintained in accordance with the standards stated in Schedule 2⁷⁰.
SO21 On-site drainage and stormwater runoff and quality does not adversely affect adjoining land, the downstream stormwater system, or the downstream built or natural environment.	PS21 Design and construction of roof and allotment drainage systems that comply with the requirements stated in Planning Scheme Policy No. 5.
SO22 Security of tenure for rights to convey and/or discharge stormwater.	PS22 Easements of sufficient width to accommodate stormwater flow are provided where drainage systems traverse private property.

⁷⁰ Amended 23/01/09 – Amendment No.1

Division 9 Assessment Tables for the Industry Zone

4.37 Industry Zone Description

This Zone provides an area for industrial activities in close proximity to major roads and land uses that support industries. Land within this Zone is located in the eastern area of the Shire adjacent to an industrial area within Toowoomba City (see Map ZM5).

4.38 Assessment Categories for the Industry Zone

The assessment categories are identified for development in the Industry Zone in column 2 of table 9 and 10 as follows:

- a) table 9 – making a material change of use for a defined use listed in column 1⁷¹; or
- b) table 10 – other development listed in column 1, including –
 - i) reconfiguring a lot;
 - ii) operational works:
 - associated with reconfiguring a lot;
 - filling or excavating;
 - placing an advertising sign on premises.

4.39 Relevant Assessment Criteria for Self-Assessable Development and Assessable Development in the Industry Zone

- 1) The relevant assessment criteria in the Industry Zone are referred to in column 3 of tables 9 and 10.
- 2) For self-assessable development and development requiring code assessment, the relevant assessment criteria are applicable codes. For all self-assessable development, the relevant parts of the applicable codes have been specified in column 3.
- 3) For impact assessable development relevant assessment criteria are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole.⁷²

In cases where development is inconsistent with the outcomes sought for the Industry Zone relevant assessment criteria have not been identified.

Explanatory Note:

- In such cases it is recommended that the applicant contact Council to determine the issues that need to be addressed.

4.40 Circumstances When Self-Assessable Development Requires An Application For Code Assessment

Where development is identified in column 2 of tables 9 and 10 as being self-assessable, and the development does not comply with the Acceptable Solutions of the applicable codes, an application for code assessment is required.

4.41 Uses Consistent or Inconsistent with the Outcomes Sought for the Industry Zone

- 1) Column 1 of table 9 identifies the following:
 - (i) uses that are exempt in the Industry zone;
 - (ii) self-assessable or code assessable uses considered to be consistent with the outcomes sought for the Industry zone; and

⁷¹ Works associated with an application for material change of use may also be assessed together with the material change of use.

⁷² In accordance with section 3.5.5 of the IPA.

- (iii) impact assessable uses which comprise development which may or may not be suitable for a site, depending on the individual circumstances of the proposal, but which are potentially consistent with the outcomes sought for the Industry zone. In some instances there is reference to circumstances where these uses are considered to be inconsistent with the outcomes sought for the zone.
- 2) Other uses not identified in column 1 of table 9 (including any use that does not fall within a definition included in Section 2.5 – The Dictionary⁷³) are generally considered to be inconsistent with the outcomes sought for the Industry zone and are subject to impact assessment.

Table 9 Assessment Categories and Relevant Assessment Criteria for the Industry Zone – Making a Material Change of Use

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria - Applicable Codes
Caretaker's Residence	Self-assessable	Industry Zone Code (Part A) House Code (Parts A and B)
Commercial Premises where: i) Produce store ii) Restaurant/Takeaway food premises iii) Veterinary establishment (Inconsistent use where other type of commercial premises)	Impact assessable	Industry Zone Code Industrial Development Code
Community Purposes	Impact assessable	Industry Zone Code Community Purposes Code
High Impact Industry	Impact assessable	Industry Zone Code Industrial Development Code
Indoor Entertainment	Code assessable	Industry Zone Code Industrial Development Code
Low Impact Industry	Self-assessable where: ▪ a change of use from a lawful low, medium or high impact industry to a low impact industry within an existing building; and ▪ involving no building work other than minor building work.	Industry Zone Code (Part A)
	Code assessable in all other circumstances.	Industry Zone Code Industrial Development Code
Medium Impact Industry	Self-assessable where: ▪ a change of use from a lawful medium or high impact industry to a medium impact industry within an existing building; and ▪ involving no building work other than minor building work.	Industry Zone Code (Part A)
	Code assessable in all other circumstances.	Industry Zone Code Industrial Development Code
Park	Exempt	
Plant Nursery	Impact assessable	Industry Zone Code Industrial Development Code
Service Station	Impact assessable	Industry Zone Code Commercial Development Code
Transport Depot	Code assessable	Industry Zone Code Industrial Development Code
Utilities – Local	Exempt	

⁷³ Amended 23/01/09 – Amendment No.1

Utilities – Public	Exempt for facilities and infrastructure where: - within or adjacent to an existing or proposed energy and transport corridor; or - within substation sites identified on overlay map OM3A. Otherwise Self-assessable	Industry Zone Code
Vehicle Sales Premises	Code assessable	Industry Zone Code Industrial Development Code
Warehouse	Self-assessable where: - a change of use to a warehouse within an existing industrial building; and - involving no building work other than minor building work.	Industry Zone Code (Part A)
	Code assessable in all other circumstances	Industry Zone Code Industrial Development Code
Other	Assessment Category	
All other uses (inconsistent)	Impact assessable	

Table 10 Assessment Categories and Relevant Assessment Criteria for the Industry Zone – Other Development

Column 1 Type of Development	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria - Applicable Codes
Reconfiguring a Lot	Code Assessable	Industry Zone Code Reconfiguring a Lot Code
Operational works		
i) Associated with reconfiguring a lot	Code Assessable	Industry Zone Code Reconfiguring a Lot Code
ii) Filling or Excavation	Self-assessable where : - changing the natural ground level by less than one (1) m; or - where less than 20m³ of material is filled or excavated.	Filling and Excavation Code
	Code assessable where : - changing the natural ground level by more than one (1) m; or - where more than 20m³ of material is filled or excavated.	Filling and Excavation Code
	Self-assessable where: - a business sign (that is a building sign only); or - an advertising sign that is an event sign.	Signage Code
iii) Placing advertising signage on premises not associated with a material change of use	Code assessable in all other circumstances.	Signage Code

Division 10 Assessment Criteria for the Industry Zone

4.42 Industry Zone Code

The provisions of sections 4.43 – 4.45 of this division comprise the Industry Zone Code.

4.43 Compliance with the Industry Zone Code

Development that is consistent with the Specific Outcomes in section 4.45 complies with the Industry Zone Code.

4.44 Overall Outcomes for the Industry Zone Code

- 1) The Overall Outcomes are the purpose of the Industry Zone Code.
- 2) The Overall Outcomes sought for the Industry Zone are as follows:
 - industrial activities operate in locations suitable for their particular needs and in a manner enabling the containment of detrimental environmental effects;
 - the viability of industrial uses is protected by excluding development that could limit the ongoing operation of existing industry or prejudice appropriate new industrial activities;
 - commercial activities are limited to those serving the needs of employees in the precinct, or ancillary retailing of manufactured products, or the storage and resale of grain or similar animal feedstuffs or a veterinary establishment;
 - accommodate businesses selling heavy machinery, motor vehicles, boats, timber or other building materials;
 - office activities are to serve an administrative function directly related to a specific manufacturing or distribution activity on the same site or that directly and predominately services the needs of industries in the locality;
 - an adequate supply of reticulated water and sustainable means of effluent disposal is available;
 - industrial development does not adversely impact on significant habitat or biodiversity values;
 - industrial development does not occur on steep land of greater than 15% slope, or on flood prone land;
 - business and industry premises achieve high standards of appearance;
 - the provision of land is orderly and allows for cost-effective service provision and proper connectivity and does not adversely impact upon the Local and State Controlled road network.

4.45 Specific Outcomes, Acceptable Solutions and Probable Solutions for the Industry Zone

- i) The provisions of Part A apply to self-assessable development in the Industry Zone, while both Parts A and B apply to code or impact assessable development in the Zone.
- ii) Where self-assessable development is proposed it is to be assessed against the Acceptable Solutions only and not the Specific Outcomes. Where assessable development is proposed, Acceptable Solutions are to be read and applied as if they are Probable Solutions only.

PART A PROVISIONS APPLICABLE TO SELF-ASSESSABLE, CODE ASSESSABLE AND IMPACT ASSESSABLE DEVELOPMENT

Element (i) : SCALE OF DEVELOPMENT	
Specific Outcomes	Acceptable Solutions
SO1 Buildings and other works are consistent with the scale of existing buildings and other works in the area.	AS1 Any new building work, structure or object has a maximum height of 8.5m.
Element (ii) : INFRASTRUCTURE	
Specific Outcomes	Acceptable Solutions
SO2 An adequate, safe and reliable supply of potable and general use water, including (where available) connection to an approved reticulated system.	AS2 The development is connected to the Council's reticulated water supply system.
SO3 Provision is made for the treatment and disposal of sewerage and other waste water so that acceptable public health and environmental standards are maintained.	AS3.1 Where in a sewered area, the development is connected to the Council's reticulated sewerage system. OR AS3.2 Where not in a sewered area an on-site effluent disposal system is designed and constructed to standards stated in Section 7.1 ⁷⁴ .
SO4 Alterations or repairs to public utility mains, services or installations and drainage works are undertaken where involved in or caused by a development.	AS4 Alterations or repairs to public utility mains, services or installations and drainage works as required as a result of the construction work.
SO5 Electrical infrastructure is protected to ensure its efficient and safe operation.	AS5.1 No development is to occur within a registered electricity easement. AS5.2 Any development near an electricity line is to be in accordance with the "Electrical Safety Act 2002". AS5.3 Trees planted adjacent to electrical infrastructure do not interfere with the electricity infrastructure.

PART B PROVISIONS APPLICABLE ONLY TO CODE ASSESSABLE AND IMPACT ASSESSABLE DEVELOPMENT

The following provisions do not apply to self-assessable development:

Element (iii) : DESIGN, SITING AND PROVISION OF WORKS	
Specific Outcomes	Probable Solutions
SO5 Buildings and other work are consistent with the design of existing buildings and other works in the town where they occur.	PS5 No Probable Solution is prescribed.

⁷⁴ Amended 23/01/09 – Amendment No.1

SO6 Buildings and other works are sited and provided on premises having regard to the safety of people using the premises and the adjoining premises, the amenity enjoyed by those people, and the maintenance of buildings and works, including appropriate provisions for: i) access to natural light and ventilation; ii) noise attenuation; iii) landscaping; iv) off-street parking; v) safe access.	PS6 No Probable Solution is prescribed.
Element (iv) : AMENITY, PUBLIC HEALTH & SAFETY	
Specific Outcomes	Probable Solutions
SO7 Non-residential uses are located, designed and operated to avoid significantly changing the light, noise, dust, odours, traffic conditions or other physical conditions experienced by occupants of : i) associated, adjoining or nearby residential uses; or ii) other types of non-industrial uses.	PS7 No Probable Solution is prescribed.
SO8 Uses are designed and located to avoid polluting the air, water or soil.	PS8 No Probable Solution is prescribed.
SO9 Measures are introduced that will minimise mosquito breeding sites to protect residents and tourists from mosquito borne diseases.	PS9 No Probable Solution is prescribed ⁷⁵ .
Element (v) : LAND STABILITY	
Specific Outcomes	Probable Solutions
SO10 Land stability is maintained, having regard to: ▪ geological and topographic conditions of the land (including steep slopes); ▪ extent of earthworks; ▪ location and design of roads and access driveways; ▪ location and design of buildings and other structures; and change to natural drainage patterns and accepted coordinated runoff control plans, particularly those approved under the Soil Conservation Act 1986.	PS10.1 No Probable Solution is prescribed ⁷⁶ . PS10.2 Vehicular access is safe, with a slope not greater than 15%, and is not likely to cause erosion ⁷⁶ .
Element (vi) : INFRASTRUCTURE	
Specific Outcomes	Probable Solutions
SO11 The safe and efficient operation of roads is maintained having regard to: i) the nature of vehicles using the road; ii) the location of uses that may be adversely affected by noise or dust generated from the use of the road; iii) the location and design of access points; and iv) the design of stormwater drainage.	PS11 (in partial fulfilment of SO11) Vehicular access is designed and constructed to standards stated in Schedule 3 ⁷⁷ .

⁷⁵ To assist in achieving this specific outcome Queensland Health has developed a "Guideline to Minimise Mosquito and Biting Midge Problems in New Development Areas".

⁷⁶ Council may require as part of an information request, a geotechnical report to demonstrate compliance with Element (v). Such a report is to demonstrate that the land is stable, readily accessible, capable of proper drainage and otherwise suitable for the proposed development. It is to include consideration of the existing conditions of the site and the measures required to avoid or minimise risks of instability.

⁷⁷ Amended 23/01/09 – Amendment No.1

SO12 The street or road network linking a development site to an arterial road must be designed and constructed to function safely and efficiently and have the capacity to accommodate projected traffic movements. For a use which generates high volumes of traffic or significant heavy vehicle traffic, paved road access is provided between the site and a suitable part of the existing road network.	PS12.1 Streets or roads linking a site to the existing arterial road network have reserve and pavement widths in accordance with the standards stated in Schedule 3⁷⁸. OR 12.2 Contributions are paid to Council for the upgrading of roads external to a site in accordance with Planning Scheme Policy No. 7.
SO13 Water supply, sewerage and roads are provided to: ▪ meet appropriate standards at the least whole-of-life cost, including avoiding unnecessary duplications; ▪ be robust and fit for the purpose and intended period of operation; ▪ be easily maintained without unnecessarily requiring specialist experts or equipment; ▪ be comprised of components and materials that are readily accessible and available from numerous local sources; and ▪ be readily integrated with existing systems and facilitate the orderly provision of future systems.	PS13.1 Water supply, sewerage works and roads are designed and constructed to standards stated in Section 7.1 and Schedule 3⁷⁹. PS13.2 Where connection is made to Council's reticulated water supply and sewerage systems headworks contributions are paid to Council in accordance with Planning Scheme Policies No. 3 and 4.
SO14 Provision of sufficient onsite carparking spaces to accommodate the amount and type of vehicle expected to be generated by the development.	PS14 On-site car parking is provided in accordance with the standards stated in Schedule 2⁸⁰.
SO15 Driveways, turning areas, parking and vehicle standing areas are 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; and ▪ such that conflicts are minimised and public safety maximised; ▪ such that vehicles enter and exit the site in a forward gear.	PS15 Driveways, turning areas, parking and vehicle standing areas are designed, constructed and maintained in accordance with the standards stated in Schedule 2⁸¹.
SO16 On-site drainage and stormwater runoff and quality does not adversely affect adjoining land, the downstream stormwater system, or the downstream built or natural environment.	PS16 Design and construction of roof and allotment drainage systems that comply with the requirements stated in Planning Scheme Policy No. 5.
SO17 Security of tenure for rights to convey and/or discharge stormwater.	PS17 Easements of sufficient size to accommodate stormwater flow are provided where drainage systems traverse private property.

⁷⁸ Amended 23/01/09 – Amendment No.1

⁷⁹ Amended 23/01/09 – Amendment No.1

⁸⁰ Amended 23/01/09 – Amendment No.1

⁸¹ Amended 23/01/09 – Amendment No.1

Division 11 Assessment Tables for the Charlton/Wellcamp Regional Industry Zone

4.46 Charlton/Wellcamp Regional Industry Zone Description

The Charlton/Wellcamp Regional Industry Zone recognises regionally significant preferred business and industry lands in the Charlton/Wellcamp locality in the eastern part of the Shire. Zoning of the area is in recognition of its central location in the Eastern Downs; its proximity to a major regional centre and its population and services; regionally significant transport networks within the area; and a large relatively unconstrained and remote land area which can accommodate a variety of business and industry activities for which a regional demand has been identified within the Eastern Downs in particular, and South East Queensland generally (see Map ZM6).

Preferred use precincts, each with a distinct and recognisable land use character, have been identified in the Charlton/Wellcamp Regional Industry Zone.

These are:

a) Transport and Warehousing

This precinct is focused on the Warrego Highway and the proposed Toowoomba Bypass Road Corridor and the Gowrie to Grandchester Rail Corridor at Charlton. It comprises some 120ha of land south of the Warrego Highway, and about 305ha to the north. Lands within the precinct to the north of the Highway are in that part of the zone which is most visible to passing traffic and to residential and rural residential areas to the east, north and west.

b) General and Rural Industries Precinct

This precinct comprises areas at Charlton south (85ha), East Wellcamp (75ha) and north Wellcamp (150ha), where a wide range of business and industry activities is intended, mainly on larger sites (ie with areas of at least 2 ha or more).

c) Major Industry Precinct

This precinct is situated at Wellcamp in the south-west corner of the zone, most remote from surrounding settled areas. It contains a total area of over 490ha.

d) Quarrying and Environmental Industries Precinct

This precinct is located at Wellcamp and contains an area of approximately 200ha. This precinct is centred on an existing hard rock quarry that will provide materials for many years and features significant buffers around its perimeter.

e) Local Centre Facilities Precinct

This precinct is focused on the existing commercial and community facilities at Charlton at the intersection of the Warrego Highway, O'Mara Road and Steger Road.

f) Long Term Future Business and Industries Expansion Area Precinct

This precinct is situated between the business and industry precincts in Charlton to the north and Wellcamp to the south.

g) Open Space/Buffer Precinct

This precinct comprises land along the watercourses and drainage lines through the area, and buffer areas at the edges of the zone.

A preferred open space network is shown on the zoning map as comprising lands along the watercourses and drainage lines through the area, and buffer areas at the edges of the zone.

The development and use of lands within this zone for business and industry purposes is dependent on the availability of adequate infrastructure. Until such time as infrastructure becomes available, the continued rural use of such lands is considered acceptable.

Explanatory Note:

- For more details on the development outcomes sought for these precincts please refer to Section 4.53 – Overall Outcomes for the Charlton/Wellcamp Regional Industry Zone Code.

4.47 Assessment Categories for the Charlton/Wellcamp Regional Industry Zone

The assessment categories are identified for development in the Charlton/Wellcamp Regional Industry Zone in column 2 of tables 11 and 12 as follows:

- a) table 11 – making a material change of use for a defined use listed in column 1⁸²; or
- b) table 12 – other development listed in column 1, including –
 - i) reconfiguring a lot;
 - ii) operational works:
 - associated with reconfiguring a lot;
 - filling or excavating;
 - placing an advertising sign on premises.

4.48 Relevant Assessment Criteria for Self-Assessable Development and Assessable Development in the Charlton/Wellcamp Regional Industry Zone

- 1) The relevant assessment criteria in the Charlton/Wellcamp Regional Industry Zone are referred to in column 3 of tables 11 and 12.
- 2) For self-assessable development and development requiring code assessment, the relevant assessment criteria are applicable codes. For all self-assessable development, the relevant parts of the applicable codes have been specified in column 3.
- 3) For impact assessable development, relevant assessment criteria are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole⁸³.

In cases where development is inconsistent with the outcomes sought for the Charlton/Wellcamp Regional Industry Zone relevant assessment criteria have not been identified.

4.49 Circumstances When Self-Assessable Development Requires An Application For Code Assessment

Where development is identified in column 2 of tables 11 and 12 as being self-assessable, and the development does not comply with the Acceptable Solutions of the applicable codes, an application for code assessment is required.

Explanatory Note:

- In such cases it is recommended that the applicant contact Council to determine the issues that need to be addressed.

⁸² Works associated with an application for material change of use may also be assessed together with the material change of use.

⁸³ In accordance with section 3.5.5 of the IPA.

4.50 Uses Consistent or Inconsistent with the Outcomes Sought for the Charlton/Wellcamp Regional Industry Zone

- 1) Table 11 is the Assessment Table for the Charlton /Wellcamp Regional Industry Zone. To assist with interpretation, the defined uses and assessment categories have been identified separately for each precinct within this zone.
- 2) Column 1 of table 11 identifies the following:
 - (i) uses that are exempt in the Charlton /Wellcamp Regional Industry zone;
 - (ii) self-assessable or code assessable uses considered to be consistent with the outcomes sought for the Charlton /Wellcamp Regional Industry zone; and
 - (iii) impact assessable uses which comprise development which may or may not be suitable for a site, depending on the individual circumstances of the proposal, but which are potentially consistent with the outcomes sought for the Charlton /Wellcamp Regional Industry zone. In some instances there is reference to circumstances where these uses are considered to be inconsistent with the outcomes sought for the zone.
- 3) Other uses not identified in column 1 of table 11 (including any use that does not fall within a definition included in Section 2.5 – The Dictionary⁸⁴) are generally considered to be inconsistent with the outcomes sought for the Charlton /Wellcamp Regional Industry zone and are subject to impact assessment.

Table 11 Assessment Categories and Relevant Assessment Criteria for the Charlton/Wellcamp Regional Industry Zone – Making a Material Change of Use

(A) TRANSPORT AND WAREHOUSING PRECINCT		
Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – Applicable Codes
All defined uses identified in Column 1 of Table 1 – the assessment table for the Rural Zone.	All assessment categories identified in Column 2 of Table 1 – the assessment table for the Rural Zone – unless the level of assessment is altered below.	All relevant assessment criteria identified in column 3 of Table 1 – the assessment table for the Rural Zone – unless alternative assessment criteria are specified below.
Caretaker's Residence	Self-assessable	Rural Zone Code (Element (iii)) House Code (Parts A and C)
High Impact Industry	Impact assessable	Charlton/Wellcamp Regional Industry Zone Code
Low Impact Industry	Code assessable where on a site having an area of at least 2ha. Impact assessable where on a site having an area less than 2ha.	Charlton/Wellcamp Regional Industry Zone Code
Medium Impact Industry	Impact assessable	Charlton/Wellcamp Regional Industry Zone Code
Park	Exempt	
Service Station	Code assessable where on a site having an area of at least 2 ha. Impact assessable where on a site having an area less than 2 ha.	Charlton/Wellcamp Regional Industry Zone Code Commercial Development Code
Transport Depot	Code assessable where on a site having an area of at least 2 ha. Impact assessable where on a site having an area less than 2 ha.	Charlton/Wellcamp Regional Industry Zone Code
Utilities – Local	Exempt	

⁸⁴ Amended 23/01/09 – Amendment No.1

Utilities – Public	Exempt for facilities and infrastructure where: - within or adjacent to an existing or proposed energy and transport corridor; or - within substation sites identified on overlay map OM3A. Otherwise Code assessable	Charlton/Wellcamp Regional Industry Zone Code
Warehouse	Code assessable where on a site having an area of at least 2 ha. Impact assessable where on a site having an area less than 2 ha.	Charlton/Wellcamp Regional Industry Zone Code
Other	Assessable Category	
All other uses (inconsistent)	Impact assessable	
(B) GENERAL AND RURAL INDUSTRIES PRECINCT		
Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria - Applicable Codes
All defined uses identified in Column 1 of Table 1 – the assessment table for the Rural Zone.	All assessment categories identified in Column 2 of Table 1 – the assessment table for the Rural Zone – unless the level of assessment is altered below.	All relevant assessment criteria identified in Column 3 of Table 1 – the assessment table for the Rural Zone – unless alternative assessment criteria are specified below.
Caretaker's Residence	Self-assessable	Rural Zone (Element (iii)) House Code (Parts A and C)
High Impact Industry	Impact assessable	Charlton/Wellcamp Regional Industry Zone Code
Low Impact Industry	Code assessable	Charlton/Wellcamp Regional Industry Zone Code
Medium Impact Industry	Code assessable	Charlton/Wellcamp Regional Industry Zone Code
Park	Exempt	
Utilities – Local	Exempt	
Utilities – Public	Exempt for facilities and infrastructure where: - within or adjacent to an existing or proposed energy and transport corridor; or - within substation sites identified on overlay map OM3A. Otherwise Code assessable	Charlton/Wellcamp Regional Industry Zone Code
Warehouse	Code assessable where on a site having an area of at least 2 ha and where not requiring an environmental licence or being a “notifiable activity” under the Environmental Protection Act.	Charlton/Wellcamp Regional Industry Zone Code
	Impact assessable where on a site having an area less than 2 ha or where requiring an environmental licence or being a “notifiable activity” under the Environmental Protection Act.	Charlton/Wellcamp Regional Industry Zone Code
Other	Assessable Category	
All other uses (inconsistent)	Impact assessable	

(C) MAJOR INDUSTRY PRECINCT		
Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria - Applicable Codes
All defined uses identified in Column 1 of Table 1 – the assessment table for the Rural Zone.	All assessment categories identified in Column 2 of Table 1 – the assessment table for the Rural Zone – unless the level of assessment is altered below.	All relevant assessment criteria identified in Column 3 of Table 1 – the assessment table for the Rural Zone – unless alternative assessment criteria are specified below.
Caretaker's Residence	Self-assessable	Rural Zone Code (Element (iii)) House Code (Parts A and C)
Community Purposes - Child Care Centre	Impact assessable	Charlton/Wellcamp Regional Industry Zone Code Community Purposes Code
Commercial Premises where: - Shop not exceeding 100m² floor areas and used for the retailing of general grocery merchandise; or - Takeaway food premises or restaurant. (Inconsistent use where other type of commercial premises)	Impact assessable	Charlton/Wellcamp Regional Industry Zone Code
High Impact Industry	Code assessable where on a site having an area of at least 4 ha.	Charlton/Wellcamp Regional Industry Zone Code
	Impact assessable where on a site having an area less than 4 ha.	Charlton/Wellcamp Regional Industry Zone Code
Indoor Entertainment	Impact assessable	Charlton/Wellcamp Regional Industry Zone Code
Medium Impact Industry	Code assessable where on a site having an area of at least 4 ha. Impact assessable where on a site having an area less than 4 ha.	Charlton/Wellcamp Regional Industry Zone Code
Park	Exempt	
Service Station	Impact assessable	Charlton/Wellcamp Regional Industry Zone Code Commercial Development Code
Transport Depot	Impact assessable	Charlton/Wellcamp Regional Industry Zone Code
Utilities – Local	Exempt	
Utilities – Public	Exempt for facilities and infrastructure where: - within or adjacent to an existing or proposed energy and transport corridor; or - within substation sites identified on overlay map OM3A. Otherwise Code assessable	Charlton/Wellcamp Regional Industry Zone Code
Warehouse	Code assessable where used for rural produce only and where on a site having an area of at least 4 ha. Impact assessable where for other uses or where on a site less than 4 ha.	Charlton/Wellcamp Regional Industry Zone Code
Other	Assessable Category	
All other uses (inconsistent)	Impact assessable	

(D) QUARRYING AND ENVIRONMENTAL INDUSTRIES PRECINCT		
Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria - Applicable Codes
All defined uses identified in Column 1 of Table 1 – the assessment table for the Rural Zone.	All assessment categories identified in Column 2 of Table 1 – the assessment table for the Rural Zone – unless the level of assessment is altered below.	All relevant assessment criteria identified in Column 3 of Table 1 – the assessment table for the Rural Zone – unless alternative assessment criteria are specified below.
Caretaker's Residence	Self-assessable	Rural Zone Code (Element (iii)) House Code (Parts A and C)
Extractive Industry	Impact assessable	Charlton/Wellcamp Regional Industry Zone Code Extractive Industry Code
High Impact Industry	Impact assessable	Charlton/Wellcamp Regional Industry Zone Code
Low Impact Industry	Impact assessable	Charlton/Wellcamp Regional Industry Zone Code
Medium Impact Industry	Impact assessable	Charlton/Wellcamp Regional Industry Zone Code
Park	Exempt	
Rural Industry	Impact assessable	Charlton/Wellcamp Regional Industry Zone Code
Transport Depot	Impact assessable	Charlton/Wellcamp Regional Industry Zone Code
Utilities – Local	Exempt	
Utilities – Public	Exempt for facilities and infrastructure where: - within or adjacent to an existing or proposed energy and transport corridor; or - within substation sites identified on overlay map OM3A. Otherwise Code assessable	Charlton/Wellcamp Regional Industry Zone Code
Warehouse	Impact assessable	Charlton/Wellcamp Regional Industry Zone Code
Other	Assessable Category	
All other uses (inconsistent)	Impact assessable	
(E) LOCAL CENTRE FACILITIES PRECINCT		
Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria - Applicable Codes
All defined uses identified in Column 1 of Table 1 – the assessment table for the Rural Zone.	All assessment categories identified in Column 2 of Table 1 – the assessment table for the Rural Zone – unless the level of assessment is altered below.	All relevant assessment criteria identified in Column 3 of Table 1 – the assessment table for the Rural Zone – unless alternative assessment criteria are specified below.
Caretaker's Residence	Code assessable	House Code (Parts A and C) Rural Zone Code (Element (iii))
Commercial Premises	Code assessable where: - using an existing building; and - involving no building work other than minor building work.	Town Zone Code (Part A)
	Impact assessable where involving other than minor building work.	Charlton/Wellcamp Regional Industry Zone Code Commercial Development Code

Community Purposes	Impact assessable	Charlton/Wellcamp Regional Industry Zone Code
Hotel	Impact assessable	Charlton/Wellcamp Regional Industry Zone Code
Indoor Entertainment	Impact assessable	Charlton/Wellcamp Regional Industry Zone Code
Motel	Impact assessable	Charlton/Wellcamp Regional Industry Zone Code Multiple Dwelling and Motel Code
Park	Exempt	
Service Station	Impact assessable	Charlton/Wellcamp Regional Industry Zone Code Commercial Development Code
Utilities – Local	Exempt	
Utilities – Public	Exempt for facilities and infrastructure where: - within or adjacent to an existing or proposed energy and transport corridor; or - within substation sites identified on overlay map OM3A. Otherwise Code assessable	Charlton/Wellcamp Regional Industry Zone Code
Other	Assessable Category	
All other uses (inconsistent)	Impact assessable	
(F) LONG TERM FUTURE BUSINESS AND INDUSTRIAL PRECINCT		
Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria - Applicable Codes
All defined uses identified in Column 1 of Table 1 – the assessment table for the Rural Zone.	All assessment categories identified in Column 2 of Table 1 – the assessment table for the Rural Zone – unless the level of assessment is altered below.	All relevant assessment criteria identified in Column 3 of Table 1 – the assessment table for the Rural Zone – unless alternative assessment criteria are specified below.
Other	Assessable Category	
All other uses (inconsistent)	Impact assessable	
(G) OPEN SPACE/BUFFER PRECINCT		
Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria - Applicable Code
All defined uses identified in Column 1 of Table 1 – the assessment table for the Rural Zone.	All assessment categories identified in Column 2 of Table 1 – the assessment table for the Rural Zone – unless the level of assessment is altered below.	All relevant assessment criteria identified in Column 3 of Table 1 – the assessment table for the Rural Zone – unless alternative assessment criteria are specified below.
Park	Exempt	
Utilities – Local	Exempt	
Utilities - Public	Exempt for facilities and infrastructure where: - within or adjacent to an existing or proposed energy and transport corridor; or - within substation sites identified on overlay map OM3A. Otherwise Code assessable	Charlton/Wellcamp Regional Industry Zone Code

Other	Assessable Category	
All other uses (inconsistent)	Impact assessable	

Table 12 Assessment Categories and Relevant Assessment Criteria for the Charlton/Wellcamp Regional Industry Zone – Other Development

Column 1 Type of Development	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria - Applicable Code
Reconfiguring a Lot	Code assessable	Charlton/Wellcamp Regional Industry Zone Code Reconfiguring a Lot Code
Operational work:		
i) Associated with reconfiguring a lot	Code assessable	Charlton/Wellcamp Regional Industry Zone Code
ii) Filling or excavation	Self-assessable where : - changing the natural ground level by less than one (1) m; or - where less than 20m³ of material is filled or excavated.	Filling and Excavation Code
	Code assessable where : - changing the natural ground level by more than one (1) m; or - where more than 20m³ of material is filled or excavated.	Filling and Excavation Code
	Self-assessable where: - a business sign (that is a building sign only); or - an advertising sign that is an event sign.	Signage Code
iii) Placing advertising signage on premises	Code assessable in all other circumstances.	Signage Code

Division 12 Assessment Criteria for the Charlton/Wellcamp Regional Industry Zone

4.51 Charlton/Wellcamp Regional Industry Zone Code

The provisions in sections 4.52 – 4.54 of this division comprise the Charlton/Wellcamp Regional Industry Zone Code.

4.52 Compliance with the Charlton/Wellcamp Regional Industry Zone Code

Development that is consistent with the Specific Outcomes in section 4.54 complies with the Charlton/Wellcamp Regional Industry Zone Code.

4.53 Overall Outcomes for the Charlton/Wellcamp Regional Industry Zone Code

- 1) The Overall Outcomes are the purpose of the Charlton/Wellcamp Regional Industry Zone Code.
- 2) The Overall Outcomes sought for the Charlton/Wellcamp Regional Industry Zone are the following:

LAND USE AND DEVELOPMENT

- Land Use and development in the precincts occurs in accordance with outcomes of master planning recognised through development approvals and documented as Structure Plans. Such master planning provides for the integration of development, particularly across sites in different ownership, so that development and use is orderly and allows for cost-effective service provision and proper connectivity.
- Regionally significant business and industry is developed in ways that meet ecologically sustainable performance standards and protect the amenity of surrounding areas.
- A complementary mix of business and industry activities that can take advantage of the area's strategic location and existing and proposed infrastructure provision are identified and fostered.
- Development and use of non-industrial premises that are directly related to and support surrounding business and industry activities are appropriate.
- Business and industry premises achieve high standards of appearance and employ best available technology and management practices for their operations are used.
- To ensure the amenity and function of the road network of the area is protected, premises along the Warrego Highway and Proposed Toowoomba Bypass and State Controlled road corridors are intended to maintain particularly high standards of appearance through appropriate location, consolidated access, design, screening, finishes and landscaping. For such premises, particular consideration will be given to:
 - i) the location, setbacks, design and finish of buildings;
 - ii) landscaping;
 - iii) vehicle access arrangements, parking; and
 - iv) screening and use of open areas on the site.
- Development occurs in accordance with the preferred staging plan for the zone which is based on land use, environmental and infrastructure planning considerations. Map ZCM1 shows the following stages:
 - i) short term (within the next 0 to 10 years): Land at Charlton, south of the Warrego Highway and land at the north-western frontage of the Wellcamp locality;
 - ii) medium term (within the next 5 to 15 years): Land at Charlton to the east of Nass Road and centrally located land at Wellcamp;

- iii) long term (beyond 15 years): Land at Charlton bounded by Nass Road, Leasons Road and the Warrego Highway and the balance area of land at Wellcamp;
- iv) very long term (beyond 15 to 20 years if required): Land between the Charlton and Wellcamp localities.

Explanatory Note:

- This development sequence will be monitored by Council and may be modified by development patterns as they emerge. Authorities will continue to plan improvements to the services network internally and externally to the Charlton/Wellcamp Regional Industry Zone. The eventual staging of development will depend on land owners intentions, internal infrastructure capacity and provisions (eg. an adequate water supply), and the nature and timing of planned external infrastructure provision (eg. the Toowoomba Bypass Crossing, Gowrie to Grandchester Rail Corridor).

- Business and industry development and use in this zone occurs in accordance with the precinct intent statements only after adequate development infrastructure is made available. In the interim, it is intended that land be used for purposes consistent with the Rural Zone that would not prejudice the longer term establishment of business and industry activities.

Explanatory Note:

- Please refer to the Assessment Tables for each precinct within this zone which provides for the use entitlements within the Rural Zone.

INFRASTRUCTURE

- An adequate supply of serviced land is ensured, particularly parcels suitable for major, large scale activities of regional significance.
- Business and industry premises are developed and used within the area's infrastructure and environmental capacities.
- Costs for providing necessary development infrastructure is borne by each development to an extent that is reasonable, relevant and equitable.
- Development occurs on sites which are connected to reticulated water supply and sewerage systems. Stormwater retention and treatment facilities are needed to minimise infiltration to the ground water aquifers, and to avoid sedimentation and pollution of the area's watercourses. Provision and upgrading of these infrastructure systems, is to be in accordance with Map ZCM2.⁸⁵
- A proposed network for the rail and roads is shown on Map ZCM2⁸⁵. The purpose of higher order roads is to provide for through traffic movements within and external to the Charlton/Wellcamp Regional Industry Zone and not access to individual developments. A network of local access roads providing access to individual developments will be developed. The local access roads will interact with higher order roads in accordance with the standards and guidelines and as approved by Council and the Department of Main Roads.

Explanatory Note:

- This road and rail network shown on ZCM2 is the current planning of the authorities at the appointed day. The timing of the construction of the Toowoomba Bypass Crossing and Gowrie to Grandchester Rail Corridor will significantly influence the road and rail networks serving the Charlton/Wellcamp Regional Industry Zone. This network will be progressively reviewed in conjunction with Queensland Transport and the Department of Main Roads and upgraded as required to ensure its continued efficient operation.

⁸⁵ Provision and upgrading of these infrastructure systems is intended to be sought through:

- reasonable and relevant conditions of development approval;
- Infrastructure Charges under the relevant provisions of the Act; and/or
- Infrastructure Agreements entered into in accordance with the relevant provisions of the Act.

- Development must not prejudice the future construction or use of the preferred transport corridor alignments and associated interchanges proposed by the Department of Main Roads, Queensland Transport or Queensland Rail and the proper functioning of any feeder roads as specified in ZCM2 or resulting from further investigation.
- All new development is provided with an energy supply and communication services to meet its needs.

ENVIRONMENTAL PERFORMANCE AND MANAGEMENT

- Business and industry premises are located, designed, sited and used in ways that avoid environmental harm and do not present unacceptable environmental, health or safety risks.
- In the development and use of business and industry premises adverse impacts on the amenity of the area are identified and any such impacts are managed to within acceptable levels.
- Potential adverse impacts of future corridors on the community are minimised through the design of the corridors and development proposals on adjoining land. This may involve the incorporation of noise amelioration measures, low impact stormwater disposal and vegetated buffers to separate sensitive adjoining uses and enhance landscape quality.
- Vegetation communities and wildlife habitats are protected as far as possible when siting and designing major transport corridors. In particular, such works should accommodate and sustain wildlife by conserving endemic vegetation, minimising changes to the hydrology of prominent vegetation communities and by providing fauna protection and access mechanisms where appropriate.
- Buffer zones (drainage reserves) are provided and maintained either side of Dry Creek to prevent flooding or disturbances to natural flow regimes.
- The quality of water in these creeks and the nearby Gowrie Creek is maintained or enhanced. High standards of wastewater management will therefore be sought, together with sustainably vegetated buffer areas along the creek corridors.

Overall Outcomes for each precinct in the Charlton/Wellcamp Regional Industry Zone are as follows:

- a) Transport and Warehousing Precinct
- Preferred uses in this precinct are major road/rail freight terminal facilities comprising the following:
 - i) road/rail freight interchange facilities;
 - ii) Major road freight terminal buildings and depots;
 - iii) Major rail freight terminal buildings and depots; and
 - iv) associated storage and operational facilities.
 - Road transport depots, storage and distribution centres, warehousing complexes, together with associated road transport facilities (eg. truck maintenance, repair and servicing, fuel storage and distribution, truck stop/roadhouse facilities and transport infrastructure supply and maintenance depots) are other preferred uses in this precinct.
 - Warehouses and general industries are also preferred uses on larger sites (i.e. greater than 2 ha in area).
 - Buffering to the existing school site and to adjoining rural lands is provided.

b) General and Rural Industries Precinct

- Preferred uses within this precinct are large scale operations with relatively small potential for material or serious environmental harm, being predominantly rural industries and general industries and including:
 - i) agricultural and horticultural processing plants;
 - ii) rural equipment manufacturing and supply;
 - iii) refrigeration industry activities; and
 - iv) power industry support services (eg. engineering works).
- While land extensive, 24 hour operations are considered appropriate in this precinct, large volume water users and "smoke stack" industries will need to demonstrate acceptable levels of environmental impact before they could be considered acceptable.
- Smaller developments may be accommodated provided the proposed activities will not be competing with, or displace the provision of, such land within Toowoomba City. Therefore, such development will be subject to the submission of an "integrated development plan" which is supported by an appropriate needs assessment. Such activities would preferably be focussed on land fronting the Toowoomba-Cecil Plains Road, thus providing a buffer to the higher impact industries further south. Stringent environmental performance will be applicable to these premises.
- Development for business and industry purposes in this precinct provides for adequate, effective buffering to the existing quarrying activities (at Wellcamp) and to adjoining rural lands (at Charlton).

c) Major Industry Precinct

- Preferred uses within this precinct include:
 - i) rural processing, storage and distribution activities (including meat, skin and fibre processing);
 - ii) noxious, offensive or hazardous industries (subject to environmental impacts being managed to within acceptable limits);
 - iii) uses supporting the nearby extractive industry activities;
 - iv) uses supporting the mining and power generation industries;
 - v) other large scale manufacturing activities; and
 - vi) major public utility works and undertakings.
- A wide range of land extensive (ie. requiring sites at least 4 ha in area) industries with higher environmental impact potential and less dependence on direct access to the national and State road and rail networks are on land in this precinct.
- Activities which are compatible with existing uses on adjoining land. This is likely to most commonly apply where any proposed or existing use involves food processing or beverage production.
- Some uses directly serving workers (including catering, convenience shopping, and sporting/recreational facilities) are appropriate within this precinct where a need for any such use can be demonstrated. It is preferred that such non-industrial uses be consolidated at an identifiable local centre which is conveniently accessible to surrounding industries for example, by being situated centrally or at an entry/gateway to the locality.

d) Quarrying and Environmental Industries Precinct

- The existing quarrying activities in this precinct continue, and expand in an environmentally responsible way.
- Progressive rehabilitation and landscaping of land in the precinct during and at the conclusion of the working life of the quarry occurs and an effective buffer area to surrounding lands is maintained.

- The types of environmental industry activities appropriate for this precinct:
 - i) a waste dump or transfer station for household and industrial wastes;
 - ii) recycling depots and plants for the recycling of paper, aluminium, metals, glass, plastics, rubber and other products;
 - iii) vehicle wrecking yards and the recycling of a wide range of vehicle parts and materials, such as trucks, farm vehicles and mobile industrial vehicles and equipment;
 - iv) processing plants which process the recycled materials into materials and products (intermediate goods) suitable for use by other manufacturers; and
 - v) environmental industry equipment servicing and repair firms.

- e) Local Centre Facilities Precinct
 - The role of Charlton as the focus of commercial development and community facilities for the zone and surrounding rural locality is maintained and enhanced.
 - Uses reasonably associated with industrial operations or those directly serving workers (including catering, short term accommodation, convenience shopping, child-care and sporting recreational facilities) are appropriate within this precinct, or on land adjoining this precinct where no suitable site is available within it.

- f) Long Term Future Business and Industrial Expansion Area Precinct
 - This precinct represents a logical and rational extension area for the adjoining business and industry precincts should additional lands be required in the future. This would not be expected to occur for at least another 15 to 20 years.
 - Until such time as the future development suitability of this area is determined and development need is proven, it is intended that these lands not be unduly committed to development that would prejudice their eventual use for business and industry purposes. Continued use for rural activities is preferred.

- g) Open Space/Buffer Precinct
 - Open space areas are provided and maintained for drainage, conservation, visual amenity, recreational and buffering purposes as development of the area proceeds.

The network accommodates:

 - i) minimum 140m wide watercourse rehabilitation corridors;
 - ii) minimum 40m wide vegetated buffers to external agricultural lands;
 - iii) major buffering of the quarry site at Wellcamp;
 - iv) stormwater collection and filtration at the downstream points of the areas drainage catchments; and
 - v) well vegetated landscaping along the major transport infrastructure at the edges of the area, including along the Toowoomba Bypass and the Gowrie to Grandchester Rail Corridor.

4.54 Specific Outcomes and Probable Solutions for the Charlton/Wellcamp Regional Industry Zone

Provisions applying to Code Assessable and Impact Assessable Development Only.
The following provisions do not apply to self-assessable development.

Element (i) : RECONFIGURING A LOT	
Specific Outcomes	Probable Solutions
SO1.1 Lots must have appropriate area and dimensions for the siting and construction of required buildings and other structures, the provision of safe access and adequate onsite vehicle parking, required landscaping and buffering, other user needs and environmental considerations, having particular regard to the specific outcomes of the other Elements of this code. SO1.2 Lot size and dimensions must take into account the slope of the land, topography, and the desirability of minimising earthworks/retaining walls associated with building construction. SO1.3 Lot size and dimensions must enable buildings, structures and use areas to be sited and managed to: ▪ protect natural or cultural features; ▪ respect site constraints including soil conditions, bushfire risk, flooding, erosion, drainage and buffers to incompatible land uses; ▪ allow for special features such as important vegetation, landforms, waterways and views to be protected or enhanced; and ▪ if applicable, protect the on-going or future viability of adjoining Good Quality Agricultural Land for viable commercial rural production.	PS1.1 <i>(in relation to SO1.1 to SO1.3)</i> The reconfiguration creates regular shaped lots with minimum sizes and average widths complying with PS3.1, 3.2 and 3.3 in relation to Element (iii) - Site Layout. AND Lot area and dimensions allow for site development to incorporate open space: ▪ to creeks contained within, or along the boundary of the land zoned Charlton/Wellcamp Regional Industry, by providing for a minimum 70m wide corridor, or the corridor of flood prone land, to be established and maintained as a sustainably vegetated area along each side of the creek⁸⁶; ▪ to adjoining good quality agricultural land external to the Zone, by providing minimum 40m wide buffer areas designed in accordance with Section 3 of the State Government's <i>Planning Guidelines: Separating Agricultural and Residential Land Uses</i>; and ▪ in accordance with the open space and buffer area network as shown on the zone map⁸⁷.
Specific Outcomes	Probable Solutions
SO1.4 The reconfiguration must give the location a strong and positive identity by responding to site characteristics, setting, landmarks, places of cultural heritage significance and views and by establishing clearly legible road hierarchy and streetscaping themes. SO1.5 The design must facilitate the staged development of the precinct in an orderly, integrated and cost-effective way, and the integration of business and industry premises into their surroundings, ensuring minimal impact on the amenity of adjacent or nearby areas.	PS1.2<i>(in relation to SO1.4 to SO1.5)</i> No Probable Solution is prescribed⁸⁸.

⁸⁶ Measured from the near-side edge of the top of the bank of the defined watercourse channel.

⁸⁷ Acquisition of open space may be through:

- development contributions in accordance with Council's relevant planning scheme policy; or
- an Infrastructure Charges Plan prepared under the relevant provisions of the Act; or
- an Infrastructure Agreement entered into in accordance with the relevant provisions of the Act.

⁸⁸ One way to demonstrate compliance with the Specific Outcomes is to prepare a structure plan as per Planning Scheme Policy 1.

Council may itself prepare Structure Plans or request a development proponent to prepare an overall structure plan for the locality. A development proponent may also prepare an alternative structure plan for approval by Council to replace an existing plan.

Any such proponent prepared plan will be assessed and decided upon by Council at the time of lot reconfiguration, or material change of use (if no lot is to be reconfigured).

SO1.6 The street system must provide a high level of internal accessibility and safe external connections for vehicles (including heavy vehicles), which includes minimising the use of cul-de- sacs. SO1.7 The street system and road hierarchy must have capacity to safely and efficiently accommodate projected vehicle movements, and must allow adequate and safe connectivity to the external road network in a way that does not compromise the operating conditions of that network, particularly the Warrego Highway, the Toowoomba-Cecil Plains Road and the Toowoomba Bypass (when constructed). SO1.8 The road and street system must have a clear structure, with component streets designed and constructed to operate to their intended function and hierarchy. SO1.9 The street system must take proper account of the topography and natural drainage systems. SO1.10 The layout must provide a network of streets, paths and cycle ways which allow for a high degree of local accessibility and connectivity and achieve a high standard of comfort and safety, through the use of trees and lighting, surveillance from buildings along street frontages and the discouragement of higher traffic speeds. SO1.11 The density and layout of the development, including the reconfiguration of lots for industrial purposes, is to be responsive to the promotion of public transport and non vehicular transport modes.	(in relation to SO1.6 to SO1.11) PS1.3 The street system reflects the characteristics specified in Table 1 (See Figures 1a and 1b also). PS1.4 All streets link with other streets that are no more than one level higher or lower in the hierarchy. PS1.5 Compliance with the principles of Section 3.5 of Queensland Transport's "Shaping Up" document in that, the development must: ▪ integrate with surrounding land uses and transport systems; ▪ provide direct connections to public transport routes; ▪ facilitate ease of access (by walking or by proximity to a public transport route); ▪ provide for public transport operations and alternative modes.

Table 1 Industrial Streets 'Summary of Probable Solutions'

Street Design	Access Street	Avenue
Function	Access streets have the function of providing for moving traffic, access to or from lots and on-street parking. Because the access street alignment is largely dictated by lot configuration, the traffic function of the street is subservient to lot access and on-street parking.	The avenue collects traffic from access streets and carries higher volumes of traffic. The avenue connects land within the zone with the external road network.
Traffic Volume (maximum)	3 200vpd	12 000vpd
Design Speed (maximum)	60 km/h (1)	60 km/h

Carriageway moving lanes parking lanes (2) total minimum width (3)	2 x 3.5m 2 x 3.5m 14.0m	2 x 3.5m 2 x 3.5m 18.0m
Verge Width (4) (Minimum)	3.5m	3.5m
Median	No	Yes
Reserve Width (average) (4)	21.0m	25.0m
Kerbing (5)	Barrier Type	Barrier Type
Footpaths (6)	Not usually required. Where required, (see variation (6)) footpath to be co-ordinated with street lighting.	Footpath one side. Footpath to be co-ordinated with street lighting.
Grade desirable maximum minimum	6% 0.30%	6% 0.30%
Sight distance (general minimum) depending on circumstances (7)	110 m	110 m
Carriageway Crossfall	Two Way Min 1:40 Max 1:33	Two Way Min 1:40 Max 1:33

Variations:

- 1) May be reduced to 30km/hr in special circumstances. (Refer to Section 9.5 of *Queensland Streets*.)
- 2) Refer to Section 9.6 of *Queensland Streets*.
- 3) The carriageway width is measured between channel and invert.
- 4) Additional verge and reserve width required for footpaths/cyclepaths. Each verge must be of sufficient width to accommodate relevant services and landscaping. Also, the reserve widths apply after satisfying the other criteria within this table and other site-specific requirements.
- 5) Concrete kerb and channel shall be provided on both sides of all industrial streets.
- 6) Typical only – varies with pedestrian network planning.
- 7) Such circumstances as topography, alignment and grade.



Diagram illustrating a street cross-section with a 21 M ROAD RESERVATION. The diagram shows a central road with a 14 M width, flanked by 3.9 M footpaths on both sides. The total width is 21 M. The diagram includes labels for Private Developer Landscape Frontage, Avenue Three Species to Vary in Colour, Texture, and Flower to Provide Precinct and Sub-Precinct Identity, Underplanting with Vines with Ground Cover Substrate, Minimum Clear Stem to Trees to Provide Visions, Typical Footpath 1.5 M Required, and Typical Footpath 3.9 M Required.

Specific Outcomes	Probable Solutions
SO1.12 The layout must contribute to the character of the precinct, provide for the desirable range of uses and activities, be cost-effective to maintain, and contribute to stormwater management and environmental sustainability. SO1.13 The layout must incorporate natural and cultural features, allow for the control of soil erosion and sedimentation, and avoid inappropriate development on flood-prone land. SO1.14 The layout must be integrated with its surrounding urban and/or natural environment, allow for orderly and cost-effective staged provision of infrastructure, and provide for buffers between any existing or potential incompatible land uses. SO1.15 Public or communal open space and landscaping must provide for: - the creation of attractive streetscape environments with distinctive character and identity; - a range and equitable distribution and connectivity of recreation areas, paths, and attractive settings and focal points; - the opportunities and constraints presented by the physical characteristics of the land; - opportunities for the incorporation of existing trees, rocks, streams and other sites of natural or cultural value, and linkage of habitats and wildlife corridors; - opportunities to link public open spaces into an effective network; - public safety and reasonable amenity of adjoining land uses in the design of facilities and associated engineering works; effective visual buffering, and separation of industrial activities from surrounding incompatible uses and sensitive areas; and - a clear relationship between public open space and adjoining land uses established by appropriate treatment including alignment, fencing, landscaping, and issues of security and surveillance.	(in relation to SO1.12 to SO1.15) PS1.7 No Probable Solution is prescribed⁸⁹.
Specific Outcomes	Probable Solutions
SO1.16 The provision of development infrastructure, including roads, sewerage, water, electricity, stormwater drainage, street lighting, and communication services, must be cost-effective over its life cycle and must incorporate provisions to minimise adverse environmental impact in the short and long term.	PS1.8 (in relation to SO1.16) The location, design and construction of development infrastructure complies with the following provisions for industrial development: <i>the EDROC Regional Standards Manual :- Section 2.14G;</i> <i>Queensland Streets; and</i> <i>The Queensland Urban Drainage Manual.</i>

⁸⁹ One way to demonstrate compliance with the Specific Outcomes is to prepare a structure plan as per Planning Scheme Policy 1. Council may itself prepare Structure Plans or request a development proponent to prepare an overall structure plan for the locality. A development proponent may also prepare an alternative structure plan for approval by Council to replace an existing plan. Any such proponent prepared plan will be assessed and decided upon by Council at the stage of reconfiguring a lot, or material change of use (if no lot is to be reconfigured).

SO1.17 The design of the layout must provide for: ▪ a drainage system that maintains natural drainage patterns as much as possible, ▪ drainage which does not cause damage or nuisance flows to adjoining, downstream or upstream lands, ▪ a drainage system that can be economically maintained, ▪ a drainage system that has the capacity to convey stormwater flows so that acceptable levels of risk to people and property are achieved, ▪ the safety and convenience of people using the area, and ▪ maximum use of porous surfaces (on-site infiltration). SO1.18 The stormwater management system must be designed to minimise the environmental impact of urban run-off on receiving water quality and on other aspects of the natural environment, such as watercourses and existing vegetation, by employing best management measures which are technically appropriate and effective in reducing run-off and pollution travel in the catchment.	<i>(in relation to SO1.17 and SO1.18)</i> PS1.9 The major drainage system design outflow is in accordance with the relevant provisions of the EDROC <i>Regional Standards Manual - Part B</i> (as applicable to industrial areas). AND All business and industry premises (excluding access driveways) are located above the 1 in 100 year flood level. AND Flows within the floodway are limited in flow depth, width and velocity flow using the design criteria outlined in the EDROC <i>Regional Standards Manual - Part B</i> (as applicable to industrial areas). AND The major drainage system is to be designed and constructed in accordance with ZCM2 which indicates the points at which stormwater flows need to be filtered/controlled to protect downstream water quality. AND 'First Flush' diversion or treatment systems for 30mm rainfall are developed (where appropriate) for initial treatment of stormwater as part of the stormwater management system and are sited to minimise impacts on the natural environment.
SO1.19 Adequate provision must be made for measures during construction to ensure that the land form is stabilised and erosion is controlled.	PS1.10 <i>(in relation to SO1.19)</i> The full range of practices, procedures and devices contained in the Institute of Engineers Australia - Qld (1996) <i>'Soil Erosion and Sediment Control Guidelines'</i> are used to prevent or minimise erosion and sedimentation.
Element (ii) : SITE SERVICES AND EXTERNAL WORKS	
Specific Outcomes	Probable Solutions
SO2.1 For each new use of premises, provision must be made for the treatment and disposal of sewage and other wastewater such that acceptable public health and environmental standards are maintained. AND SO2.2 Each new premises must be provided with an adequate and reliable supply of potable and general use water. AND SO2.3 Each new premises must provide for adequate standards of vehicle access, and for footpath formation to match, or improve, existing conditions. SO2.4 Each new premises must provide for sufficient onsite carparking to safely accommodate the amount and type of vehicle traffic expected to be generated by the development.	<i>(in relation to SO2.1 to SO2.4)</i> PS2.1 Development of any new premises is carried out on a site which is: ▪ connected to an approved reticulated sewerage system; ▪ connected to an approved reticulated water supply; ▪ supplied with electricity; and ▪ provided with the following external works: i) a reinforced industrial crossing or crossings from the road pavement to the site, ii) the construction/reinstatement of concrete kerb and channelling along the full frontage or frontages of the site where such kerb and channelling is not provided, or is damaged or removed, and iii) the construction of road pavement from the lip of the channelling referred to in provision (ii) above. ▪ to any existing pavement where the road is paved but not paved for the full width of the carriageway; or ▪ to the centreline of the carriageway, or 8 metres in width, whichever is the greater, where the road is not paved; On-site carparking and loading is provided in accordance with the standards stated in Schedule 2⁹⁰.

⁹⁰ Amended 23/01/09 – Amendment No.1

SO2.5 Site specific measures must be implemented as necessary in accordance with the relevant Council or service authority standards.	PS2.2 Where necessary, alterations or repairs to public utility mains, services or installations involved in or caused by the development of the premises are made at no cost to the service authorities or the Council prior to the commencement of the use of the premises.												
SO2.6 Electrical infrastructure is protected to ensure its efficient and safe operation.	PS2.3 No development is to occur within a registered electricity easement. PS2.4 Any development near an electricity line is to be in accordance with the “ <i>Electrical Safety Act 2002</i> ”. PS2.5 Trees planted adjacent to electrical infrastructure do not interfere with the electricity infrastructure.												
Element (iii) : SITE LAYOUT													
Specific Outcomes	Probable Solutions												
SO3 Premises must be established on a site having sufficient area and dimensions to accommodate the building or buildings, vehicle access and on-site vehicle movement, associated parking area, service vehicle provision, storage areas, landscaping, and any buffering area requirements, in accordance with the intended precinct character (see Figures 2a and 2b).	PS3 Premises are established on regular - shaped sites having a minimum area and an average width of not less than the following: <table><thead><tr><th>Precinct</th><th>Minimum Area</th><th>Minimum Average Width</th></tr></thead><tbody><tr><td>Transport and Warehousing and General and Rural Industries</td><td>2ha</td><td>100m</td></tr><tr><td>Major Industry</td><td>4ha</td><td>150m</td></tr><tr><td>Quarrying and Environmental Industries</td><td>0.5ha</td><td>As may be determined by Council</td></tr></tbody></table> AND Smaller industry on allotments ranging in size from 4000m ² to 2ha may be established within the General and Rural Industries Precinct ⁹¹ . AND On-site vehicle access, parking and manoeuvring comply with the relevant provisions of Schedule 2 ⁹² .	Precinct	Minimum Area	Minimum Average Width	Transport and Warehousing and General and Rural Industries	2ha	100m	Major Industry	4ha	150m	Quarrying and Environmental Industries	0.5ha	As may be determined by Council
Precinct	Minimum Area	Minimum Average Width											
Transport and Warehousing and General and Rural Industries	2ha	100m											
Major Industry	4ha	150m											
Quarrying and Environmental Industries	0.5ha	As may be determined by Council											
SO3.1 The site layout must take into account on-site and surrounding topography, drainage patterns, utility services, access, vegetation, and adjoining land use. ⁹³ .	PS3.1 No Probable Solution is prescribed.												
SO3.2 The site layout, building form and landscaping must assist in minimising noise generation and spill lighting and screening unsightly open storage and other outdoor areas from public view.	PS3.2 The site layout and building form maximise protection of surrounding sensitive uses from adverse impacts by having: - all or most building openings facing away from sensitive uses, and - external lighting oriented away from residential and community uses and - landscaping which complies with the Probable Solutions of Element (v) below.												

⁹¹ One way to demonstrate compliance with this Probable Solution is to prepare an ‘Integrated Development Plan’ prepared in accordance with Schedule 5, Planning Scheme Policy No 1.

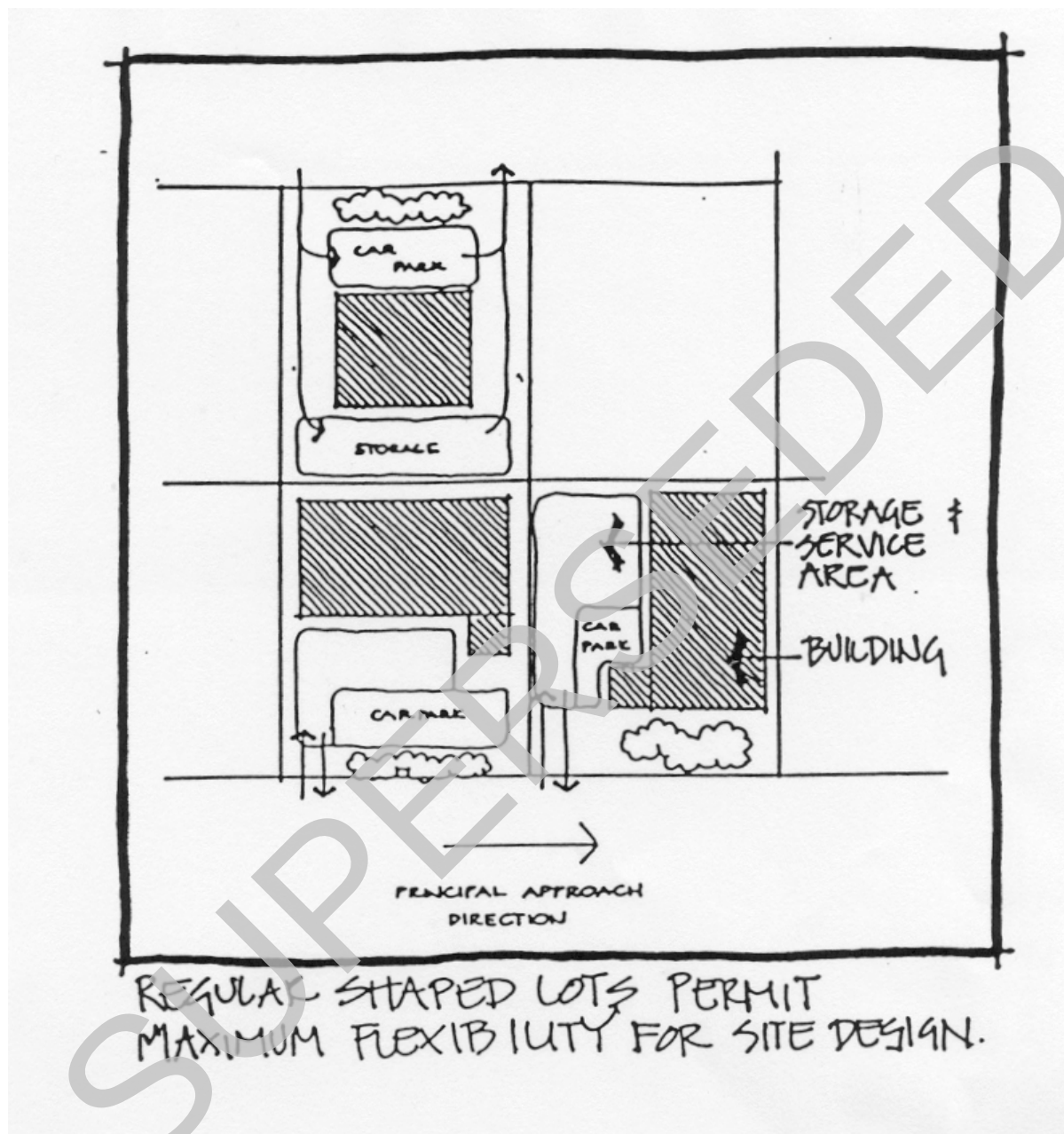
⁹² Amended 23/01/09 – Amendment No.1

⁹³ A site analysis plan is required showing how the site layout takes into account topography, drainage patterns, utility services, vegetation and adjoining land use.

SO3.3 The site layout must contribute as much as possible to energy efficiency (in terms of heating, cooling, lighting and natural ventilation).	PS3.3 The building is sited to maximise the exposure of occupants to cooling summer breezes, and to minimise their exposure to the western summer sun and to cold winter winds.
SO3.4 Where the site is not being fully developed at one time, the layout must allow for later development to be carried out in an orderly and efficient manner.	PS3.4 No Probable Solution is prescribed.

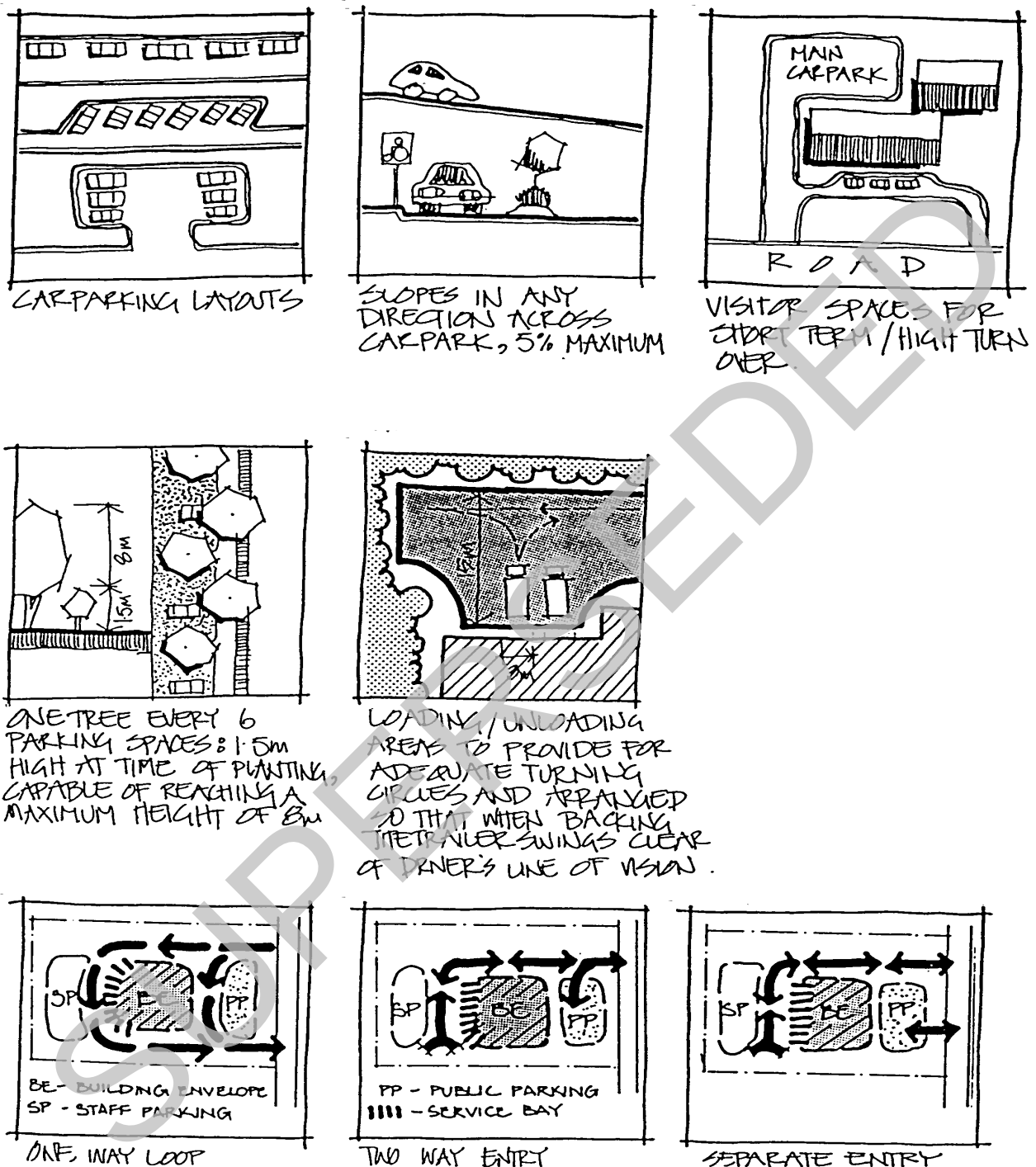
SUPERSEDED

Figure 2a
Examples of Preferred Site Shape and Layout



* Reproduced with the permission of Gutteridge Haskins and Davey.

Figure 2B
Examples of Site Layout Allowing for Vehicle Access and Parking



- Reproduced with the permission of Gutteridge Haskins and Davey.

Element (iv) : ENVIRONMENTAL PERFORMANCE	
Specific Outcomes	Probable Solutions
SO4.1 Air Quality Development and use must prevent or minimise any emissions of odour, dust and air pollutants such that: - harm or nuisance is not caused beyond the site boundaries; - applicable State and national legislative requirements are satisfied; - allowable maximum stack source emission rates of sulphur dioxide are not exceeded; and - air quality conducive to the life, health and well-being of people is maintained.	PS4.1 Air Quality Where relevant, development and use achieves the emission standards set out in the <i>Environmental Protection (Air) Policy</i> .
SO4.2 Noise Development and use must prevent or minimise the generation of any noise such that: - nuisance is not caused to adjoining properties or other noise sensitive areas; and - applicable legislative requirements are met.	PS4.2 Noise Development and use protects the environmental values set out in the <i>Environmental Protection (Noise) Policy</i> .
SO4.3 Waste Management Development and use must provide for the collection, treatment and disposal of solid and liquid wastes such that: - any applicable State and national legislative and policy requirements are satisfied; - off-site releases of contaminants do not occur; - all wastes are collected and disposed of in accordance with relevant licence and approval conditions; and - measures to minimise waste generation and to maximise recycling are identified and implemented.	PS4.3 Waste Management Site specific waste management measures are used which are based on the hierarchy of: - waste prevention/avoidance, - waste recycling/reuse, - waste to energy, - waste treatment, and then - waste disposal, and - in compliance with the principles and provisions of <i>Environmental Protection (Waste Management) Policy</i>, and in compliance with the stormwater management provisions of the Acceptable Measures of Element (vi) below.
SO4.4 Wastewater Development and use must prevent or manage any discharges of stormwater runoff or wastewater from the site to any watercourse or waterbody, roadside gutter or stormwater drainage system such that: - no unacceptable levels of sediment or pollutants enter the waterway, - the ecological and hydraulic processes of the waterway are not adversely affected, and - relevant State and national standards and policies are met, where sustainable on-site disposal of wastewater is not feasible.	PS4.4 Wastewater Development and use achieves wastewater discharge criteria which do not exceed the water quality guideline levels of <i>Australian Water Quality Guidelines for Fresh and Marine Waters</i> (ANZECC) 2000.
SO4.5 Surface and Groundwater Development and use must not degrade existing groundwater and surface water quality and flow such that: - no unacceptable decrease in water quality occurs; - groundwater recharge and extraction are managed to achieve sustainable use, and - relevant State and national standards and policies are met.	PS4.5 Surface and Groundwater Development and use achieves ground and surface water criteria which do not exceed the water quality guideline levels of: <i>Australian Water Quality Guidelines for Fresh and Marine Waters</i> (ANZECC) 2000; or - existing water quality and flow conditions.

SO4.6 <i>Environmental Management</i> Adequate management, technical and financial resources are provided to effectively meet environmental management commitments where the development is in relation to any of the following and is not minor: ▪ any industry requiring an environmental licence, or being a "notifiable activity", under the <i>Environmental Protection Act</i> where on a site in the Transport and Warehousing or General and Rural Industries precincts; or ▪ any other use where Council considers such documentation is warranted by a high impact potential and the carrying out of the required management measures.	PS4.6 No Probable Solution is prescribed.⁹⁴.
SO4.7 <i>Hazard and Risk</i> The industry must contribute to public safety by: ▪ minimising the potential for harm to development by natural events; and ▪ minimising the potential for harm to the surrounding community.	PS4.7 No Probable Solution is prescribed.⁹⁵.
SO4.8 Measures are introduced that will minimise mosquito breeding sites to protect residents and tourists from mosquito borne diseases.	PS4.8 No Probable Solution is prescribed⁹⁶.

⁹⁴ Council may require as part of an information request, an environmental impact study, management plan, and/or other suitable report or statement has been prepared which satisfies Council that adequate management, technical and financial resources are to be provided to effectively meet environmental management commitments; and then the provision of the required resources.

⁹⁵ Council may require as part of an information request, a hazard and risk assessment that demonstrates that potential hazards have been controlled through physical design, material handling and storage, adopted site procedures and safety management systems.

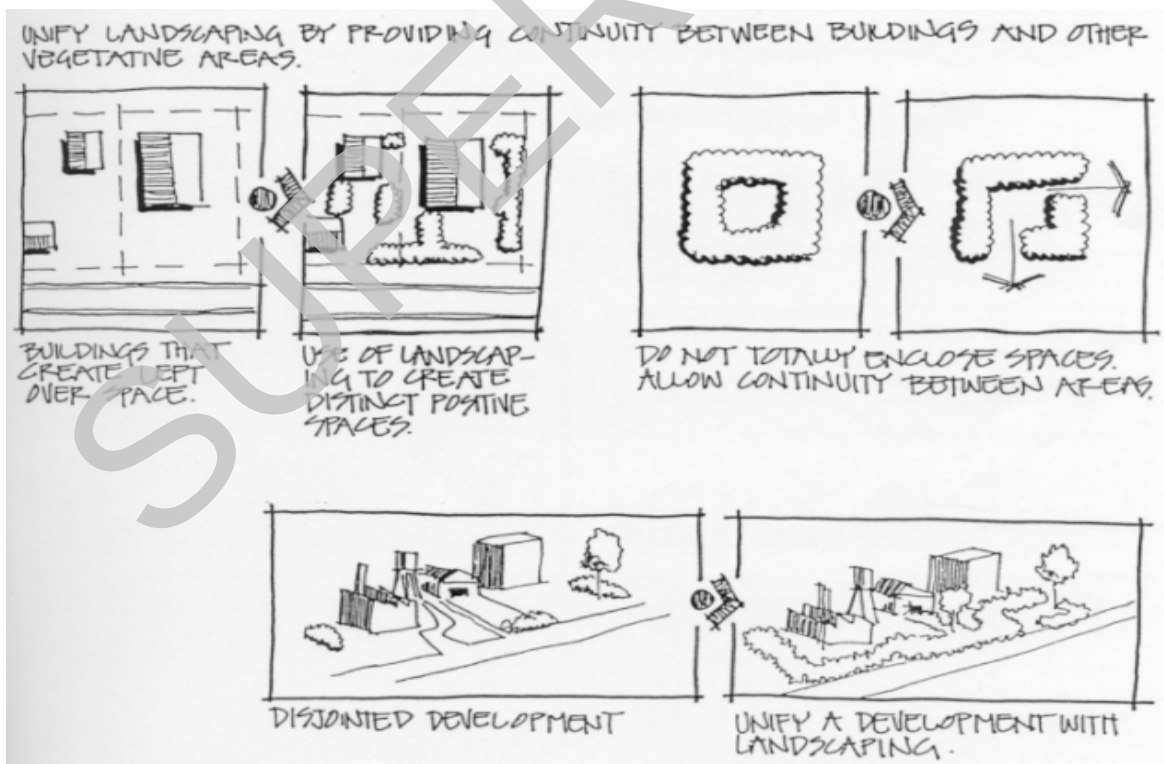
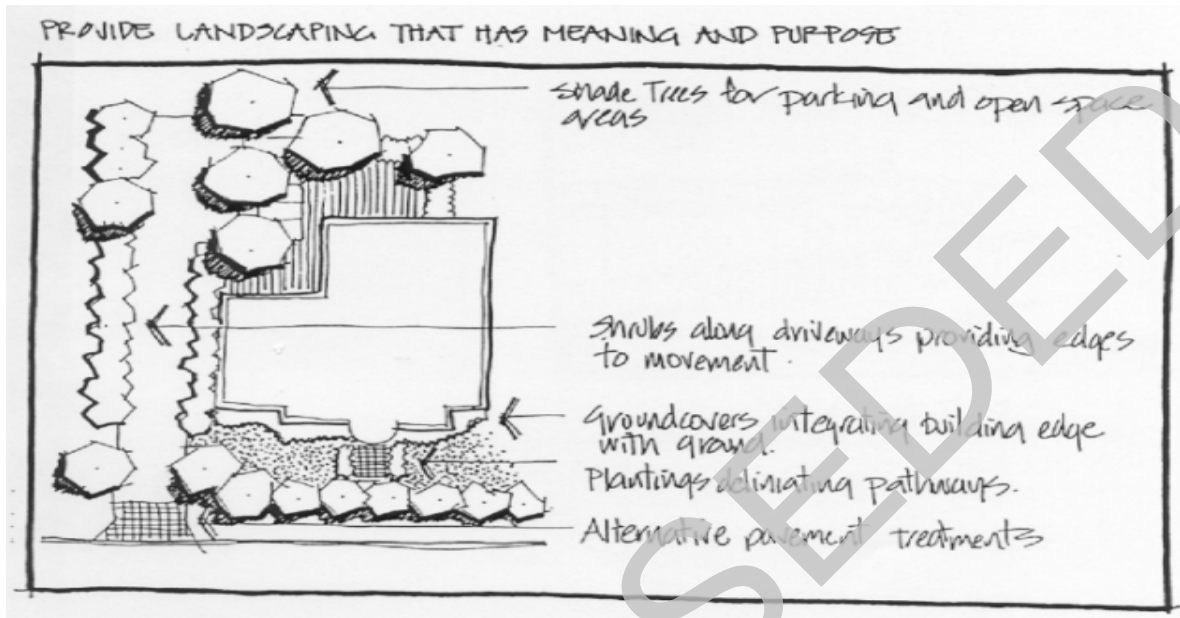
⁹⁶ To assist in achieving this specific outcome Queensland Health has developed a "Guideline to Minimise Mosquito and Biting Midge Problems in New Development Areas".

Element (v) : LANDSCAPING	
Specific Outcomes	Probable Solutions
SO5 Landscaping must be designed⁹⁷, established and maintained in a manner to: - be an appropriate scale relative both to the street reserve width and to the size and nature of the development; - incorporate significant existing vegetation, where possible; - be sensitive to site attributes, such as streetscape character, natural landform, existing vegetation, views and drainage; - allow adequate lighting and pedestrian and vehicular safety; - effectively screen storage and service areas from views from outside the site; - provide visual relief and shade, particularly throughout open car parking areas; and - provide effective buffering to any adjoining watercourse or good quality agricultural land; - ensure only suitable plants are planted in the vicinity of infrastructure; - not interfere with a vehicle drivers line of sight or vision.	PS5.1 The provision of on-site landscaping: - along the full length of the road frontage of the site, apart from vehicle access points, where such landscaping has a minimum width of: i) 10m along the Toowoomba Bypass Corridor, and where opposite rural land outside the Charlton/Wellcamp Regional Industry zone; ii) 6m along the Warrego Highway; and iii) Toowoomba-Cecil Plains Road; and iv) 2m along the Warrego Highway within the Local Centre Facilities Precinct; and v) 3 m along any other road frontage. - along the full length of any boundary adjoining rural land outside the Charlton/Wellcamp Regional industry zone for a minimum width of 40m; - along any adjoining watercourse for a minimum width of 70m (measured from the edge of the defined watercourse channel and applicable to each side of the watercourse); and - elsewhere on the site to screen outdoor storage areas and other unsightly open areas from public view where such screen planting has a minimum width and height of 2m. AND Complies with relevant standards in Schedule 3⁹⁸ – Landscaping. PS5.2 Landscaping near electric lines or substations, whether for commercial or private purposes, is designed and developed so that: - on land in, or within 5.0 metres of, an electric line shadow, or within 5.0 metres of a substation boundary, any vegetation at maturity or landscaping structures or works do not exceed 4.0 metres in height; - otherwise, vegetation is planted in a position that is further from the nearest edge of the electric line shadow or substation boundary than the expected maximum height at maturity of the vegetation; - on land adjoining an electricity substation boundary, the vegetation foliage at maturity is not within 3.0 metres of the substation boundary. However, where a substation has a solid wall along any part of its boundary, foliage may extend to, but not above or beyond, that solid wall; - there is personnel and vehicular access available to the electricity works.

⁹⁷ Examples of preferred Landscaping principles are illustrated on the following Figures 3a and 3b.

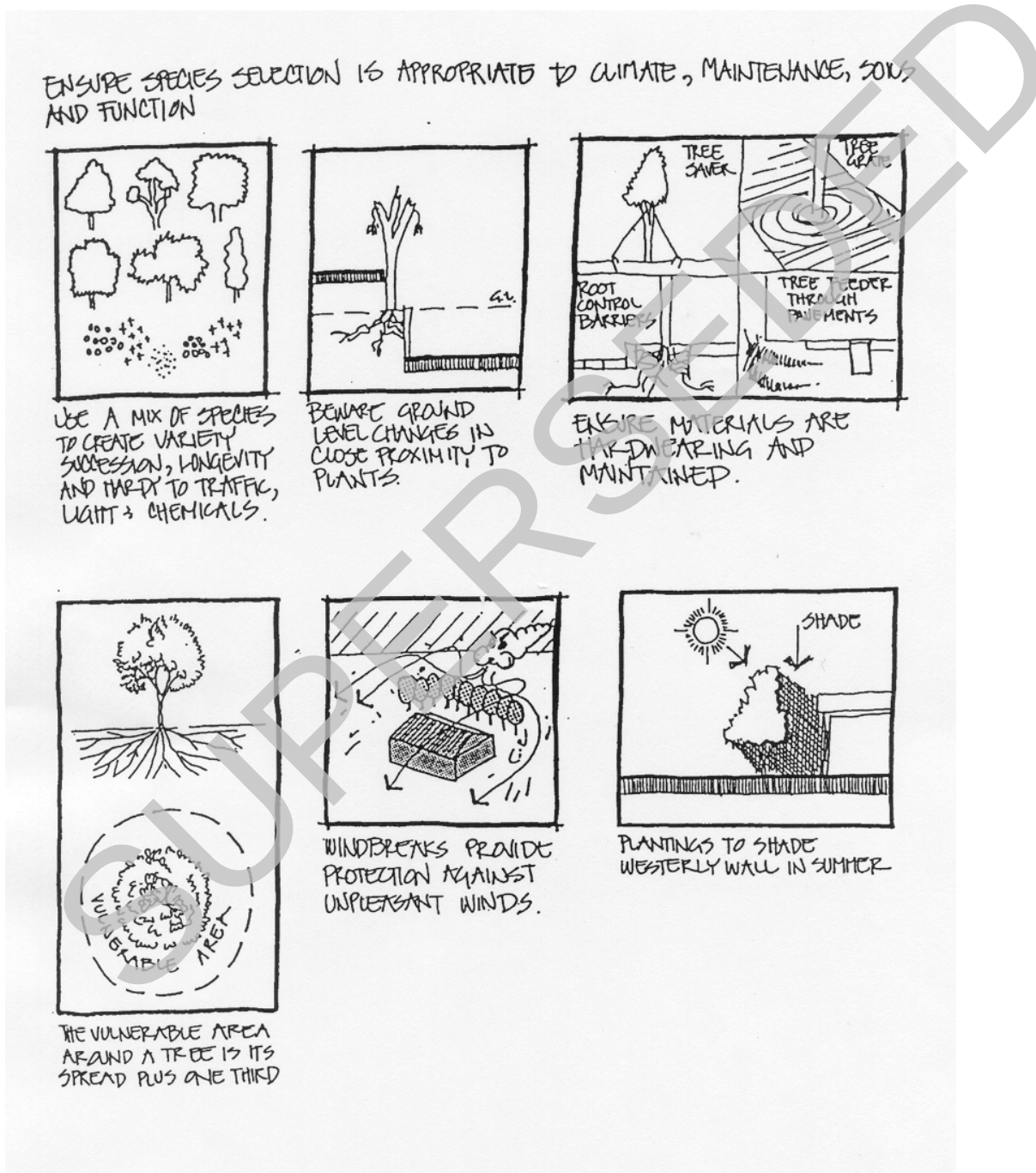
⁹⁸ Amended 23/01/09 – Amendment No.1

Figure 3a
Preferred Landscaping Principles



* Reproduced with the permission of Gutteridge, Haskins and Davey.

Figure 3b
Preferred Landscaping Principles



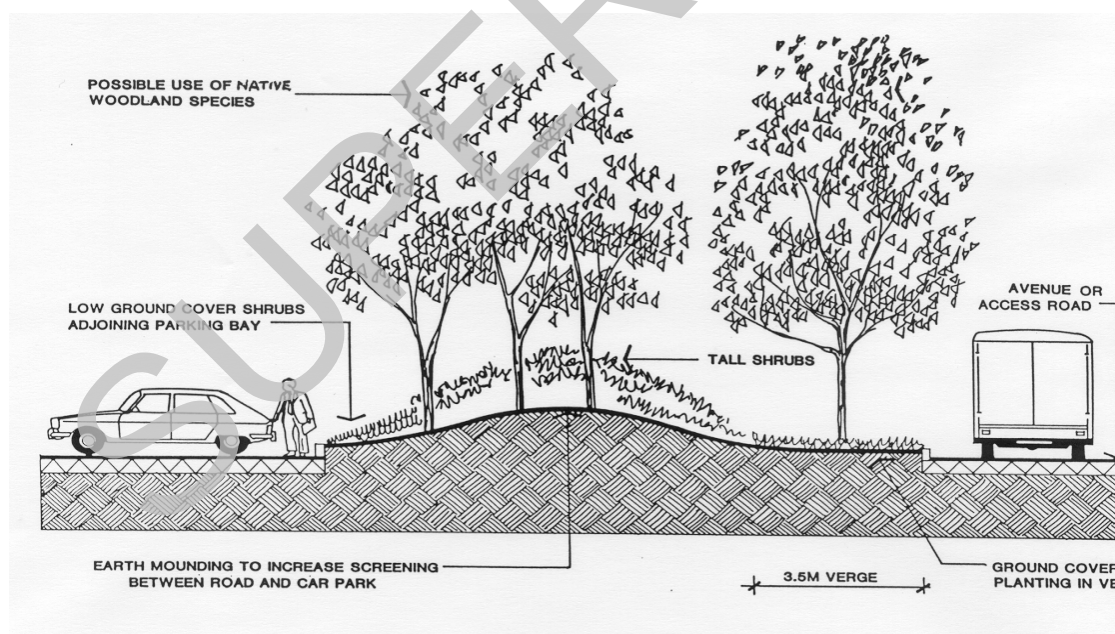
* Reproduced with the permission of Gutteridge, Haskins and Davey.

Element (vi) : STORMWATER MANAGEMENT	
Specific Outcomes	Probable Solutions
SO6.1 The provision or upgrading of a drainage system which has the capacity to control 1 in 5 year stormwater flows under normal operating conditions and is designed: - to make full use of on-site stormwater retention, including the collection of water for reuse, and the use of car parking areas for stormwater reticulation; - to prevent ponding for a prolonged period; - to ensure that existing downstream systems are not adversely affected; - to be accessible, durable, cost-effective and easily maintainable; - to provide for the safety of pedestrians and vehicles; - to prevent accumulation of silts and blockages by debris; and - to direct all drainage to the street gutters or other point of lawful discharge; - to retain the form of any vegetated cover of the natural drainage system.	PS6.1 Design and construction of roof and lot drainage systems comply with the requirements of: <i>Queensland Urban Drainage Manual - s.5.18 "Roof and Allotment Drainage";</i> <i>Australian Standard - AS 2180; and</i> <i>Australian Standard - AS 3500.3.</i> AND On-site drainage is provided and maintained to protect the quality of downstream water to within acceptable limits in accordance with the <i>Australian Water Quality Guidelines for Fresh and Marine Waters</i> (ANZECC), 2000 or equivalent National, State or regional guidelines adopted by Council, or site specific standards approved by Council.
SO6.2 Security of tenure for rights to convey and/or discharge stormwater must be achieved.	PS6.2 Stormwater from the site is directed to the street gutters or other points of lawful discharge via easements obtained by development proponents.
SO6.3 Drainage must be designed to avoid environmental harm by not discharging to areas of native vegetation or permanently running waterways without prior treatment to remove or reduce sediment and nutrients to levels that are ecologically sustainable.	PS6.3 No Probable Solution is prescribed.
Element (vii) : BUILDING SETBACKS	
Specific Outcomes	Probable Solutions
SO7.1 Buildings must be setback from the road frontage in such a way that: - allowance is made for efficient use of the site and the desired road character and operation; - future identified road corridors and existing highway/road interchange upgrades are not compromised; - significant landscaping is able to be provided at the front of the site; - onsite visitor carparking is able to be provided at an easily visible location at or near the front of the site; - buildings contribute to an attractive streetscape character; - buildings help to screen any unsightly outdoor service, storage or other use area; and - the location of utility services and drainage paths are taken into account.	PS7.1 All Buildings are setback not less than: 40m from the Toowoomba Bypass corridor; 20m from the Warrego Highway (other than in the Local Centre Facility Precinct) or the Toowoomba – Cecil Plains Road; or 10m otherwise.

SO7.2 Buildings must be sited in relation to side and rear boundaries such that: - allowance is made for efficient use of the site; - the requirements of the Building Code of Australia can be satisfied; - the location of utility services and drainage paths are taken into account; - buildings help to screen any unsightly outdoor service, storage or other use areas; - existing or likely future use of adjoining land is not significantly adversely affected; and - effective buffer areas are provided to creeks, and to good quality agricultural land adjoining the Charlton/Wellcamp Regional Industry Zone.	PS7.2 Buildings are setback: - not less than 40m from any boundary adjoining land used or intended for use for rural purposes (outside the Charlton/Wellcamp Regional Industry Zone) or other sensitive purposes; and - not less than 70m from Dry Creek, Westbrook Creek or Spring Creek; or otherwise; - a minimum of 5m, or less than 0.5m, from any side or rear boundary; and - a minimum of 5m on at least one side boundary if the rear boundary setback is more than 5m.
Element (viii) : BUILDING SCALE AND APPEARANCE	
Specific Outcomes	Probable Solutions
SO8.1 The front of the building must be designed and oriented to address the street.	PS8.1 The main entry to the building is easily identifiable from the street and directly accessible through the front of the building. AND The office space of each building is sited and oriented towards the principal road frontage of the site.
SO8.2 The building must be designed and finished to have a high quality, modern appearance that helps integrate the building into the environment in which it is set.	PS8.2 A building has materials, colours and architectural details of a high standard, and in accordance with the following: - materials - brick, masonry, glass, colourbond; - colours - "earth tones", greens, blues, greys.
SO8.3 The building must have a height and bulk that allow for the building to be set into the landscape/streetscape without becoming visually intrusive.	PS8.3 A building: - occupying not more than 65% of the area of the site (or 50% in the Major Industry precinct); and - having a height not greater than 12 metres where on land within 100 m of the Warrego Highway, Toowoomba Bypass or Toowoomba - Cecil Plains Road.
SO8.4 The physical address of the building is to be displayed.	PS8.4 Street numbering is provided on the building in such a way as to be visible from the centre line of the street by day and night.
Element (ix) : ANCILLARY USE AREAS	
Specific Outcomes	Probable Solutions
SO9 Premises must have waste storage and collection areas, loading/unloading areas and any outdoor storage facilities: - suitably located for convenient use and - designed to be visually attractive or screened⁹⁹.	PS9.1 Waste storage and loading/unloading areas are located for convenient use and collection, adequately screened from public view and behind the main building line or in a building or enclosure. AND Outdoor storage areas are sited so as to be visually unobtrusive from the street or any nearby residential or other incompatible use, or screened from view.

⁹⁹ Examples of preferred uses of screen plantings are illustrated on Figure 4.

Figure 4
Examples of Uses of Screen Plantings



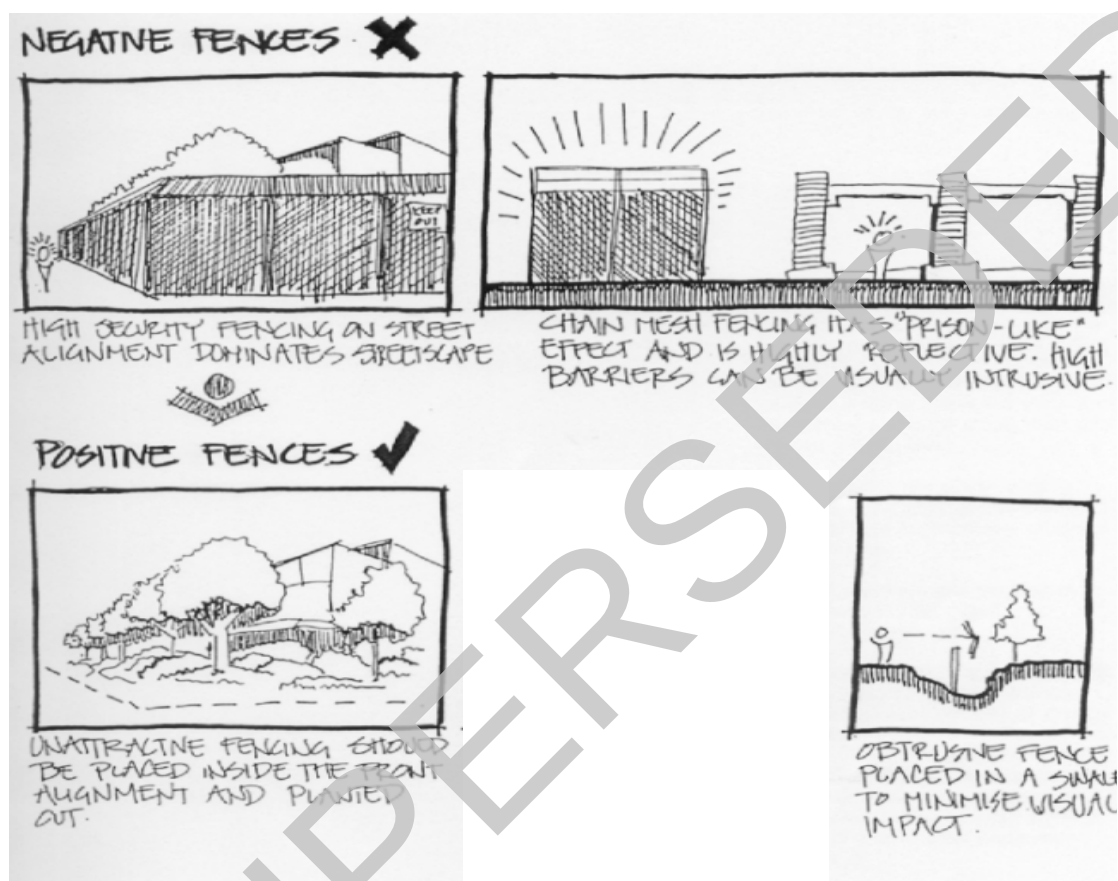
* Reproduced with the permission of Gutteridge, Haskins and Davey.

Element (x) : FENCES AND WALLS	
Specific Outcomes	Probable Solutions
SO10 Fences and walls¹⁰⁰: - are finished and maintained to be visually attractive and to contribute to or blend with the site's landscaping; - where appropriate, are designed and detailed to provide visual interest to the streetscape; - are constructed of materials which are compatible with the buildings on the site; - can provide effective screening from any adjoining incompatible use; and - where appropriate, assist in highlighting entrances and paths.	PS10 Fencing is erected along the building line rather than the street frontage and/or screened by landscaping¹⁰¹. AND Retaining walls do not exceed a height of 2m and are landscaped or otherwise detailed to be not appearing to be a solid expanse or mass. AND Solid fencing or walls or landscaped earth mounds are provided to screen views and/or buffer noise to any adjoining incompatible use.

¹⁰⁰ Examples of preferred and undesirable uses of fencing are illustrated on Figure 5.

¹⁰¹ Suitable types of climbing vegetation are nominated in Schedule 3.

Figure 5
Examples of Preferred and Undesirable Uses of Fencing



* Reproduced with the permission of Gutteridge, Haskins and Davey.

Division 13 Assessment Tables for the Major Community Facilities Zone

4.55 Major Community Facilities Zone Description

This Zone contains land which accommodates Community Facilities which are of significance to the Shire or the region. Included are the airport and the Army Aviation Centre at Oakey, the Toowoomba Showgrounds at Glenvale and the Westbrook Correctional Centre (see Map ZM7).

As some land within this zone is State land the nature and location of activities on State land is to be consistent with the gazetted purpose of that reserve.

4.56 Assessment Categories for the Major Community Facilities Zone

The assessment categories are identified for development in the Major Community Facilities Zone in column 2 of tables 13 and 14 as follows:

- (a) table 13 – making a material change of use for a defined use listed in column 1¹⁰²; or
- (b) table 14 – other development listed in column 1, including –
 - (i) reconfiguring a lot;
 - (ii) operational works:
 - associated with reconfiguring a lot
 - filling or excavating
 - placing an advertising sign on premises

4.57 Relevant Assessment Criteria for Self-Assessable Development and Assessable Development in the Major Community Facilities Zone

- (1) The relevant assessment criteria in the Major Community Facilities Zone are referred to in column 3 of tables 13 and 14.
- (2) For self-assessable development and development requiring code assessment, the relevant assessment criteria are applicable codes. For all self-assessable development, the relevant parts of the applicable codes have been specified in column 3.
- (3) For impact assessable development relevant assessment criteria are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole.¹⁰³.

In cases where development is inconsistent with the outcomes sought for the Major Community Facilities Zone relevant assessment criteria have not been identified.

Explanatory Note:

- In such cases it is recommended that the applicant contact Council to determine the issues that need to be addressed.

4.58 Circumstances When Self-Assessable Development Requires An Application For Code Assessment

Where development is identified in column 2 of tables 11 and 12 as being self-assessable, and the development does not comply with the Acceptable Solutions of the applicable codes, an application for code assessment is required.

¹⁰² Works associated with an application for material change of use may also be assessed together with material change of use.

¹⁰³ In accordance with section 3.5.5 of the IPA.

4.59 Uses Consistent or Inconsistent with the Outcomes Sought for the Major Community Facilities Zone

(1) Column 1 of table 13 identifies the following:

- (i) uses that are exempt in the Major Community Facilities zone;
- (ii) self-assessable or code assessable uses considered to be consistent with the outcomes sought for the Major Community Facilities zone; and
- (iii) impact assessable uses which comprise development which may or may not be suitable for a site, depending on the individual circumstances of the proposal, but which are potentially consistent with the outcomes sought for the Major Community Facilities zone. In some instances there is reference to circumstances where these uses are considered to be inconsistent with the outcomes sought for the zone.

(2) Other uses not identified in column 1 of table 13 (including any use that does not fall within a definition included in Section 2.5 – The Dictionary¹⁰⁴) are generally considered to be inconsistent with the outcomes sought for the Major Community Facilities zone and are subject to impact assessment.

Table 13 Assessment Categories and Relevant Assessment Criteria for the Major Community Facilities Zone – Making a Material Change of Use

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria - Applicable Codes
Caretaker's Residence	Code assessable	Major Community Facilities Zone Code House Code
Commercial Premises where: i) Restaurant/takeaway food premises; or ii) Kiosk; (inconsistent use where other type of commercial premises).	Impact assessable	Major Community Facilities Zone Code
Community Purposes	Self-assessable where: ▪ a change of use to Community Purposes within an existing building; and ▪ involving no building work other than minor building work.	Major Community Facilities Zone Code (Part A)
	Code assessable in all other circumstances.	Major Community Facilities Zone Code Community Purposes Code
Indoor Entertainment	Self-assessable where involving no building work other than minor building work.	Major Community Facilities Zone Code (Part A)
	Code assessable where not involving building work other than minor building work.	Major Community Facilities Zone Code
	Impact assessable in all other circumstances.	Major Community Facilities Zone Code
Park	Exempt	
Outdoor Entertainment	Self-assessable where not involving building work other than minor building work.	Major Community Purposes Zone Code (Part A)
	Code assessable where involving building work other than minor building work.	Major Community Facilities Zone Code (Part A) Community Purposes Code
	Impact assessable in all other circumstances.	Major Community Facilities Zone Code Community Purposes Code
Utilities – Local	Exempt	

¹⁰⁴ Amended 23/01/09 – Amendment No.1

Utilities – Public	Exempt for facilities and infrastructure where: - within or adjacent to an existing or proposed energy and transport corridor; or - within substation sites identified on overlay map OM3A. Otherwise Code assessable	Major Community Facilities Zone Code
Other	Assessment Category	
All other uses (inconsistent)	Impact assessable	

Table 14 Assessment Categories and Relevant Assessment Criteria for the Major Community Facilities Zone – Other Development

Column 1 Type of Development	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria - Applicable Codes
Reconfiguring a Lot	Code Assessable	Reconfiguring a Lot Code Major Community Facilities Zone Code
Operational works		
i) Associated with reconfiguring a lot	Code Assessable	Filling and Excavation Code
ii) Filling or Excavation	Self-assessable where : - changing the natural ground level by less than one (1) m; or - where less than 20m³ of material is filled or excavated.	Major Community Facilities Zone Code Reconfiguring a Lot Code
	Code assessable where : - changing the natural ground level by more than one (1) m; or - where more than 20m³ of material is filled or excavated.	Major Community Facilities Zone Code Filling and Excavation Code
iii) Placing advertising signage on premises not associated with a material change of use	Self-assessable where associated with a community facility and where not a structure sign.	Signage Code
	Code assessable in other circumstances.	Signage Code
Other	Exempt	

Division 14 Assessment Criteria for the Major Community Facilities Zone**4.60 Major Community Facilities Zone Code**

The provisions in sections 4.61 – 4.63 of this division comprise the Major Community Facilities Zone Code.

4.61 Compliance with the Major Community Facilities Zone Code

Development that is consistent with the Specific Outcomes in section 4.63 complies with the Major Community Facilities Zone Code.

4.62 Overall Outcomes for the Major Community Facilities Zone

- 1) The Overall Outcomes are the purpose of the Major Community Facilities Zone Code.
- 2) The Overall Outcomes sought for the Major Community Facilities Zone are the following:
 - Major facilities are protected as important community resources and provision is made for their expansion and redevelopment, in keeping with the purpose and character of the facility and with community needs.
 - Any expansion or redevelopment of major facilities must adopt measures to mitigate the potential increase in impact to an acceptable level.

4.63 Specific Outcomes, Acceptable Solutions and Probable Solutions for the Major Community Facilities Zone

- i) The provisions of Part A apply to self-assessable development in the Major Community Facilities Zone, while both Parts A and B apply to code or impact assessable development in the Zone.
- ii) Where self-assessable development is proposed it is to be assessed against the Acceptable Solutions only and not the Specific Outcomes. Where assessable development is proposed, Acceptable Solutions are to be read and applied as if they are Probable Solutions only.

PART A PROVISIONS APPLICABLE TO SELF-ASSESSABLE, CODE ASSESSABLE AND IMPACT ASSESSABLE DEVELOPMENT

Element (i) : SCALE OF DEVELOPMENT	
Specific Outcomes	Acceptable Solutions
SO1 Buildings and other works are consistent with the scale of existing buildings and other works in the area.	AS1 Any new building work, structure or object has a maximum height of 8.5m.
Element (ii) : INFRASTRUCTURE	
Specific Outcomes	Acceptable Solutions
SO2 An adequate, safe and reliable supply of potable and general use water, including (where available) connection to an approved reticulated system.	AS2 The development is connected to the Council's reticulated water supply system.
SO3 Provision is made for the treatment and disposal of sewerage and other waste water so that acceptable public health and environmental standards are maintained.	AS3.1 Where in a sewered area, the development is connected to the Council's reticulated sewerage system. OR AS3.2 Where not in a sewered area an on-site effluent disposal system is designed and constructed to standards stated in Section 7.1 ¹⁰⁵ .

¹⁰⁵ Amended 23/01/09 – Amendment No.1

SO4 Alterations or repairs to public utility mains, services or installations and drainage works are undertaken where involved in or caused by a development.	AS4 Alterations or repairs to public utility mains, services or installations and drainage works as required as a result of the construction work.
SO5 Electrical infrastructure is protected to ensure its efficient and safe operation.	AS5.1 No development is to occur within a registered electricity easement. AS5.2 Any development near an electricity line is to be in accordance with the “ <i>Electrical Safety Act 2002</i> ”. AS5.3 Trees planted adjacent to electrical infrastructure do not interfere with the electricity infrastructure.

PART B PROVISIONS APPLICABLE ONLY TO CODE ASSESSABLE AND IMPACT ASSESSABLE DEVELOPMENT

The following provisions do not apply to self-assessable development

Element (iii) : DESIGN, SITING AND PROVISION OF WORKS	
Specific Outcomes	Probable Solutions
SO5 Buildings and other works are consistent with the design of existing buildings and other works in the town where they occur.	PS5 No Probable Solution is prescribed.
SO6 Buildings and other works are sited and provided on premises having regard to the safety of people using the premises and the adjoining premises, the amenity enjoyed by those people, and the maintenance of buildings and works, including appropriate provisions for: i) access to natural light and ventilation; ii) privacy; iii) noise attenuation; iv) landscaping; v) outlook; vi) off-street parking; vii) safe access.	PS6 No Probable Solution is prescribed.
Element (iv) : AMENITY, PUBLIC HEALTH & SAFETY	
Specific Outcomes	Probable Solutions
SO7 Non-residential uses are located, designed and operated to avoid significantly changing the light, noise, dust, odours, traffic conditions or other physical conditions experienced by occupants of: i) associated, adjoining or nearby residential uses; or ii) other types of non-residential uses.	PS7 No Probable Solution is prescribed.
SO8 Uses are designed and located to avoid significantly polluting the air, water or soil.	PS8 No Probable Solution is prescribed.

Element (v) : INFRASTRUCTURE	
Specific Outcomes	Probable Solutions
SO10 The safe and efficient operation of roads is maintained having regard to: - the nature of vehicles using the road; - the location of uses that may be adversely affected by noise or dust generated from the use of the road; - the location and design of access points; and - the design of stormwater drainage.	PS10 (in partial fulfilment of SO10) Vehicular access is designed and constructed to standards stated in Schedule 3¹⁰⁶.
SO11 The street or road network linking a development site to an arterial road must be designed and constructed to function safely and efficiently and have the capacity to accommodate projected traffic movements. For a use which generates high volumes of traffic or significant heavy vehicle traffic, paved road access is provided between the site and a suitable part of the existing road network.	PS11.1 Streets or roads linking a site to the existing arterial road network have reserve and pavement widths in accordance with the standards stated in Schedule 3¹⁰⁷. OR PS11.2 Contributions are paid to Council for the upgrading of roads external to a site in accordance with Planning Scheme Policy No. 7.
SO12 Water supply, sewerage and roads are provided to: - meet appropriate standards at the least whole-of-life cost, including avoiding unnecessary duplications; - be robust and fit for the purpose and intended period of operation; - be easily maintained without unnecessarily requiring specialist experts or equipment; - be comprised of components and materials that are readily accessible and available from numerous local sources; and - be readily integrated with existing systems and facilitate the orderly provision of future systems.	PS12.1 Water supply, sewerage works and roads are designed and constructed to standards stated in Section 7.1 and Schedule 3¹⁰⁸. PS12.2 Where connection is made to Council's reticulated water supply and sewerage systems headworks contributions are paid to Council in accordance with Planning Scheme Policies No. 3 and 4.
SO13 Provision of sufficient carparking spaces to accommodate the amount and type of vehicle traffic expected to be generated by the development.	PS13 On-site car parking is provided in accordance with the standards stated in Schedule 2¹⁰⁹.
SO14 Driveways, turning areas, parking and vehicle standing areas are 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; and - such that conflicts are minimised and public safety maximised - such that vehicles enter and exit the site in a forward gear.	PS14 Driveways, turning areas, parking and vehicle standing areas are designed, constructed and maintained in accordance with the standards stated in Schedule 2¹¹⁰.
SO15 On-site drainage and stormwater runoff and quality does not adversely affect adjoining land, the downstream stormwater system, or the downstream built or natural environment.	PS15 Design and construction of roof and allotment drainage systems that comply with the requirements stated in Planning Scheme Policy No. 5.
SO16 Security of tenure for rights to convey and/or discharge	PS16 Easements of sufficient width to accommodate stormwater

¹⁰⁶ Amended 23/01/09 – Amendment No.1

¹⁰⁷ Amended 23/01/09 – Amendment No.1

¹⁰⁸ Amended 23/01/09 – Amendment No.1

¹⁰⁹ Amended 23/01/09 – Amendment No.1

¹¹⁰ Amended 23/01/09 – Amendment No.1

stormwater.	flow are provided where drainage systems traverse private property.

SUPERSEDED

PART 5 OVERLAYS

Division 1 – Assessment Tables for the Conservation Overlays

5.1 Conservation Overlays Description

The Conservation Overlays include remnant vegetation identified by the State Government's Biodiversity Planning Assessment Mapping¹¹¹, as well as riparian corridors which may contain vegetation requiring protection and the catchment area of Lake Broadwater.

These Overlays also identify landscape features of significance, floodplain and erosion prone areas.

The Conservation Overlays mapping includes:

- Remnant native vegetation and riparian corridors and the catchment area of Lake Broadwater– Map OMIA;
- Landscape features of significance – Map OMIB;
- Floodplain and erosion prone areas – Map OMIC.

5.2 Development Assessment Categories for the Conservation Overlays¹¹²

The development assessment categories are identified for development affected by the Conservation Overlays in column 2 of tables 1 and 2 as follows:

- a) Table 1 - making a material change of use for a defined use listed in column 1;
- b) Table 2 - other development including:
 - carrying out operational works not assessed as part of a material change of use;
 - reconfiguring a lot.

5.3 Relevant Assessment Criteria for Development Affected by the Conservation Overlays

- 1) The relevant assessment criteria for development affected by the Conservation Overlays is identified in Column 3 of tables 1 and 2.
- 2) For self-assessable development and development requiring code assessment, the relevant assessment criteria are applicable codes.
- 3) For impact assessable development relevant assessment criteria are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole¹¹³.

Explanatory Notes:

- Zones also affect assessment categories. See zone maps to determine the zone of the land. Also see section 1.8 (4) explaining how the higher assessment category prevails.
- Planning Scheme Policy No 1 indicates in what circumstances Council may seek further information from the applicant about an application.

¹¹¹ This overlay code uses Biodiversity Planning Assessment mapping provided by the Queensland Herbarium. This mapping is periodically updated and as such amendments to the overlay will be required over time.

¹¹² If development is identified as having a different assessment category under an overlay than under a zone, the higher assessment category applies (Refer to Section 1.8 (4) for details).

¹¹³ In accordance with section 3.5.5 of the IPA.

Table 15 Conservation Overlays Assessment Categories and Applicable Codes – Making a Material Change of Use

Column 1 Defined Use	Column 2 Assessment category	Column 3 Applicable Code
Park	Exempt	
All other uses (defined and non-defined)	Self-assessable if the site area* is: ▪ within a "Local or other values" area identified on Map OMIA; or ▪ within a "Regional Significance" or "State Significance" area on Map OMIA (but not within a riparian corridor) and complying with Acceptable Solution AS1. Code assessable, where: ▪ not complying with Acceptable Solution AS1 and the site area* is: i) within a "Regional Significance" area identified on Map OMIA; or ii) within a riparian corridor identified on Map OMIA. ▪ within the catchment area of Lake Broadwater identified on Map OMIA; ▪ within an area identified as being a landscape feature of significance on Map OMIB. Impact assessable, where not complying with Acceptable Solution AS1 <u>and</u> the site area* is within a "State Significance" area identified on Map OM1A. Where assessable development is proposed on a site within an area identified as being in a floodplain on Map OM1C; or within an area identified as being vulnerable to erosion and mass movement (on Map OM1C) the level of assessment does not alter, however Element (iii) of the Conservation Overlays Code must be complied with. Exempt if the above criteria do not apply.	Conservation Overlays Code

* see meaning of "site area" in Section 2.5¹¹⁴ (dictionary).

¹¹⁴ Amended 23/01/09 – Amendment No.1

Table 16 Conservation Overlays Assessment Categories and Applicable Codes – Other Development

Column 1 Defined Use	Column 2 Assessment category	Column 3 Applicable Code
Reconfiguring a Lot	Code assessable where: - the site is within a “Conservation Significance” area or the site is within a riparian corridor or within the catchment area of Lake Broadwater as identified on Map OMIA; or - the site is within an area identified as being a landscape feature of significance on Map OMIB. Exempt if the above criteria do not apply.	Conservation Overlays Code
Operational Works	Code assessable where: - changing the natural ground level by less than one (1) m; or - where less than 200m³ of material is filled or excavated; and where the site is within a “Regional Significance” area on Map OMIA or the site is within an area identified as being a landscape feature of significance on Map OMIB or the site is within the Floodplain identified on Map OMIC. Impact assessable where: - changing the natural ground level by more than one (1) m; or - where more than 200m³ of material is filled or excavated; and where the site is within a “State Significance” area or the site is within the catchment of Lake Broadwater or the site is within a riparian corridor as identified on Map OMIA.	Conservation Overlays Code
i) Filling or Excavation		
ii) Placing advertising signage on premises	Impact assessable where signage is within an area identified as being a landscape feature of significance on Map OMIB.	Conservation Overlays Code
iii) Clearing remnant native vegetation in the riparian corridor	Code assessable where within a riparian corridor as identified on Map OMIA Exempt if the above criteria do not apply.	Conservation Overlays Code

Division 2 – Assessment Criteria for the Conservation Overlays

5.4 Conservation Overlays Code

The provisions in sections 5.5 - 5.7 of this division comprise the Conservation Overlays Code.

5.5 Compliance with the Conservation Overlays Code

Development that is consistent with the Specific Outcomes in section 5.7 complies with the Conservation Overlays Code.

5.6 Overall Outcomes for the Conservation Overlays

- 1) The Overall Outcomes are the purpose of the Conservation Overlays Code.
- 2) The Overall Outcomes sought for the Conservation Overlays Code are:
 - a) The biodiversity and other ecological values of the following areas are protected and enhanced:
 - remnant regional ecosystems;
 - the catchment area of Lake Broadwater;
 - potential habitat for rare and threatened fauna species that may inhabit areas within the Shire including vegetation corridors that link major habitats;
 - riparian corridors, including those along the Condamine River, Oakey Creek, Westbrook Creek, Spring Creek, Dry Creek, Gowrie Creek, Doctor Creek, Lagoon Creek and Ashall Creek.
 - b) Areas contributing to the landscape and visual character of the Shire are protected including, Gowrie Mountain and other significant landforms such as the hill in the south of Oakey Town.
 - c) The quality of water resources and the integrity of flow regimes are protected from the adverse impacts of development. Intensive Animal Husbandry uses and other industrial development within the floodplain are discouraged unless they can demonstrate adverse impacts on water resources can be adequately managed.
 - d) Erosion prone areas are protected from the adverse impacts of development.

5.7 Specific Outcomes, Acceptable Solutions and Probable Solutions for the Conservation Overlays Code

- 1) The provisions of Part A apply only to self-assessable development as identified in table 1 while both Parts A and B apply to code and impact assessable development.
- 2) Where assessable development is proposed, acceptable solutions are to be read and applied as if they are probable solutions only.

PART A PROVISIONS APPLICABLE TO SELF-ASSESSABLE AND CODE AND IMPACT ASSESSABLE DEVELOPMENT

Element (i) : REMNANT VEGETATION, RIPARIAN CORRIDORS AND THE CATCHMENT AREA OF LAKE BROADWATER (MAP OMIA)	
Specific Outcomes	Acceptable Solutions
SO1 Development is sited so as to pose the least threat to the conservation values of a site.	AS1 Buildings and associated infrastructure are located a minimum of 20m from remnant vegetation on and adjacent to the site eg. within an already cleared area, disturbed area with little potential for rehabilitation, weedy area, an area away from other significant landscape features (eg. remnant vegetation along waterways).

PART B PROVISIONS APPLICABLE TO CODE AND IMPACT ASSESSABLE DEVELOPMENT ONLY

Element (i) : REMNANT VEGETATION, RIPARIAN CORRIDORS AND CATCHMENT AREA OF LAKE BROADWATER (MAP OMIA) CONT...	
Specific Outcomes	Probable Solutions
SO1 The ecological values of areas identified in the Conservation Overlays (Map OMIA) must be protected and enhanced ¹¹⁵ .	PS1 Vegetation identified as State Significance or Regional Significance on Map OMIA is retained.
SO2 Viable networks of wildlife habitat are maintained or enhanced by retaining vegetation that will optimise connectivity. Where there is no alternative to the siting of infrastructure and activities across an ecological corridor the creation of alternative movement paths for wildlife is provided ¹¹⁶ .	PS2 (In partial fulfilment of SO2) Areas of habitat significance including features such as habitat trees (trees dead or alive that are greater than 80cm diameter and have hollows over 10cm diameter), are retained and protected through their inclusion in open space areas and/or vegetated buffers.
SO3 The ecological values and natural processes of rivers and major creeks are protected from development impacts to maintain or enhance pre-development environmental quality and aquatic habitat values.	PS3.1 Remnant Native vegetation is retained and rehabilitated along each side of a watercourse within a minimum of 25 m of each high bank. PS3.2 Reconfiguring a lot proposals adjacent to watercourses that require internal roads locate those roads between the riparian corridor and proposed development areas.
SO4 Any waterway barrier or restriction to fish movement is to be designed such that the natural movement of fish is uninhibited ¹¹⁷ .	PS4 No Probable Solution is prescribed ¹¹⁸ .
SO5 The ecological values of Lake Broadwater must be protected and/or enhanced by the retention of remnant vegetation and the appropriate design and location of waste disposal systems ¹¹⁹ .	PS5 Remnant vegetation identified as being of "Conservation Significance" on Map OMIA within the identified catchment area of Lake Broadwater is to be retained.
Element (ii): LANDSCAPE FEATURES OF SIGNIFICANCE (MAP OMIB)	
Specific Outcomes	Probable Solutions
SO6 The visual integrity of significant landscape features is protected and enhanced (Map OMIB).	PS6 Development within areas identified as landscape features of significance on Map OM1B must be compatible with the character and values of the feature.

¹¹⁵ Where it is proposed to clear vegetation as part of assessable development, Council may require as part of an information request, an Ecological Assessment Report in accordance with Planning Scheme Policy No. 1 in which the ecological attributes and values of the site, potential impacts, mitigation and rehabilitation measure are identified.

¹¹⁶ Connectivity can be achieved by retaining or establishing native vegetation along major drainage lines or as shadelines or vegetated buffers along property boundaries.

¹¹⁷ One way to demonstrate compliance with this Specific Outcome is to provide an environmental Management Plan prepared in accordance with Planning Scheme Policy No 1.

¹¹⁸ Approval is required under the Fisheries Act (Section 126) for any waterway barrier works including the building of or modification to dams, weirs and other barriers across a waterway. Council will seek advice on any such application from the Department of Primary Industries (Fisheries).

¹¹⁹ Where it is proposed to install a waste disposal system, Council may require as part of an information request, an Environmental Management Plan/ or an Ecological Assessment Report in accordance with Planning Scheme Policy No.1.

Element (iii) : VULNERABLE GROUNDWATER, FLOODPLAIN AND EROSION PRONE AREAS (MAP OMIC(A) AND OMIC(B))	
Specific Outcomes	Probable Solutions
SO7 Development is carried out so as to maintain water quality by the appropriate design and location of waste disposal systems.	PS7 No Probable Solution is prescribed ¹¹⁹ .
SO8 Development is carried out so as to protect flow regimes by: - allowing runoff to maintain a natural flow pattern - minimising risk to adjacent natural resources.	PS8 Development is designed and located to minimise adverse impacts on flow regimes on the floodplain as shown on Map OMIC(a).
SO9 Development minimises impacts on the chemical and physical fertility of soil through erosion, mass movement, increased salinity or waterlogging.	PS9 Vegetation is retained or revegetation occurs in areas identified as vulnerable to erosion and mass movement (as shown on Map OMIC(a)).

Division 3 – Assessment Tables for the Economic Resource Overlays

5.8 Economic Resource Overlays Description

The Economic Resource Overlays include land categorised by the Department of Natural Resources and Mines as Good Quality Agricultural Land under the provisions of State Planning Policy 1/92 and its supporting guidelines.

The Overlays also identify significant extractive industry resources.

The Economic Resource Overlays Mapping includes:

- Good Quality Agricultural Land – Map OM2A¹²⁰;
- Major Hard Rock Quarries and associated buffer areas and haul routes – Map OM2B.

5.9 Development Assessment Categories for the Economic Resource Overlays¹²¹

- 1) The relevant assessment categories for development affected by the Economic Resource Overlays is identified in Column 2 of tables 3 and 4 as follows:
 - a) Table 3 - making a material change of use for a defined use listed in column 1;
 - b) Table 4 - reconfiguring a lot.

5.10 Relevant Assessment Criteria for Development Affected by the Economic Resource Overlays

- 1) The relevant assessment criteria for development affected by the Economic Resource Overlays is identified in Column 3 of tables 3 and 4.
- 2) For self-assessable development and development requiring code assessment, the relevant assessment criteria are applicable codes.
- 3) For impact assessable development relevant assessment criteria are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole¹²².

Explanatory Notes:

- Zones also affect assessment categories. See zone maps to determine the zone of the land. Also see section 1.8 (4) explaining how the higher assessment category prevails.
- Planning Scheme Policy No 1 indicates in what circumstances Council may seek further information from the applicant about an application.

Table 17 Economic Resource Overlays Assessment Categories and Applicable Codes – Making a Material Change of Use

Column 1 Defined Use	Column 2 Assessment category	Column 3 Applicable Code
Agriculture	Exempt	
Animal Husbandry	Exempt	

¹²⁰ For Jondaryan Shire, Good Quality Agricultural Land includes any land identified as Agricultural Land Class A or B as determined by the Planning Guidelines: The Identification of Good Quality Agricultural Land (DPI, DHLGP 1993).

¹²¹ If development is identified as having a different assessment category under an overlay than under a zone, the higher assessment category applies (Refer to Section 1.8 (4) for details).

¹²² In accordance with section 3.5.5 of the IPA.

All other uses (defined and non defined)	Code assessable if: - the use is for other than a dwelling house and the site area* is in or within 40m of an area identified as Good Quality Agricultural Land on Map OM2A; or - the use is self-assessable or code assessable in the relevant zone and the site area* is within the Key Resource Area but outside the Industrial Proposals Referral Area on Map OM2B; or - the use is for residential purposes and the site area* is situated within 65m of a Quarry Haul Route identified on Map OM2B. Impact assessable if the use is impact assessable in the relevant zone or is for residential purposes and the site area* is located within the Industrial Proposals Referral Area on Map OM2B. Exempt if the criteria above do not apply. Note: Applications involving assessable development within a Key Resource Area or Industrial Proposals Referral Area will be referred to the Department of Natural Resources and Mines for third party advice.	Economic Resource Overlays Code Economic Resource Overlays Code

* see meaning of “site area” in Section 2.5¹²³ (dictionary).

Table 18 Economic Resource Overlays Assessment Categories and Applicable Codes – Other Development

Column 1 Defined Use	Column 2 Assessment category	Column 3 Applicable Code
Reconfiguring a Lot	Code assessable if the site area* is: - in or within 100m of an area identified as Good Quality Agricultural Land on Map OM2A; or - situated within a Key Resource Area on Map OM2B; or - situated within 100m of a Quarry Haul Route identified on Map ER02. Exempt if the criteria above do not apply. Note: Applications involving assessable development within a Key Resource Area will be referred to the Department of Natural Resources and Mines for third party advice.	Economic Resource Overlays Code

* see meaning of “site area” in Section 2.5¹²⁴ (dictionary).

¹²³ Amended 23/01/09 – Amendment No.1

¹²⁴ Amended 23/01/09 – Amendment No.1

Division 4 – Assessment Criteria for the Economic Resource Overlays

5.11 Economic Resource Overlays Code

The provisions in sections 5.12 - 5.14 of this division comprise the Economic Resource Overlays Code.

5.12 Compliance with the Economic Resource Overlays Code

Development that is consistent with the Specific Outcomes in section 5.14 complies with the Economic Resource Overlays Code.

5.13 Overall Outcomes for the Economic Resource Overlays

- 1) The Overall Outcomes are the purpose of the Economic Resource Overlays Code.
- 2) The Overall Outcomes sought for the areas subject to the Economic Resource Overlays Code are:
 - a) Good quality agricultural land is 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.
 - b) Major Hard Rock Quarries and associated buffer areas and haul routes are protected from encroachment by sensitive land uses so as to minimise any constraints to the utilisation of these resources.

5.14 Specific Outcomes and Probable Solutions for the Economic Resource Overlays Code

Element (i) : GOOD QUALITY AGRICULTURAL LAND (MAP OM2A)	
Specific Outcomes	Probable Solutions
SO1 Development does not reduce the utility and productive capacity of good quality agricultural land in terms of: ▪ farm practices being protected from adjacent uses; ▪ adjacent uses not compromising agricultural operations; ▪ avoiding residential uses encroaching onto agricultural land; ▪ incorporating buffers to adjacent incompatible uses; ▪ defining a boundary between agricultural land and residential areas.	PS1.1 Development is not located on land identified as being of good quality on Map OM2A. OR PS1.2 Development only occurs on land identified as good quality agricultural land on Map OM2A that has the following characteristics : ▪ slope > 12%; or ▪ soil depth <0.3m;or ▪ 50% rock (>200mm in diameter); and does not result in the alienation or fragmentation of GQAL.
SO2 Reconfiguring lots on good quality agricultural land does not result in allotment sizes that restrict its use for agricultural purposes.	PS2.1 The minimum lot size is 80ha in the Rural zone. OR PS2.2 A proposed lot is smaller than 80ha, and the reconfiguration is a boundary realignment that would not create any additional lots or additional access points to State Controlled roads, and would provide for the implementation of improved land management practices.
SO3 Lot size and dimensions must enable buildings, structures and use areas to be sited to protect the future viability of adjoining good quality agricultural land for commercial production.	PS3 The location of new lots intended for residential purposes complies with State Planning Policy 1/92 and the associated guidelines; <i>Separating Agricultural and Residential Land Uses</i> .

Element (ii) : QUARRIES AND HAUL ROUTES (MAP OM2B)	
Specific Outcomes	Probable Solutions
SO4 Development and land use in the vicinity of quarries are compatible with existing and future extractive operations and allow for the winning of materials in an efficient and sustainable manner.	PS4.1 Development and land use does not result in a higher concentration of people than existing prior to the development on land which is likely to be impacted upon by the extractive operations. PS4.2 When reconfiguring a lot, the number of lots is not increased.
SO5 Residential development on lots adjoining haul routes is located and constructed so as to minimise any constraint to the haul route.	PS5 Development is in accordance with Section 5.22; Elements (i) and (ii) of the Major Infrastructure and Corridor Overlays Code.

Division 5 – Assessment Tables for the Major Infrastructure and Corridor Overlays

5.15 Major Infrastructure and Corridor Overlays Description

These overlays identify the major existing and future transport and energy corridors in the Shire. They also identify the Army Aviation Centre and the Toowoomba Airport and areas surrounding these facilities within which development may impact on their operations.

The Major Infrastructure and Corridor Overlays mapping includes:

- Major transport and energy corridors – Map OM3A;
- The Army Aviation Centre and surrounding areas – Map OM3B;
- The Toowoomba Airport and surrounding areas – Map OM3C.

5.16 Development Assessment Categories for the Major Infrastructure and Corridor Overlays¹²⁵

- 1) The relevant assessment categories for development affected by the Major Infrastructure and Corridor Overlays is identified in column 2 of tables 5 and 6 as follows:

- a) Table 5 - making a material change of use for a defined use listed in Column 1;
- b) Table 6 - Reconfiguring a Lot;
- Operational Work.

5.17 Relevant Assessment Criteria for Development Affected by the Major Infrastructure and Corridor Overlays

- 1) The relevant assessment criteria for development affected by the Major Infrastructure and Corridor Overlays is identified in Column 3 of tables 5 and 6.
- 2) For self-assessable development and development requiring code assessment, the relevant assessment criteria are applicable codes.
- 3) For impact assessable development, relevant assessment criteria are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole¹²⁶.

Explanatory Note:

- Zones also affect assessment categories. See zone maps to determine the zone of the land. Also see section 1.8 (4) explaining how the higher assessment category prevails.
- Planning Scheme Policy No 1 indicates in what circumstances Council may seek further information from the applicant about an application.

5.18 Circumstances When Self-Assessable Development Requires an Application for Code Assessment

Where development is identified in column 2 of tables 5 and 6 as being self-assessable, and the development does not comply with the Acceptable Solutions of the applicable codes, an application for code assessment is required.

¹²⁵ If development is identified as having a different assessment category under an overlay than under a zone, the higher assessment category applies (Refer to Section 1.8 (4) for details).

¹²⁶ In accordance with section 3.5.5 of the IPA.

Table 19 Major Infrastructure and Corridor Overlays Assessment Categories and Applicable Codes – Making a Material Change of Use

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Applicable Code
All uses	The same level of assessment as identified within the relevant zone where the site area* is located within: ▪ 65 m of any Major Transport Corridor identified on Map OM3A; ▪ 200 m of a Gas or Oil pipeline identified on Map OM3A; ▪ an area identified as having a potential impact on the Army Aviation Centre and Toowoomba Airport identified on Maps OM3B and OM3C; or ▪ 40 m of the most proximate boundary of an Electricity Transmission Line or an Electricity Substation site identified on Map OM3A. Exempt if the above criteria do not apply. Note 1: In addition to formal Referral Agency obligations, applications for assessable development may be referred to the relevant agency or organisation for third party advice. Note 2: Approval from the Department of Main Roads is needed for any proposed access to a State Controlled road.	Major Infrastructure and Corridor Overlays Code

* see meaning of “site area” in Section 2.5¹²⁷ (dictionary).

¹²⁷ Amended 23/01/09 – Amendment No.1

Table 20 Major Infrastructure and Corridor Overlays Assessment Categories and Applicable Codes – Other Development

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Applicable Code
Reconfiguring a Lot	Code assessable where: ▪ the land is located within 200m of the Toowoomba Bypass corridor or 65 m of any other Major Transport Corridor identified on Map OM3A; or ▪ the land is located within 200m of a Gas or Oil pipeline identified on Map OM3A; ▪ an area having a potential impact on the Army Aviation Centre and Toowoomba Airport identified on Maps OM3B or OM3C; or ▪ within 40 m of the most proximate boundary of an Electricity Transmission Line or an Electricity Substation site identified on Map OM3A. Exempt if the above criteria do not apply.	Major Infrastructure and Corridor Overlays Code
Operational Work (Erection of Advertising Signs)	Code assessable where within 200m of a major transport corridor in the Rural Zone.	Major Infrastructure and Corridor Overlays Code

* see meaning of “site area” in Section 2.5¹²⁸ (dictionary).

¹²⁸ Amended 23/01/09 – Amendment No.1

Division 6 – Assessment Criteria for the Major Infrastructure and Corridor Overlays**5.19 Major Infrastructure and Corridor Overlays Code**

The provisions in sections 5.20 – 5.22 of this division comprise the Major Infrastructure and Corridor Overlays Code.

5.20 Compliance with the Major Infrastructure and Corridor Overlays Code

Development that is consistent with the Specific Outcomes in section 5.22 complies with the Major Infrastructure and Corridor Overlays Code.

5.21 Overall Outcomes for the Major Infrastructure and Corridor Overlays Code

- 1) The Overall Outcomes are the purpose of the Major Infrastructure and Corridor Overlays Code.
- 2) The Overall Outcomes sought for the areas subject to the Major Infrastructure and Corridor Overlays Code are:
 - a) Development adjacent to major transport corridors, State Controlled Road Networks and energy corridors and substations does not compromise the safety and efficiency of these corridors and substations;
 - b) The amenity and safety of development is not adversely affected by proximity to a major transport or energy corridor or substation;
 - c) Land use conflict on land near the Army Aviation Centre and the Toowoomba Airport is avoided by preventing inappropriate development;
 - d) Development that may constitute a fire risk (such as the storage of flammable liquids) is not located adjacent to an energy pipeline.

5.22 Specific Outcomes for the Major Infrastructure and Corridor Overlays Code

- i) The provisions of Part A apply only to self-assessable development as identified in table 5 while both Parts A and B apply to Code and Impact Assessable Development.
- ii) Where assessable development is proposed, acceptable solutions are to be read and applied as if they are probable solutions only.

PART A PROVISIONS APPLICABLE TO SELF-ASSESSABLE AND CODE AND IMPACT ASSESSABLE DEVELOPMENT

Element (i) : GENERAL PROVISIONS (SEE MAPS OM3A, OM3B AND OM3C)	
Specific Outcomes	Acceptable Solutions
SO1 Residential amenity is not compromised by excessive noise from Major Transport Corridors and the siting of development does not prejudice the intended role of the corridors ¹²⁹ .	AS1 Residential buildings are located a minimum distance of 65m from Major Transport Corridors.
SO2 The supply of natural oil or gas and the safety of the pipeline's operations must not be adversely affected and risk to life and property in the event of an accident involving the pipeline is minimised ¹³⁰ .	AS2.1 The pipeline is incorporated within open space, dedicated utility corridors or road reserves, and not within new lots on private land. AS2.2 Guidelines on separation practice given in Australian Standard 2885, Pipelines – Gas and Liquid Petroleum are adhered to.

¹²⁹ One way to demonstrate compliance with this Specific Outcome is to prepare an Acoustic Report in accordance with Planning Scheme Policy No 1.

¹³⁰ Any development that impacts on an oil or gas pipeline requires the consent of the pipeline owner.

SO3 The height of buildings or other structures must not affect the operational efficiency of the Army Aviation Centre or the Toowoomba Airport.	AS3.1 Buildings or other structures (including Private Forestry Plantations) in areas adjacent to the Army Aviation Centre as shown on Map OM3B are not to exceed the following heights: i) Area A – 0m; ii) Area B – 7.5m; iii) Area C – 15m; iv) Area D – 45m; v) Area E – 90m. AS3.2 Buildings or other structures in areas adjacent to the Toowoomba Airport as shown on Map OM3C are not to exceed a height of 8.5m¹³¹.
SO4 All development (other than extensions to existing buildings) on land inside the 20 ANEC contour, as shown for the Oakey Aviation Centre (Map OM3B) must be acoustically treated against the intrusion of aircraft noises.	AS4 Development within the 20 ANEC contour is acoustically insulated to the applicable standard required by AS2021 – Acoustics – Aircraft Noise Intrusion – Building Siting and Construction.
SO5 Illuminated advertising devices or other artificial light sources, including street lighting and coloured lights, must not create a visual hazard for aircraft operation on approach to or take off from the Army Aviation Centre or the Toowoomba Airport. Note: For advice on how to meet aviation safety requirements refer to CASA guidelines: Lighting in the Vicinity of Aerodromes – Advice to Lighting Designers.	AS5 Configurations of lights in straight parallel lines 500m to 1000m long (eg sporting fields and large parking areas) and glare or flashes (eg sporting stadia), flare plumes, refineries, upward shining lights, flashing or sodium (yellow) lighting are not located within the area identified on Maps OM3B and OM3C as Lighting Sensitive.
SO6 New development must minimise the effects of aircraft accidents that may occur near runways in association with takeoff or landing and the following uses must not be located within the Public Safety Area of the Army Aviation Centre as identified on Map OM3B: ▪ indoor or outdoor recreation facility; ▪ shopping centre; ▪ places of worship; ▪ educational establishment; ▪ hospital; ▪ medical centre; ▪ multiple dwelling; ▪ aged persons accommodation; ▪ community care centre; and; ▪ industrial or commercial uses involving a large number of workers or customers.	AS6 Uses and works within the Public Safety Area do not: ▪ introduce or intensify residential, community, commercial, industrial or other uses; or ▪ involve the manufacture or bulk storage of hazardous (explosive or noxious) or flammable materials.

¹³¹ Relevant applications will be referred to Toowoomba City Council for third party advice.

SO7 Development in the bird/bat strike zones of the Army Aviation Centre (Map OM3B) and the Toowoomba Airport (Map OM3C) must not exacerbate the potential for bird or bat strike on aircraft.	AS7.1 Where planting as part of a development could result in increased attraction of birds or bats, with the possibility of creating a hazard for aircraft operations, plant species should be selected which are not subject to heavy flowering or fruiting as identified in Schedule 3¹³². AS7.2 In the case of development within the bird/bat strike zones of the Army Aviation Centre or Toowoomba Airport, with the potential to create or increase a hazard of bird or bat strike on aircraft, evidence is provided that the concurrence of the operator of the respective facility has been obtained. AS7.3 Uses that attract birds and bats within 13km of one of the airport runways are avoided or correctly manage waste: ▪ Putrescible waste disposal sites are avoided within 13km of the airport runway. ▪ Commercial fish processing, bird/wildlife sanctuaries and fauna reserves, aquaculture, turf farming, winery's, piggeries, fruit farming and food processing plants are avoided within 3km of the airport runway. ▪ Where the uses in (b) are located between 3km and 8km of the airport runway, measures that prevent waste and other food sources attracting wildlife are included in development proposals (eg covering of potential food/waste sources and wildlife deterrence measures). ▪ Riding schools, racetracks, fairgrounds, outdoor theatres or drive-in restaurants are avoided within 3km of the airport runway unless measures are included in the development proposal to manage waste disposal (eg covering of food/waste sources).
SO8 Development within the prescribed airspace of the Army Aviation Centre (Map OM3B) and the Toowoomba Airport (Map OM3C) must not create a potential visual hazard for aircraft operation due to reflective roof materials or emission of smoke, steam or other particulate matter or air turbulences.	AS8.1 Roofs of buildings are of non-reflective materials within the area identified on the respective maps as Lighting Sensitive. AS8.2 The development will not cause a potential hazard to the operation of aircraft through the emission of smoke, steam, dust or other particulate matter. AS8.3 The development will not cause a potential hazard to the operation of aircraft through the emission of a gaseous plume at a velocity exceeding 4.3m per second.

¹³² Amended 23/01/09 – Amendment No.1

SO9 Electricity transmission line easements are managed to promote: - the continuation of the transmission of bulk power; - safety and amenity for residents, occupiers and land uses in close proximity; - environmental and natural resource values; and - visual and landscape qualities.	AS9.1 Only trees with a mature height of less than 3.5 metres are planted within an Electricity Transmission Line corridor. AS9.2 Development for residential purposes and child activity areas maintain a separation distance from the most proximate boundary of an electricity transmission line corridor as follows: - a 20 metre separation distance for transmission lines up to 132kV; - a 30 metre separation distance for transmission lines between 133kV and 275kV; and - a 40 metre separation distance for transmission lines greater than 275kV. AS9.3 In the Rural Zone where existing vegetation occurs, comprising trees or shrubs, a buffer of 20 metres is retained adjoining the electricity transmission line corridor.
SO10 The operation of electricity substations is not comprised by the location of noise sensitive uses adjacent to them.	AS10 Development for residential purposes and educational facilities is not located within 40 m of a substation site.

PART B PROVISIONS APPLICABLE TO CODE AND IMPACT ASSESSABLE DEVELOPMENT ONLY

Element (ii) : MAJOR TRANSPORT AND ENERGY CORRIDORS (SEE MAP OM3A)	
Specific Outcomes	Probable Solutions
SO1 The form and density of development along State Controlled roads and major road corridors does not prejudice traffic safety, speed, efficiency or the intended role of the corridor (as described in the <i>Statement of Intent – Department of Main Roads</i>, for the road).	PS1 No Probable Solution is prescribed.
SO2 Residential amenity is not compromised by excessive noise from Major Transport Corridors.	PS2 No Probable Solution is prescribed¹³³.
SO3 Predominant views and vistas from State-controlled Roads are preserved.	PS3 Roadside advertising complies with the Department of Main Road's - <i>Guide to the Management of Roadside Advertising</i>.
SO4 Stormwater runoff from development does not compromise the flood immunity of a Major Transport Corridor.	PS4 Development of land upstream of a Major Transport Corridor will need to ensure that the rate of stormwater runoff from development sites does not exceed the pre-developed runoff.
SO5 Development located adjacent to existing or proposed Major Road Transport Corridors does not have an adverse impact on safety, traffic efficiency or planning impacts through roadside parking¹³⁴.	PS5 Development adjacent to a Major Road Transport Corridor has onsite parking in accordance with Scheme requirements such that removal of any roadside parking in the future will not significantly affect the development's viability.

¹³³ One way to demonstrate compliance with this Specific Outcome is to prepare an Acoustic Report in accordance with Planning Scheme Policy No 1.

¹³⁴ From "Guidelines for Assessment of Road Impacts of Development Proposals".

SO6 Provision is made to accommodate future road widening of Carrington Road in accordance with the requirements of the Department of Main Roads.	PS6 A 10m wide corridor on the northern alignment of Carrington Road is dedicated as road reserve in accordance with the requirements of the Department of Main Roads.
SO7 Electricity transmission lines are managed to promote safety and amenity.	PS7.1 The siting of buildings, structures and other outdoor activity areas should be undertaken to promote vistas and views that are not dependant upon the retention of vegetated areas near electricity transmission lines. PS7.2 In the Town Zone, Township Zone and Rural Residential Zone where no existing vegetated buffers exist adjacent to an electricity transmission line, buffer areas of a minimum of 10m wide are incorporated into the reconfiguration design, including landscaping with a mature height of no greater than 4m within any line easement. PS7.3 Building footprints are located and oriented to minimise visual exposure of the electricity transmission line.
SO8 The operation of electricity substations is not compromised by the location of noise sensitive uses adjacent to them.	PS8.1 Residential buildings may be permitted at a distance less than 40m from an electricity substation provided noise attenuation methods are employed including: ▪ solid barriers between the buildings and the substation site; ▪ treatment of windows facing the substation (ie double glazing); ▪ insulation of roof, ceilings and walls; ▪ positioning living areas away from the facade closest to the substation site; ▪ minimal openings in walls facing the noise source¹³⁵.

¹³⁵ An application for assessable development involving a building setback less than 40m from a substation site is to be accompanied by an acoustic report undertaken by a qualified acoustical engineer demonstrating that the internal noise levels do not exceed a 63dB(A) L10 (18 hour) noise level. This noise level is obtained by arithmetically averaging the hourly L10 noise levels between the hours of 0600 and midnight (the L10 is the noise level exceeded 10 percent of the time). Noise levels shall be measured at 1m from the internal facade closest to the substation.

PART 6 ASSESSMENT CRITERIA FOR DEVELOPMENT OF A STATED PURPOSE OR A STATED TYPE

CODES FOR A STATED PURPOSE:¹³⁶

CODE	PAGE
Aquaculture (Division 1)	129
Caravan Parks (Division 2)	131
Commercial Development (Division 3)	132
Community Purposes (Division 4)	135
Extractive Industry (Division 5)	137
Home-based Business (Division 6)	139
Host Home Accommodation (Division 7)	141
House (Division 8)	143
Industrial Development (Division 9)	146
Intensive Animal Industry (Division 10)	149
Kennels and Catteries (Division 11)	152
Multiple Dwelling and Motel (Division 12)	155
Private Forestry (Division 13)	158
Stables (Division 14)	160

CODES FOR PARTICULAR TYPES OF DEVELOPMENT (other than Material Change of Use)¹³⁷

CODE	PAGE
(a) Reconfiguring a Lot	
Reconfiguring a Lot (Division 15)	161
(b) Operational Works	
Filling and Excavation (Division 16)	165
Signage (Division 17)	167

¹³⁶ Amended 23/01/09 – Amendment No.1

¹³⁷ Amended 23/01/09 – Amendment No.1

Division 1 Aquaculture

6.1 Aquaculture Code

The provisions in sections 6.2 - 6.4 of this division comprise the Aquaculture Code.

6.2 Compliance with the Aquaculture Code

An application for development that achieves the Specific Outcomes in section 6.4 complies with the Aquaculture Code.

6.3 Overall Outcomes for the Aquaculture Code

- 1) The overall outcomes are the purpose of the Aquaculture Code.
- 2) The overall outcomes for the Aquaculture Code is that:
 - Aquaculture is established and operated in a way that is compatible with the desired amenity and character of the locality in which it is located;
 - Minimises environmental impacts, in particular, water quality;
 - Additionally Aquaculture activities are not to be located in areas of the Shire that would alienate Good Quality Agricultural land.
- 3) The provisions of this code apply to code and impact assessable development, which is a material change of use for the purposes of Aquaculture.

6.4 Specific Outcomes and Probable Solutions

Specific Outcomes	Probable Solutions
SO1 The use of land for Aquaculture activities does not adversely impact upon existing environmental values, or areas of environmental significance.	PS1.1 Adverse environmental impacts are avoided by: ▪ construction phase impacts being appropriately mitigated; ▪ areas of environmental value identified on the Overlay Maps not being disturbed; ▪ effective site rehabilitation upon abandonment of the use¹³⁸. PS1.2 Non-residential buildings, structures and activities associated with the use are located not less than 10m from any boundary of the site. PS1.3 A building to house any equipment, materials, machinery or tools of trade used for the activity is to be provided on the site. PS1.4 Fencing and screen landscaping to a minimum height of 1.8m is provided to the activity, vehicle parking and storage areas that may be visible from the road or nearby properties.

¹³⁸ For Aquaculture “significant” facilities, Council may require as part of an information request the preparation of an Environmental Management Plan (prepared in accordance with Planning Scheme Policy No. 1) demonstrating compliance with the Probable Solutions.

SO2 The use of land for Aquaculture activities does not alienate Good Quality Agricultural land.	PS2.1 Aquaculture development is not located on Good Quality Agricultural land (Class A & B) as shown on the overlay maps. PS2.2 Buffering is provided between aquacultural and agricultural or horticultural activities to reduce possible conflict, particularly with regard to spray drift in accordance with Section 3 of the State Governments <i>Planning Guidelines: Separating Agricultural and Residential Land Uses</i>

SUPERSEDED

Division 2 – Caravan Parks

6.5 Caravan Parks Code

The provisions in sections 6.6 – 6.8 of this division comprise the Caravan Parks Code.

6.6 Compliance with the Caravan Parks Code

An application for development that achieves the Specific Outcomes in section 6.8 complies with the Caravan Parks Code.

6.7 Overall Outcomes for the Caravan Parks Code

- 1) The Overall Outcomes are the purpose of the Caravan Parks Code.
- 2) The Overall Outcomes for the Caravan Parks Code are to facilitate the development of caravan parks for short term accommodation and for long term residency that:
 - Ensure a high standard of health, safety and amenity for visitors and residents;
 - Are compatible with the amenity and character of the area.
- 3) The provisions of this code apply to code or impact assessable development which is a material change of use for the purposes of a Caravan Park.

6.8 Specific Outcomes and Probable Solutions

Specific Outcomes	Probable Solutions
SO1 Caravan Parks are compatible with the amenity and character of the area.	PS1.1 The layout protects any features of natural or scenic value. PS1.2 The site is served by a fully sealed road. PS1.3 The site is buffered in accordance with the acceptable solutions contained within Section 3 of the “<i>Guidelines on Good Design for Caravan Parks and Relocatable Home Parks</i>” (Department of Local Government and Planning 1997) using plant species identified in Schedule 3¹³⁹ – Landscaping.
SO2 Caravan Parks are designed to ensure residents’ amenity is maximised.	PS2.1 The internal site design of the development complies with the acceptable solutions contained within Section 3 and 4 of the “<i>Guidelines on Good Design for Caravan Parks and Relocatable Home Parks</i>”. (Department of Local Government and Planning 1997).
SO3 Caravan Parks are established on sites with sufficient area to ensure that effluent is adequately disposed of.	PS3.1 A Caravan Park is to have a minimum site area of 2ha if reticulated sewerage disposal is available. PS3.2 A Caravan Park is to have a minimum site area of 4ha if reticulated sewerage disposal is not available.

¹³⁹ Amended 23/01/09 – Amendment No.1

Division 3 – Commercial Development

6.9 Commercial Development Code

The provisions in sections 6.10 - 6.12 of this division comprise the Commercial Development Code.

6.10 Compliance with the Commercial Development Code

An application for development that achieves the Specific Outcomes in section 6.12 complies with the Commercial Development Code.

6.11 Overall Outcomes for the Commercial Development Code

- 1) The Overall Outcomes are the purpose of the Commercial Development Code.
- 2) The Overall Outcomes for the Commercial Development Code are to ensure that commercial development is:
 - established on suitable sites having regard to accessibility, size and location, and the desirability of consolidating existing commercial centres;
 - consistent with the desired character and amenity of the locality; and
 - designed to provide a safe, pleasant and relaxing environment.
- 3) The provisions of this code apply to code or impact assessable development which is a material change of use for a commercial purpose.

6.12 Specific Outcomes and Probable Solutions

ELEMENT (i): PROVISIONS APPLICABLE TO ALL COMMERCIAL DEVELOPMENT	
Specific Outcomes	Probable Solutions
SO1 Building design, scale and siting is compatible with the existing character of the area. Where in the Commercial Precinct of the Town Zone and in the Township Zone the building includes: ▪ use of traditional materials such as timber, 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 with colour banding or other colour differentiation, or relief that avoids the presentation of large blank walls; ▪ use of sympathetic, subdued, earthy colour tones that are reflective of the town's rural locality; ▪ parapet lines for the full building width, consistent with the existing built form and contributing to the sense of "enclosure" of the commercial streets; ▪ pitched roof forms, window hoods, gables, timber brackets and posts, timber or iron lacework, friezes and roof vents.	(In partial fulfilment of SO1) PS1.1 Where in the Commercial Precinct of the Town Zone the building has a nil setback to the primary street frontage and includes provision of an awning, verandah or similar covered walkway over the full footpath width along the full frontage of the site. PS1.2 Buildings are to have a maximum building height of 8.5m.
SO2 Where a mixed use development incorporating commercial and residential uses, the development provides for: ▪ satisfactory outlook; ▪ visual and acoustic privacy; ▪ secure access; and ▪ a pleasant living environment generally.	PS2.1 (in partial fulfilment of SO2) Where in the Commercial Precinct of the Town Zone the commercial purpose comprises all the ground floor frontage and the residential part has separate access.

SO3 Commercial development promotes public safety and is landscaped and buffered to minimise impacts on visual amenity.	PS3.1 Buildings face streets and public open spaces and have their entries clearly recognisable and accessible from the street or public space. PS3.2 Where the commercial development site adjoins any land used for residential purposes screen fencing is provided to a height of 1.8m along all boundaries of the site adjoining such residential land. PS3.3 Native species are used in landscaping (as listed in Schedule 3 ¹⁴⁰).															
ELEMENT (ii) : ADDITIONAL PROVISIONS APPLICABLE TO SERVICE STATIONS																
Specific Outcomes	Probable Solutions															
SO4 A Service Station must have sufficient area and dimensions to accommodate : - the building or buildings and associated storage areas; - vehicle access; - vehicle parking, manoeuvring and loading/unloading areas; and - landscaping and buffers.	PS4 The site has: - a minimum area of 1500m²; - a frontage of not less than 40m.															
SO5 Facilities must be located and designed so that: - the visual impact of the scale and bulk of the buildings or structures is minimised; and - an adequate buffer can be provided to any adjoining residential land.	PS5 Service Station and/or Car Wash facilities are provided so that the following minimum setbacks are observed: <table><tr><th>Building, Structure or Fixture</th><th>Front Boundary</th><th>Other Boundary Setbacks</th></tr><tr><td>Building</td><td>15m</td><td>6m to land in a Residential Area 2m otherwise</td></tr><tr><td>Fuel Pump</td><td>10m</td><td>10m</td></tr><tr><td>Carwash</td><td>15m</td><td>6m to land in a Residential Area</td></tr><tr><td>Air hose Facility</td><td>3m</td><td>3m to land in a Residential Area</td></tr></table>	Building, Structure or Fixture	Front Boundary	Other Boundary Setbacks	Building	15m	6m to land in a Residential Area 2m otherwise	Fuel Pump	10m	10m	Carwash	15m	6m to land in a Residential Area	Air hose Facility	3m	3m to land in a Residential Area
Building, Structure or Fixture	Front Boundary	Other Boundary Setbacks														
Building	15m	6m to land in a Residential Area 2m otherwise														
Fuel Pump	10m	10m														
Carwash	15m	6m to land in a Residential Area														
Air hose Facility	3m	3m to land in a Residential Area														
SO6 The development and use must not cause environmental harm or nuisance to adjoining properties.	PS6 Car wash facilities are enclosed where in or adjoining Residential Areas to avoid spray drift onto adjacent properties.															
SO7 The development must achieve acceptable levels of risk and institute effective emergency measures ¹⁴¹ .	PS7 No Probable Solution is prescribed.															

¹⁴⁰ Amended 23/01/09 – Amendment No.1

¹⁴¹ Refer to the relevant Australian Standards regulating the storage and handling of flammable and combustible liquids and LP Gas.

SO8 Vehicular access to the site must: ▪ be adequate and safe; ▪ not detrimentally impact upon the safety, capacity or efficiency of the road or street system; and ▪ not cause the intrusion of non-residential traffic onto local residential streets.	PS8.1 Access to the site must be designed so that: ▪ not less than two vehicle crossings are provided to the site; ▪ vehicle access is provided from a Collector Road or higher in the road hierarchy; ▪ every vehicle crossing: i) extends from the road pavement to the alignment of the site; ii) has a width of not less than 7.5m but not greater than 10m; and iii) is situated so that, at the kerb line, no part is closer than: - 10m to any part of any other crossing provided to the same site; and - 12m to any part of a road intersection. PS8.2 For corner lots, a standard truncation is provided as prescribed in the Reconfiguring a Lot Code.
SO9 Vehicles using, waiting to use or servicing the development must not interfere with road users including pedestrians and cyclists.	PS9.1 Fill points are located so that fuel delivery vehicles can stand wholly on-site when unloading fuel. PS9.2 Minimum on-site queuing space, clear of any other access or manoeuvring path, is provided for 3 vehicles on the entry of any car wash bay. PS9.3 Vehicles loading, unloading or filling, or being washed, dried, or otherwise using the facility, stand wholly on-site.
SO10 The development must be landscaped to: ▪ break up hard elements of the development; ▪ present an attractive appearance to the street; and ▪ minimise visual and noise impacts on adjoining premises, particularly residential premises.	PS10.1 A minimum 3m wide landscape strip is provided along the frontage(s) of the site, except for that part of any frontage where vehicle crossings are provided. PS10.2 A minimum 3m wide densely planted landscape strip is provided along any common boundary with land in a Residential Area. PS10.3 Where adjoining residential or other noise sensitive premises a minimum 1.8m high solid fence is provided along the side and rear boundaries of the site. PS10.4 Native species are used in landscaping (as listed in Schedule 3¹⁴²).

¹⁴² Amended 23/01/09 – Amendment No.1

Division 4 - Community Purposes

6.13 Community Purposes Code

The provisions in sections 6.14 – 6.16 of this division comprise the Community Purposes Code.

6.14 Compliance with the Community Purposes Code

An application for development that achieves the Specific Outcomes in section 6.16 complies with the Community Purposes Code.

6.15 Overall Outcomes for the Community Purposes Code

- 1) The Overall Outcomes are the purpose of the Community Purposes Code.
- 2) The Overall Outcomes for the Community Purposes Code are to ensure that development is established:
 - On suitable sites having regard to accessibility, size and location;
 - Consistent with the desired character and amenity of the locality.
- 3) The provisions of this code apply to code assessable or impact assessable development which is a material change of use for the purposes of Community Purposes.

6.16 Specific Outcomes and Probable Solutions

Specific Outcomes	Probable Solutions
SO1 The facility must contribute to a pleasant streetscape and ensure that any adverse impact on adjoining properties is minimised.	PS1.1 Buildings are setback 6m (15m in the Rural and Rural Residential Zones and precincts) from the road frontage and 3m from the side and rear boundaries. PS1.2 Where the site adjoins land used for residential purposes, a screen fence is provided to a height of 1.8m along all boundaries of the site adjoining such residential land. AND PS1.3 Native species are used in landscaping. (as listed in Schedule 3 ¹⁴³).
SO2 The built form of facilities must respect the character of the locality in which it is to be located.	PS2.1 Buildings do not exceed 8.5m in height. PS2.2 The site coverage does not exceed 50%. PS2.3 Buildings address the principle road to which the site has frontage.
SO3 Car parking and pick-up/set-down areas are located in areas that do not impinge upon the amenity of adjoining properties or the safety of users of the facility.	PS3 Car parking and pick-up/set-down areas are located so that: ▪ they are visible from the road; ▪ pedestrians are not required to cross the driveway to gain access to the building.
SO4 Users of facilities must not be exposed to unacceptable levels of air and noise pollution and other hazards.	PS4 No Probable Solution is prescribed.
SO5	PS5

¹⁴³ Amended 23/01/09 – Amendment No.1

Convenient, safe and clearly visible pedestrian access is provided to the site.	No Probable Solution is prescribed.

SUPERSEDED

Division 5 – Extractive Industry

6.17 Extractive Industry Code

The provisions in sections 6.18-6.20 of this division comprise the Extractive Industry Code.

6.18 Compliance with the Extractive Industry Code

An application for development that achieves the Specific Outcomes in section 6.20 complies with the Extractive Industry Code.

6.19 Overall Outcomes for the Extractive Industry Code

- 1) The Overall Outcomes are the purpose of the Extractive Industry Code.
- 2) The Overall Outcomes for the Extractive Industry Code are to:
 - Ensure Extractive Industries do not have adverse environmental and amenity impacts sites are rehabilitated to achieve a stable land form and a suitable end use.
- 3) The provisions of this code apply to impact assessable development which is a material change of use for the purposes of Extractive Industry.

6.20 Specific Outcomes and Probable Solutions

Specific Outcomes	Probable Solutions
SO1 The Extractive Industry utilises mitigation measures that minimise any likely adverse impact on ecological and hydrological processes.	PS1 No Probable Solution is prescribed ¹⁴⁴ .
SO2 The extractive industry is located in a way that ensures that the visual amenity and character of the area are not unduly prejudiced.	PS2 No Probable Solution is prescribed ¹⁴⁵ .

¹⁴⁴ To achieve this Specific Outcome, Council may require as part of an information request the preparation of an Environmental Management Plan (prepared in accordance with Planning Scheme Policy No. 1).

¹⁴⁵ To achieve this Specific Outcome, Council may require as part of an information request, the preparation of an Environmental Management Plan (prepared in accordance with Planning Scheme Policy No. 1) which addresses the following matters:

- areas of the site that can be viewed from surrounding land;
- existing vegetation and vegetation to be retained; and
- proposals for screening various components of the site.

SO3 The operation of the Extractive Industry does not compromise public safety.	(in partial fulfilment of SO3) PS3.1 Safety fencing is provided for the full length of the perimeter of the site and around extractive industry stockpiles and operations. PS3.2 Access to the site is to a standard to accommodate the design vehicles in accordance with Australian Standard 2880.2 and adequate sight distance must be maintained at the access in accordance with Australian Standard 2890.1. PS3.3 Blasting does not result in materials escaping or being ejected from the site. PS3.4 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 400 m from the site of the blasting.

Division 6 – Home Based Business

6.21 Home Based Business Code

The provisions in sections 6.22 - 6.24 of this division comprise the Home Based Business Code.

6.22 Compliance with the Home Based Business Code

An application for development that achieves the Specific Outcomes in section 6.24 complies with the Home Based Business Code.

6.23 Overall Outcomes for the Home Based Business Code

- 1) The Overall Outcomes are the purpose of the Home Based Business Code.
- 2) The Overall Outcomes for the Home Based Business Code are small-scale businesses based in the home that 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.
- 3) The provisions of this code apply to self-assessable, code assessable or impact assessable development which is a material change of use for the purpose of Home Based Business.

6.24 Specific Outcomes and Acceptable Solutions

Specific Outcomes	Acceptable Solutions
SO1 The use is small-scale and is conducted wholly by a resident or residents of a detached house.	AS1.1 The Home Based Business is conducted within an existing residence or outbuilding, where the floor area used does not exceed more than one third of the total floor area of the dwelling house. AS1.2 The home-based business incorporates a minimum of one off-street car parking spaces. The car parking area may be unsealed but is to be clearly designated for car parking purposes.

SO2 The use does not impact adversely on the surrounding residential amenity or rural character through the production of excess noise, gaseous emissions of any kind, vibration or waste products.	AS2.1 No source of power other than one or more single phase motors of not more than 0.4kW power is used provided that the total power drawn by all motors does not exceed 1.5kW. AS2.2 Work is not conducted outside the hours of 7.00am to 6.00pm, Monday to Friday; and 9.00am to 4.00pm Saturday and Sunday. AS2.3 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. AS2.4 Only one sign is provided for the facility, and: ▪ does not exceed 0.3m² 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.

Division 7 – Host Home Accommodation

6.25 Host Home Accommodation Code

The provisions in sections 6.26 - 6.28 of this division comprise the Host Home Accommodation Code.

6.26 Compliance with the Host Home Accommodation Code

An application for development that achieves the Specific Outcomes in section 6.28 complies with the Host Home Accommodation Code.

6.27 Overall Outcomes for the Host Home Accommodation Code

- 1) The Overall Outcomes are the purpose of the Host Home Accommodation Code.
- 2) The Overall Outcomes of the Host Home Accommodation Code are to:
 - Facilitate the development of low-key, short term accommodation facilities that are supplementary to the primary permanent residential use of a dwelling house;
 - Ensure that accommodation facilities are compatible with the existing scale and character of surroundings;
 - Not adversely impact on residential or rural amenity.
- 3) 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 Host Home Accommodation.

6.28 Specific Outcomes and Acceptable Solutions

Specific Outcomes	Acceptable Solutions
SO1 The Host Home Accommodation maintains the character and amenity of the local area.	AS1.1 The maximum number of paying guests at any one time is 6. AS1.2 The maximum number of bedrooms used to accommodate paying guests is 3. AS1.3 The maximum continuous period of stay for any guest is 14 consecutive nights. AS1.4 Only one sign is provided for the facility, and: ▪ does not exceed 0.3m² 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. AS1.5 Car parking associated with the use is wholly accommodated on site and is screened from view from neighbouring residential uses .
SO2 Development is located where there is convenient access.	AS2.1 The site is served with safe and convenient all weather access.

SO3 The accommodation must provide reasonable levels of privacy, convenience and hygiene for both residents and guests.	AS3.1 Guests are to be provided with a bedroom capable of being enclosed to prevent visual or other intrusion by members of the host household. AS3.2 The bedrooms for guests are to be in the same building as the bathroom and toilet facilities provided for exclusive use by guests.
SO4 Host Home Accommodation should not impact adversely on the privacy or quiet enjoyment of neighbouring properties.	AS4 Overlooking from guest areas to the living areas of neighbours is to be prevented by the use of lattice or other screens to a minimum height of 1.8m.

Division 8 – House**6.29 House Code**

The provisions of sections 6.30 – 6.32 of this division comprise the House Code.

6.30 Compliance with the House Code

An application for development that achieves the Specific Outcomes in section 6.32 complies with the House Code.

6.31 Overall Outcomes for the House Code

- 1) The Overall Outcomes are the purpose of the House Code.
- 2) The Overall Outcomes of the House Code are to ensure houses are designed and located in a manner that:
 - Minimises risk to life or property whilst being in harmony with the environment;
 - Is consistent with the character and amenity of the surrounding development;
 - Provides a satisfactory minimum level of services.
- 3) 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 House.
- 4) The provisions of this code also apply to a material change of use for the following purposes:
 - a Relative's Apartment;
 - a Caretaker's Residence.

6.32 Specific Outcomes and Acceptable Solutions**PART A PROVISIONS APPLICABLE TO HOUSES IN ALL ZONES**

Specific Outcomes	Acceptable Solutions
SO1 New Houses are provided with an appropriate level of service.	AS1.1 Each new House is connected to a reticulated electricity supply and telephone system. AS1.2 Each new House is to have a water supply system designed and constructed to standards stated in Section 7.1 ¹⁴⁶ .
SO2 New building work maintains local character and amenity.	AS2.1 Any new House established on a lot is completed to lock-up stage within 6 months of commencement of construction. AS2.2 Any Relatives Apartment is no larger than 60m ² in floor area and is structurally integrated with the House. AS2.3 Neither the House or the Relative's Apartment are to have exclusive use of any outdoor area and no fencing or other means is used to divide the common outdoor area to enable separate private usage.

¹⁴⁶ Amended 23/01/09 – Amendment No.1

SO3 Land stability is maintained, having regard to: ▪ geological and topographic conditions of the land (including steep slopes); ▪ extent of earthworks; ▪ location and design of roads and access driveways; ▪ location and design of buildings and other structures; and ▪ change to natural drainage patterns.	AS3 Development does not occur on land with a slope greater than 15%.

PART B PROVISIONS APPLICABLE TO HOUSES IN THE TOWN ZONE OR TOWNSHIP ZONE

Specific Outcomes	Acceptable Solutions
SO4 Houses maintain local character and amenity.	AS4.1 New building work is setback 6m from any road boundary. AS4.2 Not more than one house and one Relative's Apartment is established on a lot. AS4.3 In addition to any domestic vehicles associated with the residential use, not more than one prime mover or one single unit motor vehicle (less than 12m in length) is parked on the premises.

PART C PROVISIONS APPLICABLE TO HOUSES IN THE RURAL OR RURAL RESIDENTIAL ZONE

Specific Outcomes	Acceptable Solutions
SO5 New building work maintains local character and amenity.	AS5.1 New building work is setback 15m from any road boundary. AS5.2 In the Rural Residential Zone, in addition to any domestic vehicle associated with the residential use, not more than one prime mover or one single unit motor vehicle (less than 12m in length) is parked on the premises.
SO6 The Rural 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.	AS6.1 Any Caretaker's Residence is located on the least productive part of the land or within 50m of the House and has the same entry and exit point as the primary properties dwelling¹⁴⁷. AS6.2 Any Caretaker's Residence is located at least 15m from any existing or approved house on an adjoining lot.

¹⁴⁷ A second dwelling including a caretaker's residence, is not exempt from the requirement for a tree clearing permit. Any house that is a second dwelling on a lot, should not clear remnant native vegetation without an appropriate tree clearing permit issued under provisions of the Vegetation Management Act 1999.

SO7 Ensure that adequate services and road access are provided for a House.	AS7 Where development for residential purposes is proposed on an allotment less than 4000 m ² , the site abuts a sealed road and is connected to a reticulated sewerage and water supply system*.
SO8 An acceptable level of safety and amenity for residents and protection of water quality is achieved.	AS8 All weather vehicular access is provided to each House.
SO9 In bushfire prone areas residential buildings must be constructed to provide protection in the event of a bushfire to reduce the risk of ignition by embers until the fire front passes ¹⁴⁸ .	AS9 Residential buildings are constructed in accordance with the provisions of Australian Standard AS3959 – Construction of Buildings in Bushfire Prone Areas.
SO10 In bushfire prone areas residential buildings must have a sufficient supply of water for fire fighting purposes ¹⁴⁸ .	AS10.1 Residential buildings are connected to a Council approved reticulated water supply. OR AS10.2 Residential Buildings have a dam or lake providing a reliable supply of at least 10,000L of water for fire-fighting purposes in times of bushfire emergency. OR AS10.3 An on-site water tank or swimming pool having a minimum capacity of 10,000L that could be made available, and is accessible for fire-fighting purposes is installed at the premises.

* This provision does not apply to allotments located in the Township Zone where reticulated sewerage infrastructure is not available.

¹⁴⁸ Code Map 1 – attached to this code identifies those areas considered to be bushfire prone.

Division 9 – Industrial Development

6.33 Industrial Development Code

The provisions in sections 6.34 - 6.36 of this division comprise the Industrial Development Code.

6.34 Compliance with the Industrial Development Code

An application for development that achieves the Specific Outcomes in section 6.36 complies with the Industrial Development Code.

6.35 Overall Outcomes for the Industrial Development Code

- 1) The Overall Outcomes are the purpose of the Industrial Development Code.
- 2) The Overall Outcomes of the Industrial Development Code are to ensure that industrial premises are:
 - established on suitable land having particular regard to topography, accessibility, provision for utility services, surrounding land use and the desirability of consolidating areas of industrial 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;
 - established such that the use does not have significant adverse effects on surrounding uses and the natural environment;
 - consistent with the established road hierarchy and its operational characteristics and does not adversely affect the safety and efficiency of the road network.
- 3) The provisions of this code apply to code or impact assessable development which is a material change of use for an industrial purpose.
- 4) The provisions of this code also apply to assessable development for:
 - a Warehouse or Transport Depot in any Zone (except the Charlton/Wellcamp Regional Industry Zone which has its own code); or
 - any other assessable development in the Industry Zone or Industrial Precinct of the Town Zone.

6.36 Specific Outcomes and Probable Solutions

Specific Outcomes	Probable Solutions
SO1 The development incorporates a site layout and building form that: ▪ maximises efficient use of the site; ▪ is appropriate to the local streetscape; ▪ ensures existing or likely future use of adjoining land is not significantly adversely affected.	PS1.1 Buildings are setback from any road boundary a minimum of 10m unless decorative window hoods and/or awnings are provided, in which case the minimum setback is 6m ¹⁴⁹ . PS1.2 The building is setback not less than 10m to any boundary adjoining land used or intended for use for residential, rural residential or Community Purposes.

¹⁴⁹ Single storey offices with a domestic scale and appearance are generally suitable to be sited at a minimum setback of 6m.

	PS1.3 Where an industrial use adjoins land used for residential, rural residential or other sensitive purposes visual screening is provided to a height of 1.8m along the common boundaries of the site. The screening is effected either by 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 the aforementioned. PS1.4 A building: ▪ occupies not more than 75% of the area of the site; ▪ has a gross floor area not greater than the area of the site; and ▪ has a height of not more than 8.5 m above natural ground level or finished ground level, whichever is the lower. PS1.5 Landscaping is provided along all road frontages of the allotment, for a minimum width of 3m (excluding access ways) with species identified in Schedule 3¹⁵⁰. PS1.6 Landscaping areas incorporate the retention of significant existing vegetation where possible. PS1.7 Work and storage areas are to be screened from public view by the use of screen fencing with a minimum height of 1.8m.
SO2 Buildings are designed and finished to have a high quality appearance when viewed from the street or residential areas or public open space areas (eg. parks) in accordance with the following: ▪ materials – brick, masonry, glass, colorbond; ▪ colours – “earth tones”, greens, blues, greys; ▪ blank walls adjoining existing or likely future residential areas or other sensitive uses (eg. parks, schools, child care centres) are to be softened by the provision of landscaping, building elements (articulation) and use of different colours, materials and/or textures to provide visual interest.	PS2 No Probable Solution is prescribed.
SO3 Office areas associated with an industrial activity are to be designed and sited to enhance the appearance and functionality of the industry.	PS3.1 The maximum area to be used for office and/or sales is 30% of the total floor area. OR PS3.2 Where no building or structure is used in the industrial activity, a building for office and/or sales with a maximum floor area of 100m² may be erected. PS3.3 The office and/or sales area of each building is sited and orientated towards the principle road frontage of the site.

¹⁵⁰ Amended 23/01/09 – Amendment No.1

SO4 Potentially detrimental impacts on the acoustic environment of adjoining residential areas, public places and noise sensitive purposes must be ameliorated to acceptable levels.	PS4.1 No Probable Solution is prescribed ¹⁵¹ .
SO5 Where development is visually and/or acoustically incompatible with adjoining residential purposes, public places or other sensitive uses, boundary fences must be constructed and maintained to be attractive and compatible with the adjoining use and development.	PS5 Unless otherwise necessary for acoustic attenuation purposes, where boundary fences are required to adjoin residential uses, public places and other sensitive uses they are: ▪ a minimum height of 1.8 m; ▪ constructed of solid timber, masonry, brick or colourbond; ▪ non-reflective and of a colour that is compatible with the use and character of the adjoining use and development; and ▪ maintained in good repair and condition at all times.
SO6 Where the development is not an Environmentally Relevant Activity under the <i>Environmental Protection Act 1994</i> , the release of any contaminant (eg noise, vibration, radiation, air pollution, waste or wastewater) which may cause environmental harm and/or nuisance must be prevented or mitigated to an acceptable level.	PS6.1 No Probable Solution is prescribed ¹⁵² . PS6.2 Areas where potentially contaminating substances are stored or used are roofed and sealed with concrete, asphalt or similar impervious material and bunded to prevent release of contaminants.
SO7 Roofwater is directed away from areas of potential contamination.	AS7 No Probable Solution is prescribed.
SO8 The site layout contributes to security of people and property and the social needs of people working within or visiting these areas including the provisions of pedestrian site access and car parking that is clearly defined, appropriately lit, visible to others and provides direct access to buildings from areas which may be used at night.	PS8.1 The main entrance to the building is identifiable from the street and directly accessible. PS8.2 Where landscaping is not intended for screening or noise buffering, it is designed to minimise opportunities for concealment by incorporating: ▪ trees with clear trunks to a height of at least 1.8m; and ▪ low planting of shrubs and groundcover to a maximum height of 0.75m.

¹⁵¹ Acoustic screens (such as earth mounding, fences and walls) and/or buffers:

- may be necessary on boundaries adjacent to residential areas, public open space and noise sensitive uses;
- where required, will need to provide noise attenuation in accordance with the *Environmental Protection Policy (Noise)*.

¹⁵² Refer to *Environmental Protection Act 1994* guidelines.

Division 10 – Intensive Animal Husbandry**6.37 Intensive Animal Husbandry Code**

The provisions in sections 6.38 - 6.40 of this division comprise the Intensive Animal Husbandry Code.

6.38 Compliance with the Intensive Animal Husbandry Code

An application for development that achieves the Specific Outcomes in section 6.40 complies with the Intensive Animal Husbandry Code.

6.39 Overall Outcomes for the Intensive Animal Husbandry Code

- 1) The Overall Outcomes are the purpose of the Intensive Animal Husbandry Code.
- 2) The Overall Outcomes of the Intensive Animal Husbandry Code are to ensure establishment of sustainable animal husbandry uses that:
 - Avoids or mitigates any potential adverse effects on the amenity and character of the area or nearby sensitive uses;
 - Maintain the quality of ground and surface water resources;
 - Maintains air quality;
 - Maintains soil quality and productivity and avoids alienation of Good Quality Agricultural Land;
 - Are in accordance with the capacity of the road network.
- 3) The provisions of this code apply to impact assessable development which is a material change of use for the purposes of Intensive Animal Husbandry.

6.40 Specific Outcomes and Probable Solutions

Specific Outcomes	Probable Solutions
SO1 Buildings, pens, other structures and waste treatment and disposal areas are to be located, constructed and managed such that the maximum number of animals intended to be kept on the land can be accommodated without creating significant adverse environmental and amenity impacts ¹⁵³ .	PS1 All proposals for new or expanding Intensive Animal Husbandry is to conform to the minimum separation distances and minimum site areas as nominated in Table 1. Explanatory Note: • Council recommends proponents of intensive Animal Husbandry uses: 1. Refer to the following publications in the design stage of any proposal: - <i>Reference Manual for the Establishment and Operation of Beef Cattle Feedlots in Queensland</i>; and - <i>Environmental Code of Practice for Queensland Piggeries</i>. 2. Consult with the Department of Primary Industries and Fisheries prior to the lodgement of any application.

¹⁵³ To achieve this specific outcome, in circumstances where development does not conform to the minimum separation distance and minimum site areas nominated in Table 1, Council may approve of such development where it is located outside any constraint area as identified through a decision support system such as AGWISE.

SO2 The topography of the site must be appropriate for the intended development, having regard to the potential for erosion and visual impact.	PS2.1 No Probable Solution is prescribed. PS2.2 Natural topography, existing vegetation and vegetated buffers in accordance with Section 3 of the State Government's <i>Planning Guidelines: Separating Agricultural and Residential Land Uses</i> are used to screen the development from nearby residences, community uses and from any public road.
SO3 The quality of ground or surface water is not adversely affected by the development by ensuring that the Intensive Animal Husbandry is of a scale and operated in a manner to 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 down slope.	PS3.1 Intensive Animal Husbandry is not located within the floodplain as identified on Overlay Map OM1C or areas with vulnerable groundwater resources as shown on Map PSPM1.
SO4 The siting of infrastructure associated with Intensive Animal Husbandry does not result in an alienation of Good Quality Agricultural Land.	PS4 Infrastructure associated with Intensive Animal Husbandry is not located on Good Quality Agricultural Land (Class A & B) as shown on the overlay maps.
SO5 Adequate water supply is available to the proposed use.	PS5 Evidence is provided that an approved water allocation exists from the Department of Natural Resources and Mines.
SO6 Traffic generated by Intensive Animal Husbandry is not to cause adverse impacts on Council's road network or on the amenity of uses adjacent to the access route/s.	PS6 The development is accessed by a sealed road capable of accommodating the volumes of traffic generated by the activity¹⁵⁴.
SO7 Site rehabilitation, that prevents ongoing risk of adverse impacts on the environment or community amenity, occurs on permanent closure of the development¹⁵⁵.	PS7 No Probable Solution is prescribed.

¹⁵⁴ Contributions are paid to Council for the upgrading of roads external to the site in accordance with Planning Scheme Policy No 7.

¹⁵⁵ Council may require, as part of an information request, a Rehabilitation Plan that demonstrates compliance with SO7, and Council may seek third party advice from the Department of Primary Industries in relation to the Rehabilitation Plan.

Table 1 Separation Distances* and Site Areas for Intensive Animal Husbandry

Type of Intensive Animal Husbandry	Animal/Fowl Numbers	Town, Township, Rural Residential Charlton/Wellcamp Regional Industry & Major Community Facilities Zone (m)	Public Roads (m)	Other Boundaries of Land (m)	Dwelling not associated with Use (m)	Watercourses, Wells and Bores (m)	Minimum Site Area (Ha)
Piggery (Standard Pig Units)	Up to 500	2,000	200	50	800	100	20
	501 – 1,000	2,500	200	50	800	100	40
	1,001 – 5,000	3,500	200	50	1,000	200	160
	5,001 – 10,000	5,000	200	50	1,500	200	180
	>10,000	8,000	200	50	2,000	200	200
Poultry Farm	Up to 500	1,000	70	40	800	100	10
	501 – 1,000	2,000	80	40	800	100	10
	1,001 – 5,000	2,500	100	40	1,000	100	10
	5,001 – 10,000	4,000	120	40	1,000	100	10
	>10,000	5,000	140	40	2,000	100	10
Lot Feeding (Cattle: Standard Cattle Units)	Up to 500	2,000	200	100	700	100	40
	501 – 1,500	5,000	200	100	1,300	150	80
	1,501 – 5,000	6,000	200	130	1,500	200	100
	5,001 – 10,000	7,000	200	130	2,000	200	250
	>10,000	15,000	200	130	2,500	200	250
Sheep/Goats	Up to 500	1,000	150	100	800	100	40
	501 – 1,500	3,000	150	100	800	150	80
	1,501 – 10,000	4,000	200	130	1,000	200	100
	>10,000	7,000	200	130	2,000	200	250

* For the purposes of this table, separation distances are to be measured from the buildings, pens, manure storage areas and effluent treatment and disposal areas.

Division 11 - Kennels and Catteries

6.41 Kennels and Catteries Code

The provisions in sections 6.42 – 6.44 of this division comprise the Kennels and Catteries.

6.42 Compliance with the Kennels and Catteries Code

An application for development that achieves the Specific Outcomes in section 6.44 complies with the Kennels and Catteries Code.

6.43 Overall Outcomes for the Kennels and Catteries Code

- 1) The Overall Outcomes are the purpose of the Kennels and Catteries Code.
- 2) The Overall Outcomes of the Kennels and Catteries Code are to ensure that these activities:
 - Avoid or mitigate any potential adverse effects on the amenity of surrounding land uses;
 - Contain impacts so as to avoid environmental harm or nuisance.
- 3) The provisions of this code apply to code or impact assessable development which is a material change of use for the purposes of a Kennel or Cattery.

6.44 Specific Outcomes and Probable Solutions

Specific Outcomes	Probable Solutions												
SO1 The development is on a site which: ▪ has a suitable shape, slope and area to provide for adequate setbacks of buildings, pens and waste disposal areas from: i) site boundaries; ii) any dwelling; iii) watercourses, wetlands, wells or bores; iv) significantly trafficked roads; and v) sensitive uses on adjoining land. ▪ is sufficiently elevated to facilitate ventilation and drainage; ▪ has adequate vehicle access; ▪ is not subject to flooding; and ▪ is supplied with a reliable, good quality water supply; ▪ adequate onsite carparking.	PS1.1 The site has an area of not less than 2ha PS1.2 The site area complies with the following separation distances: <table> <tr> <td>Road Frontage</td><td>50m</td></tr> <tr> <td>Watercourses, wetlands, wells & bores</td><td>50m</td></tr> <tr> <td>Side or rear boundary</td><td>40m</td></tr> <tr> <td>Any dwelling on surrounding land</td><td>100m</td></tr> <tr> <td>Another kennel on surrounding land</td><td>500m</td></tr> <tr> <td>Caretaker's Residence</td><td>15m.</td></tr> </table> PS1.3 The site area: ▪ has slopes less than 10%; ▪ is not subject to flooding; ▪ has sealed road access; and ▪ is provided with a reliable potable water supply and has a capacity to store a minimum of 2 days supply; ▪ can accommodate onsite car parking in accordance with Schedule 2¹⁵⁶.	Road Frontage	50m	Watercourses, wetlands, wells & bores	50m	Side or rear boundary	40m	Any dwelling on surrounding land	100m	Another kennel on surrounding land	500m	Caretaker's Residence	15m.
Road Frontage	50m												
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Any dwelling on surrounding land	100m												
Another kennel on surrounding land	500m												
Caretaker's Residence	15m.												

¹⁵⁶ Amended 23/01/09 – Amendment No.1

SO2 The development must be sited, constructed and managed such that: ▪ animals are securely housed; ▪ the generation of any noise does not cause a nuisance to adjoining properties or other noise sensitive areas¹⁵⁷; ▪ any emissions of odours, dust or air pollutants do not cause a nuisance beyond the site boundaries¹⁵⁸; ▪ there is no significant adverse impact on the quality of any surface water or ground water resource; and ▪ the ecological and hydraulic processes of any waterway is not adversely affected, ▪ off-site release of contaminants does not occur¹⁵⁸.	PS2.1 Fencing of premises to a minimum height of 1.8m designed to prevent escape of animals by climbing, jumping or digging. PS2.2 Premises are to be constructed with impervious reinforced concrete floors, gravity drained to the effluent collection/treatment point. PS2.3 Exterior walls of premises are constructed of sound absorbent material being clay, concrete, masonry or solid concrete. PS2.4 Premises are landscaped in accordance with Schedule 3¹⁵⁹ – Landscaping. PS2.5 Animals are kept in enclosures at all times and between 6.00pm and 7.00am inside buildings. PS2.6 The development achieves waste water discharges with environmental values which do not exceed the water quality guideline levels of Section 3 of the <i>Australian Water Quality (ANZECC) 2000 Guidelines for Fresh and Marine Waters</i>.
SO3 Animals are supervised at all times while on the premises.	PS3 A Caretaker's Residence, occupied by the owner/manager, is provided on the same site within at least 100m of the Kennel or Cattery complex.

¹⁵⁷ To achieve this specific outcome, Council may require as part of an information request, the preparation of an acoustic report (prepared in accordance with Planning Scheme Policy No 1) which addresses anticipated noise impacts associated with a proposal.

¹⁵⁸ In addition to the requirements contained in this code, issues in relation to air and noise are addressed in relevant State Legislation (Environmental Protection Policies 1997.

¹⁵⁹ Amended 23/01/09 – Amendment No.1

Division 12 Multiple Dwelling and Motel

6.45 Multiple Dwelling and Motel Code

The provisions in sections 6.46 - 6.48 of this division comprise the Multiple Dwelling and Motel Code.

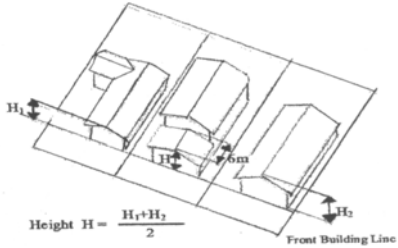
6.46 Compliance with the Multiple Dwelling and Motel Code

An application for development that achieves the Specific Outcomes in section 6.48 complies with the Multiple Dwelling and Motel Code.

6.47 Overall Outcomes for the Multiple Dwelling and Motel Code

- 1) The Overall Outcomes are the purpose of the Multiple Dwelling and Motel Code.
- 2) The Overall Outcomes of the Multiple Dwelling and Motel Code are to ensure that:
 - Development is compatible in scale and design with adjoining residential development and the character of the area.
 - The safety and efficiency of the road network is not adversely affected.
 - The development provides a pleasant environment, with reasonable levels of privacy, sunlight, ventilation, private open space and access for occupants and their vehicles.
- 3) The provisions of this code apply to impact assessable development which is a material change of use for the purpose of Multiple Dwellings or Motels.

6.48 Specific Outcomes and Probable Solutions

Specific Outcomes	Probable Solutions
SO1 The design of the building is attractive and visually compatible with the character of the local area by ensuring that: ▪ roof form is the same or similar to the dominant roof pitch in the locality; ▪ building design, detailing and materials visible from public areas are not in strong visual contrast with the character of other buildings in the locality; ▪ carports and garages are visually compatible with and subordinate to the building design and adjacent premises in terms of height, roof form, detailing, materials and colours.	PS1.1 Buildings adjacent to a public road are oriented to the road frontage. PS1.2 Buildings have a maximum unarticulated length of 15m to the road frontage, punctuated by bay windows, balconies, verandahs or wall offsets for articulation. PS1.3 The building design incorporates a stepback (refer diagram below) of at least 6m (parallel to the road frontage) such that the height of any new building reflects the height of adjacent buildings within the 6m stepback and the maximum height (8.5 m) is achieved only behind the stepback. 

SO2 The location of buildings provides for adequate privacy, sunlight, ventilation and private open space.	PS2.1 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 dwelling to another window or openings to the outside. OR PS2.2 All habitable rooms open directly onto an unobstructed breezeway (including no doorways) that is a minimum of 900mm wide and openable at both ends with a minimum 1.5m² opening. PS2.3 Building design maximises winter sunlight from the east and north and minimises summer sun from the west. PS2.4 The maximum site coverage is 60%. PS2.5 The land has a minimum area of 800m². PS2.6 The land has a minimum of 20m frontage to a road.
SO3 Building setbacks allow for: ▪ efficient use of the site; ▪ landscaping to be provided; ▪ residents acoustic and visual privacy; ▪ some visitor car parking easily identifiable; ▪ integration of the building into the streetscape.	PS3 Development incorporates the following setbacks: ▪ minimum clearance from a road frontage of 6m; ▪ minimum clearance from the rear boundary of 3m; ▪ minimum clearance from side boundaries of: i) 1.5m for a building not exceeding 4.5m in height; ii) 2m plus 0.5m for every additional 3m or part thereof over 4.5m for buildings of a height in excess of 4.5m
SO4 Development has minimal impact on neighbouring residential amenity.	PS4.1 Each unit (in a multiple dwelling) 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. PS4.2 In a multiple dwelling clothes drying areas are screened from the road.

SO5 Open space provided on the site must meet user requirements for privacy, access, outdoor activities, landscaping, clothes drying and storage needs, and to take advantage of outlook, natural features and sunlight and breezes.	PS5.1 A minimum of 15% of the area of the site is utilised for landscaping and open space with native species used in landscaping (as listed in Schedule 3¹⁶⁰). PS5.2 In addition to the area in PS5.1, for each ground level unit, a private open space area of at least 30m² able to contain a circle with a diameter of at least 2.5m. PS5.3 Private open space for a unit above ground storey is provided in the form of a balcony or balconies having a minimum area of 8m² and a minimum dimension of 2 metres with direct access from a main living room of the unit. PS5.4 The landscaped open space area is kept clear of all obstacles such as clothes hoists, driveways, parking spaces and receptacles. PS5.5 On site open space has north or north-eastern exposure where possible.
SO6 Fences and walls must be designed, erected and finished to: ▪ effectively define and screen private open space and service areas, such as garbage collection and clothes drying areas; ▪ provide an adequate screen to living and open space areas on adjoining sites; ▪ enable some outlook from buildings to the street for safety and surveillance; ▪ assist in highlighting entrances; ▪ assist in noise attenuation where necessary; ▪ use materials which are compatible with proposed housing and with attractive visible examples of fences and walls in the streetscape (to offer a sense of community); and ▪ be compatible with facilities in the street frontage area, such as mail boxes and garbage collection areas; ▪ use similar or compatible materials to that used in the locality.	PS6.1 ▪ Front fences and walls are no more than 1.2 metres high if solid, or up to 1.5m high if the fence has openings which make it not less than 50% transparent; or ▪ The provision of solid front fence and walls up to 1.8m high, with length limited to 75% of the frontage, where the main private open space is in front of the unit or where the site fronts a trunk collector road, or higher, in the road hierarchy provided that: i) surveillance of the street is maintained from the building; and ii) fences do not exceed 15m in length without some articulation or detailing to provide visual interest. PS6.2 1.8m m high screen fences are provided along the side (from the front line of the building) and rear boundaries.
SO7 Site planning and building design maximise casual surveillance and residents security including the provision of lighting to all pedestrian paths between public and shared areas, parking areas and building entries.	PS7 Buildings that are adjacent to public streets or public space have at least one habitable rooms' window with an outlook to that area.

¹⁶⁰ Amended 23/01/09 – Amendment No.1

SO8 Habitable spaces do not directly overlook dwellings or habitable rooms on the same site or on adjacent land.	PS8.1 Where habitable room windows directly face habitable room windows in an adjacent unit within 2m at ground level or 9 m at levels above ground floor, privacy is protected by: ▪ sill heights a minimum of 1.5 m above floor level; or ▪ fixed opaque glazing in any part of the window below 1.5 m above floor level; or ▪ fixed internal screens; or ▪ if at ground floor level, fencing to a minimum of 1.5m above ground floor level. PS8.2 Where screening of decks and balconies is required, it is of solid translucent screens, or perforated panels or trellis that are permanent and durable and have a maximum of 25% openings.
SO9 Site design for multiple dwellings and motels incorporates landscaping and screening in a manner that: ▪ maintains the visual amenity and character of the surrounding areas; ▪ does not decrease the safety or security of pedestrians; ▪ assists microclimate management to conserve energy; ▪ is established to conserve water usage; ▪ promotes legibility by defining entrances and pathways; ▪ incorporates the retention of significant existing vegetation where possible.	PS9.1 Landscaping uses appropriate native species as set out in Schedule 3¹⁶¹ in areas with a minimum width of 1.0m. PS9.2 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. PS9.3 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.

¹⁶¹ Amended 23/01/09 – Amendment No.1

Division 13 Private Forestry**6.49 Private Forestry Code**

The provisions in sections 6.50 - 6.52 of this division comprise the Private Forestry Code.

6.50 Compliance with the Private Forestry Code

An application for development that achieves the Specific Outcomes in section 6.52 complies with the Private Forestry Code.

6.51 Overall Outcomes for the Private Forestry Code

- 1) The Overall Outcomes are the purpose of the Private Forestry Code.
- 2) The Overall Outcomes for the Private Forestry Code are to ensure that forestry is developed in a sustainable manner, having regard to maintenance of the amenity and the protection of ecological values of the area.
- 3) 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 Private Forestry.

6.52 Specific Outcomes and Probable Solutions

Specific Outcomes	Probable Solutions
SO1 Private Forestry is established, maintained, and harvested in a manner that protects the amenity of the locality.	PS1.1 Private Forestry is conducted using the following minimum separation distances: ▪ 10m from boundaries; ▪ 20m from public roads/rail; ▪ H*2 from power lines¹⁶². PS1.2 Use of equipment and machinery associated with private forestry is restricted to: ▪ Monday to Saturday – 7am to 7pm; ▪ Sunday and Public Holidays – 8am to 7pm. PS1.3 Heavy vehicle movements associated with the use do not exceed two (2) return trips per day.

Explanatory Note:

- Council may refer applications for Private Forestry to the Department of Primary Industries for advice when determining such proposals.

¹⁶² H*2 = the maximum height of the tree before harvesting times 2 (from the *Harvesting Industry Code of Practice* – DETIR, 2000).

SO2 Private Forestry is established, maintained, and harvested in a manner that maintains the environmental integrity, catchment values and the ecological values of the site.	PS2.1 Private Forestry does not involve the clearing of remnant vegetation identified on Map OM1A. PS2.2 Endemic species to the State of Queensland are used. OR PS2.3 Where genetically manipulated or non-endemic species are used within Private 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 with a planting of native farm forest), and ▪ no self-propagated species will remain outside the plantation area. AND PS2.4 Private Forestry using non-endemic or genetically manipulated species are not established within 20 metres of remnant native vegetation identified on Map OM1A.
SO3 Private Forestry registration is displayed to the public, which shows the management intent of an area of private forestry.	PS3 No Probable Solution is prescribed.

Division 14 Stables**6.53 Stables Code**

The provisions in sections 6.54 –6.56 of this division comprise the Stables Code.

6.54 Compliance with the Stables Code

An application for development that achieves the Specific Outcomes in section 6.56 complies with the Stables Code.

6.55 Overall Outcomes for the Stables Code

- 1) The Overall Outcome is the purpose of the Stables Code.
- 2) The Overall Outcome of the Stables Code is to ensure that this activity avoids or mitigates any potential adverse effects on the amenity of surrounding land uses and does not cause environmental harm or nuisance.
- 3) The provisions of this code apply to self-assessable, code assessable and impact assessable development which is a material change of use for the purpose of Stables.

6.56 Specific Outcomes and Acceptable Solutions

Specific Outcomes	Acceptable Solutions
SO1 Stables and associated drainage and waste disposal systems must not have any adverse impact on the residents of the subject site or adjoining sites in terms of noise, flies, vermin or smell.	AS1.1 The site area is at least 2ha. AS1.2 Stables and associated structures (eg. roundyards) are setback a minimum of: ▪ 50m from any existing or approved house on adjoining properties; ▪ 15m from any house on the same site; ▪ 15m from any boundary of the site.
SO2 Stables must achieve a high standard of visual amenity that is acceptable having regard to the character of the area and the safety and efficiency of the road is not adversely affected.	AS2.1 Where the Stables adjoin land in any zone (except the Rural Zone) a minimum 1.8m high screen fence and a minimum 3m wide landscaped buffer strip is provided along the common boundary. AND AS2.2 Premises are otherwise landscaped using native species (as listed in Schedule 3 ¹⁶³). AS2.3 Stable has the same entry and exit point as the primary property access.

¹⁶³ Amended 23/01/09 – Amendment No.1

Division 15 Reconfiguring a Lot**6.57 Reconfiguring a Lot Code**

The provisions in sections 6.58 - 6.60 of this division comprise the Reconfiguring a Lot Code.

6.58 Compliance with the Reconfiguring a Lot Code

An application for development that achieves the Specific Outcomes in section 6.60 complies with the Reconfiguring a Lot Code.

6.59 Overall Outcomes for the Reconfiguring a Lot Code

- 1) The Overall Outcomes are the purpose of the Reconfiguring a Lot Code.
- 2) The Overall Outcome of the Reconfiguring a Lot Code is to ensure:
 - Allotment design and size is suited for its intended use;
 - Areas of environmental significance are protected or avoided;
 - A range of allotment sizes are available to meet the needs of the community;
 - Infrastructure and services are supplied in an efficient manner;
 - Sustainable on-site sewerage disposal and on site water supply in areas where reticulated services are not available;
 - Maintenance of the productive capacity of Good Quality Agricultural Land and other rural land;
 - Reconfiguration of land in the Rural zone minimises the potential for land use conflict on Good Quality Agricultural Land and provide for appropriate buffers and separation distances, consistent with guidelines supporting State Planning Policy 1/92;
 - Urban design outcomes promote energy efficiency;
 - Urban design promotes walking, cycling and public transport as alternatives to the private car as well as protect the safety and efficiency of the road network.
- 3) The provisions of this code will be used in assessing a proposal to reconfigure a lot which is code or impact assessable in any zone

6.60 Specific Outcomes and Probable Solutions**PART A PROVISIONS APPLICABLE TO RECONFIGURATION OF LOTS IN ALL ZONES**

Lot Area and Design	
Specific Outcomes	Probable Solutions
SO1 Lots must have an appropriate area and dimensions for the siting and construction of buildings and the provision of on-site recreation space, landscaping, vehicle access and parking, such that they: ▪ respond to site characteristics and potential hazards, including soil erosion, slope of the land, bushfire risk and flood liability; ▪ protect valuable features such as vegetation and habitat, creeks, important landscape features and views, and features of cultural importance; ▪ have adequate area for on-site disposal of effluent; and ▪ are consistent with the intended character of the local area, as expressed through the stated intentions for each of the zones, with the exceptions of commercial developments and community purposes where the requirements of the specified use are catered for on a smaller lot.	PS1.1 The minimum lot size, frontage width and building envelope dimensions are consistent with the provisions of Table 1. OR PS1.2 Lots have a smaller area than indicated in the table where the reconfiguration will result in the same or lesser number of lots and will result in an improvement to the utility or accessibility of the lots. OR

	PS1.3 Where development is proposed in bushfire prone areas of the Shire as shown on Map CM1 (included in the House Code) the location and layout of new lots minimise risk from bushfire through the following measures: - the road layout provides for through roads and avoids cul-de-sacs and dead end roads; - building envelopes are sited in cleared areas, away from the tops of ridges, and not on north to west facing vegetated slopes; and - the use of firebreaks. PS1.4 Provision is made for every road corner which abuts an allotment to be truncated with a standard 6 x 6 truncation. PS1.5 The depth of any allotment is not to exceed four times its frontage to a road. PS1.6 The frontage of an allotment along a road is not to exceed the depth of the allotment.
SO2 The proposed size and layout of lots must respond appropriately to the physical characteristics of the land and minimise risk to life and property as a result of any potential natural hazards such as flooding and landslip.	(in partial fulfilment of SO2) PS2.1 No new lots are created in areas subject to inundation in a Q100 rainfall event. PS2.2 No Probable Solution is prescribed regarding landslip¹⁶⁴.
SO3 The location and layout of new lots does not fragment areas of ecological or scenic value (including Remnant Vegetation as identified in the Overlays), provides for buffers that adequately protect such areas from fringe deterioration and other impacts and maximises connectivity between such areas.	PS3 No Probable Solution is prescribed.
Movement Network	
Specific Outcomes	Probable Solutions
SO4 Hatchet shaped allotments have a suitable driveway surface to prevent the emission of dust.	PS4 In all zones except the Rural zone, hatchet shaped allotments are to be provided with a sealed driveway with a minimum width of 3.0m from the front property boundary to the end of the access handle.

¹⁶⁴ A report by a suitably qualified engineer may be required to demonstrate compliance with this probable solution.

SO5 High levels of internal accessibility and external connections for pedestrians and cyclists and local vehicles must be provided by: ▪ minimising necessary travel distances (eg. Community services, commercial facilities or places of employment); ▪ minimising through traffic on residential streets; ▪ minimising the use of State-Controlled Roads for local trips through the integration of efficient internal networks and rationalisation and improvement of existing connections to the highway; ▪ restraining vehicle speed on local streets; ▪ creating a legible street pattern; and ▪ connecting to and extending an orderly network of sealed roads in the locality.	PS5 No Probable Solution is prescribed¹⁶⁵.
SO6 Access to public transport is facilitated through design.	PS6 Where in the Town or Rural Residential zones or the Rural and Rural Residential Investigation Areas of the Rural zone, new lots are all within a 400m radial distance of an existing bus route or a through road designed to accommodate buses.
Electricity and Telecommunications	
Specific Outcomes	Probable Solutions
SO7 Electricity and telephone services must be provided in a timely, cost-effective, and efficient manner.	PS7 Except in the Rural Zone all new lots must be connected to an underground electricity supply and telephone service.

PART B PROVISIONS APPLICABLE TO RECONFIGURATION OF LOTS IN THE RURAL ZONE

Specific Outcomes	Probable Solutions
SO8 Lots must be of an appropriate size and configuration to sustain the utility and productive capacity of the land for rural purposes, and to reduce potential for impacts on the natural environment by facilitating opportunities for the implementation of improved land management practices and through provision of safe and adequate water supply and sewage disposal.	PS8 The minimum lot size is 80ha in the Rural Zone. Explanatory Note: • Council will seek third party advice from the Department of Natural Resources and Mines on issues surrounding soil conservation plans.
SO9 Lot boundaries relate to natural features such as ridges or other catchment boundaries, drainage lines or flood flows, or remnant stands of vegetation	PS9 No Probable Solution is prescribed.
SO10 A proposed lot is smaller than 80ha, and the reconfiguration 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.	PS10 No Probable Solution is prescribed.
SO11 Reconfiguration will seek to minimise the potential for land use conflict on Good Quality Agricultural Land and provide for appropriate buffers and separation distances.	PS11 (in partial fulfilment of SO11) Where reconfiguration of land in the Rural zone has the potential to create land use conflict on Good Quality Agricultural Land, buffers consistent with the guidelines supporting State Planning Policy 1/92 are provided (within the development site).

¹⁶⁵ Where a reconfiguration proposal involves 10 or more lots an overall site analysis and structure plan should demonstrate compliance with this probable solution.

Table 1 Minimum Lot Sizes and Dimensions

Zone/Precinct	Minimum Lot Size **	Maximum Lot Size	Minimum Frontage (other than at cul de sac ends)	Minimum Building Envelope Area (being above the Q50 flood level and <10% slope)
Rural	80ha	N/A	300m	N/A
Rural Residential	4000m ² (1000m ² where in the Urban Investigation Area and complying with element (xii) of the Rural Residential Zone Code)*	N/A	50m	1000m ²
Town – Residential Precinct	700m ² (corner allotment 800m ²)	1200m ²	18m	15m x 15m
Rural Residential Precinct	4000m ²	N/A	50m	1000m ²
Commercial Precinct	200m ²	N/A	6m	N/A
Industrial Precinct	4000m ²	N/A	6m	N/A
Open Space/Recreation Precinct	1000m ²	N/A	20m	N/A
Community Precinct	N/A	N/A	N/A	N/A
Township	900m ² with an average of 1000m ² (where reticulated sewerage is available – 1500m ² otherwise)	1100m ²	25m	17m x 17m
Industry	4000m ²	N/A	50m	N/A
Charlton/Wellcamp Regional Industry	Refer to Element (iii) of the Charlton/Wellcamp Regional Industry Zone Code.			
Major Community Facilities	N/A	N/A	N/A	N/A

* subject to impact assessment.

** unless involving a realignment of boundaries (Refer to SO10 of Part B of this Code).

Division 16 Filling and Excavation

6.61 Filling and Excavation Code

The provisions in sections 6.62 - 6.64 of this division comprise the Filling and Excavation Code.

6.62 Compliance with the Filling and Excavation Code

An application for development that achieves the Specific Outcomes in section 6.64 complies with the Filling and Excavation Code.

6.63 Overall Outcomes for the Filling and Excavation Code

- 1) The Overall Outcomes are the purpose of the Filling and Excavation Code.
- 2) The Overall Outcomes for the Filling and Excavation Code are to ensure that Filling and Excavation is carried out in a manner that:
 - does not adversely affect the amenity and visual character of the area;
 - protects the surface water quality;
 - does not adversely impact on flooding of upstream, downstream and adjoining land or infrastructure; and
 - reduces the risk of damage or nuisance to nearby land and infrastructure is reduced.
- 3) The provisions of this code apply to development that is identified as self-assessable or assessable development in an assessment table (other Development).

6.64 Specific Outcomes and Acceptable Solutions

Specific Outcomes	Acceptable Solutions
SO1 Filling and Excavation does not impact adversely on visual amenity or cause any instability of nearby land.	AS1.1 The extent of filling or excavation does not exceed 40% of the site area or 500m² whichever is the lesser. AS1.2 Excavating and filling is no greater than 1m in height or depth. AS1.3 Retaining walls and other structures used for the supporting of fill and excavated areas do not exceed 1m in height. AS1.4 Filling and excavation does not occur within 2 m of the site boundary. AS1.5 Soil to be used for filling is not stockpiled in locations that can be viewed from adjoining properties and from a road frontage for a period exceeding 1 month.

SO2 Filling and Excavation does not adversely affect the environmental values of receiving waterways¹⁶⁶.	AS2.1 For filling, only clean, uncontaminated fill is used. AS2.2 The site is not on the Contaminated Land Register (as maintained by the Environmental Protection Agency). AS2.3 Any filling or excavation occurs more than 25m from any waterway or wetland.
SO3 Filling and Excavation does not result in any adverse impact on drainage or flood flows either upstream or downstream of the site.	AS3.1 Filling and Excavation does not cause ponding on the site or on nearby land. AS3.2 Filling and Excavation does not occur within any overland flow path and does not adversely impact on soil conservation plans prepared by the Department of Natural Resources and Mines.

¹⁶⁶ For assessable development, Council may require as part of an information request, the investigation of and recommendations on the full range of practices, procedures and devices contained in the Institute of Engineers Australia – Qld (1996) “Soil Erosion and Sediment Control” used to prevent or minimise erosion and sedimentation.

Division 17 Signage**6.65 Signage Code**

The provisions in sections 6.66 - 6.68 of this division comprise the Signage Code.

6.66 Compliance with the Signage Code

An application for development that achieves the Specific Outcomes in section 6.68 complies with the Signage Code.

6.67 Overall Outcomes for the Signage Code

- 1) The Overall Outcomes are the purpose of the Signage Code.
- 2) The Overall Outcomes of the Signage Code are to:
 - Enhance or maintain the visual quality of the Shire and the amenity of residential and rural land;
 - Facilitate the advertising of businesses, while minimising adverse impacts on safety and visual amenity.
- 3) The provisions of this code apply to development that is identified as self-assessable or assessable development in an assessment table (Other Development)¹⁶⁷.

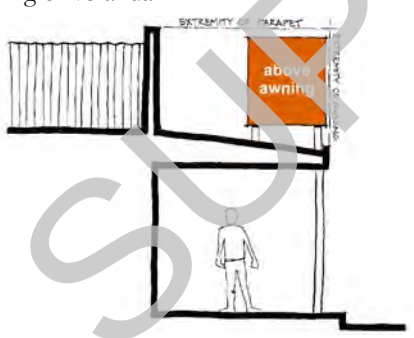
6.68 Specific Outcomes and Acceptable Solutions

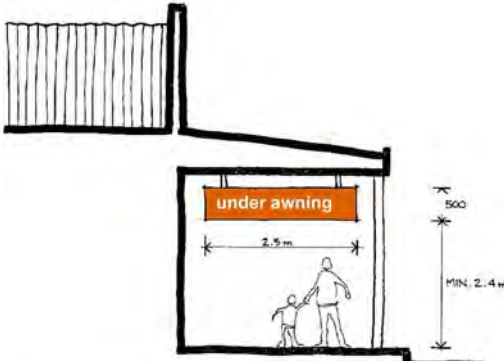
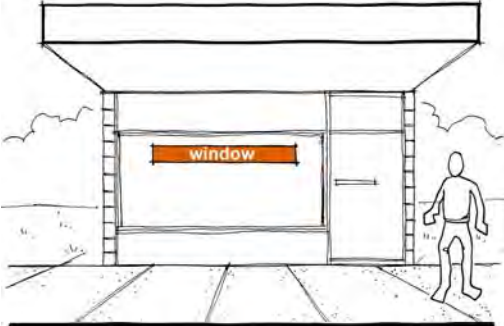
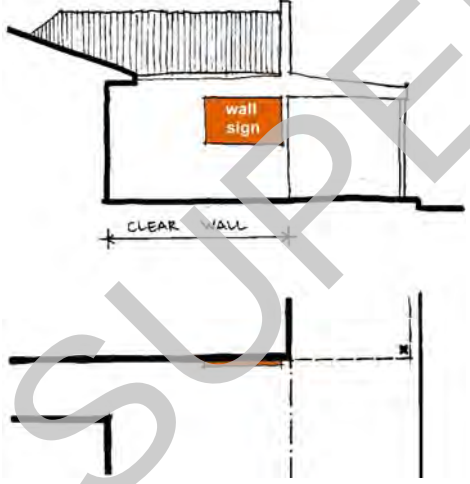
Specific Outcomes	Acceptable Solutions
SO1 Signage is securely constructed and maintained in a manner to ensure public safety.	AS1 No Probable Solution is prescribed ¹⁶⁸ .
SO2 Signage does not cause a traffic or safety hazard and shall not be located in a position: ▪ so as to present a physical danger to pedestrians; or ▪ that disrupts pedestrian movement along the footpath or from the road to the footpath.	AS2.1 Signs are not constructed or located such that the view of any traffic sign, vehicle drivers line of sight or street name is obscured, or that access to or from any door or fire escape is obstructed. AS2.2 Moving or variable message signs are not located: ▪ within 50m of land developed or intended for residential purposes; ▪ adjacent to any road which has a traffic speed of more than 60km/hr. AS2.3 Signs shall be securely fastened to prevent accidental damage or injury. AS2.4 Signs, including temporary signs, are located to achieve minimum clearances from electrical conductors and the Worker Safety Exclusion Zone specified in the Electrical Safety Act 2002 for an unsupervised non-industry worker.
SO3 Signage is designed and constructed to avoid clutter and to be compatible with, or enhance the existing streetscape in the Commercial Precinct of the Town Zone and not adversely impact on visual amenity in other areas.	AS3 Signage complies with the detailed design provisions set out in Table 1.

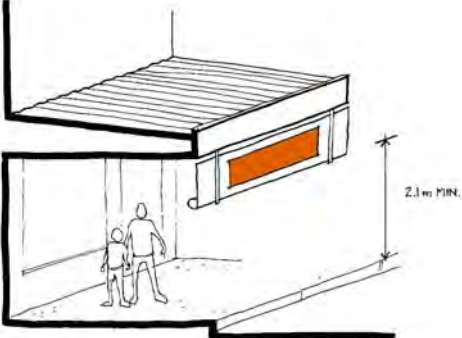
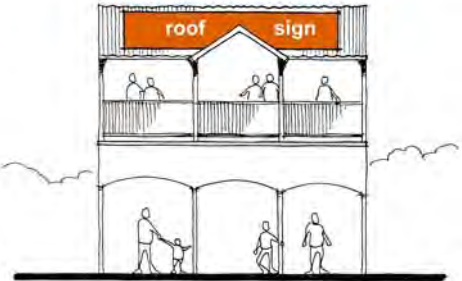
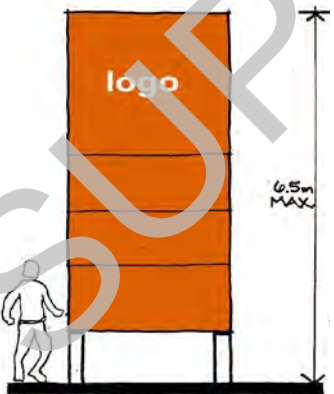
¹⁶⁷ Signs located within the State Controlled Road Reserve require the approval of the Department of Main Roads. For signs located along State Controlled Roads (on private property), they must comply with the Department of Main Roads "Guide to the Management of Roadside Advertising".

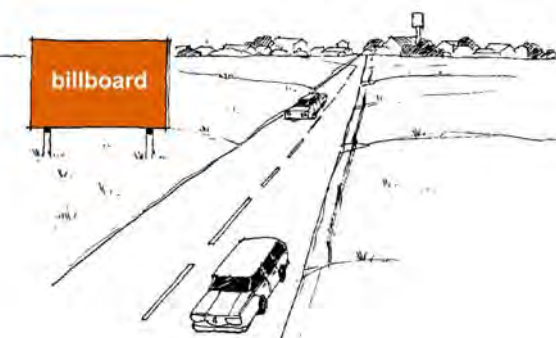
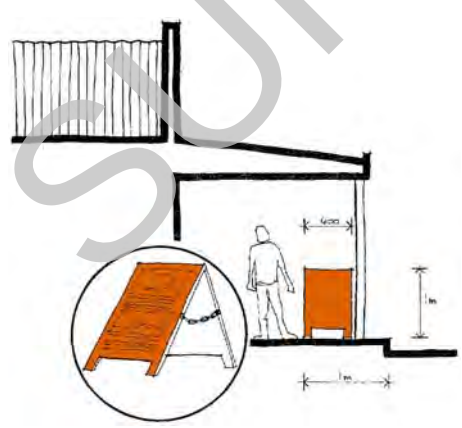
¹⁶⁸ It should be noted that a building permit is required for signs exceeding 2 metres in height above ground level for freestanding signs or 1.5 m where attached to a building.

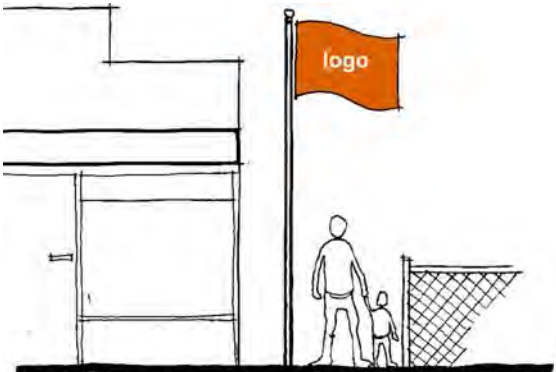
Table 1 Advertising Signs

BUILDING SIGNS	
Permanent signs which are attached to buildings and form an integral part of the structure of a building be they painted or affixed.	
Type of Signage	Detailed Design Provisions
Parapet Sign – a sign painted or affixed flat to the parapet of a building above the awning. 	- must be a business sign; - the area of the sign is not to exceed 50% of the available parapet area; - the sign shall be located on commercial/industrial premises only; - the sign shall not extend above the parapet height.
Fascia Sign – Awning Balustrade – a sign painted or affixed to the fascia of an awning or verandah balustrade. 	- must be a business sign; - must be wholly contained within the outline of an awning or verandah balustrade; - the area of the sign is not to exceed 50% of the available awning or verandah balustrade; - the sign shall be located on commercial/industrial premises only; - the sign shall be placed only on the street frontage.
Above Awning Sign – a sign mounted above an awning or verandah. 	- must be a business sign; - the sign shall not exceed 50% of the area contained within the outer extent of the awning and the principal parapet line; - the sign should be generally at right angles to the facade; - the sign shall be located on commercial/industrial premises only; - one sign per premises.

Type of Signage	Detailed Design Provisions
Under Awning Sign – a sign suspended under an awning, veranda or roof. 	▪ must be a business sign ▪ the sign shall be at right angles to the building frontage; ▪ the length of the sign shall not exceed 75% of the width of the awning, roof or verandah to which it is affixed, with a maximum of 2.5m in length and 0.5m in height; ▪ there shall be a minimum clearance of 2.4m between the lowest part of the sign and the footpath; ▪ the sign should be located in a central position along the road frontage of the premises; ▪ one awning sign only is permitted per premises; ▪ the sign shall be located on commercial/industrial premises only.
Window Sign – a sign painted or affixed flat to the window of a facade of a building. 	▪ must be a Business Sign; ▪ the area of the sign is not to exceed 10% of the available window area; ▪ the sign shall be located on a commercial/industrial premises only.
Wall Sign – a sign painted on or affixed flat to a wall. 	▪ must be a Business Sign; ▪ the sign shall be no greater than 50% of the height of the wall; ▪ the sign shall be no greater than 50% of the clear wall length; ▪ consent of the adjoining owner to which the wall sign applies is required; ▪ the sign shall be located on commercial/industrial premises only.

Type of Signage	Detailed Design Provisions
Blind Sign – a sign painted on or affixed to a solid or flexible material suspended from the edge of an awning, verandah, or wall, where such material is intended to provide sun shading. 	▪ must be a Business Sign; ▪ there shall be a minimum clearance of 2.1m between the lowest part of the sign and the footpath where the sign may conflict with principal pedestrian movement; ▪ the area of the sign is not to exceed 50% of the available blind area; ▪ the sign shall be located on commercial/industrial premises only.
Roof Sign – a sign painted on a roof. 	▪ must be a Business Sign; ▪ the area of the sign is not to exceed 50% of the available roof area; ▪ there shall be no more than two roof signs per building; ▪ the sign shall state only the name of the premises.
STRUCTURE SIGNS	
Permanent signs which are generally freestanding or require specific supports to secure the sign.	
Type of Signage	Detailed Design Provisions
Pylon Sign – a freestanding sign which is positioned or mounted on one or more vertical supports. 	▪ must be a Business Sign; ▪ the sign must be located between the building and the road frontage; ▪ the sign must be fully contained within the land (and airspace) of the property; ▪ the sign shall not exceed 6.5m in height or exceed the height of the building, whichever is greater; ▪ where located on a secondary frontage adjacent, or opposite, existing or proposed residential development, has a maximum height of not more than 3m above ground level; ▪ one pylon sign per road frontage; ▪ the sign shall be located on commercial/industrial premises only; ▪ the sign should be integrated with the appearance of the building and with the overall streetscape.

Type of Signage	Detailed Design Provisions
Projecting Sign – a sign projecting from a building parapet, roof, wall or facade. 	- must be a Business Sign; - the sign shall not project above the roof line of the building; - there shall be a minimum clearance of 2.4m between the lowest part of the sign and the footpath; - shall not project more than 1.5 m from the building or structure supporting the sign; - one sign only is permitted per road frontage; - the sign shall be located on commercial/industrial premises only; - the sign should be integrated with the appearance of the building.
Billboard Sign – a freestanding sign where the width is generally greater than the height and it is mounted on one or more vertical supports. 	- can be an Advertising Sign or a Business Sign; - the sign shall be located as follows: - within private property outside the road reserve; - not within 100m of any intersection; - not on property fronting the Warrego Highway from the Charlton Traffic Islands to Boundary Road - the site is located to prevent obscuring of views to other signs or existing or approved commercial/industrial sites as follows: 750m from an existing sign or the proposed location of any other approved sign facing the one direction of travel; and 100m from an existing or approved commercial or industrial premises; - have a maximum surface area of 5m² per side; - are not flashing or revolving but may be illuminated by exposed baffled lamps or fluorescent tubes; - advertisements referring to the same subject matter by the same advertiser are to be separated by a minimum distance of 10km in the one direction of travel.
TEMPORARY SIGNS	
Signs which are used for a short period of time and can be moved for storage and updating.	
Type of Signage	Detailed Design Provisions
Footpath Sign – a portable freestanding sign normally in an A or T configuration which is displayed on the footpath. 	- must be a Business Sign; - the sign shall not exceed 1m in height with a base width of 0.6m; - the sign shall be located within 1m of the kerb. - the sign shall not contain any merchandising or moving or rotating parts; - the sign shall be not be tied to any other structure; - one sign only is permitted per business; - the sign shall be located adjacent to commercial premises only; - the sign should be integrated with the appearance of the building; - the sign shall only be on display during trading hours.

Type of Signage	Detailed Design Provisions
Commercial Flag – a flag identifying a company logo or mark that is placed on a flag pole. 	- must be a Business Sign; - the Flag shall not be flown at a height greater than 6.5 m or exceed the height of the building, whichever is greater; - one flag only is permitted per premises; - the flag is not to be erected on road ways or public property; - the flag shall be located on commercial/industrial premises only.
EVENTS SIGNS	
Signs which are displayed for short periods of time to signify an event or significant period of time.	
Type of Signage	Detailed Design Provisions
Road Banner Sign – a temporary sign suspended across a road, generally promoting an event or special occasion. 	- the period of display for a road banner sign shall be as agreed with Council; - minimum height for a road banner sign shall be 5.7m; - an application for a road banner sign should be accompanied by drawings and a report from a qualified engineer certifying that the supports, cable and banner are suitable for the purpose; - note: Permission for the road banner sign will also be required from relevant agencies, including: - Local electricity supply authority; - Queensland Police Department; - Main Roads Department (if applicable).
Real Estate Sign – a temporary sign associated with a real estate dealing. 	- the sign area shall not exceed 0.6m²; - the sign shall be displayed only during the period for which the land or premises is for sale or is under contract or some other dealing; - the sign shall be displayed only on private property.

Type of Signage	Detailed Design Provisions
Temporary Event Sign – a temporary sign associated with a short-term event such as a fair, fete, festival or sporting event. 	- temporary event signs should be of a type that has been identified elsewhere in this policy. That sign type will determine dimensions, scale and locations; - the sign shall only be displayed for no more than 4 weeks prior to the event and 4 days after the event.
Temporary Bunting and Streamers – a temporary device consisting of a series of small flags suspended from a rope or cable and associated with a specific event or occasion. 	- the bunting shall be displayed for no more than 1 week prior to the event and 4 days after the event; - the bunting shall be securely constructed and mounted.

Type of Signage	Detailed Design Provisions
Retail Event Sign – a temporary sign associated with a retail sale or auction or other commercial sale. 	▪ must be a Business Sign; ▪ the sign area shall not exceed 2.4m²; ▪ the sign shall be displayed for no more than 4 days prior to the event and for the duration of the event; ▪ one retail event sign only is permitted per road frontage.
Private Event Sign – a temporary sign associated with a private event. 	▪ the sign area shall not exceed 0.6m²; ▪ the sign shall not be displayed for more than 4 days prior to the event and shall be removed the day after the event; ▪ the sign shall not be more than 2m in height; ▪ one private event sign only is permitted per premises.
Construction Site Sign – temporary signage or hoarding associated with construction activity. 	▪ construction signs should be of a type that has been identified elsewhere in this policy. That sign type will determine relevant dimensions, scale and locations; ▪ the period of display shall be for the construction period only.

PART 7 INFRASTRUCTURE¹⁶⁹

7.1 STANDARDS FOR PROVISION OF WATER SUPPLY AND FOR EFFLUENT TREATMENT AND DISPOSAL

7.1.1 Standard for Provisions of Water Supply

- a) New residential purposes are:
- i) connected to Council's reticulated water supply system (where such a system is available); and
 - ii) provided with a rainwater tank in accordance with the following table.

SCHEDULE OF RAINWATER TANK SIZES

Zone/Precinct	Min Tank Size (gallons)	Max Tank Size (gallons)	Plumbing Requirements (min)*
Rural Zone	45kl (9,900) or 10kl (2,200) with potable bore water supply	N/A	All internal fixtures (if rainwater is only source)
Rural Residential Zone	10kl (2,200)	45kl (9,900) max aboveground	Available for use
Town Zone:			
Residential Precinct	5kl (1,100)	25kl (5,500) max aboveground	Available for use
Rural Residential Precinct	10kl (2,200)	45kl (9,900) max aboveground	Available for use
Township Zone	10kl (2,200)	30kl (6,600) max aboveground	Available for use
Major Community Zone	N/A	N/A	N/A

* Permanent warning signs are to be placed near all rainwater outlets advising that the water therein is rainwater and may not be suitable for drinking. (see Australian Standard AS1319)

- b) Where non residential (assessable) development is not located in a water supply area, the development is provided with water supply to meet the needs of the development.

7.1.2 Standard for Effluent Treatment and Disposal

- a) New development is:
- i) connected to Council's reticulated sewerage scheme; or
 - ii) where not in a sewered area, an on-site effluent disposal system is provided in accordance with the secondary standards in Table A6 of the "On-Site Sewerage Code¹⁷⁰" and the allotment can accommodate an on-site effluent disposal system located in accordance with the standard Sewerage Law 2001 and AS1547-2000; and
 - iii) the proposed on-site effluent disposal system is located on land which:
 - has slopes less than 10% or the land is terraced to receive the full disposal area;
 - is situated above the Q10 flood level;
 - contains soils with permeability greater than .05m/day and less than 3.5m/day;
 - contains soils which do not include mainly sand, gravel or fractured rock;
 - is more than 0.6m above the seasonably high water table;
 - is more than 1.0m above bedrock.
 - iv) an area of up to 100% of the design area is available on the lot and reserved for water disposal application; and
 - v) complies with Section 33 of the Environmental Protection (Water) Policy;
 - vi) the effluent irrigation area is not separated from the effluent source by features such as gullies, creeks, dams, roads, driveways, etc.

¹⁶⁹ Amended 23/01/09 – Amendment No.1

¹⁷⁰ The "On-site Sewerage Code" is an external document to the scheme, a copy of which can be made available to view on request.

PART 8 PERFORMANCE INDICATORS¹⁷¹

There is no content in this chapter.

SUPERSEDED

¹⁷¹ Amended 23/01/09 – Amendment No.1

SCHEDULE 1 HERITAGE REGISTER¹⁷²

This schedule has no content.

SUPERSEDED

¹⁷² Amended 23/01/09 – Amendment No.1

SCHEDULE 2 STANDARDS FOR PROVISION AND CONSTRUCTION OF PARKING AREAS¹⁷³

Part 1 Driveways, turning areas, parking spaces and vehicle standing areas

Location, design and construction of driveways, turning areas, parking spaces and vehicle standing areas – Australian Standards AS 2890.1 – 1993, AS 2890.3 - 1993 and Australian Standards AS 2890.2 – 1989.

Part 2 Number of parking spaces and vehicle standing areas

- 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.
- Number and nature of spaces for defined uses and use classes – as stated in Table 1 below.
- For the purposes of calculation, fractions 0.5 or above, are rounded up to the next whole number, eg. if the proposed GFA is 350 m² and the standard is 1 space per 100m² GFA, then the calculated 3.5 spaces is rounded up to 4.

Table 1 Minimum Car Parking Requirements

Purpose	Minimum Parking Spaces
Caravan Park	1 space for each caravan, relocatable home, cabin or camping site for the occupants vehicle, plus 1 space for each 10 sites for visitors.
Caretaker's Residence	1 space (covered)
Commercial Premises	1 space per 25m ² at ground level and 1 space per 50m ² of floor area above ground level plus space for a service vehicle.
Community Purposes	
i) primary and secondary schools and tertiary and further education	1.1 spaces per employee and provision for loading and unloading of passengers.
ii) child care centre	1 space per 2 employees plus 1 space per 10 children and provision for loading and unloading of passengers.
iii) hospital	1 space per every four beds plus 1 space for every 2 employees.
iv) place of worship	1 space for every 10 seats or places.
Host Home Accommodation	1 car space per accommodation room separate to the owners car parking area.
Hotel	
i) if any motel component provided;	1 space per unit plus 1 space per 10 units for visitors plus 1 space for manager plus 1 space per 15m ² of restaurant area plus space for a service vehicle.
ii) remainder of building;	1 space per 15m ² of floor area.
iii) if drive in bottle shop provided.	Queuing for 6 vehicles in addition to the requirements above.
Indoor Entertainment	1 space per 20m ² of floor area.
Industry (all classes including Rural Industry)	2 spaces plus 1 space per 100m ² of floor area and one space per 200m ² of uncovered display area plus space for a service vehicle.
Motel	1 covered space per unit plus 1 space per 10 units for visitors plus 1 space for manager plus 1 space per 15m ² of restaurant area.
Multiple Dwelling	1 covered space per dwelling unit plus 1 visitor space for every 1.5 dwelling units.
Outdoor Entertainment	1 space per 20m ² of floor area for a clubhouse, plus 4 spaces per court, plus 10 spaces per 0.4ha of sports field, plus 30 parking spaces for a bowling green, plus 1 space for every 40m ² of public swimming pool area.
Service Station	1.5 spaces per pump plus 1 space per employee plus 4 spaces for every car servicing bay.
Vehicle Sales Premises	1 space per 150m ² of site area.
Warehouse	1 space for every 2 employees.
Transport Depot	As per Industry requirements.
Any other uses not specified in this table.	Sufficient spaces to accommodate the amount of vehicular traffic likely, in the opinion of Council, to be generated by the particular development.

¹⁷³ Amended 23/01/09 – Amendment No.1

Part 3 Design Requirements

- i) Motor vehicle parking and access areas are to be used and keep exclusively for that purpose.
- ii) Where a car parking area comprises more than 7 car parking spaces, one shade tree per 8 car parking spaces is to be provided within the car parking area. (Refer to Schedule 3¹⁷⁴ for details.)
- iii) No car parking area is to be located closer than 1m to any boundary of a site.
- iv) A car parking area is to be located upon the same allotment upon which the use or development is carried out.
- v) Delivery/service vehicle spaces are to be designed to permit all vehicles to enter and leave the site in a forward gear.
- vi) Car 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, industrial or community use.
- vii) Car parking areas used at night are illuminated at between 10 and 20 lux.
- viii) Driveways, turning areas, parking and vehicle standing areas are sealed or paved and line marked.

¹⁷⁴ Amended 23/01/09 – Amendment No.1

SCHEDULE 3 OTHER DEVELOPMENT STANDARDS¹⁷⁵

(a) LANDSCAPING

1.0 Purpose

- To maximise the efficient use of the available water supply;
- To ensure that landscaping is in keeping with the character of existing vegetation in the region; and
- To minimise possible impacts from weed infestation.

2.0 Species Selection Criteria

Plant species should be selected based on the following criteria:

- i) Species which have proven to be locally reliable, given conditions within their range of requirements.
- ii) Growth habit suitable for amenity planting - trees need to be trained before planting.
- iii) Hardy, including tolerance to average winds.
- iv) Reasonable life expectancy.
- v) Reasonable growth rate.
- vi) Species which do not require regular maintenance and which have the ability to recover from pruning and/or damage.
- vii) No species with a potential to become environmental weeds.
- viii) No species known to have large surface roots.
- ix) No species known to have brittle branches.
- x) No species with prickles, thorns or irritant hairs.
- xi) No species with messy flowers or fruits or hard, heavy pods.
- xii) No species known to produce any poisonous properties.
- xiii) No species known to produce problem suckers.

Appendix 1 lists species of trees, shrubs, climbers and groundcovers that are appropriate for use within the Shire.

3.0 Establishment and Maintenance of Landscaping

- a) Landscaping areas are established and maintained to a high standard by incorporating and/or providing for:
 - i) semi-advanced trees in initial planting having a minimum pot size of 140mm;
 - ii) feature paving and feature lighting which complement the building style in public areas (such as entrances);
 - iii) mulching of landscaped areas to a minimum depth of 75mm;
 - iv) a reticulated irrigation system; and
 - v) root deflector devices around trees adjacent to buildings, services and sealed areas, to minimise impact of invasive roots.
- b) Landscaping is maintained such that:
 - i) 100% of all trees and 90% of all shrubs and groundcover are in a healthy condition and showing evidence of growth at any time;
 - ii) landscaped beds are maintained in a weed-free condition;
 - iii) landscape structures and works are structurally sound and in good condition.
- c) Development incorporates fences and walls that:
 - i) are visually attractive and integrated with other landscaping treatments and, if retaining walls, are terraced and landscaped or otherwise detailed to reduce the appearance of bulk;
 - ii) are constructed of materials which are compatible with the buildings on the site and in the local streetscape; and

¹⁷⁵ Amended 23/01/09 – Amendment No.1

- iii) highlight public entrances and paths.

SUPERSEDED

Appendix 1 Species Selection *

The following abbreviations are used as codes in the information provided about various plants in the attached list:

Frost

nil = requires a frost free location.

light = will tolerate light frosts (e.g. most of Toowoomba City).

heavy = will tolerate heavy frosts (e.g. Oakey).

Sun

shade = grow only in all day shade.

part = grow in a position of part day shade.

full = grows best out in full sun.

any = these plants are equally happy in sun or full shade.

Dry (Drought hardiness)

Xeriscaping is landscaping with a big emphasis on using drought hardy plants to reduce water use in gardens. As drought is a relative term, dependent on your average rainfall, there are three categories:

no = needs some additional water in Toowoomba area.

lim = drought hardy in Toowoomba City and Range areas.

yes = drought hardy in lower rainfall areas (e.g. Wellcamp, Oakey).

* Reproduced with the permission of Torrington Landscape Centre and Nursery.

Trees

Name	Description	Frost	Sun	Dry	Notes
Acacia baileyana	(Cootamundra Wattle) Fine grey leaves, gold flowers in winter.	heavy	full	yes	
Acacia iteaphylla	(Flinders Ra. Wattle) Dense grey foliage, purple tips. Weeping.	heavy	full	yes	
Acacia fimbriata	(Brisbane Wattle) Small weeping tree. Lemon flowers in spring.	heavy	full	lim	
Brachychiton acerifolium	(Native Flame Tree) A mass of red flowers in summer.	light	any	lim	Protected Areas
Brachychiton australe	(Bottle tree). Unique small native tree. Fine foliage, bottle trunk.	light	full	yes	
Callistemon DAWSON RIVER	A weeping red bottlebrush with a bushy crown.	heavy	full	yes	
Callistemon Eureka	(Eureka bottlebrush) Upright growing small tree, crimson spring flowers.	heavy	full	lim	
Casuarina glauca	(Swamp Oak) Fast, dense windbreak tree for large blocks. Grey needle leaves.	heavy	full	yes	
Casuarina torulosa	(Rose She Oak) drooping burgundy foliage and corky bark.	light	part	no	
Citrus cultivars	(Orange etc.) Glossy foliage, scented flowers and fruit.	light	full	no	
Cocos plumosa	(Queen Palm) A popular tall growing feather palm. Very hardy.	heavy	any	yes	
Cupressocyparis leylandii	Hybrid conifers (green, gold and blue forms). Good windbreak.	heavy	full	no	
Cupressus SWANE'S GOLDEN	(Pencil Pine) Unique for it's narrow form and golden foliage.	heavy	full	lim	
Cupressus torulosa	(Bhutan cypress) Common windbreak tree in high rainfall areas.	heavy	full	no	
Eucalyptus argophloia	(Chinchilla White Gum) Tall, hardy species, spotted bark.	heavy	full	yes	
Eucalyptus citriodora	(Lemon scented gum) Tall open tree. Grows fast, perfumed.	light	full	yes	
Eucalyptus leucoxylon ROSEA	Smaller, low branching gum with red flowers. Bird attracting.	heavy	full	yes	
Eucalyptus meliodora	(Yellow Box) Local gum, white flwrs, large crown.	heavy	full	yes	
Eucalyphs Scoparia	(Willow Gum) Beautiful small gum, fine weeping foliage.	heavy	full	yes	
Eucalyphs sideroxylon ROSEA	(Red Flowering Ironbark) Hardy, upright grower. Pink flowers.	heavy	full	yes	
Eucalyphs tessellaris	(Carbeen) A local gum, tall, graceful. Upper stems have a gum bark.	heavy	full	yes	
Eucalyphs torelliana	(Cadagi) An unusual gum, large furry leaves. Good shade tree	light	full	lim	
Ficus hillii	(Weeping fig) Large e/green tree, dense foliage, invasive root system.	light	any	lim	East Areas Only
Flindersia collina	Local native leopard wood. Dense crown and spotted trunk.	heavy	any	yes	
Fraxinus griffithii	(Evergreen Ash) Neat, bushy tree, dark green foliage.	heavy	full	no	
Fraxinus Raywoodii	(Claret Ash) Rounded deciduous tree with great autumn colour.	heavy	full	no	
Grevillea robusta (Silky Oak)	One of the most beautiful native trees. Orange flowers. Bird attracting.	light	any	yes	
Jacaranda mimosifolia	Deciduous, but not in winter. Purple blooms in November.	light	full	yes	
Koelreuteria paniculata	(Golden Rain tree) A spreading deciduous tree, many features.	heavy	full	yes	
Lagerstroemia indica	(Crepe Myrtle) Small deciduous tree, summer flowering.	heavy	full	yes	
Lagunaria patersonii	(Pyramid tree) Dense e/green tree. Grey foliage, pink flowers. Very hardy	heavy	full	yes	
Leptospermum patersonii	(Lemon scented tea tree) Small spreading native tree. Perfumed leaves	light	full	lim	
Liquidamber striciflua	Pyramidal deciduous tree, brilliant autumn colours.	heavy	full	no	
Livistona australis	(Cabbage tree palm) Hardy native, slow growing. Fan type foliage.	heavy	any	yes	

Name	Description	Frost	Sun	Dry	Notes
Lophostemon confertus	(Brush Box) Native shade tree. Dense dark green crown.	light	any	no	
Malus Profusion	(Crab Apple) Purple foliage and pink spring flowers. Compact growth.	heavy	full	lim	
Melaleuca linariifolia	(Snow-in-summer) Neat paperbark, soft white flowers in Oct\ Nov.	heavy	full	no	
Melaleuca Revolution Gold	Upright small bushy native tree. Soft yellow foliage. Tolerates wet soil.	light	full	no	
Olea europaea	(Olive) Extremely hardy tree for well drained sites. Silvery foliage.	heavy	full	yes	
Phoenix Canariensis	(Canary Isl. date palm) Large, robust palm. Hardy. Not self cleaning.	heavy	any	yes	
Pittosporum rhombifolium	(White holly) Dense native small tree. White flowers., orange berries.	light	any	yes	
Prunus blireana	(Flowering Plum) Deciduous tree with double pink flowers. Spr.	heavy	full	yes	
Quercus palustris	(Pin Oak) Stately oak tree with leaves turning brown for winter.	heavy	full	lim	
Sapium subiferum	(Chinese Tallow) Small deciduous tree, red in autumn.	heavy	full	yes	
Schinus molle	(Peperina Tree) Graceful old fashioned tree with fine weeping foliage.	heavy	full	yes	
Syzygium leuhmannii	(Small Leaved Lilly Pilly) Bushy, very showy small tree.	light	any	no	East Areas Only
Tipuana tipu	(Racehorse Tree) Fast growing deciduous, large crown, yellow spring flowers.	heavy	full	lim	
Trachycarpus fortunei	(Windmill Palm) Medium palm, fan leaves, fibrous trunk. Hardy.	heavy	any	yes	
Ulmus parvifolia	(Chinese Elm) Hardy medium deciduous tree. Fine foliage, dappled trunk.	heavy	full	lim	
Washingtonia robusta	(Cotton Palm) Tall hardy palm with bright green fan foliage.	heavy	any	yes	

Shrubs

Name	Description	Frost	Sun	Dry	Notes
Abelia grandiflora	A popular hedging shrub. Glossy leaves, white flowers. Also a golden leaf form.	heavy	any	lim	
Azalea indica (single)	Beautiful spring flowering shrubs, many colours. Need a rich, acidic soil.	light	part	no	
Baeckea virgata miniature	A fine and dense low native shrub. Small white flowers in summer.	light	any	lim	
Berberis Rosy Glow	Deciduous shrub with rich burgundy foliage. Small thorns. Very hardy.	heavy	full	yes	
Brunfelsia pauciflora	(Yesterday, today, tomorrow) Blue perfumed flowers.	light	full	lim	
Buxus microphylla japonica	A dense glossy shrub. Slow growing and excellent for clipping.	heavy	any	yes	
Callistemon Candy Pink	A light foliated bottlebrush with regular flushes of red/pink flowers.	heavy	full	yes	
Callistemon Endeavour	A dense hardy bottlebrush with deep red flowers spring and autumn	heavy	full	lim	
Callistemon Little John	A dwarf bottlebrush easily kept at 1m. Dense growth and red flowers.	light	full	lim	
Camelia japonica	Dense shrubs for protected sites and rich acidic soil. Spring flowering.	heavy	part	no	
Camelia sasanqua	Tall shrubs with Wint/spr. flowers in pink shades. Needs rich acid soil.	heavy	part	no	
Cassia artemisioides	Fine silvery foliage and yellow flowers in wint/spr. Native.	heavy	full	yes	
Coleonema Sunset Gold	Low growing shrub with wonderful fine and dense yellow foliage.	heavy	part	no	
Coloenema pulchrum	(Dwarf Diosma) Fine leafed, rounded shrub. A mass of pink flws. wint/spr.	heavy	part	lim	
Convolvulus cneorum	(Silver Bush) Low growing with silvery foliage and bright white flowers.	heavy	full	yes	
Eremophila sp.	(Emu Bush) Hardy native with bird attracting flowers.	heavy	full	yes	
Grewia Lavender Star	A large bushy shrub with stary flowers all year.	light	full	yes	
Grevillea cultivars	A huge range of these natives is available. Different sizes, forms and colours. All are bird attracting and quick growers.	light	full	lim	
Hebe cultivars	(Veronicas) Small shrubs form N.Z. with "bottlebrush" like flws. Pink/mauve/white.	heavy	part	no	
Hypericum patulum	Medium shrub with showy, bright yellow flowers in spring and summer.	heavy	any	lim	
Juniper pfitzeriana	A hardy conifer with soft weeping tips and a spreading habit. Blue and golden forms.	heavy	full	yes	
Lagerstroemia indica Nana	(Dwarf Crepe Myrtle) Deciduous shrub. Mass of colour in mid summer.	heavy	full	lim	
Melaleuca Snowfire	A compact form with purple new growth and white flowers.	heavy	full	lim	
Metrosideros vilosa Tahiti	A small N.Z. Christmas bush. Compact grower with red flowers.	light	full	yes	East Areas Only
Michelia figo	(Port Wine Magnolia) A dense green screen, wonderful summer perfume.	heavy	part	no	
Murraya exotica	Dense dark green foliage and spr/sum flowers like orange blossom.	light	any	yes	
Nandina domestica Nana	(Dwarf Sacred Bamboo) A dense low shrub with colourful leaves. Non suckering.	heavy	any	yes	
Nerium Dwarf form	(Dwarf Oleander) Summer flowers, apricot and red. Hardy. Toxic. Good for colour.	heavy	full	yes	
Photinea Red Robin	Good screen/ hedge plant. Red new growth, white flowers in spring.	heavy	full	yes	

Name	Description	Frost	Sun	Dry	Notes
Plumbago capensis	(Plumbago) Quick growing bushy shrub. Blue flowers all summer. Can be hedged.	heavy	full	yes	
Polygala myrtifolia	S.African Native, purple pea flowers over a long period. Very hardy, quick growing.	heavy	full	yes	
Punica Nana	(Dwarf Pomegranite) Compact deciduous shrub. Bright orange flowers. & fruit in sum.	heavy	full	yes	
Raphiolepis intermedia	(Indian Hawthorne) Extremely hardy shrub with leathery foliage, white flowers in spr.	heavy	any	yes	
Rosa (bush)	Hybrid tea, floribunda and thornless types. Require regular attention and a protected sunny position with good drainage.	heavy	full	lim	
Rosemary Blue Lagoon	A semi-prostrate variety with darker blue flowers. Hardy.	heavy	full	yes	
Spirea Double White May	Masses of white blooms in spring. Semi deciduous Prune back after flowering.	heavy	any	yes	
Syzygium dwarf form	Many compact lilly pilli varieties are now available. White flowers, red berries.	light	any	no	East Areas Only
Thuja orientalis Nana	(Dwarf bookleaf pine) Neat and formal upright conifer to about 1.5m	heavy	full	no	
Viburnum odoratissima	A large dense screen shrub with glossy green foliage and perfumed white flowers.	heavy	full	yes	
Viburnum tinus	Dense screen shrub. Dark green foliage white spring flowers	heavy	any	lim	
Westringea fruticosa	A hardy native with silvery foliage and small white flowers all year.	heavy	any	yes	
Xylosma senticosa	Excellent screen shrub for dry areas. Glossy, light green foliage	heavy	full	yes	

Climbers

Name	Description	Frost	Sun	Dry	Notes
Jasminum polyanthum	Very sweet pink /white blooms in the spring. A vigorous grower.	light	Part	lim	
Lonicera japonica	(Honeysuckle) vigorous climber/g-cover. Yellow/white flws.	heavy	Any	lim	
Pandorea jasminioides	A vigorous climber with clusters of mauve/ pink flowers.	light	full	lim	
Pelargonium	(Ivy Geranium) Hardy and colourful low climbers in flower all year.	light	Part	yes	
Pyrostegia ignea	(Orange trumpet vine) A dense cover for fences. Orange flowers in winter.	nil	full	lim	East Areas Only
Rose hybrids	Many climbing roses are available including thornless types.	heavy	full	lim	
Trachelospermum jasminioides	(Chinese star jasmine) glossy leaves, scented white flowers.	heavy	any	yes	
Wisteria sinensis	Deciduous climber, woody with age. Clusters of mauve spring flws.	heavy	full	yes	

Groundcovers

Name	Description	Frost	Sun	Dry	Notes
<i>Ajuga purpurea</i>	Dense dark purple foliage and spikes of blue flowers.	heavy	any	no	
<i>Cerastium tomentosum</i>	Soft silvery foliage looks great on banks or between rocks. Cool position	heavy	part	lim	
<i>Convolvulus mauritanicus</i>	Hardy perennial groundcover with blue flowers in spring and summer.	heavy	any	yes	
<i>Evolvulus pilosus</i> Blue Eyes	Soft silvery foliage and small bright blue flowers all summer.	light	full	lim	
<i>Gazania tomentosa</i>	Bright yellow daisy flowers and silver leaves. Very hardy and showy.	heavy	full	yes	
<i>Grevillea lanigera</i>	Slightly mounding plant with conifer like foliage, pink spider flowers	light	full	lim	
<i>Grevillea Royal Mantle</i>	A dense cover of bronze foliage and red toothbrush flowers	light	full	lim	
<i>Grevillea stenomera</i> prostrate form	Mounding groundcover, fine green foliage and red flowers. Hardy.	light	full	yes	
<i>Hardenbergia Mini Ha Ha</i>	A mounding plant covered in a mass of purple pea flowers in wint/spr	heavy	full	yes	
<i>Indigofera decora</i>	(Poor man's wisteria) Pink summer flowers., suckering habit, deciduous	heavy	part	yes	
<i>Juniper conferta</i>	Prostrate conifer with prickly, grey foliage. Hardy, even in shade	heavy	any	yes	
<i>Juniper Blue Rug</i>	Hardy and very low groundcover with rich blue foliage	heavy	full	yes	
<i>Myoporum parvifolium</i>	Quick, low, native groundcover. Hardy. Small white starry flowers in summer	heavy	any	yes	
<i>Ophiopogon japonicus</i>	(Mondo Grass) Small dark green tufts that form a groundcover in shade	heavy	part	yes	
<i>Prattia puberula</i>	Mat forming low cover with tiny blue flowers. Suitable in damp soil.	heavy	full	no	
<i>Rosa</i> (groundcover)	Low spreading roses. Shades white to pink, best trim twice a year.	heavy	full	lim	
<i>Trachelospermum jasminoides</i>	(Chinese Star Jasmine). Glossy leaves, scented white flowers spr & sum	heavy	any	yes	
<i>Viola odorata</i>	The exotic, perfumed Violet. Purple flowers in the spring.	light	shade	no	
<i>Vinca major</i> variegated	Trailing and suckering. Variegated foliage and pale blue flowers. Naturalizes under trees.	light	any	yes	

(b) STANDARDS FOR ROAD AND FOOTPATH CONSTRUCTION

1.0 Frontage Requirements

The following are provided or exist at the frontage of the site:

- reinforced concrete industrial crossing or crossings where development is other than for a rural or residential purpose;
- footpath formation suitable to site specific conditions;
- pedestrian pavement for the full length of the road frontage or frontages of the land - at least 1.2m wide where development is for a commercial or community purpose where adjoining pavement exists; or for the full footpath width where development is on land in the Commercial Precinct of Oakey
- kerb and channelling along the full frontage or frontages of the land other than within the Rural Zone;
- where the road is partly paved, construction and pavement of the carriageway between the existing pavement and the edge of the carriageway along the full frontage or frontages of the land; or
- the alteration or repair of existing roadworks required as a result of the construction works for the development.

2.0 Road Layout and Construction

- a) Development is to contribute to a systematic road network so that each road can serve its intended function and provide an appropriate level of service. Table 1 outlines the Hierarchy of Roads for the Shire.

Table 1 Hierarchy of Roads

Functional Classification

Description

1.	Major Arterial, Arterial, Sub-Arterial	State or regional significance. Caters for high-volume and/or long distance travel. Through traffic predominates.
2.	Collector	Connect local road system to arterial systems. Caters for through and access traffic.
3.	Access Place/Street	Local, short distance travel. Access to adjoining properties. Access traffic predominates.

- b) The new road layout is designed and constructed in accordance with the following design traffic volumes and operating conditions:

Road Type	Maximum Number of Dwelling Units Served	Maximum Design Speed (km/hr)
Access Place	30	15
Access Street	75	40
Collector Street	300	60
Trunk Collector	1,000	60/70
Arterial Road	As required by the responsible authority.	
Industry	n/a	60
Rural Road	Site specific solutions apply.	

AND

- c) The road layout complies with the provisions of the EDROC *Regional Standards Manual – Sections 2.14E-2.14G* (as applicable) and Part B (QUDM): and *“Queensland Streets – Design Guidelines for Subdivisional Streetworks”*.
- d) Streets or roads have reserve and pavement widths in accordance with the provisions of the EDROC *Regional Standards Manual – Sections 2.14E-2.14G* (as applicable), and *“Queensland Streets – Design Guidelines for Subdivisional Streetworks”*.
- e) Intersections are spaced as follows:

Road Type	Minimum Intersection Spacing	
	On Same Side of Through Road	On Opposite Side of Through Road
Access Place	60m	40m
Collector Street	60m	40m
Arterial Road	As required by the responsible authority	
Other Road	Site specific conditions apply	

- f) Road construction is in accordance with the following:
- i) for residential and rural residential streets:
- flexible pavement construction based on the ARRB residential street pavement design method using equivalent standard axle loadings based on an average traffic generation rate of 10 veh/d per allotment and a 20 year design life (ARRB, 1989); or
 - concrete pavement based on the CCA design table; or
 - interlocking block pavement based on the ARRB interlocking block pavement design method.
- ii) for rural roads, construction to standards given in Council guidelines and/or *“Rural Road Design”* (Austroads, 1989); and
- iii) for other roads, construction to standards given in Council guidelines and/or Main Roads Standard Specifications and Road Planning and Design Manual.

3.0 Footpath Formation

Footpaths formed in accordance with the following:

Street Type	Paved Footpath Requirements	Cyclepath Requirements
Pedestrian pathway	1.2m wide	No
Access Place	No	No
Access Street	No	No
Collector Street	1.2m wide (one side)	No, but carriageway cycle lane if required.
Trunk Collector:		
- in Town Centre	Full width	No
- otherwise	1.2m wide (both sides)	If required, 2.0m wide as a cyclepath or as a cycle lane on the road pavement.

Arterial Road	As required by the Department of Main Roads.	
Industrial Road	No	No
Rural Residential Road	No	No
Rural Road	No	No

- 4.0 **Maps SM6.1 and SM6.2 attached to this Policy indicate the desired road hierarchy within the Glenvale/Torrington/Cotswold Hills and Westbrook areas respectively.**

SUPERSEDED

SCHEDULE 4 OTHER MATERIAL¹⁷⁶

(a) DESIRED ENVIRONMENTAL OUTCOMES – SUPPORTING MATERIAL

Explanatory Note:

- The following sections provide the background to, and scheme measures which support, each of the Shire's Desired Environmental Outcomes.

1.1 ECOLOGICAL PROCESSES

1) Background

The landscape features of Jondaryan Shire are strongly linked to past volcanic activity in the vicinity of the Great Dividing Range. The distinctive landscape of the Shire is comprised of the basaltic uplands (ranging from low, flat ridges and spurs to hills) and the lowlands with its extensive treeless plains and extremely fertile soils along the floodplain of the Condamine River.

These important landscape features are central to Jondaryan Shire's identity and are highly valued by the community.

The distribution of natural vegetation in the Shire reflects these geological characteristics although it has been greatly affected by agricultural land use. While the conservation values of flora and fauna have been significantly degraded, a large proportion of the eastern upland area contains native vegetation remnants. There are no protected areas¹⁷⁷ within Jondaryan Shire and therefore, with the exception of some significant roadside remnants, any environmental values that exist may be lost over time.

Most of the Shire lies in the Condamine Catchment which forms part of the Murray Darling System. The Shire has also been declared an area of soil erosion hazard with the basaltic uplands forming a substantial rainfall catchment area with runoff from this area carrying much of the rich topsoil to the alluvial plains. Some of the steeper slopes in the uplands have been cultivated in the past and these areas are highly susceptible to erosion. A further issue is that while there are extensive underground water supplies to the immediate east of the Condamine River, in the central area of the Shire the supplies are limited and are often too salty for irrigation use.

Integrated Catchment Management (ICM) principles are an important consideration for protection of the Shire's ecological values. ICM strategies recognise that activities on land, including urban development, agriculture and other rural industry and the natural environments, directly and indirectly affect water quality and the state of natural hydrological processes.

The Shire's natural areas, its biodiversity and quality of its air, water and soil are crucial not only to the protection of ecological processes, but also to continued economic development and the health and well-being of the community.

2) Desired Environmental Outcome

The Shire's natural and scenic attributes, biodiversity values and ecological processes are protected and maintained.

3) Scheme Measures

The table below sets out the components of the Desired Environmental Outcome as outcomes and the various measures in the Planning Scheme for achieving the Desired Environmental Outcome.

¹⁷⁶ Amended 23/01/09 – Amendment No.1

¹⁷⁷ Protected Areas included National Parks, Conversation Parks and Nature Refuges.

Outcomes	Measures
Areas of ecological significance, including those important to the maintenance of biodiversity and areas of natural habitat, are protected and enhanced.	<u>Mapping</u> - Major natural habitat and critical conservation areas are included as an overlay map (Map OM1A). <u>Development Assessment</u> - Encourage forms of development within or near the major natural habitat and important conservation areas that are compatible with the character, values and functions of those areas. - Development in or near an area of ecological significance must comply with the Conservation Overlays Code. - The following specific outcomes are incorporated in codes and planning policies: i) Management of weed/pest species; ii) Protection of habitat corridors and remnant vegetation; iii) Management of air borne emissions to maintain air quality; iv) Management of stormwater and wastewater to protect water quality.
Outcomes	Measures
The visual integrity of major landscape features is enhanced and protected.	<u>Mapping</u> - Gowrie Mountain and the hill in the south of Oakley are major landscape features of the Shire and these have been identified on an overlay map (Map OM1B). - Significant hills in Glenvale and Westbrook are also identified as requiring protection and these are shown on the open space maps for the respective areas. <u>Development Assessment</u> - Encourage forms of development on or near Gowrie Mountain and Oakley Hill that are compatible with the character, values and functions of these features. - Discourage development that is likely to have an adverse impact on the Shire's rural landscapes.

Outcomes	Measures
Water courses are maintained and where possible, rehabilitated and hydrological processes are protected, thereby enhancing both the ecological values and sustainable use of these resources.	<u>Mapping</u> - Major buffers along significant creek and river corridors have been identified and included on an overlay map (Map OM1A). - There are three distinct landscapes in the Shire each with particular groundwater and surface water planning and management issues. These landscapes have been shown on an overlay map (Map OM1C). <u>Development Assessment</u> - Encourage forms of development that are compatible with the character, values and functions of these features. - The following specific outcomes are incorporated within codes and planning policies: i) Riparian zones are adequately buffered from incompatible land uses; ii) Degraded riparian areas are revegetated and rehabilitated where possible; iii) Appropriate erosion control and pollution control measures (eg. runoff from intensive animal industries) are implemented for new development; iv) Runoff and flooding are managed to minimise ecological impacts and potential risk to property; v) Development incorporates appropriate standards for water supply and wastewater treatment and disposal.

1.2 ECONOMIC DEVELOPMENT

1.2.1 Economic Resources

1) Background

The Jondaryan Shire has a wealth of natural economic resources that are important assets that need to be sustainably managed. These resources include:

- Good quality agricultural land and other rural land which supports primary and secondary industries in the Shire;
- Extractive industry resources and their associated haul routes;
- The Shire's rural landscapes which are important to its attractiveness as a tourism destination and pleasant living environment; and
- Underground and surface water used for irrigation.

A particular concern for good quality agricultural land is the increasing pressure on this resource created by rural residential development.

2) Desired Environmental Outcome

The Shire's natural economic resources are sustainably managed and utilised in a manner that ensures their ecological and economic values are available for future generations.

3) Scheme Measures

The table below sets out the components of the Desired Environmental Outcome as outcomes and the various measures in the Planning Scheme for achieving the Desired Environmental Outcome.

Outcomes	Measures
Natural resources are identified and protected.	<u>Mapping</u> - Good quality agricultural land is identified on an overlay map (Map OM2A). - Extractive resources and haul routes are identified on an overlay map (Map OM2B). <u>Development Assessment</u> - Uses incompatible with farming operations or the utilisation of extractive resources (in the vicinity of these resources and their haul routes) are not encouraged. These uses are generally impact assessable. - Views to the rural landscape from major transport corridors are maintained through restrictions on roadside signage and ribbon development.
Outcomes	Measures
Sustainable use of the Shire's natural resources is encouraged.	<u>Development Assessment</u> - Rural and eco based tourism are encouraged and these activities are self or code assessable in appropriate locations. - Further subdivision of good quality agricultural land is not supported unless consistent with State Planning Policy 1/92. - Private forestry is subject to specific requirements in the Private Forestry Code. - The following specific outcomes are incorporated within codes: i) Good quality agricultural land, extractive industries and other areas of natural resources are adequately buffered from incompatible land uses; ii) Extractive industry sites are rehabilitated to their natural state as extraction ceases. - The outcomes and measures described in section 1.1 (Ecological Processes), to protect the Shire's natural areas, landscape values and water quality from the impacts of development also support the achievement of this desired environmental outcome.

1.2.2 Economic Activity

(1) Background

Rural activities constitute the majority of the Shire's land uses and a significant proportion of the Shire's economy. These activities include cropping, grazing and intensive animal husbandry (ie feedlots, piggeries and poultry farms). Rural activities are diversifying into value adding industries, development of "niche market" products and farm based tourism.

The town of Oakey is the major service centre for the Shire, offering administrative, commercial, industrial, community and educational facilities and supporting major employment generators such as the abattoir and Army Aviation Centre.

A major industrial area of the Shire is located adjacent to the Toowoomba City boundary and is known as the Carrington Road industrial area. The growth of this area is constrained by topography, effluent disposal issues and surrounding rural residential development. A major regional planning initiative is the Charlton/Wellcamp Integrated Employment Area which is an industrial development planned to capitalise on its locational advantages and the Toowoomba bypass. Significant issues with the development of this initiative are the provision of infrastructure and measures to control environmental impacts and ensuring orderly development of the area.

There is a need to encourage economic development and employment opportunities in the Shire for the economic and social benefits this provides for the community. Major issues associated with this aim have been identified as:

- The continued operation of major employment generators such as Oakey Abattoir, Beef City and other intensive animal industries and the Army Aviation Centre;
- Ensuring the availability of industrial land, including the ability to accommodate large industries of regional importance;
- Encouraging the diversification of rural industries into "value adding" and "niche market" products;
- Facilitating farm based tourism opportunities and associated short term visitor accommodation; and
- Provision for home business.

(2) Desired Environmental Outcome

Jondaryan Shire has a sustainable industrial and rural base, with a wide range of employment opportunities due to the expansion of existing industries and the establishment of new economic activities, especially those that are of regional importance.

(3) Scheme Measures

The table below sets out the components of the Desired Environmental Outcome as outcomes and the various measures in the Planning Scheme for achieving the Desired Environmental Outcome.

Outcomes	Measures
Established industries and employment generators that form the basis of the Shire's economy are protected as well as future business and industry development opportunities.	<u>Mapping</u> ▪ Major industrial areas and facilities are identified on the Scheme Maps. ▪ Areas surrounding the Army Aviation Centre in which development may impact upon the operations of the centre (and vice versa) are shown on an overlay map (Map OM3B). ▪ The Carrington Road industrial area has been identified as an Industry Zone on the planning scheme maps. <u>Development Assessment</u> ▪ Development that may compromise the continued operation and expansion of the Army Aviation Centre and the abattoirs is discouraged. Such development will be subject to requirements to minimise conflict with existing activities.

	▪ Incompatible development is discouraged around the Charlton/Wellcamp Regional Industry Zone. ▪ Incompatible development is discouraged in the vicinity of intensive animal industries and extractive resources and their haul routes. ▪ The outcomes and measures described in Section 1.2.1 (Economic Resources) to protect natural economic resources also support the achievement of this desired environmental outcome. The establishment of further industrial activities is encouraged in the Industry Zone in the Carrington Road area.
Outcomes	Measures
Establishment of a diverse range of local industries is encouraged.	<u>Development Assessment</u> ▪ Development such as tourist accommodation and low key tourist activities is encouraged. ▪ Rural and eco based tourism activities are encouraged. ▪ Specific codes are included to facilitate sustainable development of the following activities: i) Intensive animal industries; ii) Home based business; iii) Host home accommodation. ▪ Provisions are included to enable the establishment of home based businesses and to ensure proposals that could impact on neighbours are subject to impact assessment. ▪ The outcomes and measures described in Section 1.2.3 (Infrastructure Efficiency) to encourage efficient use of infrastructure also support the achievement of this desired environmental outcome.
Outcomes	Measures
Oakey's role as the main service centre for the area is protected and promoted.	<u>Mapping</u> ▪ The major commercial and industrial areas in Oakey have been identified as land use precincts in the Town zone on the planning scheme maps. <u>Development Assessment</u> ▪ The establishment of further commercial uses is encouraged in the commercial precinct (including shops, offices and entertainment facilities). ▪ The establishment of further industrial activities is encouraged in the industrial precinct. ▪ Commercial and industrial development outside the commercial and industrial precincts in Oakey is discouraged unless it is proposed for the Charlton/Wellcamp Regional Industry Zone. ▪ The following specific outcomes are incorporated within the Industrial Development Code and the Commercial Development Code: i) new commercial development and signage should complement and enhance the existing character of the business centre; ii) landscaping in new developments achieves a high visual standard; iii) a range of lot sizes are available to suit a range of uses; and iv) commercial and industrial developments should be accessible by pedestrians and cyclists.

Outcomes	Measures
A wide range of employment opportunities are available with the establishment of industries of regional importance.	<u>Mapping</u> ▪ The Charlton/Wellcamp Integrated Employment Area has been identified as a Regional Industry Zone with precincts defining preferred use areas on the planning scheme maps. <u>Development Assessment</u> ▪ The precincts in the Charlton/Wellcamp Regional Industry Zone offer a complementary mix of business and industry activities that can take advantage of the area's strategic location and existing and proposed infrastructure. ▪ Development within the Regional Industry Zone is expected to achieve high standards of appearance and use best available technology and management practices. ▪ Development that may compromise the existing and future industry activities in the Regional Industry Zone will be discouraged. Such development will require impact assessment. ▪ The following specific outcomes are incorporated within codes: i) to provide for high standards of development and ecologically sustainable uses of industrial premises in the Zone; and ii) to set out the desired standards of siting, design and environmental performance for the development and use of industrial premises in the precincts of the zone. ▪ The following specific outcomes are incorporated within the Industrial Development code: i) landscaping in new developments achieves a high visual standard; ii) carparking and vehicle manoeuvring areas are functional and developed to a high standard; iii) a range of lot sizes are available to suit a range of uses. ▪ Industrial development outside the Charlton/Wellcamp Regional Industry Zone and the Industry Zone is discouraged with the exception of new rural based/value adding industries which are encouraged in suitable locations in the Rural Zone.

1.2.3 Infrastructure Efficiency

(1) Background

The availability and efficiency of adequate infrastructure networks is a significant factor in determining future development for the Shire.

Water supply and sewerage disposal systems must conform to standards appropriate to achieve the desired environmental outcome for ecological processes.

The control of stormwater run-off is also critical to the protection of water quality, the maintenance of environmental flow regimes and the management of flood impacts.

The Shire contains transport infrastructure which is of significance to both the region and the State, including the Warrego and Gore Highways (which are also of national importance), various regional roads and the Western rail line. The proposed Toowoomba Bypass and associated rail corridor are also located within the Shire. Other transport facilities in the Shire are important for the accessibility of Shire residents, visitors and local economic development.

The Department of 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 Road's 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 roads¹⁷⁸.

Development on or near major infrastructure facilities, including roads, rail corridors, airports, power stations, energy pipelines and power lines, land fill sites and sewerage treatment plants can affect the efficiency of this infrastructure. Conversely, this infrastructure can adversely impact upon some uses and activities, particularly as a result of noise.

(2) Desired Environmental Outcome

Effective coordination between infrastructure services, land use planning and economic development activities is achieved, and infrastructure is protected (including transport, water supply and energy corridors and telecommunication services) from inappropriate development.

(3) Scheme Measures

The table below sets out the components of the Desired Environmental Outcome as outcomes and the various measures in the Planning Scheme for achieving the Desired Environmental Outcome.

Outcomes	Measures
Use of existing transport, water supply, stormwater management, electricity supply and waste disposal infrastructure is maximised.	<u>Mapping</u> - Existing major infrastructure networks, including roads, railways and major facilities, are identified on planning scheme maps. - Zonings for industry, urban and rural residential development are located to ensure the efficient and sustainable use of infrastructure. <u>Development Assessment</u> - Development is encouraged in locations where it has appropriate access to the infrastructure it requires. - Residential development is encouraged in areas that are accessible by walking and cycling to significant community facilities (such as shopping centres, schools, parks and the like).

¹⁷⁸ These documents are available for public inspection at the Main Roads District Office in Toowoomba.

	▪ The following specific outcomes are incorporated within codes: i) Development is required to be serviced by appropriate infrastructure; ii) Developments are subject to infrastructure charges; iii) New development addresses water quality/runoff/wastewater management issues.

(3) Scheme Measures

The table below sets out the components of the Desired Environmental Outcome as outcomes and the various measures in the Planning Scheme for achieving the Desired Environmental Outcome.

Outcomes	Measures
Use of existing transport, water supply, stormwater management, electricity supply and waste disposal infrastructure is maximised.	<u>Mapping</u> ▪ Existing major infrastructure networks, including roads, railways and major facilities, are identified on planning scheme maps. ▪ Zonings for industry, urban and rural residential development are located to ensure the efficient and sustainable use of infrastructure. <u>Development Assessment</u> ▪ Development is encouraged in locations where it has appropriate access to the infrastructure it requires. ▪ Residential development is encouraged in areas that are accessible by walking and cycling to significant community facilities (such as shopping centres, schools, parks and the like). ▪ The following specific outcomes are incorporated within codes: i) Development is required to be serviced by appropriate infrastructure; ii) Developments are subject to infrastructure charges; iii) New development addresses water quality/runoff/wastewater management issues.
Outcomes	Measures
Efficient provision of new infrastructure is promoted.	<u>Mapping</u> ▪ Preferred areas for new urban, rural residential or industrial development are located in areas that can be efficiently serviced, and are included in the Town Zone, Township Zone, Rural Residential Zone, Charlton/Wellcamp Regional Industry Zone and the Industry Zone on the planning scheme maps. <u>Development Assessment</u> ▪ Development (particularly residential or rural residential) is discouraged where it would create a demand that is beyond the capacity of existing and planned infrastructure and services.

	- Development in the Charlton/Wellcamp Regional Industry Zone can only occur when sufficient infrastructure is available and in accordance with the efficient and orderly provision of such infrastructure. The costs for providing the necessary infrastructure is borne by each development to an extent that is reasonable, relevant and equitable. - The following specific outcomes are incorporated within codes and planning policies: i) Development incorporates appropriate standards for local access roads, parking, pedestrian and cyclist circulation and facilities and disabled access; and ii) Development incorporates appropriate standards and encouragement of best practice management for water supply, waste disposal and stormwater management. - The outcomes and measures described in Section 1.3.2 (Settlement Pattern) that address new residential development also support achievement of this desired environmental outcome.
Outcomes	Measures
Existing and potential major infrastructure sites are protected.	<u>Mapping</u> - Major infrastructure facilities and the transport hierarchy are identified on planning scheme maps. <u>Development Assessment</u> - Sensitive/incompatible development is discouraged in the vicinity of facilities such as sewerage treatment works and landfill sites. - Developments that are noise sensitive (eg residential development) or which may impact on the safety or efficiency of transport infrastructure are discouraged from locating in the vicinity of existing or planned major transport corridors and near other major transport facilities. - Development that would preclude the establishment or expansion of future required transport corridors or facilities is discouraged and appropriate development is facilitated through the Major Infrastructure and Corridor Overlays Code.

1.3 COMMUNITY WELLBEING

1.3.1 Cultural Heritage

(1) Background

Jondaryan Shire has only one known site of importance to Aboriginal People. This would tend to indicate a lack of information in terms of systematic surveys rather than a lack of actual sites and it is important to recognise the potential for further sites to exist and their values to be protected from the impacts of development.

Each urban community in the Shire has a particular character reflective of the role and lifestyle they provide for, their landscape setting and the history and quality of their buildings. Further development of these communities must reflect and respect their character as this is important in defining a sense of place and identity for residents. There are five permanent entries for the Shire on the Queensland Heritage Register and these are:

- Jondaryan Woolshed;
- St Anne's Church;
- Jondaryan Homestead;
- Westbrook Homestead;
- Westbrook War Memorial.

It is important to ensure that both the history of these places and their context are appreciated and considered in determining Jondaryan Shire's future development and associated impacts.

Rural character can be maintained if rural activities continue to predominate and non rural activities are sensitively located. The quality of the visual environment along the Shire's major roads is of particular importance.

(2) Desired Environmental Outcome

Places of cultural significance in the Shire are protected and a high quality built environment is achieved with development consistent with desired local character and sited so as to minimise the potential adverse impacts of flood, bushfire and landslide.

(3) Scheme Measures

The table below sets out the components of the Desired Environmental Outcome as outcomes and the various measures in the Planning Scheme for achieving the Desired Environmental Outcome.

Outcomes	Measures
Places of cultural heritage significance in the Shire are protected.	<u>Development Assessment</u> ▪ Incompatible forms of development are discouraged adjacent or near to areas which are likely to have cultural or historic significance or where native title is likely to exist. ▪ The following specific outcomes are incorporated within codes: i) Protection of areas of cultural or historic values and native title rights; ii) Consideration of any cultural heritage plan or Indigenous Land Use Agreement for an area . ▪ The planning scheme provides for processes to consult with traditional owners about development proposals which may create potential impacts by seeking advice from traditional owners during the development assessment process and encouraging pre-lodgement meetings between development proponents and traditional owners where a proposal is likely to affect areas of cultural significance or native title rights. ▪ The outcomes and measures described in Section 1.1 (Ecological Processes) to protect the Shire's natural areas, landscape values and water quality from the impacts of development also support achievement of this desired environmental outcome.

Outcomes	Measures
New development is consistent with the character of urban areas.	<u>Development Assessment</u> Codes and policies are incorporated (landscaping, signage, commercial development, dwelling houses, units and multiple dwelling code) that encourage new development and redevelopment in the form and style of buildings that will be compatible with the existing character in key areas including the main street in the town of Oakey and the townships.

1.3.2 Settlement Pattern

(1) Background

Jondaryan Shire offers residential living in the following towns and townships:

- Oakey;
- Gowrie Junction;
- Wyreema;
- Westbrook;
- Kingsthorpe;
- Biddeston;
- Southbrook;
- Aubigny;
- Bowenville;
- Cambooya;
- Mt Tyson;
- Jondaryan.

The Shire also offers rural residential living in the Glenvale, Torrington and Cotswold Hills estates along the eastern boundary of the Shire (adjacent to Toowoomba City), at Gowrie Mountain and Oakey.

There is the potential for residential growth in the town of Oakey and in some of the townships, in particular Westbrook. Growth and change in Westbrook is likely to continue (subject to provision of reticulated sewerage) because of its location close to Toowoomba City. For the same reason the rural residential estates on the eastern Shire boundary are expected to grow. No further development (including reconfiguring allotments) on Gowrie Mountain is envisaged because of the potential environmental impacts.

When considering the preferred direction for the growth of future residential development in Oakey, the townships and rural residential development, it is important to consider the efficient provision of infrastructure and potential impacts on the environment and other land uses. The efficient provision of infrastructure is integrally linked with the supply of land for residential development. It is important to balance the supply of future residential land with demand and to avoid problems associated with increased expectations of land owners and increased cost of servicing caused by fragmentation of communities.

Development of the Charlton/Wellcamp Regional Industry Area will have a significant impact on the settlement pattern of the Shire. When fully developed it is anticipated that this area could employ 16000-18000 people. Options to cater for the population increase associated with the development have been explored in the EDROC Regional Land Use Strategy which identifies preferred short and long term urban growth opportunities, some of which are in Jondaryan Shire.

In recent times, the eastern parts of the Shire where many small lots have historically been created, have attracted many residents seeking a rural lifestyle. As the number of these available lots reduces, it is likely that there will be pressure to allow further reconfiguration of rural land. This can impact on the continued use of land for rural purposes and conflicts with the desire to provide efficient infrastructure networks (eg. roads, water supply).

(2) Desired Environmental Outcome

Quality residential lifestyle choices and employment opportunities are provided for in Jondaryan Shire and communities are developed in an efficient and sustainable manner.

(3) Scheme Measures

The table below sets out the components of the Desired Environmental Outcome as outcomes and the various measures in the Planning Scheme for achieving the Desired Environmental Outcome.

Outcomes	Measures
The quality of life in the Shire is maintained through facilitating the development of a range of housing types and a range of residential lot sizes.	<u>Mapping</u> - Preferred areas for new rural residential development are included in the Rural Residential Zone on the planning scheme maps. - To accommodate future growth of Oakey preferred areas for new residential development are included as precincts within the Town Zone. - Smaller urban settlements of the Shire are included in the Township Zone on the planning scheme maps. <u>Development Assessment</u> - Planning scheme provisions support the eastern expansion of residential development of Oakey. - A range of housing types and affordable housing in existing and new residential areas is provided for in the scheme. - The Reconfiguring a Lot Code, House Code and the Multiple Dwelling and Motel Code establish standards for the design of new residential development that ensures it will be compact and energy efficient, and provide for increased accessibility by pedestrians and cyclists. - The following specific outcomes for rural residential development are incorporated within codes: i) lot size of rural residential lots based on appropriate standards for effluent disposal; ii) reticulated water supply, connection to electricity supply network and bitumen road access; iii) rural residential development will have regard to physical constraints including slope of land, bushfire hazard, vegetation, good quality agricultural land and flooding.
Outcomes	Measures
Conflicts between residential development and incompatible land uses and activities are minimised.	<u>Mapping</u> - The scheme maps identify the preferred pattern of land uses in the Shire, including important buffer areas between incompatible land uses. <u>Development Assessment</u> - Development is discouraged where it is likely to create adverse impacts on existing character and on residential amenity. Such development will be subject to impact assessment.

	▪ The following measures are incorporated within codes: i) Appropriate buffers between residential land uses and incompatible land uses and activities; ii) Appropriate form and character of development in different areas. ▪ Residential development is discouraged (or will be required to incorporate measures to provide self-protection from impacts) where it is likely to adversely impact on the efficient and effective operation of beneficial community assets such as roads, railways, airports, gas pipelines and electricity works. ▪ The outcomes and measures described in Section 1.3.1 (Cultural Heritage) to protect places of cultural significance and maintain and enhance character in urban communities also support achievement of this desired environmental outcome. ▪ The outcomes and measures described in Section 1.1 (Ecological Processes) to protect the Shire's natural areas, landscape values and water quality from the impacts of development also support achievement of this desired environmental outcome. ▪ The outcomes and measures described in Section 1.2.1 (Economic Resources) to protect the Shire's natural economic resources also support achievement of this desired environmental outcome.
Outcomes	Measures
New sustainable urban and rural residential development is located in areas that are accessible and that allow efficient provision of infrastructure.	<u>Development Assessment</u> ▪ Residential, business, industry and community or recreation uses will be encouraged to locate in existing urban communities unless by virtue of their nature, scale, external effects or necessary relationship to other activities (particularly cultural heritage features, natural features or resources or infrastructure) an alternative location is necessary. Such development will generally be subject to impact assessment. ▪ New residential development will be encouraged on the eastern edge of Oakey. The growth of Oakey is dependent on the upgrade of the Oakey sewerage treatment plant. ▪ Growth in Westbrook is encouraged within the existing zoned area subject to the provision of reticulated sewerage. ▪ Longer term residential growth (beyond the time frame of this Scheme) at Oakey and Westbrook is intended to occur only when opportunities for infill development have been exhausted. ▪ Development within these potential growth areas is not to constrain opportunities for future urban growth. ▪ Rural Residential development will be established in specified locations, based on consolidating existing rural residential development.

	▪ Rural Residential development shall provide open space to meet the following functions: i) buffering from incompatible activities on adjoining land; ii) a range of compatible recreation activities; iii) drainage; iv) community connectivity. ▪ Development that would preclude long term use for urban residential purposes will be discouraged in the areas identified for future expansion. ▪ The following measures are incorporated within codes: i) residential development will have regard to physical constraints including slope, bushfire hazard, vegetation, good quality agricultural land, potable water supply and flood prone land; ii) residential development complying with appropriate standards for water supply, sewage disposal, stormwater disposal and waste disposal, connection to electricity supply network, road access, distance to or availability of community services; iii) residential development should be compact and provide for increased accessibility by pedestrians and cyclists. The outcomes and measures described in Section 1.2.3 (Infrastructure Efficiency) also support achievement of this desired environmental outcome.

1.3.3 Community Services and Facilities, Accessibility and Mobility (Community Needs)

(1) Background

The availability of, and ease of access to community services and facilities, is the key concern for community and service providers. Community facilities refers to such things as shops, commercial, government and medical services, child care, aged care and recreation facilities. Particular challenges regarding access to community facilities include:

- The level of physical connectivity provided for in new development;
- Proximity of new residential development to existing service centres;
- Ensuring development occurs at a rate and in locations that will allow new facilities to be established at the time they are required by a community;
- Identifying suitable locations for the establishment of facilities, such as aged care accommodation and child care centres; and
- Ensuring that the continued operation of existing community facilities such as the hospital, schools and playing fields are not compromised by the encroachment of incompatible development.

The issues of accessibility and mobility relate to the ease with which people can move around their communities and the ease with which they can access services and facilities. It is also important for social and environmental reasons to promote accessibility by walking, cycling and public transport.

In Oakey, a long term easterly development pattern (necessary because of constraints in other directions) would be away from the established commercial, service and community facilities in the town. A high priority should be placed on achieving direct vehicular and pedestrian linkages with any growth of Oakey.

(2) Desired Environmental Outcome

Convenient access to a diversity of housing, services and facilities in established settlements is achieved.

(3) Scheme Measures

The table below sets out the components of the Desired Environmental Outcome as outcomes and the various measures in the Planning Scheme for achieving the Desired Environmental Outcome.

Outcomes	Measures
Efficient use of existing and future community services and facilities is maximised.	<u>Mapping</u> - Existing and future major community facilities are identified on the planning scheme maps. <u>Development Assessment</u> - New community facilities will be encouraged to locate with existing ones. In particular, there should be a concentration of services and facilities in the existing shopping and commercial centre of Oakey. - Public open space and recreation facilities, that meet the diverse needs of the community, are protected with special focus on the high growth areas of the Shire in Oakey, Glenvale, Torrington and Cotswold Hills estates. - Development that is likely to be sensitive to noise, lighting or other impacts generated by major facilities will be discouraged from locating in their vicinity. - The outcomes and measures described in Section 1.3.1 (Cultural Heritage) to protect places of cultural significance and maintain and enhance character in the urban communities also support achievement of this desired environmental outcome. - The outcomes and measures described in Section 1.1 (Ecological Processes) to protect the Shire's natural areas, landscape values and water quality from the impacts of development also support achievement of this desired environmental outcome.
Outcomes	Measures
Land uses are matched with their accessibility needs.	<u>Mapping</u> - The desired road hierarchy for Glenvale/Torrington/Cotswold Hills and for Westbrook is shown within Schedule 3(b)¹⁷⁹ - Standards for Road and Footpath Construction. <u>Development Assessment</u> - Residential development that is compact, close to existing community services and designed to maximise connectivity and safety for pedestrians is encouraged. - Development is encouraged to locate in areas that are adequately serviced by an appropriate level of road access. - Development is encouraged to locate in areas that can be serviced by the appropriate mode of transport.

¹⁷⁹ Amended 23/01/09 – Amendment No.1

	▪ The outcomes and measures described in Section 1.2.3 (Infrastructure Efficiency) also support achievement of this desired environmental outcome. ▪ The outcomes and measures described in Section 1.3.2 (Settlement Pattern) that encourage compact and accessible residential development also support achievement of this desired environmental outcome.

SUPERSEDED

(b) BIBLIOGRAPHY

- Australian Standard – AS 2021, Acoustics – Aircraft Noise Intrusion – Building Siting and Construction.
- Australian Standard – AS 2180, Metal Rainwater Goods – Selection and Installation.
- Australian Standard – AS 2885, Pipelines – Gas and Liquid Petroleum.
- Australian Standard – AS3500.3, National Plumbing and Drainage – Stormwater Drainage.
- Australian Standard AS2890.2, Parking Facilities – Off-street Commercial Vehicle Facilities.
- Australian Standard AS2890.1, Parking Facilities – Off-street Car Parking.
- Australian Standard AS3959, Construction of Buildings in Bushfire Prone Areas.
- Australian Water Quality Guidelines for Fresh and Marine Waters. ANZECC 1992.
- Environmental Protection (Air) Policy. Environmental Protection Agency.
- Environmental Protection (Noise) Policy. Environmental Protection Agency.
- Environmental Protection (Waste Management) Policy. Environmental Protection Agency.
- Guide to the Management of Roadside Advertising. Queensland Department of Main Roads 2002.
- Guideline to Minimise Mosquito and Biting Midge Problems in New Development Areas. Queensland Health 2002.
- Guidelines for Assessment of Road Impacts of Development Proposals. Queensland Department of Main Roads.
- Guidelines for Separating Agricultural and Residential Land Uses. Queensland Department of Natural Resources and Mines 1997.
- Guidelines on Good Design for Caravan Parks and Relocatable Home Parks. Department of Local Government and Planning 1997.
- Harvesting Industry Code of Practice. Department of Education, Training and Industrial Relations 2000.
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- Roadside Vending Policy for State Controlled Roads in Queensland. Queensland Department of Main Roads.
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- Regional Standards Manual. Eastern Downs Regional Organisation of Councils.
- Road Planning and Design Manual. Queensland Department of Main Roads.
- Road Traffic Noise Management: Code of Practice. Queensland Department of Main Roads, January 2000.
- Rural Road Design. Austroads 1989.
- Shaping Up. Queensland Transport.
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- Stormwater Management Plan for Westbrook. Sinclair Knight Merz 2003.
- Traffic Engineering Practice, Part 4 – Bicycles. Austroads.

Adopted Infrastructure Charges Resolution No.1 – Jondaryan

1 Introduction

1.1 Short title

The resolution may be cited as the *Adopted Infrastructure Charges Resolution No.1 – Jondaryan*.

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 Jondaryan Planning Scheme; and
 - the Jondaryan Planning Scheme Policies Nos. 3, 4, 6, 7, and 8 in relation to Infrastructure Contributions for Water Supply Network, Sewerage Network, Public Parks and Land for Community Facilities Network, Transport Network and Stormwater Network
 - The resolution is attached to but does not form part of the Jondaryan 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 – Jondaryan

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

- (i) identifies trunk infrastructure for the Jondaryan Planning Scheme area
- (ii) identifies the trunk infrastructure network for the Jondaryan 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 the Jondaryan Planning Scheme Policies Nos. 3, 4, 6, 7, and 8 in relation to Infrastructure Contributions for Water Supply Network, Sewerage Network, Public Parks and Land for Community Facilities Network, Transport Network and Stormwater Network apply in the Jondaryan Planning Scheme area.

4 Schedule of works

The schedule of works identified in the Jondaryan Planning Scheme Policies Nos. 3, 4, 6, 7, and 8 in relation to Infrastructure Contributions for Water Supply Network, Sewerage Network, Public Parks and Land for Community Facilities Network, Transport Network and Stormwater Network apply in the Jondaryan Planning Scheme area.

5 Desired Standards of Service

The desired standard of service identified in the Jondaryan Planning Scheme Policies Nos. 3, 4, 6, 7, and 8 in relation to Infrastructure Contributions for Water Supply Network, Sewerage Network, Public Parks and Land for Community Facilities Network, Transport Network and Stormwater Network apply in the Jondaryan Planning Scheme area.

6 Establishment cost

The establishment costs identified in the Jondaryan Planning Scheme Policies Nos. 3, 4, 6, 7, and 8 in relation to Infrastructure Contributions for Water Supply Network, Sewerage Network, Public Parks and Land for Community Facilities Network, Transport Network and Stormwater Network apply in the Jondaryan Planning Scheme area.

SCHEDULE 5 PLANNING SCHEME POLICIES¹⁸⁰**Planning Scheme Policy 1 Information Council May Request**

Without restricting the ability to require additional information, Council may request the following information from the applicant to assist the assessment of a development application:

1. Acoustic

To assist in the assessment of impacts on acoustic amenity within the Shire the Council may require a noise assessment report to be prepared. This report will assist in facilitating appropriate development in the Shire in terms of meeting realistic expectations of acoustic amenity.

Where buildings for residential purposes are located adjacent to Major Transport Corridors consideration must be given to employing the following noise attenuation measures:

- solid barriers between the buildings and the corridor;
- acoustic treatment of windows facing the corridor (ie double glazing);
- acoustic treatment of roof, ceilings and walls;
- positioning living areas away from the facade closest to the corridor;
- use of material which creates a high noise transmission loss;
- minimal openings in walls facing the noise source.

An application for assessable development involving a residential building setback less than 65 metres from a Major Transport Corridor is to be accompanied by an acoustic report undertaken by a qualified acoustical engineer demonstrating that the internal noise levels do not exceed a 63dB(A) L10 (18 hour) noise level. This noise level is obtained by arithmetically averaging the hourly L10 noise levels between the hours of 0600 and midnight (the L10 is the noise level exceeded 10 percent of the time). Noise levels shall be measured at 1m from the internal facade closest to the corridor.

2. Defence Advice and Approval for Certain Development

Development involving any of the following may require referral and assessment by the Department of Defence:

- significant lighting;
- penetration into operational airspace including man made objects, trees, plumes and wildlife hazards;
- land affected by ANEF/ANEC (Australian Noise Exposure Forecast/Australian Noise Exposure Concept);
- any other matters regarding development in the vicinity of Defence facilities.

3. Ecological Assessment and Environmental Management

To assist with the assessment of impacts on the environment- the preparation and submission of Ecological Assessment Reports and Environmental Management Plans (as set out in Appendix 2 attached).

4. Geotechnical

A geotechnical report is to demonstrate that the site is stable, readily accessible, capable of proper drainage and otherwise suitable for the proposed development. It is to include consideration of the existing conditions of the site and the measures required to avoid or minimise risks of instability.

5. Good Quality Agricultural Land

If an application involving land identified as good quality agricultural land – information in accordance with *State Planning Policy 1/92 Planning Guidelines – The Identification of Good Quality Agricultural Land and State Planning Policy 1/92 Planning Guidelines – Separating Agricultural and Residential Land Uses*.

¹⁸⁰ Amended 23/01/09 – Amendment No.1

6. Hazard Prone Areas

Information could be requested to determine whether a development is located in a hazard prone area and to assist in determining the degree of severity of the hazard. Flood, bushfire or landslide hazard assessments specific to the development site could be required. The information could also include information on how the development is intending to mitigate the affects of the natural hazards, the impacts of natural hazards on other land due to the development and assessment against appropriate codes.

7. Scenic Amenity

To assist in the assessment of impacts on areas identified as having scenic amenity significance, Council may require a report evaluating the impacts of development on scenic amenity, economic, social and environmental outcomes.

8. Structure Plan

A Structure Plan would be expected to determine and indicate:

- major land use areas;
- any areas with significant environmental value or physical constraints;
- preferred movement (vehicle) corridors;
- major drainage paths and other open spaces;
- the relationship of the locality to surrounding localities; and
- a staged process of development.

9. Traffic

Council may request a detailed traffic study to assess likely impacts on the road network of the Shire.

The matters that Council will seek to be addressed include but may not be limited to the following:

General

- Expected traffic generation, comprising average daily morning and afternoon peak hours.
- Expected travel patterns, traffic distribution and vehicular types for both commercial and passenger.
- Analysis of intersection (s), including proposed treatment and method of control. The report should contain a summary of the analysis of average delay, degree of saturation (DOS), 95 % queue lengths and available capacity.
- Acceptable mitigation works and their timing to offset identified impacts and to maintain acceptable traffic operations and levels of safety to the planning horizon year.
- Full intersection analysis based on AUSTROADS "Guide To Traffic Engineering Practice (Part 5)" or using the Signalised and unsignalised Intersection Design and Research Aid computer program (SIDRA) published by the Australian Road Research Board. Detail will include copies of input/output data, phasing diagrams for signals and intersection layout sketches.
- Site verification of the existing signal operations and equipment. This may involve consultation with the relevant State Government Department.
- All critical movement effects, such as degree of saturation, average delay, 95% queue and capacity, identified. All works necessary to improve traffic operations to an acceptable level shall be detailed.
- Estimated likely U-turn demands and determination of whether facilities are required to accommodate these movements.
- Estimated vehicle storage requirements.
- An assessment of whether provision of slip lanes is beneficial.
- Identification of potential implications for pedestrian movements and if special facilities may be needed.
- Identification of potential implications for cyclists and requirements for bicycle facilities as identified by Council's Bikeways Plans.

Design Horizon

A ten (10) year design horizon from the anticipated date of completion of the development is to be adopted. Existing and proposed development in the area and/or cumulative background through-traffic is to be considered.

Traffic Counts

Through-road traffic predictions may be based on existing counts if available and current. These can be projected forward at appropriate growth rates. If traffic counts have to be undertaken, full details of the count (such as location, time of day, date, type of count, percentage commercial vehicles) are to be included in the Report.

Upgrading Works

Interim construction and compatibility with State Government and/or Council future upgrading requirements (ultimate planning) is to be identified. If it is proposed to stage upgrading construction of the works, appropriate discussion and data shall be included in the Report to support the recommendations. This will include a summary indicating anticipated timing for future stages of upgrading and the works required at each stage.

Adverse Impacts

Any adverse implications for existing property accesses, traffic safety, roadway and intersection capacity and levels of service shall be identified and appropriate recommendations made with regard to any measures necessary to minimise such adverse effects.

Assumptions/References

All assumptions and references are to be detailed.

Documentation

The traffic study is to be undertaken by an appropriately qualified and experienced Traffic Engineer. Concept plans of proposed intersection arrangements should be included in the report and include the following:

- lane layouts;
- turning radii;
- storage lengths;
- auxiliary lanes;
- median dimensions.

10. Water Quality

To assist in the assessment of impacts on water quality Council may request the preparation of a site based Stormwater Management Plan (SBSMP) for intensive and major developments that demonstrates development and stormwater quality measures do not result in:

- increased peak discharges; and/or
- increased flood levels or volumes outside the boundaries of the site; and/or
- erosion potential; and
- increased sediments and contaminants in stormwater discharge; and
- any agreed water quality parameters are achieved.

Information may be requested to demonstrate that adverse impacts on underground water resources can be adequately managed. This is particularly relevant to Intensive Animal Husbandry uses and other industrial development within areas shown as having a moderate to high rating of Groundwater Vulnerability on map PSPM1.

11. Integrated Development Plan

In the Charlton Wellcamp Regional Industry Zone where an 'Integrated Development Plan' is required, it is to be supported by an appropriate needs assessment where it can be demonstrated that:

- clustering is required to achieve synergies;
- premises will provide a service function for other principal industry;
- sites fronting major transport corridors are able to achieve a high standard of amenity;
- from an operational viewpoint co-location with other industries within the Charlton/ Wellcamp Regional Industry Zone is preferable to other available sites within the region; and
- there is sufficient site area to accommodate the buildings, carparking, vehicle manoeuvring areas, storage requirements, landscaping and any buffers.

12. Commercial Development

Where council deems that a proposal for commercial development is likely to have an economic impact within Toowoomba City, Council may require an economic assessment demonstrating that the proposal is consistent with Toowoomba City Council's "Centres Strategy".

Appendix 2 Preparation of Ecological Assessment Reports and Environmental Management Plans

1.0 Purpose

- To encourage more ecologically sustainable development;
- To enhance existing ecological information about a site in order to inform the development assessment process;
- To minimise adverse impacts on areas of ecological significance and to maximise the beneficial impacts of the development;
- To provide guidance on the preparation and assessment of ecological assessment reports and environmental management plans.

2.0 Preparation of a Ecological Assessment Report

2.1 Report to be Prepared by a Suitably Qualified Person

The Ecological Assessment Report is to be prepared by a suitably qualified person and references naming other similar reports prepared by the person should also be included.

2.2 Report Format and Content

It is recommended that the proponent should consult with Council prior to preparation of the report in order to ensure that all issues are covered in the report. As a general guide the following format and contents description indicates the depth of detail required.

State Interests

The report should include reference to any applicable State Planning Policy contexts.

Summary and Conclusions

Site location - a brief description of the site and surrounding areas, including the location of associated infrastructure development and figures / maps of all locations;

Project description - summarise the objectives of the project and proposals for the construction and operation of the project and associated infrastructure developments;

Alternatives to proposed development (for major or intensive development projects) - summarise the features of alternatives investigated and detail the reasons for choosing the preferred option;

Existing environment - summarise the features of the physical, biophysical and built environment relating to the proposed development and associated infrastructure;

Principal potential environmental impacts - summarise the main potential impacts of the project (direct, indirect and cumulative), both beneficial and detrimental, and any alternatives, on the existing environment;

Environmental monitoring, protection and management procedures - summarise the safeguards, standards and management procedures proposed to protect the environment, including environmental monitoring and the methods proposed to ameliorate or alleviate the potential impacts;

Conclusions - summarise the key strategies and amendments to the proposal to address any adverse environmental impacts.

Background and Scope of Proposal

Outline the purpose and objectives of the proposed development.

Discuss the following to illustrate the background of the proposal:

- The need for the proposed development or works;
- The history of proposal formulation;
- Any alternatives considered and reasons for choosing the preferred option;
- Action already taken.

Description of the project:

- The precise nature and scale of works;
- The location and site requirements;
- The plant and/or building layout, size and design and the development staging program;
- The range and quantity of materials to be produced;
- The production process;
- Possible waste discharges;
- On-site works and operations;
- Off-site works and operations;
- Transport systems;
- Infrastructure requirements (water, sewerage, energy, waste disposal);
- The workforce;
- Project life and time scale for completion;
- The possible future expansion of associated development/works.

Use of resources - detail the implications of the proposal for the use of natural resources, including the quantity and source of water, raw materials and energy to be used.

Existing Environment

- Site and locality;
- Landform, Geology and Geomorphology;
- Hydrology (surface water and groundwater);
- Climate;
- Water quality (including Groundwater Vulnerability);
- Air quality;
- Noise environment;
- Ecological status/significance including:
- Types, structure and location of vegetation associations on the site and surrounding areas, including measures of foliage cover, health and natural regeneration;
- Species of flora and fauna (aquatic and terrestrial, native and introduced), weed and pest species, including the location and abundance of each species, especially the presence of rare or endangered species;
- Conservation significance - bioregional status, local status and National status;
- Special ecological values of the site such as refuge habitat, a breeding habitat, a corridor for wildlife movement and use by migratory species;
- Social Cultural and Economic Characteristics;
- Landscape Character and Visual Amenity;
- Infrastructure;
- Transport;
- Water supply;
- Effluent Treatment and Disposal;
- Solid Waste;
- Power and Communications.

Potential Impacts of the Development on the Existing Environment

Identify and detail the nature of any potential impacts, including cumulative impacts of the development on the existing environment (adverse or beneficial, direct or indirect, short or long term or incremental) including potential impacts on:

- Geology and geomorphology;
- Hydrology (surface and groundwater);
- Ecological status/significance;
- Air quality;
- Water quality (surface and groundwater);

- Noise levels;
- Infrastructure;
- Potential events;
- Safety program.

Impact Monitoring, Protection, Risk Management and Post Development Management Procedures

An Environmental Management Plan should be prepared for the development (refer to section 3).

Consultation

The applicant/consultant should consult with relevant interest groups and parties likely to be affected by the proposal, and issues generated should be documented along with any proposed measures to address these issues.

References

- Listing other reference material and literature used;
- List authorities consulted and contributors to the report;
- Cross-reference the reference material in the text to allow easier access to information.

Appendices

- Include detailed technical information collected through the investigation; and
- Include relevant documents or correspondence from Government Authorities.

3.0 Environmental Management Plans

An Environmental Management Plan (EMP) seeks to ensure that the impacts of development on the environment are adequately controlled. This can include construction, operational and decommissioning stages of a development.

The range of issues that may be requested to be addressed in an EMP include:

- Acid sulfate soil;
- Air quality;
- Biting insects;
- Buffer area management;
- Building/structure conservation or retention;
- Energy efficiency and management;
- Erosion and sediment control;
- Groundwater Vulnerability;
- Management of activities and events, including monitoring and corrective action;
- Management of the impacts of land uses on surrounding sites;
- Natural and cultural heritage preservation/management;
- Noise control;
- Rehabilitation/landscaping;
- Rehabilitation of sites;
- Resource and waste management;
- Stormwater management;
- Vegetation management;
- Visual amenity;
- Water quality (surface and groundwater) and waterway health⁵;
- Weed control.

⁵ Any EMP addressing these issues is to include, at a minimum details as follows:

- That no lining or engineering of the stream channel, bed or banks will occur; or
- If essential works require engineered structures due to pre-existing development and/or upstream infrastructure conditions, the environmental management measures that will be relied upon in relation to these works;
- That in stream habitat elements (eg, fallen logs, overhangs, rocks) are left in situ, replaced or restored;
- Channel designs which simulate, as near as practicable, natural waterway conditions with meanders, pools, riffles and bars; and
- Hydraulic calculations which allow for the presence or establishment of vegetated waterway areas to improve bank stability and in-stream ecological values and restrict weed growth.

Essential components of an EMP are:

- Establishment of agreed performance criteria and objectives in relation to environmental and social impacts;
- Detailed prevention, minimisation and mitigation strategies (including design standards) for controlling environmental impacts at specific sites;
- Details of the proposed monitoring of the effectiveness of remedial measures against the agreed performance criteria in consultation with relevant government agencies and the community;
- Details of implementation responsibilities for environmental management;
- Timing (milestones) of environmental management initiatives;
- Reporting requirements and auditing responsibilities for meeting environmental performance objectives; and
- Corrective actions to rectify any deviation from performance standards.

The following provides a guide to the type of information that might be included in an EMP and how it could be structured.

Introduction

- Description of the development proposal;
- The need for the EMP in relation to the development;
- Structure and scope.

Aims of the EMP

- As a framework for practically addressing and monitoring the significant environmental impacts of the proposal;
- Compliance with legislative requirements and government policies;
- Evidence that the works and operations are being conducted in an environmentally responsible manner.

Identification of Environmental Issues or Environmentally Impacting Activities and Associated Management Actions

For each issue or environmentally impacting activity:

- Policy for addressing the issue/activity;
- Performance criteria;
- Implementation strategy;
- Monitoring program;
- Details of how reporting will influence mitigation measures and how reporting is to take place.

A Site Rehabilitation Plan is Prepared Addressing the Following Matters

- After use options, including the most likely or preferred option;
- Conceptual design of after use infrastructure
- Proposed final surface contours;
- Capping material to be used;
- Drainage system including final discharge point;
- Provision for irrigation measures to promote vegetation growth; and
- Anticipated period of after care.

Planning Scheme Policy 2 Public Car Parking Contributions

1. Council, at its discretion, may accept a cash payment in lieu of the on-site provision of car parking. The contribution amount will be determined by Council in its fees and charges schedule from time to time.
2. For development in the Commercial Precinct of Oakey Council may accept a contribution in lieu of some or all of the required car parking spaces for a particular development.
3. For development outside the Commercial Precinct of Oakey Council will seek the provision of at least 80% of the required car parking spaces for a particular use development. Council may accept a contribution in lieu of the shortfall.

SUPERSEDED



JONDARYAN PLANNING SCHEME
PLANNING SCHEME POLICY No. 3
INFRASTRUCTURE CONTRIBUTIONS
FOR
WATER SUPPLY NETWORK

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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 Jondaryan Planning Scheme 2005 (the planning scheme).

This planning scheme policy replaces the previous 'Toowoomba Regional Council Planning Scheme Policy – Infrastructure Contributions for Water Supply Network (Jondaryan)' 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.
- (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

The planning assumptions provided in Table 3.1 and Table 3.2 outline the projections of residential development for the area to which this planning scheme policy applies. Table 3.3 to Table 3.6 outline the assumptions and projections for non-residential development.

In addition to the industrial land requirements identified in Table 3.6, a regionally significant industrial area is planned to be established within the Charlton/Wellcamp Regional Industry Zone – refer to Part 4, Division 12 of the Planning Scheme. Table 3.7 identifies the total area of land allocated to land use precincts contained within the Charlton / Wellcamp Regional Industry Zone.

Table 3.1 Existing and projected population

Location	2006	2011	2016	2021	2026	Modelled Ultimate	Capacity 2006-Ultimate
PIFU Projections	14,951	17,196	19,527	22,096	24,682		
Charlton / Wellcamp	58	49	41	32	0	0	-58
Glenvale / Torrington / Cotswold Hills	3,633	4,793	5,966	7,515	9,956	12,353	8,720
Jondaryan	176	190	207	226	301	842	666
Kingsthorpe	29	30	32	33	45	62	33
Mt Tyson	53	59	67	75	126	201	148
Oakey	4,461	4,980	5,567	6,165	6,278	6,329	1,868
Remainder of District	4,271	4,277	4,289	4,313	4,343	5,361	1,090
Southbrook	29	30	31	31	39	51	22
Westbrook	1,998	2,548	3,094	3,475	3,346	3,234	1,236
Wyreema	243	240	235	231	252	295	53
Totals	14,951	17,196	19,527	22,096	24,682	28,724	13,773

Table 3.2 Existing and projected dwellings

Location	Dwelling Type	Proportion	Household Size (2006)	2006	Dwelling Production 2006-2011	Dwelling Production 2011-2016	Dwelling Production 2016-2021	Dwelling Production 2021-2026
Jondaryan District	Detached Dwellings	96.92%	2.94	4,936	922 (5,858)	1,009 (6,867)	1,155 (8,022)	1,249 (9,271)
	Multiple Dwellings	2.35%	1.80	195	36 (231)	40 (271)	46 (317)	49 (366)
	Other	0.73%	1.64	67	12 (79)	14 (93)	16 (109)	17 (126)
	TOTAL	100%	2.90	5,197	970 (6,167)	1,063 (7,230)	1,217 (8,447)	1,315 (9,762)

() Denotes cumulative dwelling totals

Source: Jondaryan Shire Pop Model 2009, PIFU, 2007, and ABS BCP 2006

Table 3.3 Existing and projected employment

Employment Sector	2006	Forecast Employment Growth					Total
		2011	2016	2021	2026	2006-2026	2026
Industry (General)	843	127	131	145	146	549	1,392
Industry (Transport and Storage)	516	77	80	89	89	336	851
Retail	696	105	108	120	120	453	1,149
Commercial	675	101	105	116	117	439	1,114
Government	325	49	51	56	56	211	536
Education	328	49	51	56	57	213	541
Health	438	66	68	75	76	285	723
Other (including home based, construction, agriculture, etc)	1,046	157	163	180	181	681	1,726
Sub-Total	4,866	731	758	836	842	3,167	8,034
Charlton / Wellcamp Regional Industry Zone	0	3,920	3,920	3,920	2,836	14,596	14,596*
Total	4,866	4,651	4,678	4,756	3,678	17,763	22,630

* An additional 5,671 employees are projected beyond 2026 (Total 20,267) for the Charlton / Wellcamp Regional Industry Zone

Table 3.4 Employee to Floor Space Ratios

Employment Category	Floor Space Per Employee (m ²)	Employees Per Hectare
Retail	20	-
Commercial	17	-
Community Uses (Special Use)	20	-
Industry (General)	-	20
Industry (Transport and Storage)	-	18

Table 3.5 Projected non-residential (retail, commercial and community) floor space (m² Gross Floor Area (GFA))

Location (Generic Zone / Precinct)	Retail, Commercial and Community Use Floor Space (m ²)			
	2006-2011	2011-2016	2016-2021	2006-2021
Industrial	105	108	120	333
Commercial	4,945	5,129	5,656	15,730
Community	1,584	1,643	1,812	5,039
Total	6,633	6,881	7,587	21,101

Table 3.6 Projected industrial land requirements

Zone / Precinct	Industrial Land Requirements (Ha) Excluding Charlton / Wellcamp Regional Industry Zone			
	2006-2011	2011-2016	2016-2021	2006-2021
Industry	14.33	14.87	16.40	45.60

Table 3.7 Charlton / Wellcamp Regional Industry Zone Land Allocation

Precinct	Stage 1 (0 to 10 yrs) Area (Ha)	Stage 2 (5 to 15 yrs) Area (Ha)	Stage 3 (15+ yrs) Area (Ha)	Stage 4 (15-20+ yrs) Area (Ha)	Total Area (Gross Ha)
Transport and Warehousing	120	115	190	68	493
General and Rural Industries	150	85	75	-	310
Major Industry	157	294	39	-	490
Quarrying and Environmental Industries	-	-	-	175	175
Local Centre Facilities	4	4	4	4	16
Long Term Future Business and Industrial	-	-	-	195	195
Open Space / Buffer	-	-	-	-	-
Total					1,679

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 FOR THE WATER SUPPLY NETWORK

Bulk water is provided to the communities of Oakey, Jondaryan, Gowrie Mountain, Glenvale, Torrington, Cotswold Hills, Westbrook and the Charlton / Wellcamp Regional Industry Area from the TRC bulk water supply network.

Shared water supply infrastructure for this planning scheme policy is therefore a combination of bulk supply from TRC and Jondaryan District's own distribution infrastructure.

For details of the bulk supply asset providing water to Jondaryan District, refer to section 8 'Extrinsic Material'. Table 4.1 defines the shared development infrastructure.

Table 4.1 Shared development infrastructure

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 ≥ 100 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 Maps 4.1 to 4.10.

4.4 SCHEDULE OF WORKS

The schedule of works, attached at the end of this policy, identifies when it is anticipated that shared development infrastructure for the water supply network will be provided to service growth.

5 CONTRIBUTION RATES

5.1 CONTRIBUTION AREAS

Contribution rates for the water supply network have been stated for that part of the planning scheme area planned to be supplied with a reticulated water supply. The location of the contribution rate areas are identified on the Jondaryan Water Supply Contribution Area Maps 5.1 to 5.2.

5.2 ESTABLISHMENT COST

- (a) The establishment cost (existing and future) of the water supply network up to 2026 is \$50,016,757 (as at the base date). Of this amount:
 - i. 86% will be funded by infrastructure contributions; and
 - ii. 14% 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

Area	Existing and Future Infrastructure Cost (\$,000)	Admin Cost (\$,000)	Establishment Cost (\$,000)*	Amount of Establishment Cost (\$,000)* to be Funded by Infrastructure Contributions
Jondaryan, Oakey, Gowrie Mountain (W1)	22,610	396	23,006	16,089
Glenvale, Torrington, Cotswold Hills (W2)	12,725	223	12,948	12,948
Charlton / Wellcamp (W3)	12,200	213	12,413	12,413
Westbrook (W4)	1,622	28	1,650	1,650
TOTAL	49,157	860	50,017	43,100

*Costs are expressed at the base date of 30 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 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 Department of Environment and Resource Management as a condition of subsidy funding.

5.3 PROJECTED DEMAND

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

Table 5.2 Water supply network - projected demand summary

Contribution Area	2026 Demand (ETs)
Jondaryan, Oakey, Gowrie Mountain (W1)	5,392

Contribution Area	2026 Demand (ETs)
Glenvale, Torrington, Cotswold Hills (W2)	9,031
Charlton / Wellcamp (W3)	8,498
Westbrook (W4)	1,252

5.4 COST APPORTIONMENT

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

$$CR = \frac{\text{Amount of establishment cost to 2026 funded by contributions (see Table 5.1)}}{\text{Cumulative demand to 2026 (see Table 5.2)}}$$

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	Distribution Contribution Rate (\$/ET)	Bulk Water Contribution Rate (\$/ET)	Total Contribution Rate (\$/ET)
Jondaryan, Oakey, Gowrie Mountain (W1)	2,984	4,806	7,790
Glenvale, Torrington, Cotswold Hills (W2)	1,434	4,806	6,240
Charlton / Wellcamp (W3)	1,461	4,806	6,267
Westbrook (W4)	1,318	4,806	6,124

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-

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

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.
 - 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 local government'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 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 water supply network has been calculated at the base date of 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:

- (a) reconfiguration of a lot – Table 6.1; and
- (b) a material change of use – Table 6.2.

Table 6.1 Demand generation rates - lot reconfiguration

Planning Scheme Zone / Precinct	Demand Generation Rate (ET/lot)
Rural	N/A
Residential Investigation Area	1
Rural Residential Investigation Area	1
Rural Residential	1
Urban Investigation Area	1
Town Zone	
Residential	1
Rural Residential	1
Commercial	2.1
Industrial	1.6
Open Space / Recreation	N/A
Community	1.9
Township	1
Industry	1.6

Planning Scheme Zone / Precinct	Demand Generation Rate (ET/lot)
Major Community Facilities	
Oakey Showgrounds and Aviation Centre	First Principles Assessment
Westbrook Correctional Centre	First Principles Assessment
Toowoomba Showgrounds	First Principles Assessment
Charlton / Wellcamp Regional Industry	
Transport and Warehousing	2.7
General and Rural Industries	5.3
Major Industry	37
Quarrying and Environmental Industries	First Principles Assessment
Local Centre Facilities	1.9
Long Term Future Business and Industrial	5.8
Open Space / Buffer	N/A

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 GFA
Animal Husbandry	0.1	100m ² GFA
Aquaculture	0.1	100m ² GFA
Caravan Park	0.5	Per site

Development Land Use Type	Demand Generation Rate	
	Demand (ET)	Measure
Caretaker's Residence	1	Per dwelling
Commercial Premises	0.72	100m ² GFA
Community Purposes	1.52	100m ² GFA
Dairy	0.1	100m ² GFA
Extractive Industry	First Principles Assessment	
High Impact Industry	0.37	100m ² GFA
Home-based Business	0.8	Per dwelling
Host Home Accommodation	0.7	Per dwelling
Hotel	0.3	100m ² GFA
House	1	Per dwelling
Indoor Entertainment	0.24	100m ² GFA
Intensive Animal Husbandry	0.1	100m ² GFA
Kennels and Catteries	0.1	100m ² GFA
Low Impact Industry	0.42	100m ² GFA
Medium Impact Industry	0.3	100m ² GFA
Motel	0.3	100m ² GFA
Multiple Dwelling	0.67	Per unit
Outdoor Entertainment	0.68	100m ² GFA
Park	N/A	N/A
Plant Nursery	0.24	100m ² GFA
Private Forestry	N/A	N/A
Relative's Apartment	1	Per dwelling

Development Land Use Type	Demand Generation Rate	
	Demand (ET)	Measure
Removal House	N/A	N/A
Rural Industry	0.2	100m ² GFA
Service Station	0.32	100m ² GFA
Stables	0.13	100m ² GFA
Telecommunications Facilities	First Principles Assessment	
Transport Depot	0.47	100m ² GFA
Utilities - Local	First Principles Assessment	
Utilities - Public	First Principles Assessment	
Vehicles Sales Premises	3.25	100m ² GFA
Veterinary Farm	0.1	100m ² GFA
Warehouse	0.2	100m ² GFA
Other	First Principles Assessment	

7 DEFINITIONS

Base date - means the date from which a local government 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.

First Principles Assessment - is a process where the demand generated by undefined development (i.e. not directly specified in any way by the tables in the policy) is assessed and determined case by case, based on research of similar known uses and demands. Where a development is a compilation of documented uses outlined in the policy the demand shall be assessed by aggregating the use demands for each component. First principles assessment is to be undertaken by suitably qualified professionals (RPEQ or similar).

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

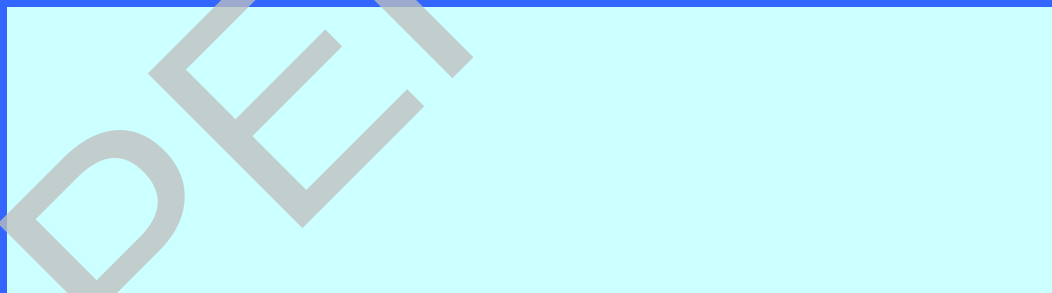
The following documents are extrinsic material under the *Statutory Instruments Act 1992* and assist in the interpretation of this policy:

- (a) Jondaryan Shire Council (2007) – Charlton / Wellcamp Industrial Area Trunk Infrastructure Planning Study for Water and Sewerage Services;
- (b) Jondaryan Shire Council (2005) – Oakey and Jondaryan Water Supply Planning Report;
- (c) Cardno (2007) – Plan for Trunk Infrastructure: Charlton – Wellcamp Industrial Area Report;
- (d) Jondaryan Shire Council (2007) – Water Supply Trunk Infrastructure Sketch Planning;
- (e) Current asset register;
- (f) GHD (2001) – Charlton / Wellcamp Integrated Employment Area – Local Area Plan – Planning Study Report; and
- (g) TRC Bulk Water Supply Assets and Charges.

Toowoomba Regional Council (Jondaryan)



Infrastructure Contributions Model for Water Supply Network



Toowoomba Regional Council (Jondaryan)
Water Supply

 Projected Demands (ET)2026 Council Existing Assets								Asset Allocation			
								5,392	9,031	8,498	1,252
								Jondaryan, Oakey, Gowrie Mountain (W1)	Glenvale, Torrington, Cotswold Hills (W2)	Charlton/Wellcamp (W3)	Westbrook (W4)
INT ASSET ID	ASSET NAME	ASSET DESCRIPTION TYPE					TOTAL CURRENT REPLACEMENT COST				
ACTIVE ASSETS											
WBE001	Bore	Bore #5					\$ 63,974	Y			
WBE002	Bore	Bore #7					\$ 57,120	Y			
WBE003	Bore	Bore #3					\$ 52,550	Y			
WBE004	Bore	Bore #2					\$ 57,120	Y			
WBE005	Bore	Bore #1					\$ 52,550	Y			
WBE006	Bore	Bore #4					\$ 77,683	Y			
WBE007	Bore	Bore #6					\$ 62,832	Y			
WHLZ001	High Level Zone	High Level Zone					\$ 252,470	Y			
WPSE001	Pump Station	Ramsay St PS					\$ 285,600	Y			
WPSE002	Pump Station	Pump Station (inc in Gowrie Mountail Reservoir Costs)					\$ -	Y			
WPSE003	Pump Station	HLZ PS					\$ 80,539	Y			
WRE001	Reservoir	Ramsay St Reservoir					\$ 285,600	Y			
WRE002	Reservoir	Oakey 0.68ML Reservoir					\$ 514,080	Y			
WRE003	Reservoir	Oakey 1.82ML Reservoir					\$ 913,920	Y			
WRE004	Reservoir	Oakey 6ML Reservoir					\$ 1,485,120	Y			
WRE005	Reservoir	Rowland Crt Reservoir					\$ 132,975	Y			
WRE006	Reservoir	Glenvale Reservoir					\$ 1,028,160		Y		Y
WRE007	Reservoir	Jondaryan Reservoir					\$ 56,206	Y			
INT ASSET ID	ASSET NAME	ASSET DESCRIPTION TYPE	ASSET DIA (MM)	ASSET LENGTH (M)	MATERIAL	WATER MAIN UNIT RATE	TOTAL CURRENT REPLACEMENT COST				
PASSIVE ASSETS											
WME001	Water Main	Pipe Main A	300	12,237	DI	\$ 359.28	\$ 4,396,416	Y			
WME002	Water Main	Pipe Main A	200	3,506	AC	\$ 261.29	\$ 916,091	Y			
WME003	Water Main	Pipe Main A	200	33	AC	\$ 261.29	\$ 8,704	Y			
WME004	Water Main	Pipe Main A	200	33	AC	\$ 261.29	\$ 8,704	Y			
WME005	Water Main	Pipe Main A	200	33	AC	\$ 261.29	\$ 8,704	Y			
WME006	Water Main	Pipe Main A	200	36	AC	\$ 261.29	\$ 9,464	Y			
WME007	Water Main	Pipe Main A	200	45	AC	\$ 261.29	\$ 11,627	Y			
WME008	Water Main	Pipe Main A	200	199	AC	\$ 261.29	\$ 51,955	Y			
WME009	Water Main	Pipe Main A	200	221	MPVC	\$ 261.29	\$ 57,659	Y			
WME010	Water Main	Pipe Main A	200	9	MPVC	\$ 261.29	\$ 2,440	Y			
WME011	Water Main	Pipe Main A	200	326	MPVC	\$ 261.29	\$ 85,238	Y			
WME012	Water Main	Pipe Main A	200	216	MPVC	\$ 261.29	\$ 56,478	Y			
WME013	Water Main	Pipe Main A	200	90	AC	\$ 261.29	\$ 23,542	Y			
WME014	Water Main	Pipe Main A	200	275	AC	\$ 261.29	\$ 71,910	Y			
WME015	Water Main	Pipe Main A	200	287	AC	\$ 261.29	\$ 75,087	Y			
WME016	Water Main	Pipe Main A	300	191	PVC	\$ 359.28	\$ 68,508	Y			
WME017	Water Main	Pipe Main A	300	113	PVC	\$ 359.28	\$ 40,681	Y			
WME018	Water Main	Pipe Main A	300	144	PVC	\$ 359.28	\$ 51,733	Y			
WME019	Water Main	Pipe Main A	200	727	MPVC	\$ 261.29	\$ 189,997	Y			
WME020	Water Main	Pipe Main A	200	515	AC	\$ 261.29	\$ 134,564	Y			
WME021	Water Main	Pipe Main A	200	129	AC	\$ 261.29	\$ 33,607	Y			
WME022	Water Main	Pipe Main A	200	73	AC	\$ 261.29	\$ 19,009	Y			
WME023	Water Main	Pipe Main A	200	357	AC	\$ 261.29	\$ 93,200	Y			
WME024	Water Main	Pipe Main A	200	27	AC	\$ 261.29	\$ 6,974	Y			

Toowoomba Regional Council (Jondaryan)

WME025	Water Main	Pipe Main A	200	533	MPVC	\$ 261.29	\$ 139,356	Y			
WME026	Water Main	Pipe Main A	300	98	DI	\$ 359.28	\$ 35,123	Y			
WME027	Water Main	Pipe Main A	300	423	DI	\$ 359.28	\$ 152,101	Y			
WME028	Water Main	Pipe Main A	200	179	MPVC	\$ 261.29	\$ 46,813	Y			
WME029	Water Main	Pipe Main A	300	5	PVC	\$ 359.28	\$ 1,692	Y			
WME030	Water Main	Pipe Main A	200	4	AC	\$ 261.29	\$ 948	Y			
WME031	Water Main	Pipe Main A	200	145	OPVC	\$ 261.29	\$ 37,976	Y			
WME032	Water Main	Pipe Main A	200	73	MPVC	\$ 261.29	\$ 19,126	Y			
WME033	Water Main	Pipe Main A	200	7	MPVC	\$ 261.29	\$ 1,871	Y			
WME034	Water Main	Pipe Main A	200	12	MPVC	\$ 261.29	\$ 3,099	Y			
WME035	Water Main	Pipe Main A	200	19	MPVC	\$ 261.29	\$ 4,917	Y			
WME036	Water Main	Pipe Main A	200	39	PVC	\$ 261.29	\$ 10,240		Y		
WME037	Water Main	Pipe Main A	200	498	PVC	\$ 261.29	\$ 130,052		Y		
WME038	Water Main	Pipe Main A	300	1,242	MPVC	\$ 359.28	\$ 446,118		Y		
WME039	Water Main	Pipe Main A	300	168	MPVC	\$ 359.28	\$ 60,280		Y		
WME040	Water Main	Pipe Main A	300	310	MPVC	\$ 359.28	\$ 111,391		Y		
WME041	Water Main	Pipe Main A	300	131	MPVC	\$ 359.28	\$ 47,012		Y		
WME042	Water Main	Pipe Main A	300	121	MPVC	\$ 359.28	\$ 43,333		Y		
WME043	Water Main	Pipe Main A	300	1	PVC	\$ 359.28	\$ 241		Y		
WME044	Water Main	Pipe Main A	300	385	PVC	\$ 359.28	\$ 138,222		Y		
WME045	Water Main	Pipe Main A	200	190	MPVC	\$ 261.29	\$ 49,616		Y		
WME046	Water Main	Pipe Main A	300	303	DI	\$ 359.28	\$ 108,819		Y		
WME047	Water Main	Pipe Main A	200	92	MPVC	\$ 261.29	\$ 24,073		Y		
WME048	Water Main	Pipe Main A	200	184	MPVC	\$ 261.29	\$ 48,151		Y		
WME049	Water Main	Pipe Main A	300	900	DI	\$ 359.28	\$ 323,269		Y		Y
WME050	Water Main	Pipe Main A	200	53	MPVC	\$ 261.29	\$ 13,865		Y		
WME051	Water Main	Pipe Main A	200	94	MPVC	\$ 261.29	\$ 24,452		Y		
WME052	Water Main	Pipe Main A	200	287	MPVC	\$ 261.29	\$ 75,053		Y		
WME053	Water Main	Pipe Main A	200	263	MPVC	\$ 261.29	\$ 68,792		Y		
WME054	Water Main	Pipe Main A	200	140	MPVC	\$ 261.29	\$ 36,696		Y		
WME055	Water Main	Pipe Main A	200	83	MPVC	\$ 261.29	\$ 21,768		Y		
WME056	Water Main	Pipe Main A	200	15	UPVC	\$ 261.29	\$ 3,964		Y		
WME057	Water Main	Pipe Main A	200	1	UPVC	\$ 261.29	\$ 264		Y		
WME058	Water Main	Pipe Main A	200	16	MPVC	\$ 261.29	\$ 4,212		Y		
WME059	Water Main	Pipe Main A	300	2	MPVC	\$ 359.28	\$ 690		Y		
WME060	Water Main	Pipe Main A	200	7	UPVC	\$ 261.29	\$ 1,868		Y		
WME061	Water Main	Pipe Main A	200	4	UPVC	\$ 261.29	\$ 1,011		Y		
WME062	Water Main	Pipe Main A	200	384	UPVC	\$ 261.29	\$ 94,989		Y		
WME063	Water Main	Pipe Main A	200	611	UPVC	\$ 261.29	\$ 159,575		Y		
WME064	Water Main	Pipe Main A	200	10	MPVC	\$ 261.29	\$ 2,584		Y		
WME065	Water Main	Pipe Main A	300	20	MPVC	\$ 359.28	\$ 7,290		Y		
WME066	Water Main	Pipe Main A	300	2	MPVC	\$ 359.28	\$ 629		Y		
WME067	Water Main	Pipe Main A	300	102	MPVC	\$ 359.28	\$ 36,665		Y		
WME068	Water Main	Pipe Main A	200	28	MPVC	\$ 261.29	\$ 7,368		Y		
WME069	Water Main	Pipe Main A	225	253	MPVC	\$ 287.79	\$ 72,817		Y		
WME070	Water Main	Pipe Main A	225	5	MPVC	\$ 287.79	\$ 1,462		Y		
WME071	Water Main	Pipe Main A	225	327	MPVC	\$ 287.79	\$ 94,245		Y		
WME072	Water Main	Pipe Main A	200	376	MPVC	\$ 261.29	\$ 98,172		Y		
WME073	Water Main	Pipe Main A	200	254	PVC	\$ 261.29	\$ 66,391		Y		
WME074	Water Main	Pipe Main A	200	363	PVC	\$ 261.29	\$ 94,744		Y		
WME075	Water Main	Pipe Main A	200	188	PVC	\$ 261.29	\$ 49,172		Y		
WME076	Water Main	Pipe Main A	200	458	MPVC	\$ 261.29	\$ 119,655		Y		
WME077	Water Main	Pipe Main A	200	9	PVC	\$ 261.29	\$ 2,440		Y		
WME078	Water Main	Pipe Main A	200	457	MPVC	\$ 261.29	\$ 119,373		Y		
WME079	Water Main	Pipe Main A	200	1,559	MPVC	\$ 261.29	\$ 407,234		Y		
WME080	Water Main	Pipe Main A	200	14	MPVC	\$ 261.29	\$ 3,621		Y		
WME081	Water Main	Pipe Main A	300	118	OPVC	\$ 359.28	\$ 42,399		Y		
WME082	Water Main	Pipe Main A	250	51	UPVC	\$ 309.79	\$ 15,709		Y		
WME083	Water Main	Pipe Main A	250	360	UPVC	\$ 309.79	\$ 111,500		Y		
WME084	Water Main	Pipe Main A	250	1,278	UPVC	\$ 309.79	\$ 395,825		Y		
WME085	Water Main	Pipe Main A	200	4	UPVC	\$ 261.29	\$ 915		Y		
WME086	Water Main	Pipe Main A	250	15	AC	\$ 309.79	\$ 4,653		Y		
WME087	Water Main	Pipe Main A	250	6	UPVC	\$ 309.79	\$ 1,722		Y		
WME088	Water Main	Pipe Main A	250	4	UPVC	\$ 309.79	\$ 1,388		Y		
WME089	Water Main	Pipe Main A	225	377	MPVC	\$ 287.79	\$ 108,523		Y		
WME090	Water Main	Pipe Main A	300	58	MPVC	\$ 359.28	\$ 20,774		Y		
WME091	Water Main	Pipe Main A	300	34	MPVC	\$ 359.28	\$ 12,216		Y		
WME092	Water Main	Pipe Main A	300	293	MPVC	\$ 359.28	\$ 105,265		Y		
WME093	Water Main	Pipe Main A	300	559	MPVC	\$ 359.28	\$ 200,888		Y		
WME094	Water Main	Pipe Main A	300	208	MPVC	\$ 359.28	\$ 74,777		Y		
WME095	Water Main	Pipe Main A	300	3	MPVC	\$ 359.28	\$ 902		Y		
WME096	Water Main	Pipe Main A	225	48	UPVC	\$ 287.79	\$ 13,938		Y		
WME097	Water Main	Pipe Main A	225	70	UPVC	\$ 287.79	\$ 20,211		Y		
WME098	Water Main	Pipe Main A	225	21	UPVC	\$ 287.79	\$ 6,018		Y		
WME099	Water Main	Pipe Main A	225	1	UPVC	\$ 287.79	\$ 216		Y		

Toowoomba Regional Council (Jondaryan)

WME100	Water Main	Pipe Main A	225	30	UPVC	\$ 287.79	\$ 8,582		Y		
WME101	Water Main	Pipe Main A	225	81	OPVC	\$ 287.79	\$ 23,417		Y		
WME102	Water Main	Pipe Main A	225	75	OPVC	\$ 287.79	\$ 21,619		Y		
WME103	Water Main	Pipe Main A	225	27	OPVC	\$ 287.79	\$ 7,805		Y		
WME104	Water Main	Pipe Main A	225	26	OPVC	\$ 287.79	\$ 7,601		Y		
WME105	Water Main	Pipe Main A	200	0	MPVC	\$ 261.29	\$ 71		Y		
WME106	Water Main	Pipe Main A	200	2,217	AC	\$ 261.29	\$ 579,181	Y			
WME107	Water Main	Pipe Main A	200	4,420	AC	\$ 261.29	\$ 1,154,970	Y			
WME108	Water Main	Pipe Main A	375	36	DI	\$ 546.15	\$ 19,487	Y			
WME109	Water Main	Pipe Main A	250	35	DI	\$ 309.79	\$ 10,864	Y			
WME110	Water Main	Pipe Main A	375	27	DI	\$ 546.15	\$ 14,812	Y			
WME111	Water Main	Pipe Main A	250	17	DI	\$ 309.79	\$ 5,347	Y			
WME112	Water Main	Pipe Main A	200	7	DI	\$ 261.29	\$ 1,725	Y			
WME113	Water Main	Pipe Main A	200	7	DI	\$ 261.29	\$ 1,769	Y			
WME114	Water Main	Pipe Main A	250	1	DI	\$ 309.79	\$ 437	Y			
WME115	Water Main	Pipe Main A	300	3	DI	\$ 359.28	\$ 952	Y			
WME116	Water Main	Pipe Main A	300	2	DI	\$ 359.28	\$ 869	Y			
WME117	Water Main	Pipe Main A	200	2	DI	\$ 261.29	\$ 473	Y			
WME118	Water Main	Pipe Main A	200	15	DI	\$ 261.29	\$ 3,823	Y			
WME119	Water Main	Pipe Main A	250	15	DI	\$ 309.79	\$ 4,737	Y			
WME120	Water Main	Pipe Main A	250	256	AC	\$ 309.79	\$ 79,452	Y			
WME121	Water Main	Pipe Main A	80	7,450	PVC	\$ 52.00	\$ 387,375	Y			
WME122	Water Main	Pipe Main A	100	430	PVC	\$ 138.94	\$ 59,768	Y			
WME123	Water Main	Pipe Main A	100	93	PVC	\$ 138.94	\$ 12,917	Y			
WME124	Water Main	Pipe Main A	100	303	PVC	\$ 138.94	\$ 42,054	Y			
WME125	Water Main	Pipe Main A	100	539	PVC	\$ 138.94	\$ 74,951	Y			
WME126	Water Main	Pipe Main A	150	212	AC	\$ 161.25	\$ 34,232	Y			
WME127	Water Main	Pipe Main A	150	200	POLY	\$ 161.25	\$ 32,277	Y			
WME128	Water Main	Pipe Main A	150	46	POLY	\$ 161.25	\$ 7,458	Y			
WME129	Water Main	Pipe Main A	150	77	POLY	\$ 161.25	\$ 12,330	Y			
WME130	Water Main	Pipe Main A	150	239	POLY	\$ 161.25	\$ 38,473	Y			
WME131	Water Main	Pipe Main A	180	170	POLY	\$ 211.27	\$ 35,912	Y			
WME132	Water Main	Pipe Main A	150	291	POLY	\$ 161.25	\$ 46,938	Y			
WME133	Water Main	Pipe Main A	150	9	AC	\$ 161.25	\$ 1,404	Y			
WME134	Water Main	Pipe Main A	150	147	MPVC	\$ 161.25	\$ 23,744	Y			
WME135	Water Main	Pipe Main A	150	161	UPVC	\$ 161.25	\$ 25,958	Y			
WME136	Water Main	Pipe Main A	150	592	AC	\$ 161.25	\$ 95,516	Y			
WME137	Water Main	Pipe Main A	150	21	MPVC	\$ 161.25	\$ 3,341	Y			
WME138	Water Main	Pipe Main A	150	113	OPVC	\$ 161.25	\$ 18,168	Y			
WME139	Water Main	Pipe Main A	150	23	OPVC	\$ 161.25	\$ 3,644	Y			
WME140	Water Main	Pipe Main A	150	1	OPVC	\$ 161.25	\$ 221	Y			
WME141	Water Main	Pipe Main A	150	38	MPVC	\$ 161.25	\$ 6,129	Y			
WME142	Water Main	Pipe Main A	150	85	MPVC	\$ 161.25	\$ 13,730	Y			
WME143	Water Main	Pipe Main A	150	72	MPVC	\$ 161.25	\$ 11,626	Y			
WME144	Water Main	Pipe Main A	150	25	MPVC	\$ 161.25	\$ 3,989	Y			
WME145	Water Main	Pipe Main A	150	28	OPVC	\$ 161.25	\$ 4,513	Y			
WME146	Water Main	Pipe Main A	150	31	OPVC	\$ 161.25	\$ 4,928	Y			
WME147	Water Main	Pipe Main A	150	51	OPVC	\$ 161.25	\$ 8,233	Y			
WME148	Water Main	Pipe Main A	100	23	OPVC	\$ 138.94	\$ 3,140	Y			
WME149	Water Main	Pipe Main A	150	9	OPVC	\$ 161.25	\$ 1,492	Y			
WME150	Water Main	Pipe Main A	150	77	OPVC	\$ 161.25	\$ 12,336	Y			
WME151	Water Main	Pipe Main A	150	73	OPVC	\$ 161.25	\$ 11,813	Y			
WME152	Water Main	Pipe Main A	150	47	OPVC	\$ 161.25	\$ 7,626	Y			
WME153	Water Main	Pipe Main A	150	20	DI	\$ 161.25	\$ 3,256	Y			
WME154	Water Main	Pipe Main A	150	20	OPVC	\$ 161.25	\$ 3,243	Y			
WME155	Water Main	Pipe Main A	150	221	OPVC	\$ 161.25	\$ 35,606	Y			
WME156	Water Main	Pipe Main A	150	95	CI	\$ 161.25	\$ 15,299	Y			
WME157	Water Main	Pipe Main A	150	111	MPVC	\$ 161.25	\$ 17,944				Y
WME158	Water Main	Pipe Main A	150	304	MPVC	\$ 161.25	\$ 49,052				Y
WME159	Water Main	Pipe Main A	150	195	MPVC	\$ 161.25	\$ 31,489				Y
WME160	Water Main	Pipe Main A	150	228	MPVC	\$ 161.25	\$ 36,757				Y
WME161	Water Main	Pipe Main A	150	267	MPVC	\$ 161.25	\$ 43,033				Y
WME162	Water Main	Pipe Main A	150	42	MPVC	\$ 161.25	\$ 6,703				Y
WME163	Water Main	Pipe Main A	150	685	MPVC	\$ 161.25	\$ 110,400				Y
WME164	Water Main	Pipe Main A	150	3,401	MPVC	\$ 161.25	\$ 548,448				Y
WME165	Water Main	Pipe Main A	150	12	MPVC	\$ 161.25	\$ 1,900				Y
WME166	Water Main	Pipe Main A	100	28	OPVC	\$ 138.94	\$ 3,938	Y			
WME167	Water Main	Pipe Main A	150	9	OPVC	\$ 161.25	\$ 1,453	Y			
WME168	Water Main	Pipe Main A	150	88	OPVC	\$ 161.25	\$ 14,159	Y			
WME169	Water Main	Pipe Main A	150	72	OPVC	\$ 161.25	\$ 11,641	Y			
WME170	Water Main	Pipe Main A	150	60	OPVC	\$ 161.25	\$ 9,693	Y			
WME171	Water Main	Pipe Main A	150	21	OPVC	\$ 161.25	\$ 3,365	Y			
WME172	Water Main	Pipe Main A	150	17	OPVC	\$ 161.25	\$ 2,753	Y			
WME173	Water Main	Pipe Main A	150	40	OPVC	\$ 161.25	\$ 6,450	Y			
WME174	Water Main	Pipe Main A	150	38	OPVC	\$ 161.25	\$ 6,050	Y			

Toowoomba Regional Council (Jondaryan)

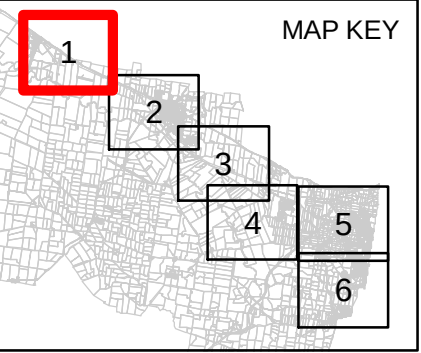
WME175	Water Main	Pipe Main A	150	77	OPVC	\$ 161.25	\$ 12,426	Y			
WME176	Water Main	Pipe Main A	150	34	OPVC	\$ 161.25	\$ 5,526	Y			
WME177	Water Main	Pipe Main A	150	69	OPVC	\$ 161.25	\$ 11,168	Y			
WME178	Water Main	Pipe Main A	150	83	OPVC	\$ 161.25	\$ 13,376	Y			
WME179	Water Main	Pipe Main A	150	55	OPVC	\$ 161.25	\$ 8,867	Y			
WME180	Water Main	Pipe Main A	150	24	OPVC	\$ 161.25	\$ 3,946	Y			
WME181	Water Main	Pipe Main A	150	91	OPVC	\$ 161.25	\$ 14,669	Y			
WME182	Water Main	Pipe Main A	150	23	OPVC	\$ 161.25	\$ 3,773	Y			
WME183	Water Main	Pipe Main A	100	1,624	DI	\$ 138.94	\$ 225,644	Y			
WME184	Water Main	Pipe Main A	100	21	PVC	\$ 138.94	\$ 2,880	Y			
WME185	Water Main	Pipe Main A	100	409	PVC	\$ 138.94	\$ 56,788	Y			
WME186	Water Main	Pipe Main A	100	35	OPVC	\$ 138.94	\$ 4,862	Y			
WME187	Water Main	Pipe Main A	100	108	PVC	\$ 138.94	\$ 15,015	Y			
WME188	Water Main	Pipe Main A	150	97	MPVC	\$ 161.25	\$ 15,712		Y		
WME189	Water Main	Pipe Main A	100	62	MPVC	\$ 138.94	\$ 8,550		Y		
WME190	Water Main	Pipe Main A	150	12	MPVC	\$ 161.25	\$ 2,014		Y		
WME191	Water Main	Pipe Main A	150	791	MPVC	\$ 161.25	\$ 127,481		Y		
WME192	Water Main	Pipe Main A	150	31	PVC	\$ 161.25	\$ 4,941		Y		
WME193	Water Main	Pipe Main A	150	775	PVC	\$ 161.25	\$ 124,996		Y		
WME194	Water Main	Pipe Main A	100	3	PVC	\$ 138.94	\$ 424		Y		
WME195	Water Main	Pipe Main A	150	354	PVC	\$ 161.25	\$ 57,062		Y		
WME196	Water Main	Pipe Main A	150	440	PVC	\$ 161.25	\$ 70,919		Y		
WME197	Water Main	Pipe Main A	150	796	PVC	\$ 161.25	\$ 128,365		Y		
WME198	Water Main	Pipe Main A	150	43	PVC	\$ 161.25	\$ 6,979		Y		
WME199	Water Main	Pipe Main A	150	25	UPVC	\$ 161.25	\$ 3,996		Y		
WME200	Water Main	Pipe Main A	150	537	MPVC	\$ 161.25	\$ 86,609		Y		
WME201	Water Main	Pipe Main A	150	460	PVC	\$ 161.25	\$ 74,233		Y		
WME202	Water Main	Pipe Main A	150	523	PVC	\$ 161.25	\$ 84,260		Y		
WME203	Water Main	Pipe Main A	150	217	PVC	\$ 161.25	\$ 35,053		Y		
WME204	Water Main	Pipe Main A	150	11	PVC	\$ 161.25	\$ 1,742		Y		
WME205	Water Main	Pipe Main A	150	9	PVC	\$ 161.25	\$ 1,434		Y		
WME206	Water Main	Pipe Main A	150	4	OPVC	\$ 161.25	\$ 655	Y			
WME207	Water Main	Pipe Main A	150	7	OPVC	\$ 161.25	\$ 1,058	Y			
WME208	Water Main	Pipe Main A	150	2	OPVC	\$ 161.25	\$ 247	Y			
WME209	Water Main	Pipe Main A	150	16	PVC	\$ 161.25	\$ 2,543		Y		
WME210	Water Main	Pipe Main A	150	24	MPVC	\$ 161.25	\$ 3,802		Y		
WME211	Water Main	Pipe Main A	150	415	MPVC	\$ 161.25	\$ 66,856		Y		
WME212	Water Main	Pipe Main A	100	72	MPVC	\$ 138.94	\$ 9,943		Y		
WME213	Water Main	Pipe Main A	150	6	MPVC	\$ 161.25	\$ 929		Y		Y
WME214	Water Main	Pipe Main A	150	109	MPVC	\$ 161.25	\$ 17,625	Y			
WME215	Water Main	Pipe Main A	150	37	AC	\$ 161.25	\$ 6,008	Y			
WME216	Water Main	Pipe Main A	100	96	PVC	\$ 138.94	\$ 13,402		Y		
WME217	Water Main	Pipe Main A	100	803	MPVC	\$ 138.94	\$ 111,605		Y		
WME218	Water Main	Pipe Main A	125	12	POLY	\$ 114.24	\$ 1,372		Y		
WME219	Water Main	Pipe Main A	150	75	MPVC	\$ 161.25	\$ 12,013	Y			
WME220	Water Main	Pipe Main A	150	143	MPVC	\$ 161.25	\$ 23,102	Y			
WME221	Water Main	Pipe Main A	150	281	MPVC	\$ 161.25	\$ 45,319	Y			
TOTAL							\$ 22,180,601				

Toowoomba Regional Council (Jondaryan)
Water Supply

TOOWOOMBA REGIONAL COUNCIL Council Future Assets Projected Demands (ET)2026													Asset Allocation								
													5,392	9,031	8,498	1,252					
													Jondaryan, Oakley, Gowrie Mountain (W1)	Glenvale, Torrington, Cotswold Hills (W2)	Charlton/Welcamp (W3)	Westbrook (W4)					
INT ASSET ID	ASSET NAME	ASSET DESCRIPTION TYPE					ESTIMATED ASSET VALUE	SUBSIDY	ESTIMATED ASSET VALUE (LESS SUBSIDY)	ESTIMATED YEAR OF CONSTRUCTION	CONTINGENCY COST - 20%	PROJECT MANAGEMENT & DESIGN COST - 10%	TOTAL ESTIMATED COST (LESS SUBSIDIES)								
ACTIVE ASSETS																					
WRF001	Reservoir	10ml Reservoir					\$ 2,856,000	0%	\$ 2,856,000	2020	\$ 571,200	\$ 285,600	\$ 3,712,800			Y					
WRF002	Reservoir	Westbrook Reservoir					\$ 1,370,880	0%	\$ 1,370,880	2014	\$ 274,176	\$ 137,088	\$ 1,782,144		Y		Y				
WRF003	Reservoir	Second Skyline Drive Reservoir					\$ 1,599,360	0%	\$ 1,599,360	2009	\$ 319,872	\$ 159,936	\$ 2,079,168		Y		Y				
WROF001	Reverse Osmosis Plant	Oakey Reverse Osmosis Plant					\$ 2,284,800	100%	\$ -	2008	\$ -	\$ -	\$ -	Y							
INT ASSET ID	ASSET NAME	ASSET DESCRIPTION TYPE	ASSET LENGTH (M)	ASSET MATERIAL	COST TYPE	WATER MAIN UNIT RATE	ESTIMATED ASSET VALUE	SUBSIDY	ESTIMATED ASSET VALUE (LESS SUBSIDY)	ESTIMATED YEAR OF CONSTRUCTION	CONTINGENCY COST - 20%	PROJECT MANAGEMENT & DESIGN COST - 10%	TOTAL ESTIMATED COST (LESS SUBSIDIES)								
PASSIVE ASSETS																					
WMF001	Water Main	375mm Water Main	2,675	PVC	Project-Based	N/A	\$ 1,403,410	0%	\$ 1,403,410	2010	\$ 280,682	\$ 140,341	\$ 1,824,432		Y	Y					
WMF002	Water Main	250mm Pipe Main A	1,715	PVC	Unit Rate	\$ 309.79	\$ 531,392	0%	\$ 531,392	2009	-	-	\$ 531,392			Y					
WMF003	Water Main	140mm Pipe Main A	23,739	POLY	Unit Rate	\$ 161.24	\$ 3,827,705	100%	\$ -	2008	-	-	\$ -	Y							
WMF004	Water Main	100mm Pipe Main A	1,971	OPVC	Unit Rate	\$ 138.94	\$ 273,904	0%	\$ 273,904	2008	-	-	\$ 273,904	Y							
WMF005	Water Main	150mm Pipe Main A	393	OPVC	Unit Rate	\$ 161.25	\$ 63,333	0%	\$ 63,333	2007	-	-	\$ 63,333	Y							
WMF006	Water Main	150mm Pipe Main A	432	OPVC	Unit Rate	\$ 161.25	\$ 69,702	0%	\$ 69,702	2007	-	-	\$ 69,702	Y							
WMF007	Water Main	150mm Pipe Main A	335	OPVC	Unit Rate	\$ 161.25	\$ 53,982	0%	\$ 53,982	2007	-	-	\$ 53,982	Y							
WMF008	Water Main	100mm Pipe Main A	48	OPVC	Unit Rate	\$ 138.94	\$ 6,682	0%	\$ 6,682	2007	-	-	\$ 6,682	Y							
WMF009	Water Main	100mm Pipe Main A	135	OPVC	Unit Rate	\$ 138.94	\$ 18,821	0%	\$ 18,821	2007	-	-	\$ 18,821	Y							
WMF010	Water Main	180mm Pipe Main A	19	POLY	Unit Rate	\$ 211.27	\$ 4,063	0%	\$ 4,063	2009	-	-	\$ 4,063	Y							
WMF011	Water Main	100mm Pipe Main A	401	OPVC	Unit Rate	\$ 138.94	\$ 55,661	0%	\$ 55,661	2007	-	-	\$ 55,661	Y							
WMF012	Water Main	180mm Pipe Main A	10	POLY	Unit Rate	\$ 211.27	\$ 2,108	0%	\$ 2,108	2007	-	-	\$ 2,108	Y							
WMF013	Water Main	150mm Pipe Main A	11	OPVC	Unit Rate	\$ 161.25	\$ 1,808	0%	\$ 1,808	2007	-	-	\$ 1,808	Y							
WMF014	Water Main	150mm Pipe Main A	212	OPVC	Unit Rate	\$ 161.25	\$ 34,116	0%	\$ 34,116	2007	-	-	\$ 34,116	Y							
WMF015	Water Main	150mm Pipe Main A	216	OPVC	Unit Rate	\$ 161.25	\$ 34,775	0%	\$ 34,775	2007	-	-	\$ 34,775	Y							
WMF016	Water Main	180mm Pipe Main A	17	POLY	Unit Rate	\$ 211.27	\$ 3,551	0%	\$ 3,551	2007	-	-	\$ 3,551	Y							
WMF017	Water Main	180mm Pipe Main A	8	POLY	Unit Rate	\$ 211.27	\$ 1,690	0%	\$ 1,690	2007	-	-	\$ 1,690	Y							
WMF018	Water Main	150mm Pipe Main A	16	OPVC	Unit Rate	\$ 161.25	\$ 2,527	0%	\$ 2,527	2007	-	-	\$ 2,527	Y							
WMF019	Water Main	150mm Pipe Main A	249	OPVC	Unit Rate	\$ 161.25	\$ 40,088	0%	\$ 40,088	2007	-	-	\$ 40,088	Y							
WMF020	Water Main	150mm Pipe Main A	322	OPVC	Unit Rate	\$ 161.25	\$ 51,873	0%	\$ 51,873	2007	-	-	\$ 51,873	Y							
WMF021	Water Main	180mm Pipe Main A	31	POLY	Unit Rate	\$ 211.27	\$ 6,623	0%	\$ 6,623	2007	-	-	\$ 6,623	Y							
WMF022	Water Main	150mm Pipe Main A	338	OPVC	Unit Rate	\$ 161.25	\$ 54,454	0%	\$ 54,454	2007	-	-	\$ 54,454	Y							
WMF023	Water Main	180mm Pipe Main A	22	POLY	Unit Rate	\$ 211.27	\$ 4,682	0%	\$ 4,682	2007	-	-	\$ 4,682	Y							
WMF024	Water Main	150mm Pipe Main A	152	OPVC	Unit Rate	\$ 161.25	\$ 24,495	0%	\$ 24,495	2007	-	-	\$ 24,495	Y							
WMF025	Water Main	150mm Pipe Main A	275	OPVC	Unit Rate	\$ 161.25	\$ 44,331	0%	\$ 44,331	2007	-	-	\$ 44,331	Y							
WMF026	Water Main	150mm Pipe Main A	840	OPVC	Unit Rate	\$ 161.25	\$ 135,402	0%	\$ 135,402	2007	-	-	\$ 135,402	Y							
WMF027	Water Main	150mm Pipe Main A	4	OPVC	Unit Rate	\$ 161.25	\$ 710	0%	\$ 710	2007	-	-	\$ 710	Y							
WMF028	Water Main	375mm Water Main	3,243	PVC	Project-Based	N/A	\$ 1,701,406	0%	\$ 1,701,406	2009	\$ 340,281	\$ 170,141	\$ 2,211,828			Y					
WMF029	Water Main	300mm Water Main	4,347	PVC	Project-Based	N/A	\$ 1,711,485	0%	\$ 1,711,485	2009	\$ 342,297	\$ 171,149	\$ 2,224,931			Y					
WMF030	Water Main	200mm Pipe Main A	712	PVC	Unit Rate	\$ 261.29	\$ 185,916	0%	\$ 185,916	2009	-	-	\$ 185,916		Y		Y				
WMF031	Water Main	150mm Pipe Main A	1,489	PVC	Unit Rate	\$ 161.25	\$ 240,075	0%	\$ 240,075	2009	-	-	\$ 240,075		Y		Y				
WMF032	Water Main	200mm Pipe Main A	1,600	PVC	Unit Rate	\$ 261.29	\$ 418,121	0%	\$ 418,121	2012	-	-	\$ 418,121		Y						
WMF033	Water Main	150mm Pipe Main A	1,313	PVC	Unit Rate	\$ 161.25	\$ 211,747	0%	\$ 211,747	2020	-	-	\$ 211,747		Y						
WMF034	Water Main	150mm Pipe Main A	1,340	PVC	Unit Rate	\$ 161.25	\$ 216,073	0%	\$ 216,073	2020	-	-	\$ 216,073		Y						
WMF035	Water Main	150mm Pipe Main A	1,582	PVC	Unit Rate	\$ 161.25	\$ 93,809	0%	\$ 93,809	2015	-	-	\$ 93,809		Y						
WMF036	Water Main	250mm Pipe Main A	1,024	PVC	Unit Rate	\$ 309.79	\$ 317,296	0%	\$ 317,296	2011	-	-	\$ 317,296		Y		Y				
WMF037	Water Main	150mm Pipe Main A	1,878	PVC	Unit Rate	\$ 161.25	\$ 302,845	0%	\$ 302,845	2011	-	-	\$ 302,845		Y		Y				
WMF038	Water Main	300mm Pipe Main A	215	PVC	Unit Rate	\$ 359.28	\$ 77,288	0%	\$ 77,288	2014	-	-	\$ 77,288		Y		Y				
WMF039	Water Main	150mm Pipe Main A	220	PVC	Unit Rate	\$ 161.25	\$ 35,394	0%	\$ 35,394	2014	-	-	\$ 35,394		Y		Y				
WMF040	Water Main	200mm Pipe Main A	218	PVC	Unit Rate	\$ 261.29	\$ 57,047	0%	\$ 57,047	2020	-	-	\$ 57,047		Y						
WMF041	Water Main	250mm Pipe Main A	733	PVC	Unit Rate	\$ 309.79	\$ 226,924	0%	\$ 226,924	2010	-	-	\$ 226,924		Y						
WMF042	Water Main	200mm Pipe Main A	818	PVC	Unit Rate	\$ 261.29	\$ 213,641	0%	\$ 213,641	2009	-	-	\$ 213,641		Y						
WMF043	Water Main	375mm Pipe Main A	1,024	PVC	Unit Rate	\$ 546.15	\$ 559,225	0%	\$ 559,225	2012	-	-	\$ 559,225			Y					
WMF044	Water Main	200mm Pipe Main A	4,310	PVC	Unit Rate	\$ 261.29	\$ 1,126,100	0%	\$ 1,126,100	2012	-	-	\$ 1,126,100			Y					
WMF045	Water Main	200mm Pipe Main A	1,299	PVC	Unit Rate	\$ 261.29	\$ 339,484	0%	\$ 339,484	2010	-	-	\$ 339,484			Y					
WMF046	Water Main	200mm Pipe Main A	769	PVC	Unit Rate	\$ 261.29	\$ 200,911	0%	\$ 200,911	2010	-	-	\$ 200,911			Y					
TOTAL													\$ 20,177,972								

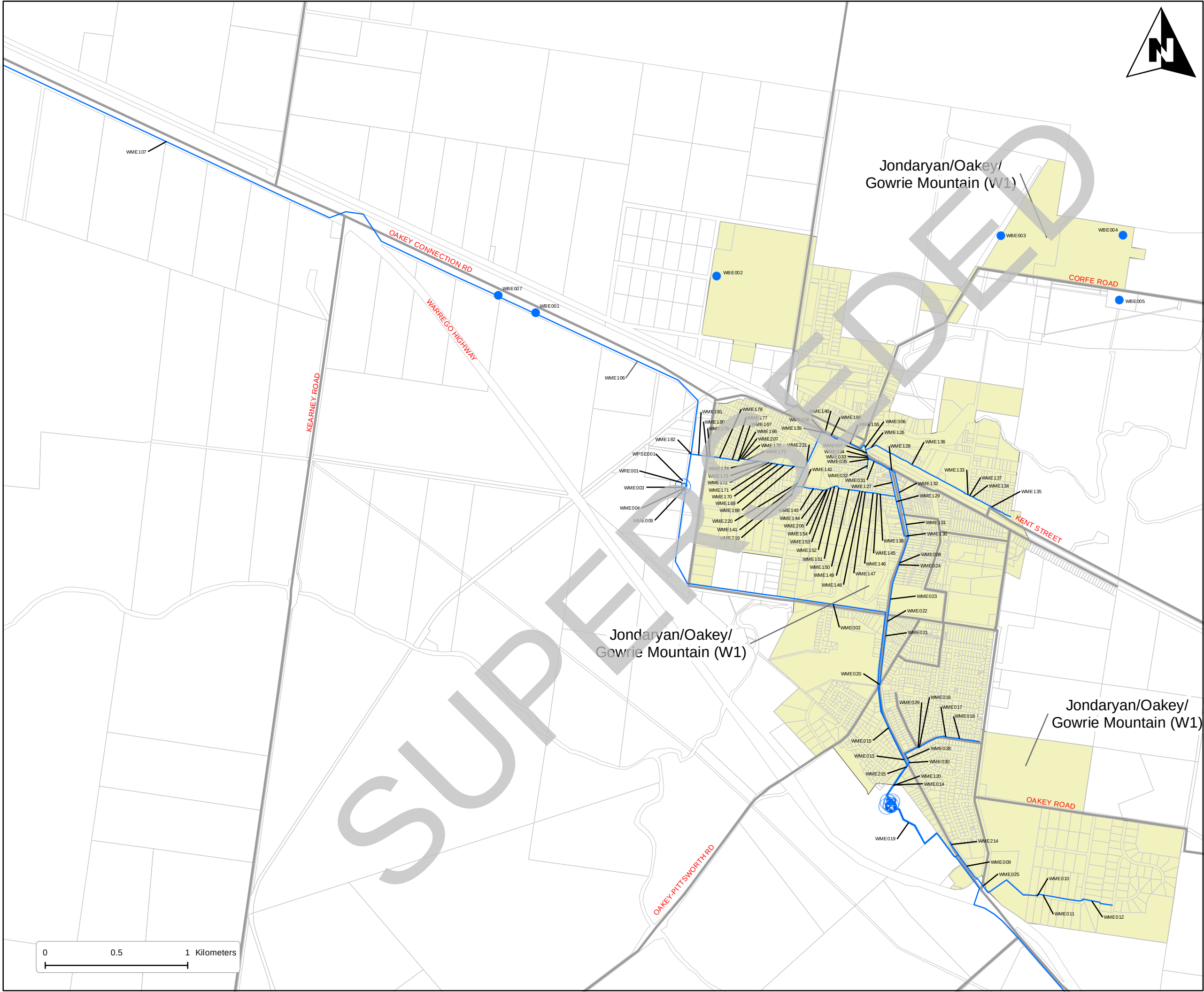
Map No. 4.1 Jondaryan
Water Supply Network
Existing Infrastructure

- Bore
- ★ High Level Zone
- P Pump Station
- R Reservoir
- Water Main
- Property Boundary
- Jondaryan Catchment
- Major Road



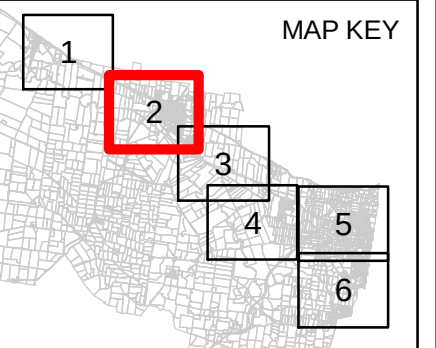
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3. Please notify Toowoomba Regional Council - Land Use Planning on (07) 4688 6787 of any data errors or omissions.





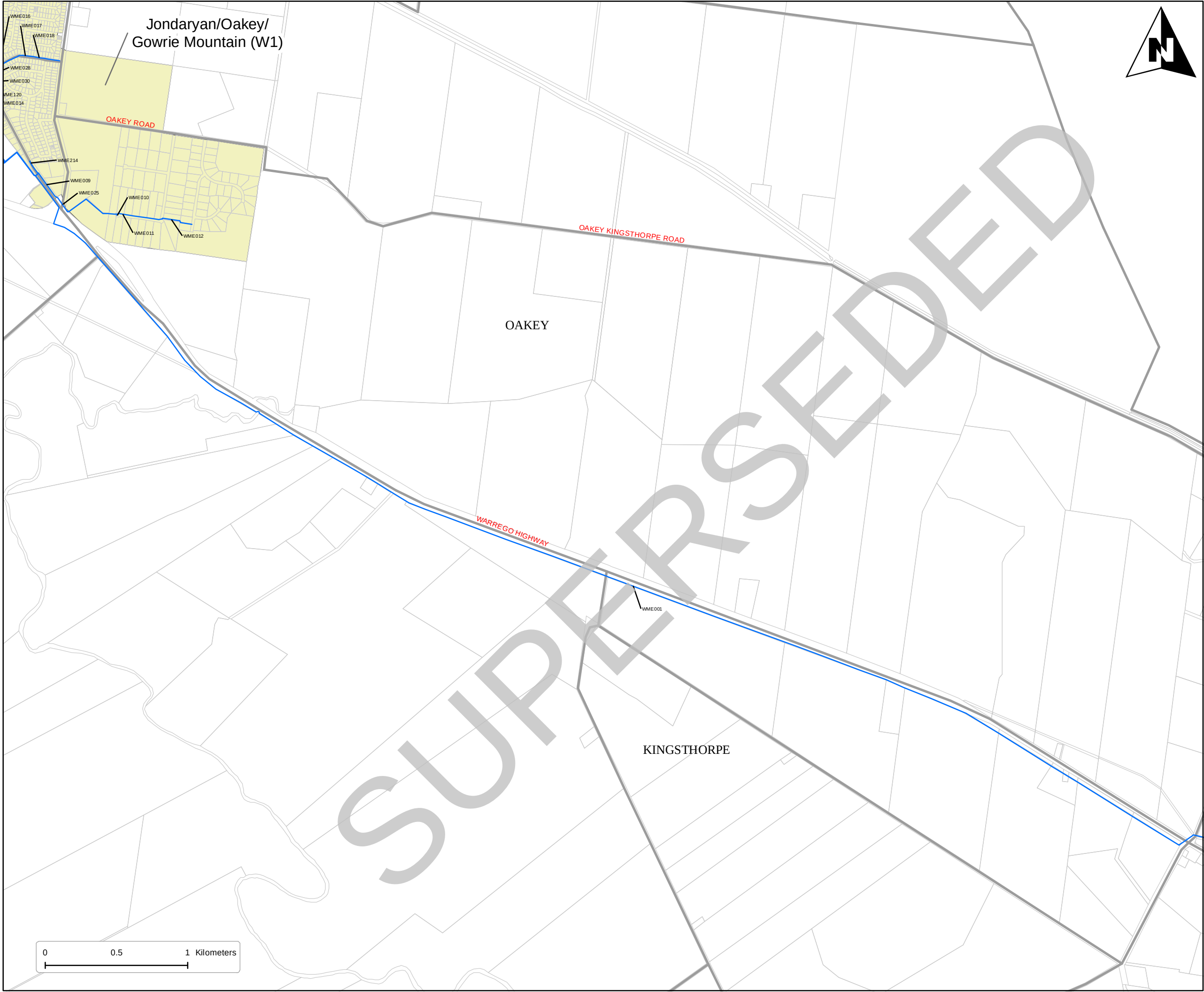
Map No. 4.2 Jondaryan
Water Supply Network
Existing Infrastructure

- Bore
- ★ High Level Zone
- Ⓟ Pump Station
- Ⓡ Reservoir
- Water Main
- Property Boundary
- Jondaryan Catchment
- Major Road



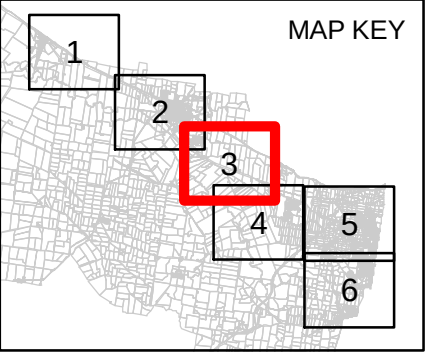
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Map No. 4.3 Jondaryan
Water Supply Network
Existing Infrastructure

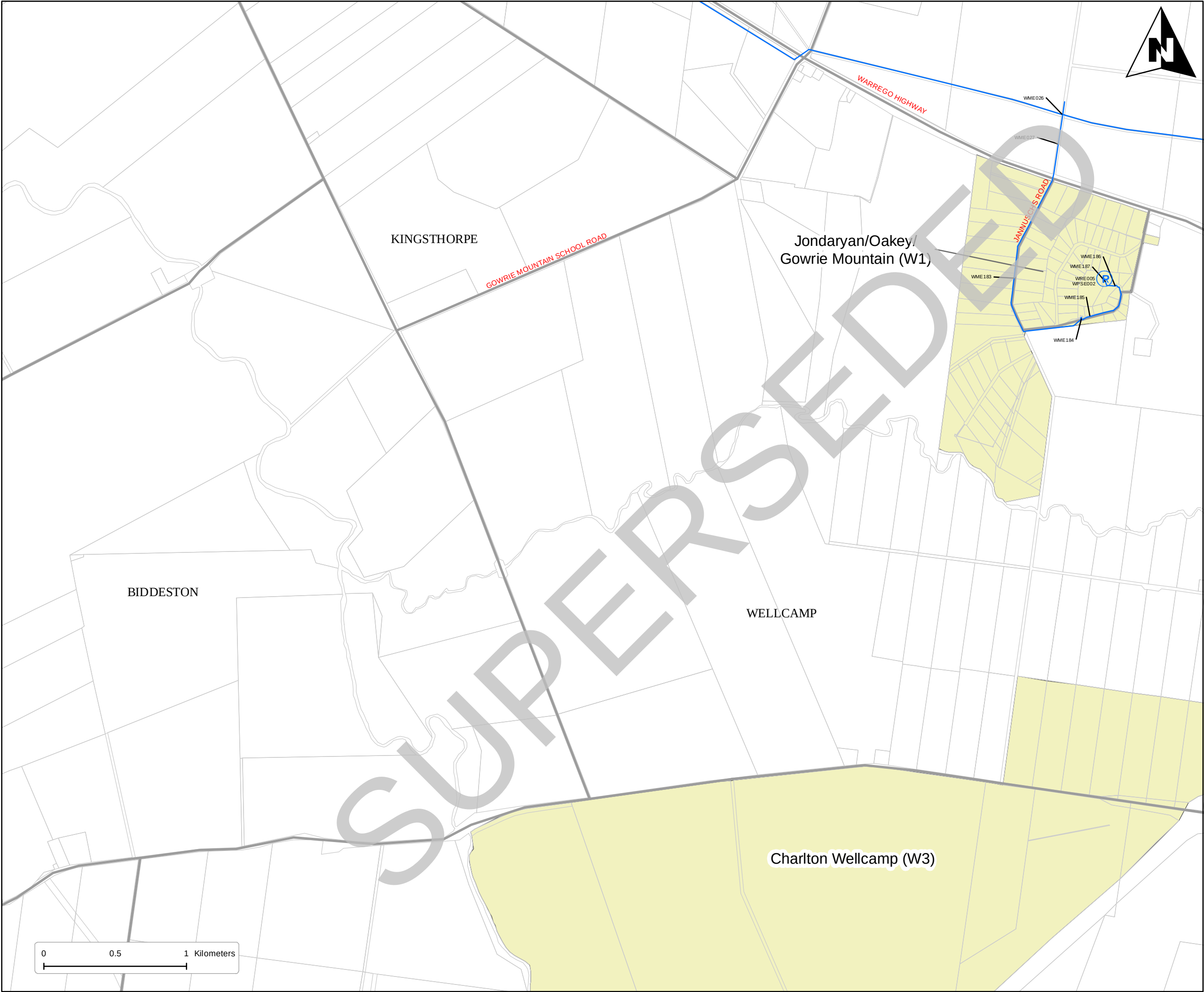
- Bore
- High Level Zone
- Pump Station
- Reservoir
- Water Main
- Property Boundary
- Jondaryan Catchment
- Major Road



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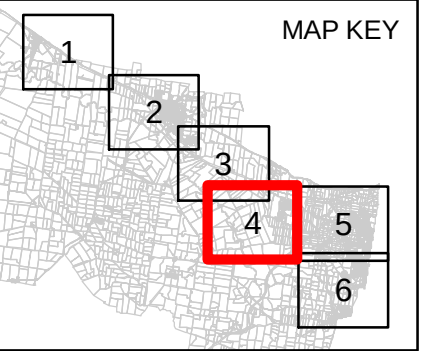


0 0.5 1 Kilometers



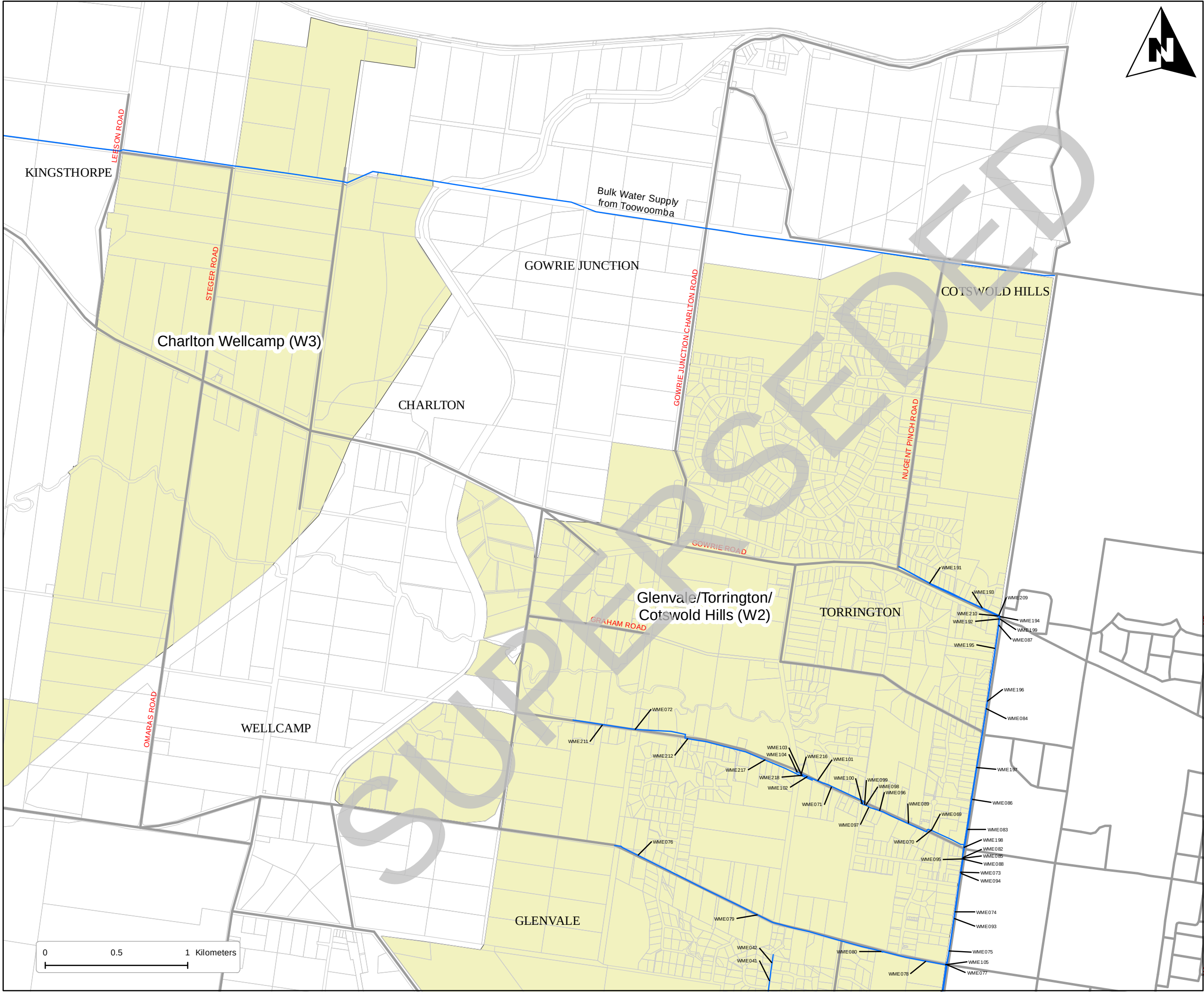
Map No. 4.4 Jondaryan
Water Supply Network
Existing Infrastructure

- Bore
- ★ High Level Zone
- P Pump Station
- R Reservoir
- Water Main
- Property Boundary
- Jondaryan Catchment
- Major Road



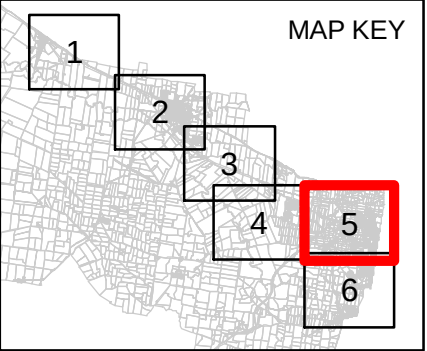
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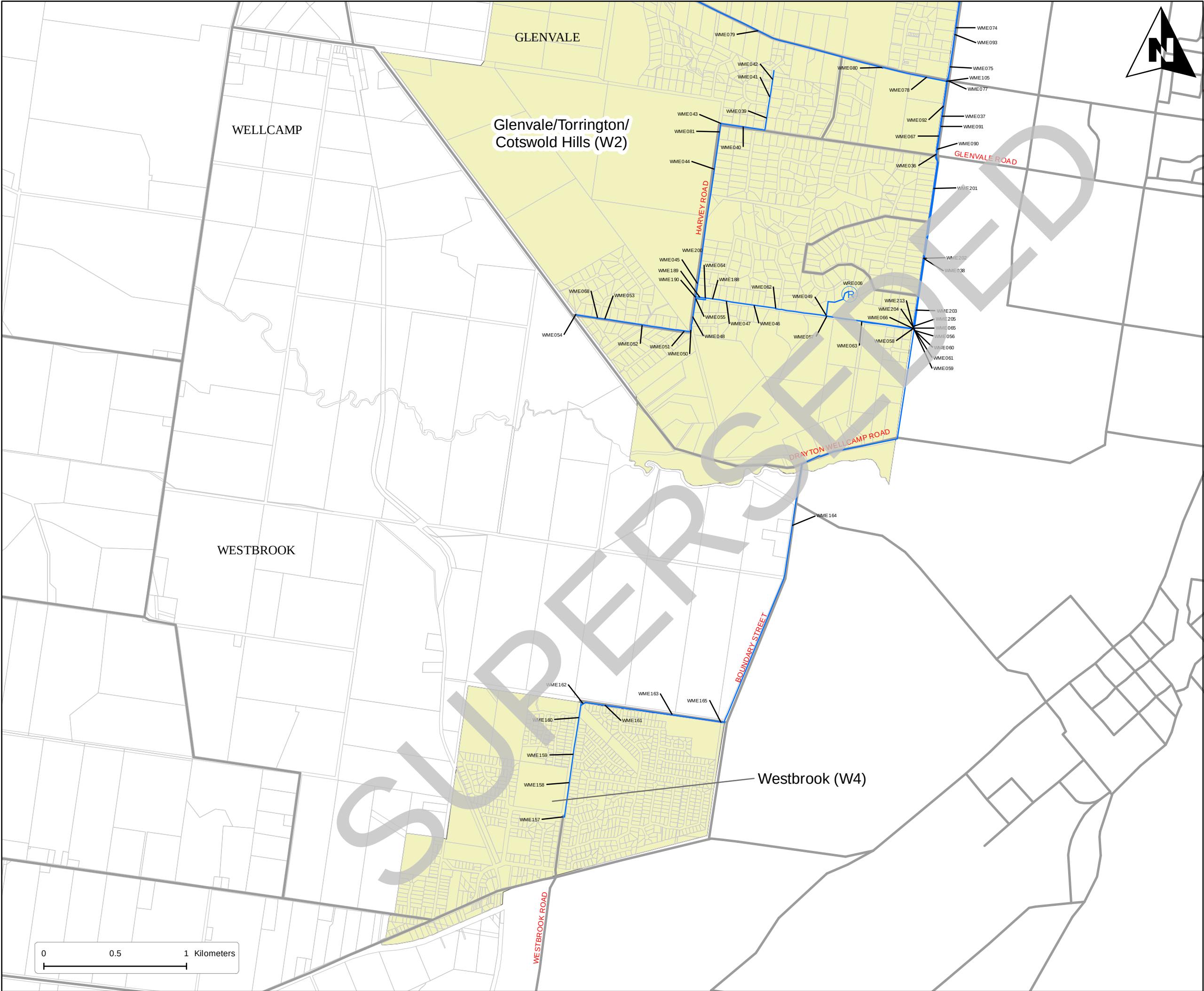
Map No. 4.5 Jondaryan
Water Supply Network
Existing Infrastructure

- Bore
- High Level Zone
- Pump Station
- Reservoir
- Water Main
- Property Boundary
- Jondaryan Catchment
- Major Road



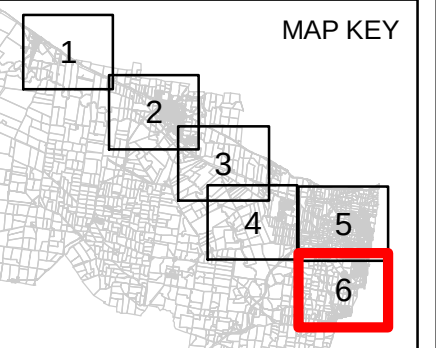
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Map No. 4.6 Jondaryan
Water Supply Network
Existing Infrastructure

- Bore
- ★ High Level Zone
- P Pump Station
- R Reservoir
- Water Main
- Property Boundary
- Jondaryan Catchment
- Major Road

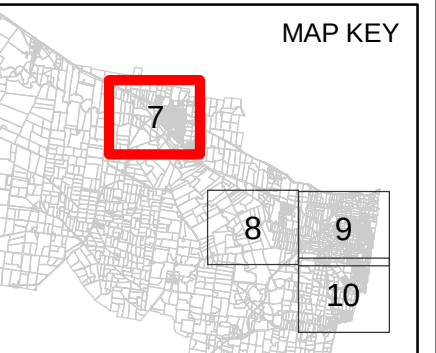


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Map No. 4.7 Jondaryan
Water Supply Network
Future Infrastructure

-  Reservoir
-  Reverse Osmosis Plant
-  Water Main
-  Property Boundary
-  Jondaryan Catchment
-  Major Road



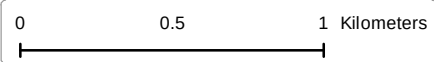
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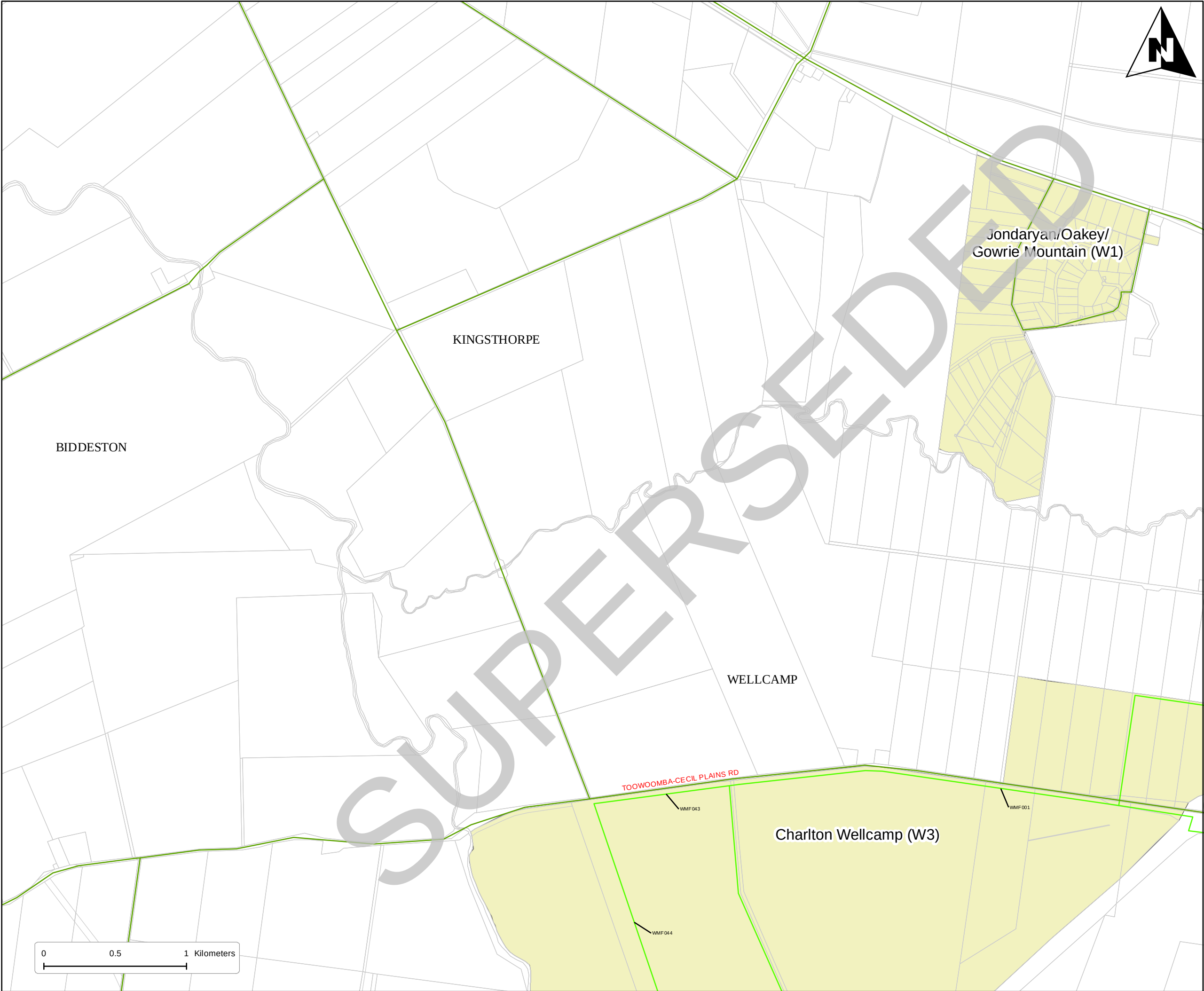


Waste Disposal Main
from Reverse Osmosis Plant

Jondaryan/Oakey/
Gowrie Mountain (W1)

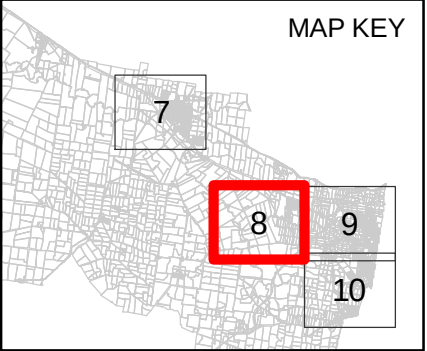
Jondaryan/Oakey/
Gowrie Mountain (W1)





Map No. 4.8 Jondaryan
Water Supply Network
Future Infrastructure

-  Reservoir
-  Reverse Osmosis Plant
-  Water Main
-  Property Boundary
-  Jondaryan Catchment
-  Major Road

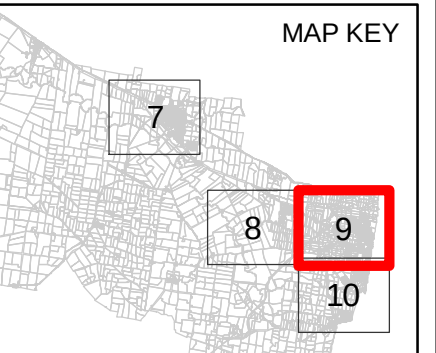


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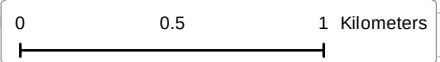


Map No. 4.9 Jondaryan
Water Supply Network
Future Infrastructure

-  Reservoir
-  Reverse Osmosis Plant
-  Water Main
-  Property Boundary
-  Jondaryan Catchment
-  Major Road

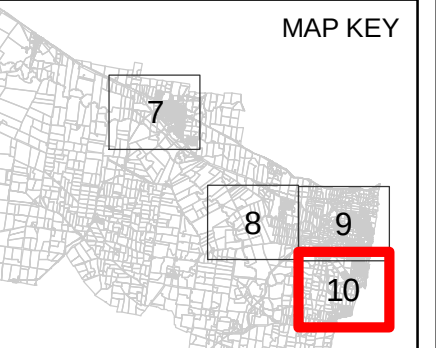


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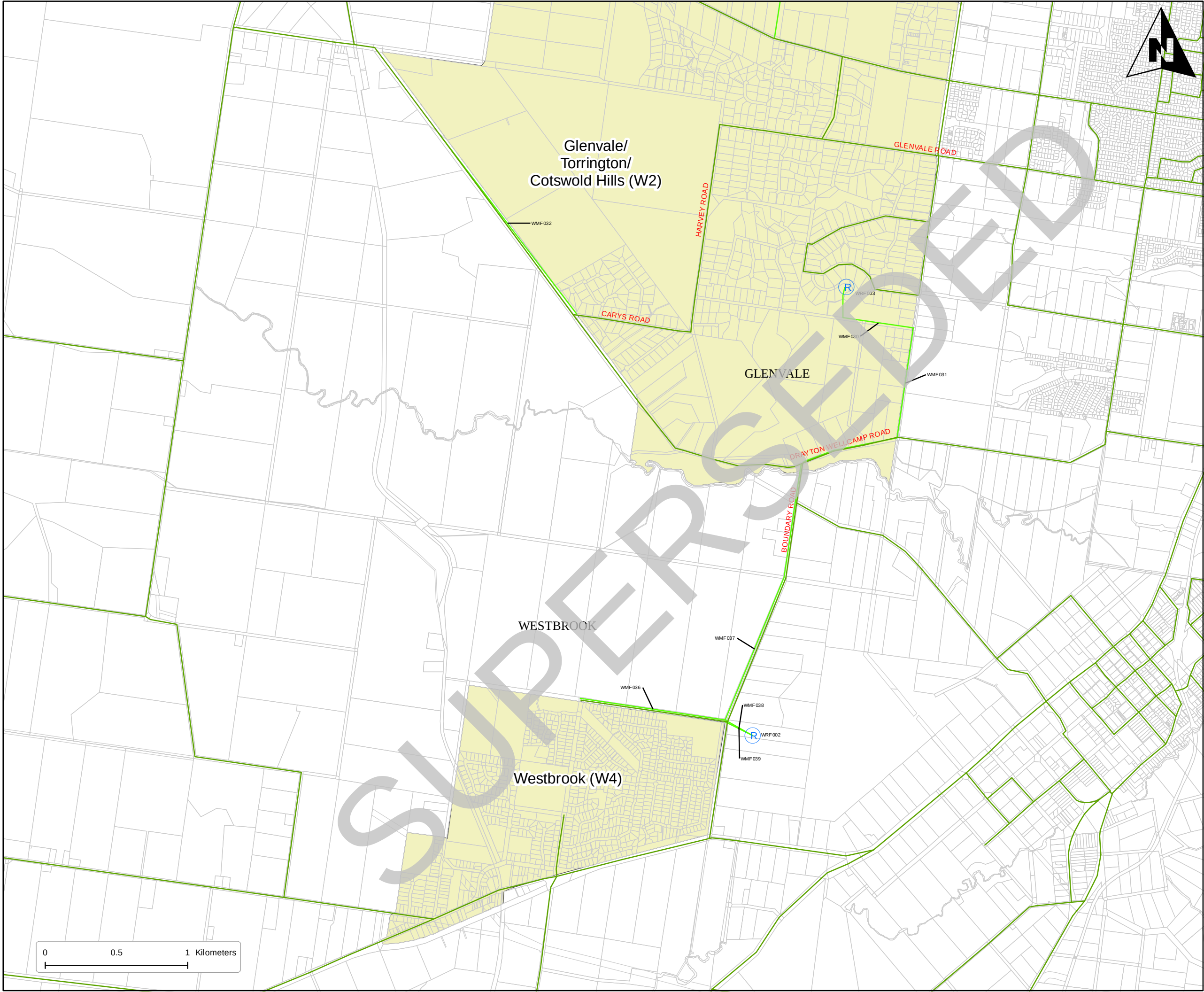


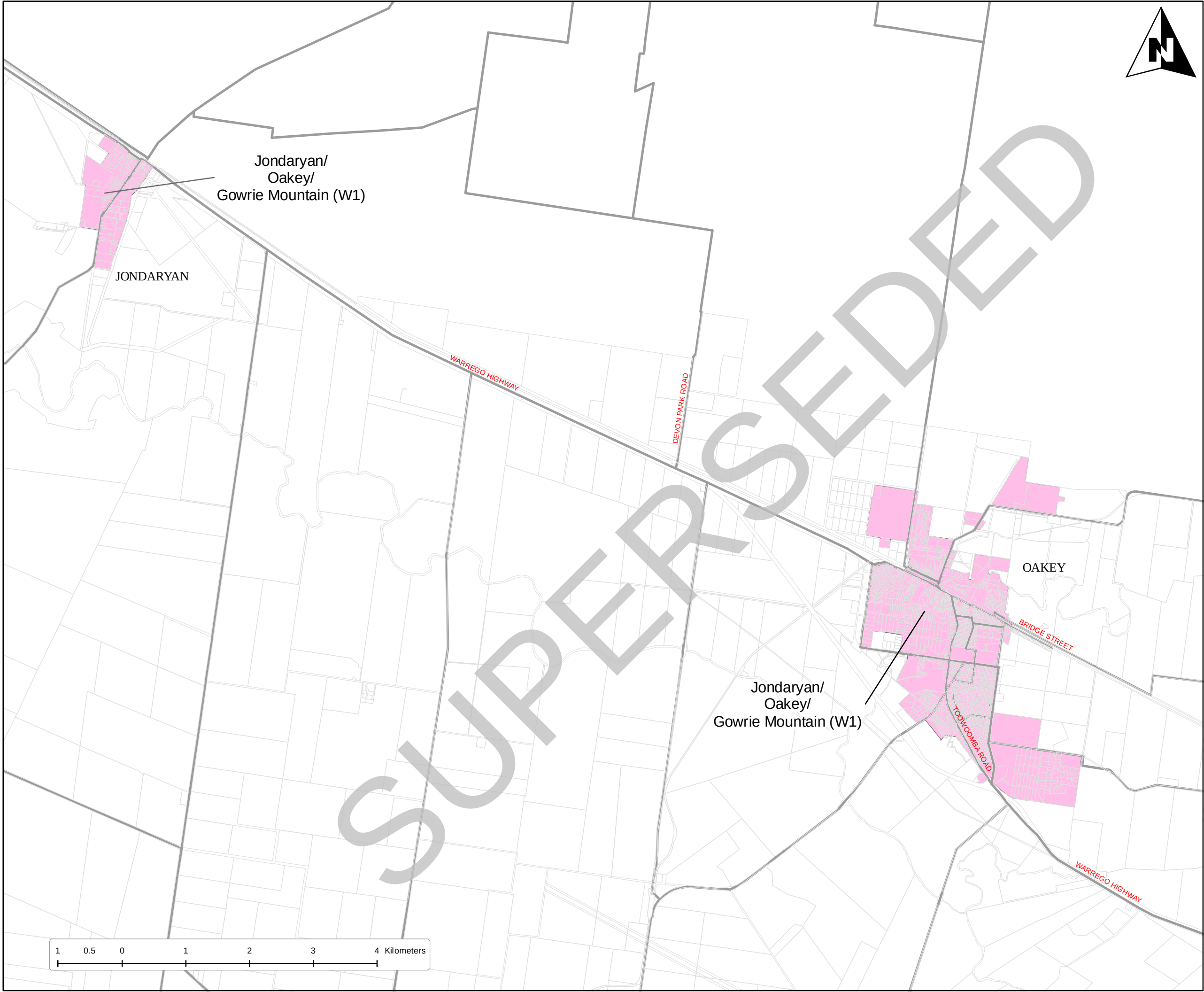
Map No. 4.10 Jondaryan
Water Supply Network
Future Infrastructure

-  Reservoir
-  Reverse Osmosis Plant
-  Water Main
-  Property Boundary
-  Jondaryan Catchment
-  Major Road



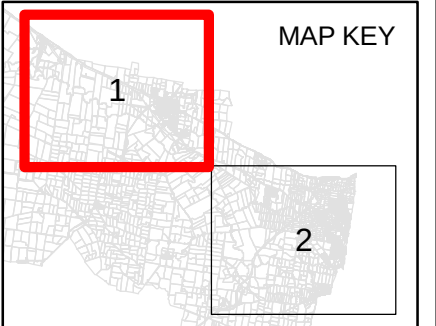
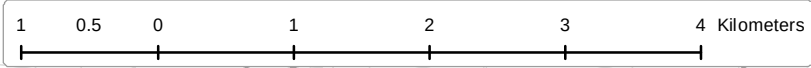
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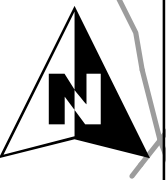
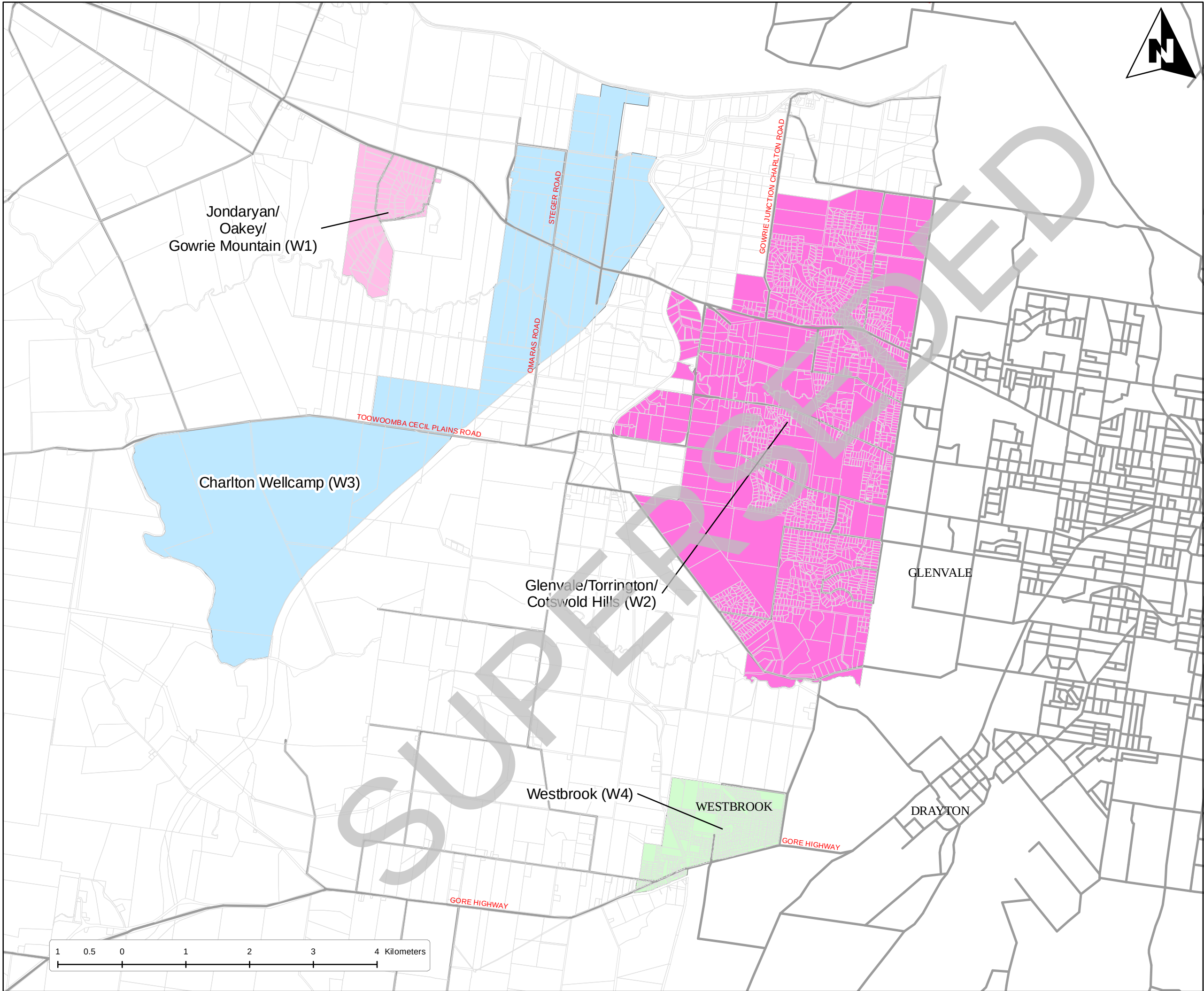
Map No. 5.1 Jondaryan
Water Supply
Contribution Areas

-  Jondaryan/Oakey/
Gowrie Mountain (W1)
-  Glenvale/Torrington/
Cotswold Hills (W2)
-  Charlton Wellcamp (W3)
-  Westbrook (W4)
-  Property Boundary
-  Major Road



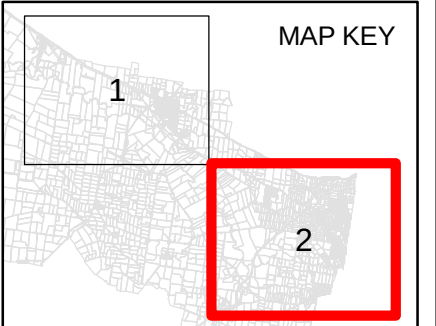
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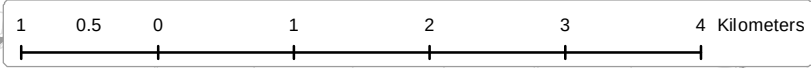


Map No. 5.2 Jondaryan
Water Supply
Contribution Areas

- Jondaryan/Oakey/
Gowrie Mountain (W1)
- Glenvale/Torrington/
Cotswold Hills (W2)
- Charlton Wellcamp (W3)
- Westbrook (W4)
- Property Boundary
- Major Road



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JONDARYAN PLANNING SCHEME
PLANNING SCHEME POLICY No. 4
INFRASTRUCTURE CONTRIBUTIONS
FOR
SEWERAGE NETWORK

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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 Jondaryan Planning Scheme 2005 (the planning scheme).

This planning scheme policy replaces the previous 'Toowoomba Regional Council Planning Scheme Policy – Infrastructure Contributions for Sewerage Network (Jondaryan)' 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' how the contribution rates have been calculated through the apportionment of the establishment cost across demand.
- (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

The planning assumptions provided in Table 3.1 and Table 3.2 outline the projections of residential development for the area to which this planning scheme policy applies. Table 3.3 to Table 3.6 outline the assumptions and projections for non-residential development.

In addition to the industrial land requirements identified in Table 3.6, a regionally significant industrial area is planned to be established within the Charlton/Wellcamp Regional Industry Zone – refer to Part 4, Division 12 of the Planning Scheme. Table 3.7 identifies the total area of land allocated to land use precincts contained within the Charlton / Wellcamp Regional Industry Zone.

Table 3.1 Existing and projected population

Location	2006	2011	2016	2021	2026	Modelled Ultimate	Capacity 2006-Ultimate
PIFU Projections	14,951	17,197	19,527	22,096	24,682		
Charlton / Wellcamp	58	49	41	32	0	0	-58
Glenvale / Torrington / Cotswold Hills	3,633	4,793	5,966	7,515	9,956	12,353	8,720
Jondaryan	176	190	207	226	301	842	666
Kingsthorpe	29	30	32	33	45	62	33
Mt Tyson	53	59	67	75	126	201	148
Oakey	4,461	4,980	5,567	6,165	6,278	6,329	1,868
Remainder of district	4,271	4,277	4,289	4,313	4,343	5,361	1,090
Southbrook	29	30	31	31	39	51	22
Westbrook	1,998	2,548	3,094	3,475	3,346	3,234	1,236
Wyreema	243	240	235	231	252	295	53
TOTALS	14,951	17,197	19,527	22,096	24,682	28,724	13,773

Table 3.2 Existing and projected dwellings

Location	Dwelling Type	Proportion	Household Size (2006)	2006	Dwelling Production 2006-2011	Dwelling Production 2011-2016	Dwelling Production 2016-2021	Dwelling Production 2021-2026
Jondaryan District	Detached Dwellings	96.92%	2.94	4,936	922 (5,858)	1,009 (6,867)	1,155 (8,022)	1,249 (9,271)
	Multiple Dwellings	2.35%	1.80	195	36 (231)	40 (271)	46 (317)	49 (366)
	Other	0.73%	1.64	67	12 (79)	14 (93)	16 (109)	17 (126)
	TOTAL	100%	2.90	5,197	970 (6,167)	1,063 (7,230)	1,217 (8,447)	1,315 (9,762)

() Denotes cumulative dwelling totals

Source: Jondaryan Shire Pop Model 2009, PIFU, 2007, and ABS BCP 2006

Table 3.3 Existing and projected employment

Employment Sector	2006	Forecast Employment Growth					Total
		2011	2016	2021	2026	2006-2026	2026
Industry (General)	843	127	131	145	146	549	1,392
Industry (Transport and Storage)	516	77	80	89	89	336	851
Retail	696	105	108	120	120	453	1,149
Commercial	675	101	105	116	117	439	1,114
Government	325	49	51	56	56	211	536
Education	328	49	51	56	57	213	541
Health	438	66	68	75	76	285	723
Other (including home based, construction, agriculture, etc)	1,046	157	163	180	181	681	1,726
Sub-Total	4,866	731	758	836	842	3,167	8,034
Charlton / Wellcamp Regional Industry Zone	0	3,920	3,920	3,920	2,836	14,596	14,596*
Total	4,866	4,651	4,678	4,756	3,678	17,763	22,630

* An additional 5,671 employees are projected beyond 2026 (Total 20,267) for the Charlton / Wellcamp Regional Industry Zone

Table 3.4 Employee to Floor Space Ratios

Employment Category	Floor Space Per Employee (m ²)	Employees Per Hectare
Retail	20	-
Commercial	17	-
Community Uses (Special Use)	20	-
Industry (General)	-	20
Industry (Transport and Storage)	-	18

Table 3.5 Projected non-residential (retail, commercial and community) floor space (m² Gross Floor Area (GFA))

Location (Generic Zone / Precinct)	Retail, Commercial and Community Use Floor Space (m ²)			
	2006-2011	2011-2016	2016-2021	2006-2021
Industrial	105	108	120	333
Commercial	4,945	5,129	5,656	15,730
Community	1,584	1,643	1,812	5,039
Total	6,633	6,881	7,587	21,101

Table 3.6 Projected industrial land requirements

Zone / Precinct	Industrial Land Requirements (Ha) Excluding Charlton / Wellcamp Regional Industry Zone			
	2006-2011	2011-2016	2016-2021	2006-2021
Industry	14.33	14.87	16.40	45.60

Table 3.7 Charlton/Wellcamp Regional Industry Zone Land Allocation

Precinct	Stage 1 (0 to 10 yrs) Area (Ha)	Stage 2 (5 to 15 yrs) Area (Ha)	Stage 3 (15+ yrs) Area (Ha)	Stage 4 (15-20+ yrs) Area (Ha)	Total Area (Gross Ha)
Transport and Warehousing	120	115	190	68	493
General and Rural Industries	150	85	75	-	310
Major Industry	157	294	39	-	490
Quarrying and Environmental Industries	-	-	-	175	175
Local Centre Facilities	4	4	4	4	16
Long Term Future Business and Industrial	-	-	-	195	195
Open Space / Buffer	-	-	-	-	-
Total					1,679

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 FOR THE SEWERAGE NETWORK

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	Regional	- Sewage Treatment Plants - Effluent Disposal Systems
	Distribution	- Trunk Gravity Sewers - Rising Mains - Pumping Stations and Fittings

4.3 PLANS FOR DEVELOPMENT INFRASTRUCTURE

Plans showing the existing and future shared development infrastructure for the sewerage network are shown on Maps 4.1 to 4.10.

4.4 SCHEDULE OF WORKS

The schedule of works, attached at the end of this policy, identifies when it is anticipated that shared development infrastructure for the sewerage network will be provided to service growth.

5 CONTRIBUTION RATES

5.1 CONTRIBUTION AREAS

Contribution rates for the sewerage network have been stated for that part of the planning scheme area planned to be supplied with a reticulated sewerage supply. The location of the contribution rate areas are identified on the Jondaryan Sewerage Contribution Area Maps 5.1 to 5.3.

5.2 ESTABLISHMENT COST

- (a) The establishment cost (existing and future) of the sewerage network up to 2026 is \$94,330,411 (as at the base date). Of this amount:
 - i. 75% will be funded by infrastructure contributions; and
 - ii. 25% 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 each contribution area.

Table 5.1 Sewerage network - establishment costs

Area	Existing and Future Infrastructure Cost (\$,000)	Admin Cost (\$,000)	Establishment Cost (\$,000)*	Amount of Establishment Cost (\$,000)* to be Funded by Infrastructure Contributions

Area	Existing and Future Infrastructure Cost (\$,000)	Admin Cost (\$,000)	Establishment Cost (\$,000)*	Amount of Establishment Cost (\$,000)* to be Funded by Infrastructure Contributions
Oakey (S1)	8,038	141	8,179	8,179
Charlton / Wellcamp / Cotswold Hills (S2)	60,905	1,066	61,971	44,685
Glenvale / Torrington (S3)	15,048	263	15,311	11,115
Westbrook (S4)	8,717	153	8,870	6,678
TOTAL	92,708	1,622	94,330	70,656

* Costs are expressed at the base date.

- (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) 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 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 - projected demand summary

Contribution Area	2026 Demand (ETs)
Oakey (S1)	4,477
Charlton / Wellcamp / Cotswold Hills (S2)	9,874
Glenvale / Torrington (S3)	2,397

Westbrook (S4)	1,252

5.4 COST APPORTIONMENT

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

$$CR = \frac{\text{Amount of establishment cost to 2026 funded by contributions (see Table 5.1)}}{\text{Cumulative demand to 2026 (see Table 5.2)}}$$

5.5 CONTRIBUTION RATES

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

Table 5.3 Sewerage network - contribution rates

Contribution Area	Contribution Rate (\$ / ET)
Oakey (S1)	1,827
Charlton / Wellcamp / Cotswold Hills (S2)	4,525
Glenvale / Torrington (S3)	4,637
Westbrook (S4)	5,332

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.
 - 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 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.
 - 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 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 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 of a lot**—before the local government 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:

- (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 / Precinct	Demand Generation Rate (ET/lot)
Rural	N/A
Residential Investigation Area	1
Rural Residential Investigation Area	1
Rural Residential	1
Urban Investigation Area	1
Town Zone	
Residential	1
Rural Residential	1
Commercial	2.1
Industrial	1.6
Open Space / Recreation	N/A
Community	1.9
Township	1
Industry	1.6
Major Community Facilities	
Oakey Showgrounds and Aviation Centre	First Principles Assessment
Westbrook Correctional Centre	First Principles Assessment

Planning Scheme Zone / Precinct	Demand Generation Rate (ET/lot)
Toowoomba Showgrounds	First Principles Assessment
Charlton / Wellcamp Regional Industry	
Transport and Warehousing	2.7
General and Rural Industries	5.3
Major Industry	37
Quarrying and Environmental Industries	First Principles Assessment
Local Centre Facilities	1.9
Long Term Future Business and Industrial	5.8
Open Space / Buffer	N/A

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 GFA
Animal Husbandry	0.1	100m ² GFA
Aquaculture	0.1	100m ² GFA
Caravan Park	0.5	Per site
Caretaker's Residence	1	Per dwelling
Commercial Premises	0.72	100m ² GFA
Community Purposes	1.52	100m ² GFA
Dairy	0.1	100m ² GFA

Development Land Use Type	Demand Generation Rate	
	Demand (ET)	Measure
Extractive Industry	First Principles Assessment	
High Impact Industry	0.37	100m ² GFA
Home-based Business	0.8	Per dwelling
Host Home Accommodation	0.7	Per dwelling
Hotel	0.3	100m ² GFA
House	1	Per dwelling
Indoor Entertainment	0.24	100m ² GFA
Intensive Animal Husbandry	0.1	100m ² GFA
Kennels and Catteries	0.1	100m ² GFA
Low Impact Industry	0.42	100m ² GFA
Medium Impact Industry	0.3	100m ² GFA
Motel	0.3	100m ² GFA
Multiple Dwelling	0.67	Per unit
Outdoor Entertainment	0.68	100m ² GFA
Park	N/A	N/A
Plant Nursery	0.24	100m ² GFA
Private Forestry	N/A	N/A
Relative's Apartment	1	Per dwelling
Removal House	N/A	N/A
Rural Industry	0.2	100m ² GFA
Service Station	0.32	100m ² GFA
Stables	0.13	100m ² GFA

Development Land Use Type	Demand Generation Rate	
	Demand (ET)	Measure
Telecommunications Facilities	First Principles Assessment	
Transport Depot	0.47	100m ² GFA
Utilities - Local	First Principles Assessment	
Utilities - Public	First Principles Assessment	
Vehicles Sales Premises	3.25	100m ² GFA
Veterinary Farm	0.1	100m ² GFA
Warehouse	0.2	100m ² GFA
Other	First Principles Assessment	

7 DEFINITIONS

Base date - means the date from which a local government 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.

First Principles Assessment - is a process where the demand generated by undefined development (i.e. not directly specified in any way by the tables in the policy) is assessed and determined case by case, based on research of similar known uses and demands. Where a development is a compilation of documented uses outlined in the policy the demand shall be assessed by aggregating the use demands for each component. First principles assessment is to be undertaken by suitably qualified professionals (Registered Professional Engineer of Queensland or similar).

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

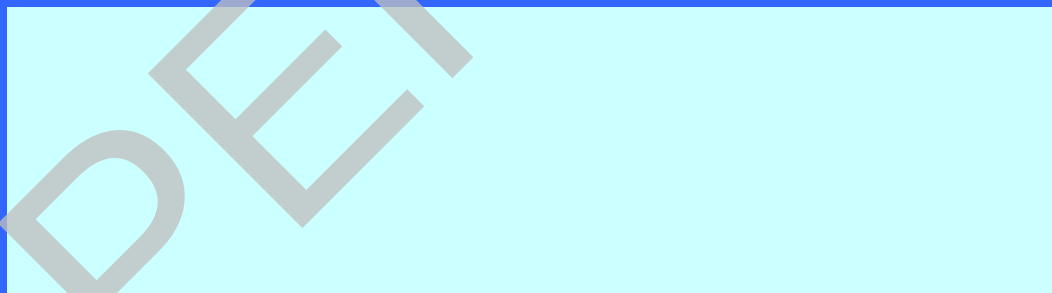
The following documents are extrinsic material under the *Statutory Instruments Act 1992* and assist in the interpretation of this policy:

- (a) Jondaryan Shire Council (2007) – Charlton / Wellcamp Industrial Area Trunk Infrastructure Planning Study for Water and Sewerage Services;
- (b) Jondaryan Shire Council (2004) – Westbrook Sewerage Planning Report;
- (c) Cardno (2007) – Plan for Trunk Infrastructure: Charlton – Wellcamp Industrial Area Report;
- (d) Jondaryan Shire Council (2007) – Sewerage Trunk Infrastructure Sketch Planning;
- (e) Current asset register; and
- (f) GHD (2001) – Charlton / Wellcamp Integrated Employment Area – Local Area Plan – Planning Study Report.

Toowoomba Regional Council (Jondaryan)



Infrastructure Contributions Model for Sewerage Network



Toowoomba Regional Council (Jondaryan)

Sewerage

 Projected Demands (ET)2026 Council Existing Assets				Asset Allocation			
				4,477	9,874	2,397	1,252
				Oakey (S1)	Charlton/Welcamp/Coitswold Hills (S2)	Glenvale/Torrington (S3)	Westbrook (S4)
INT ASSET ID	ASSET NAME	ASSET DESCRIPTION TYPE	TOTAL CURRENT REPLACEMENT COST				
ACTIVE ASSETS							
SPSE001	Pump Station	Oakey Pump Stn D	\$399,840	Y			
SPSE002	Pump Station	Oakey Pump Stn E	\$137,088	Y			
SPSE003	Pump Station	Oakey Pump Stn F	\$85,680	Y			
SPSE004	Pump Station	Oakey Pump Stn J	\$85,680	Y			
SPSE005	Pump Station	Oakey Pump Stn C	\$514,080	Y			
SPSE006	Pump Station	Westbrook Pump Stn P	\$108,528				Y
SPSE007	Pump Station	Westbrook Pump Stn M (to be decommissioned)	\$-				Y
SPSE008	Pump Station	Westbrook Pump Stn N	\$108,528				Y
SPSE009	Pump Station	Oakey Pump Stn G	\$85,680	Y			
SPSE010	Pump Station	Oakey Pump Stn A	\$628,320	Y			
STPE001	Treatment Plant	Westbrook TP (to be decommissioned)	\$-				Y
STPE002	Treatment Plant	Oakey TP	\$2,856,000	Y			
INT ASSET ID	ASSET NAME	ASSET DESCRIPTION TYPE	TOTAL CURRENT REPLACEMENT COST				
PASSIVE ASSETS - MANHOLES							
SME001	Manhole	Manhole >2m	\$-	Y			
SME002	Manhole	Manhole >2m	\$-	Y			
SME003	Manhole	Manhole >2m	\$-	Y			
SME004	Manhole	Manhole >2m	\$-	Y			
SME005	Manhole	Manhole >2m	\$-	Y			
SME006	Manhole	Manhole <2m	\$-	Y			
SME007	Manhole	Manhole <2m	\$-	Y			
SME008	Manhole	Manhole <2m	\$-	Y			
SME009	Manhole	Manhole <2m	\$-	Y			
SME010	Manhole	Manhole <2m	\$-	Y			
SME011	Manhole	Manhole >2m	\$-	Y			
SME012	Manhole	Manhole <2m	\$-	Y			
SME013	Manhole	Manhole >2m	\$-	Y			
SME014	Manhole	Manhole >2m	\$-	Y			
SME015	Manhole	Manhole >2m	\$-	Y			
SME016	Manhole	Manhole >2m	\$-	Y			
SME017	Manhole	Manhole <2m	\$-	Y			
SME018	Manhole	Manhole >2m	\$-	Y			
SME019	Manhole	Manhole >2m	\$-	Y			
SME020	Manhole	Manhole <2m	\$-	Y			
SME021	Manhole	Manhole >2m	\$-	Y			
SME022	Manhole	Manhole <2m	\$-	Y			
SME023	Manhole	Manhole >2m	\$-	Y			
SME024	Manhole	Manhole >2m	\$-	Y			
SME025	Manhole	Manhole >2m	\$-	Y			
SME026	Manhole	Manhole <2m	\$-	Y			
SME027	Manhole	Manhole >2m	\$-	Y			
SME028	Manhole	Manhole <2m	\$-	Y			

Toowoomba Regional Council (Jondaryan)

SME029	Manhole	Manhole >2m	\$	-	Y			
SME030	Manhole	Manhole >2m	\$	-	Y			
SME031	Manhole	Manhole <2m	\$	-	Y			
SME032	Manhole	Manhole <2m	\$	-	Y			
SME033	Manhole	Manhole >2m	\$	-	Y			
SME034	Manhole	Manhole >2m	\$	-	Y			
SME035	Manhole	Manhole <2m	\$	-	Y			
SME036	Manhole	Manhole <2m	\$	-	Y			
SME037	Manhole	Manhole <2m	\$	-	Y			
SME038	Manhole	Manhole <2m	\$	-	Y			
SME039	Manhole	Manhole >2m	\$	-	Y			
SME040	Manhole	Manhole <2m	\$	-	Y			
SME041	Manhole	Manhole <2m	\$	-	Y			
SME042	Manhole	Manhole >2m	\$	-	Y			
SME043	Manhole	Manhole >2m	\$	-	Y			
SME044	Manhole	Manhole >2m	\$	-	Y			
SME045	Manhole	Manhole >2m	\$	-	Y			
SME046	Manhole	Manhole >2m	\$	-	Y			
SME047	Manhole	Manhole >2m	\$	-	Y			
SME048	Manhole	Manhole <2m	\$	-	Y			
SME049	Manhole	Manhole >2m	\$	-	Y			
SME050	Manhole	Manhole <2m	\$	-	Y			
SME051	Manhole	Manhole <2m	\$	-	Y			
SME052	Manhole	Manhole >2m	\$	-	Y			
SME053	Manhole	Manhole >2m	\$	-	Y			
SME054	Manhole	Manhole >2m	\$	-	Y			
SME055	Manhole	Manhole >2m	\$	-	Y			
SME056	Manhole	Manhole >2m	\$	-	Y			
SME057	Manhole	Manhole >2m	\$	-	Y			
SME058	Manhole	Manhole >2m	\$	-	Y			
SME059	Manhole	Manhole >2m	\$	-	Y			
SME060	Manhole	Manhole >2m	\$	-	Y			
SME061	Manhole	Manhole >2m	\$	-	Y			
SME062	Manhole	Manhole >2m	\$	-	Y			
SME063	Manhole	Manhole >2m	\$	-	Y			
SME064	Manhole	Manhole >2m	\$	-	Y			
SME065	Manhole	Manhole >2m	\$	-	Y			
SME066	Manhole	Manhole >2m	\$	-	Y			
SME067	Manhole	Manhole <2m	\$	-	Y			
SME068	Manhole	Manhole <2m	\$	-	Y			
SME069	Manhole	Manhole >2m	\$	-	Y			
SME070	Manhole	Manhole <2m	\$	-	Y			
SME071	Manhole	Manhole <2m	\$	-	Y			
SME072	Manhole	Manhole <2m	\$	-	Y			
SME073	Manhole	Manhole >2m	\$	-	Y			
SME074	Manhole	Manhole >2m	\$	-	Y			
SME075	Manhole	Manhole <2m	\$	-	Y			
SME076	Manhole	Manhole <2m	\$	-	Y			
SME077	Manhole	Manhole >2m	\$	-				Y
SME078	Manhole	Manhole >2m	\$	-				Y
SME079	Manhole	Manhole <2m	\$	-				Y
SME080	Manhole	Manhole <2m	\$	-				Y
SME081	Manhole	Manhole <2m	\$	-				Y
SME082	Manhole	Manhole <2m	\$	-				Y
SME083	Manhole	Manhole >2m	\$	-				Y
SME084	Manhole	Manhole <2m	\$	-				Y
SME085	Manhole	Manhole <2m	\$	-				Y
SME086	Manhole	Manhole <2m	\$	-				Y
SME087	Manhole	Manhole <2m	\$	-				Y
SME088	Manhole	Manhole <2m	\$	-				Y
SME089	Manhole	Manhole >2m	\$	-				Y
SME090	Manhole	Manhole <2m	\$	-				Y
SME091	Manhole	Manhole <2m	\$	-				Y
SME092	Manhole	Manhole >2m	\$	-				Y
SME093	Manhole	Manhole <2m	\$	-				Y
SME094	Manhole	Manhole <2m	\$	-				Y
SME095	Manhole	Manhole <2m	\$	-				Y
SME096	Manhole	Manhole >2m	\$	-	Y			
SME097	Manhole	Manhole >2m	\$	-	Y			
SME098	Manhole	Manhole <2m	\$	-	Y			
SME099	Manhole	Manhole <2m	\$	-	Y			
SME100	Manhole	Manhole <2m	\$	-	Y			

Toowoomba Regional Council (Jondaryan)

SME101	Manhole	Manhole <2m						\$ -	Y				
SME102	Manhole	Manhole <2m						\$ -	Y				
SME103	Manhole	Manhole >2m						\$ -	Y				
SME104	Manhole	Manhole <2m						\$ -	Y				
SME105	Manhole	Manhole <2m						\$ -	Y				
SME106	Manhole	Manhole <2m						\$ -	Y				
SME107	Manhole	Manhole >2m						\$ -	Y				
SME108	Manhole	Manhole >2m						\$ -					Y
SME109	Manhole	Manhole >2m						\$ -					Y
SME110	Manhole	Manhole <2m						\$ -					Y
SME111	Manhole	Manhole <2m						\$ -					Y
SME112	Manhole	Manhole <2m						\$ -					Y
SME113	Manhole	Manhole <2m						\$ -					Y
SME114	Manhole	Manhole >2m						\$ -					Y
SME115	Manhole	Manhole <2m						\$ -					Y
INT ASSET ID	ASSET NAME	ASSET DESCRIPTION TYPE	ASSET DIA (MM)	ASSET LENGTH (M)	MATERIAL	GRAVITY MAIN UNIT RATE	TOTAL CURRENT REPLACEMENT COST						
PASSIVE ASSETS - GRAVITY MAINS													
GME001	Gravity Main	Gravity Main B	225	54	AC	\$ 265.22	\$ 14,404	Y					
GME002	Gravity Main	Gravity Main B	225	75	AC	\$ 265.22	\$ 19,788	Y					
GME003	Gravity Main	Gravity Main B	225	80	AC	\$ 265.22	\$ 21,212	Y					
GME004	Gravity Main	Gravity Main A	225	81	AC	\$ 265.22	\$ 21,358	Y					
GME005	Gravity Main	Gravity Main A	225	72	AC	\$ 265.22	\$ 19,032	Y					
GME006	Gravity Main	Gravity Main B	225	83	AC	\$ 265.22	\$ 21,920	Y					
GME007	Gravity Main	Gravity Main A	225	46	AC	\$ 265.22	\$ 12,179	Y					
GME008	Gravity Main	Gravity Main A	225	31	AC	\$ 265.22	\$ 8,137	Y					
GME009	Gravity Main	Gravity Main A	225	65	AC	\$ 265.22	\$ 17,337	Y					
GME010	Gravity Main	Gravity Main A	225	72	AC	\$ 265.22	\$ 19,144	Y					
GME011	Gravity Main	Gravity Main B	225	37	AC	\$ 265.22	\$ 9,909	Y					
GME012	Gravity Main	Gravity Main B	225	42	AC	\$ 265.22	\$ 11,036	Y					
GME013	Gravity Main	Gravity Main A	225	78	AC	\$ 265.22	\$ 20,661	Y					
GME014	Gravity Main	Gravity Main A	225	86	AC	\$ 265.22	\$ 22,790	Y					
GME015	Gravity Main	Gravity Main A	225	37	AC	\$ 265.22	\$ 9,895	Y					
GME016	Gravity Main	Gravity Main A	225	81	AC	\$ 265.22	\$ 21,385	Y					
GME017	Gravity Main	Gravity Main B	225	80	AC	\$ 265.22	\$ 21,279	Y					
GME018	Gravity Main	Gravity Main A	225	74	AC	\$ 265.22	\$ 19,722	Y					
GME019	Gravity Main	Gravity Main A	225	46	AC	\$ 265.22	\$ 12,293	Y					
GME020	Gravity Main	Gravity Main A	225	7	AC	\$ 265.22	\$ 1,910	Y					
GME021	Gravity Main	Gravity Main B	300	31	AC	\$ 295.82	\$ 9,138	Y					
GME022	Gravity Main	Gravity Main B	300	11	AC	\$ 295.82	\$ 3,183	Y					
GME023	Gravity Main	Gravity Main B	300	53	AC	\$ 295.82	\$ 15,569	Y					
GME024	Gravity Main	Gravity Main A	300	55	AC	\$ 295.82	\$ 16,397	Y					
GME025	Gravity Main	Gravity Main A	300	63	AC	\$ 295.82	\$ 18,731	Y					
GME026	Gravity Main	Gravity Main A	300	69	AC	\$ 295.82	\$ 20,536	Y					
GME027	Gravity Main	Gravity Main A	300	69	AC	\$ 295.82	\$ 20,426	Y					
GME028	Gravity Main	Gravity Main A	300	87	AC	\$ 295.82	\$ 25,858	Y					
GME029	Gravity Main	Gravity Main A	300	52	AC	\$ 295.82	\$ 15,477	Y					
GME030	Gravity Main	Gravity Main A	300	69	AC	\$ 295.82	\$ 20,417	Y					
GME031	Gravity Main	Gravity Main A	300	56	AC	\$ 295.82	\$ 16,619	Y					
GME032	Gravity Main	Gravity Main B	300	86	AC	\$ 295.82	\$ 25,559	Y					
GME033	Gravity Main	Gravity Main B	300	79	AC	\$ 295.82	\$ 23,414	Y					
GME034	Gravity Main	Gravity Main B	300	97	AC	\$ 295.82	\$ 28,739	Y					
GME035	Gravity Main	Gravity Main B	300	96	AC	\$ 295.82	\$ 28,384	Y					
GME036	Gravity Main	Gravity Main B	300	78	AC	\$ 295.82	\$ 23,198	Y					
GME037	Gravity Main	Gravity Main A	225	40	AC	\$ 265.22	\$ 10,609	Y					
GME038	Gravity Main	Gravity Main A	225	54	AC	\$ 265.22	\$ 14,322	Y					
GME039	Gravity Main	Gravity Main A	225	89	AC	\$ 265.22	\$ 23,573	Y					
GME040	Gravity Main	Gravity Main B	300	54	AC	\$ 295.82	\$ 15,983	Y					
GME041	Gravity Main	Gravity Main B	225	31	AC	\$ 265.22	\$ 8,132	Y					
GME042	Gravity Main	Gravity Main B	225	77	AC	\$ 265.22	\$ 20,525	Y					
GME043	Gravity Main	Gravity Main B	225	54	AC	\$ 265.22	\$ 14,213	Y					
GME044	Gravity Main	Gravity Main B	225	72	AC	\$ 265.22	\$ 19,125	Y					
GME045	Gravity Main	Gravity Main B	225	72	AC	\$ 265.22	\$ 19,207	Y					
GME046	Gravity Main	Gravity Main B	225	60	AC	\$ 265.22	\$ 15,855	Y					
GME047	Gravity Main	Gravity Main B	225	71	AC	\$ 265.22	\$ 18,796	Y					
GME048	Gravity Main	Gravity Main B	225	58	AC	\$ 265.22	\$ 15,433	Y					
GME049	Gravity Main	Gravity Main B	225	93	AC	\$ 265.22	\$ 24,642	Y					

Toowoomba Regional Council (Jondaryan)

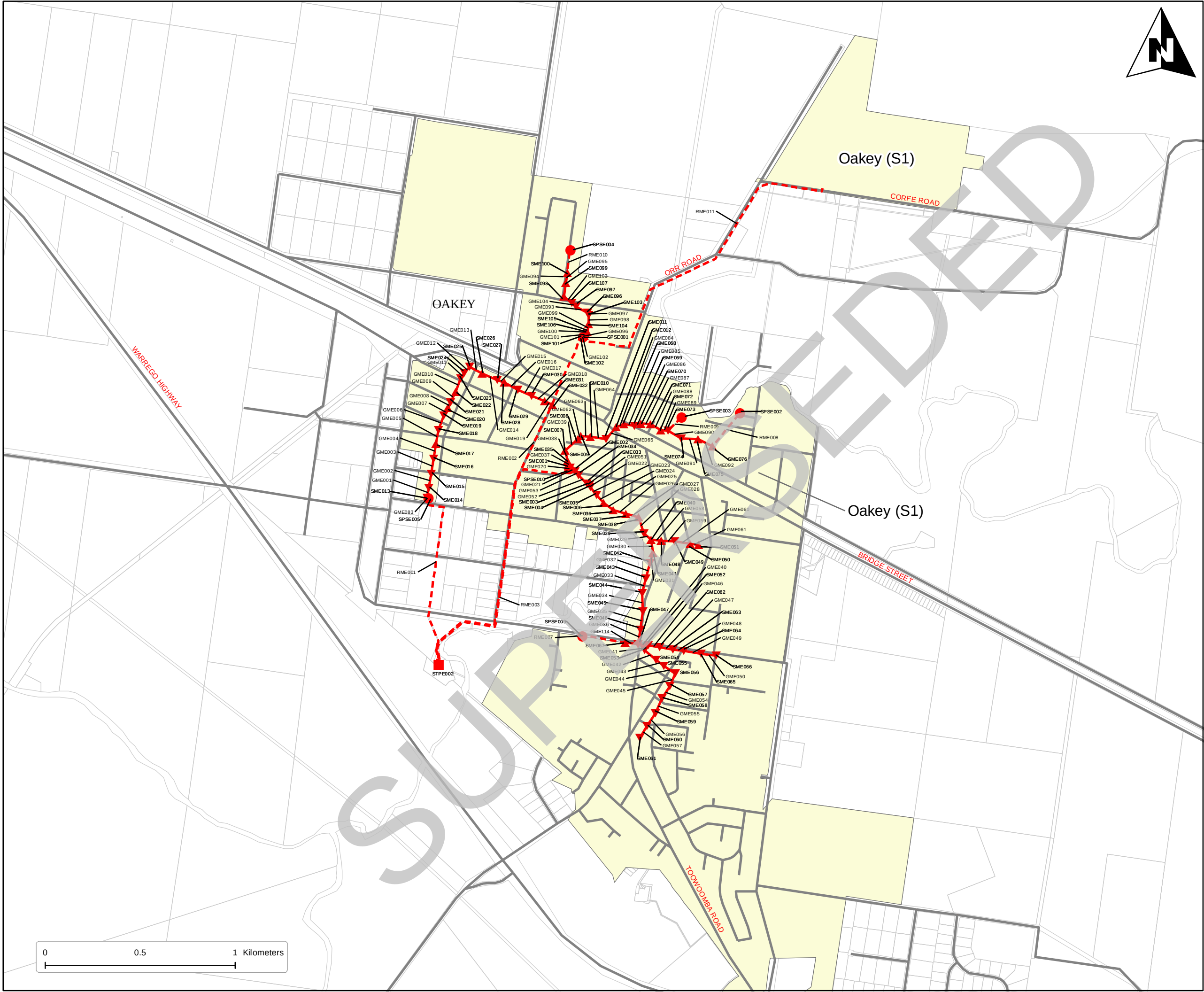
GME050	Gravity Main	Gravity Main B	225	79	AC	\$ 265.22	\$ 20,936	Y			
GME051	Gravity Main	Gravity Main B	300	16	AC	\$ 295.82	\$ 4,760	Y			
GME052	Gravity Main	Gravity Main B	300	62	AC	\$ 295.82	\$ 18,323	Y			
GME053	Gravity Main	Gravity Main B	300	29	AC	\$ 295.82	\$ 8,591	Y			
GME054	Gravity Main	Gravity Main B	225	77	AC	\$ 265.22	\$ 20,345	Y			
GME055	Gravity Main	Gravity Main B	150	86	AC	\$ 240.32	\$ 20,670	Y			
GME056	Gravity Main	Gravity Main B	225	79	AC	\$ 265.22	\$ 21,061	Y			
GME057	Gravity Main	Gravity Main B	225	73	AC	\$ 265.22	\$ 19,279	Y			
GME058	Gravity Main	Gravity Main A	225	51	AC	\$ 265.22	\$ 13,638	Y			
GME059	Gravity Main	Gravity Main A	225	70	AC	\$ 265.22	\$ 18,616	Y			
GME060	Gravity Main	Gravity Main A	225	83	AC	\$ 265.22	\$ 21,883	Y			
GME061	Gravity Main	Gravity Main A	225	45	AC	\$ 265.22	\$ 12,033	Y			
GME062	Gravity Main	Gravity Main A	225	25	AC	\$ 265.22	\$ 6,607	Y			
GME063	Gravity Main	Gravity Main A	225	50	AC	\$ 265.22	\$ 13,189	Y			
GME064	Gravity Main	Gravity Main A	225	83	AC	\$ 265.22	\$ 21,976	Y			
GME065	Gravity Main	Gravity Main A	225	83	AC	\$ 265.22	\$ 21,963	Y			
GME066	Gravity Main	Gravity Main B	225	70	UPVC	\$ 265.22	\$ 18,510				Y
GME067	Gravity Main	Gravity Main A	225	70	UPVC	\$ 265.22	\$ 18,496				Y
GME068	Gravity Main	Gravity Main A	225	87	UPVC	\$ 265.22	\$ 23,193				Y
GME069	Gravity Main	Gravity Main A	225	56	UPVC	\$ 265.22	\$ 14,874				Y
GME070	Gravity Main	Gravity Main A	225	25	UPVC	\$ 265.22	\$ 6,692				Y
GME071	Gravity Main	Gravity Main A	225	59	UPVC	\$ 265.22	\$ 15,675				Y
GME072	Gravity Main	Gravity Main A	225	80	UPVC	\$ 265.22	\$ 21,196				Y
GME073	Gravity Main	Gravity Main A	225	85	UPVC	\$ 265.22	\$ 22,430				Y
GME074	Gravity Main	Gravity Main A	225	75	UPVC	\$ 265.22	\$ 19,931				Y
GME075	Gravity Main	Gravity Main A	225	87	UPVC	\$ 265.22	\$ 22,942				Y
GME076	Gravity Main	Gravity Main B	225	37	UPVC	\$ 265.22	\$ 9,728				Y
GME077	Gravity Main	Gravity Main A	225	27	UPVC	\$ 265.22	\$ 7,055				Y
GME078	Gravity Main	Gravity Main A	225	39	UPVC	\$ 265.22	\$ 10,330				Y
GME079	Gravity Main	Gravity Main A	225	10	UPVC	\$ 265.22	\$ 2,520				Y
GME080	Gravity Main	Gravity Main B	225	29	UPVC	\$ 265.22	\$ 7,774				Y
GME081	Gravity Main	Gravity Main B	150	19	UPVC	\$ 240.32	\$ 4,580				Y
GME082	Gravity Main	Gravity Main A	150	25	UPVC	\$ 240.32	\$ 5,941				Y
GME083	Gravity Main	Gravity Main A	225	7	AC	\$ 265.22	\$ 1,878	Y			
GME084	Gravity Main	Gravity Main A	150	44	AC	\$ 240.32	\$ 10,673	Y			
GME085	Gravity Main	Gravity Main A	150	54	GEW	\$ 240.32	\$ 13,013	Y			
GME086	Gravity Main	Gravity Main A	150	36	GEW	\$ 240.32	\$ 8,738	Y			
GME087	Gravity Main	Gravity Main A	150	50	AC	\$ 240.32	\$ 11,968	Y			
GME088	Gravity Main	Gravity Main A	150	62	AC	\$ 240.32	\$ 14,984	Y			
GME089	Gravity Main	Gravity Main A	150	39	AC	\$ 240.32	\$ 9,274	Y			
GME090	Gravity Main	Gravity Main A	150	82	AC	\$ 240.32	\$ 19,701	Y			
GME091	Gravity Main	Gravity Main A	150	86	AC	\$ 240.32	\$ 20,725	Y			
GME092	Gravity Main	Gravity Main A	150	86	AC	\$ 240.32	\$ 20,643	Y			
GME093	Gravity Main	Gravity Main B	150	69	AC	\$ 240.32	\$ 16,476	Y			
GME094	Gravity Main	Gravity Main A	150	71	AC	\$ 240.32	\$ 17,012	Y			
GME095	Gravity Main	Gravity Main A	150	53	AC	\$ 240.32	\$ 12,701	Y			
GME096	Gravity Main	Gravity Main B	150	9	AC	\$ 240.32	\$ 2,124	Y			
GME097	Gravity Main	Gravity Main B	150	15	AC	\$ 240.32	\$ 3,679	Y			
GME098	Gravity Main	Gravity Main B	150	46	AC	\$ 240.32	\$ 10,971	Y			
GME099	Gravity Main	Gravity Main A	150	41	AC	\$ 240.32	\$ 9,788	Y			
GME100	Gravity Main	Gravity Main A	150	15	AC	\$ 240.32	\$ 3,696	Y			
GME101	Gravity Main	Gravity Main A	150	16	AC	\$ 240.32	\$ 3,884	Y			
GME102	Gravity Main	Gravity Main B	150	5	AC	\$ 240.32	\$ 1,223	Y			
GME103	Gravity Main	Gravity Main A	150	55	AC	\$ 240.32	\$ 13,124	Y			
GME104	Gravity Main	Gravity Main A	150	28	AC	\$ 240.32	\$ 6,691	Y			
GME105	Gravity Main	Gravity Main B	150	82	UPVC	\$ 240.32	\$ 19,600				Y
GME106	Gravity Main	Gravity Main A	150	67	UPVC	\$ 240.32	\$ 16,125				Y
GME107	Gravity Main	Gravity Main A	150	60	UPVC	\$ 240.32	\$ 14,383				Y
GME108	Gravity Main	Gravity Main A	150	61	UPVC	\$ 240.32	\$ 14,696				Y
GME109	Gravity Main	Gravity Main A	150	78	UPVC	\$ 240.32	\$ 18,743				Y
GME110	Gravity Main	Gravity Main A	150	60	UPVC	\$ 240.32	\$ 14,525				Y
GME111	Gravity Main	Gravity Main A	150	80	UPVC	\$ 240.32	\$ 19,259				Y
GME112	Gravity Main	Gravity Main A	150	88	UPVC	\$ 240.32	\$ 21,235				Y
GME113	Gravity Main	Gravity Main A	150	18	UPVC	\$ 240.32	\$ 4,218				Y
GME114	Gravity Main	Gravity Main A	150	67	AC	\$ 240.32	\$ 16,089	Y			

INT ASSET ID	ASSET NAME	ASSET DESCRIPTION TYPE	ASSET DIA (MM)	ASSET LENGTH (M)	MATERIAL	RISING MAIN UNIT RATE	TOTAL CURRENT REPLACEMENT COST				
PASSIVE ASSETS - RISING MAINS											
RME001	Rising Main	Rising Main A	100	967	AC	\$ 138.94	\$ 134,399	Y			
RME002	Rising Main	Rising Main A	100	2,071	AC	\$ 138.94	\$ 287,757	Y			
RME003	Rising Main	Rising Main A	150	1,565	AC	\$ 161.25	\$ 252,327	Y			
RME004	Rising Main	Rising Main B	63	596	POLY	\$ 67.75	\$ 40,396				Y
RME005	Rising Main	Rising Main A (To be decommissioned)	110	1,486	POLY	\$ -	\$ -				Y
RME006	Rising Main	Rising Main B	63	82	POLY	\$ 67.75	\$ 5,560				Y
RME007	Rising Main	Rising Main A	100	230	AC	\$ 138.94	\$ 32,016	Y			
RME008	Rising Main	Rising Main A	100	226	AC	\$ 138.94	\$ 31,357	Y			
RME009	Rising Main	Rising Main A	100	98	AC	\$ 138.94	\$ 13,558	Y			
RME010	Rising Main	Rising Main A	100	125	AC	\$ 138.94	\$ 17,306	Y			
RME011	Rising Main	Rising Main A	150	1,759	AC	\$ 161.25	\$ 283,595	Y			
TOTAL							\$ 7,852,723				

Toowoomba Regional Council (Jondaryan)
Sewerage

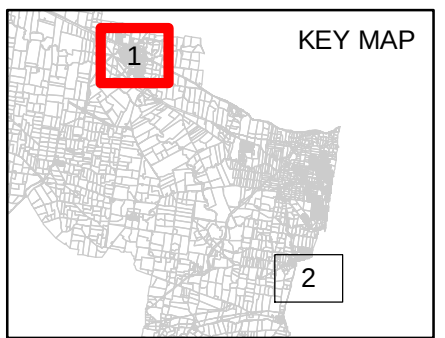
 Council Future Assets													Projected Demands (ET)		2026	Asset Allocation					
																4,477	9,874	2,397	1,252		
													Oakey (S1)	Charlton/Wellcamp/Cotswold Hills (S2)	Glenvale/Torrington (S3)	Westbrook (S4)					
INT ASSET ID	ASSET NAME	ASSET DESCRIPTION TYPE					ESTIMATED ASSET VALUE	SUBSIDY	ESTIMATED ASSET VALUE (LESS SUBSIDY)	ESTIMATED YEAR OF CONSTRUCTION	CONTINGENCY COST - 20%	PROJECT MANAGEMENT & DESIGN COST - 10%	TOTAL ESTIMATED COST (LESS SUBSIDIES)								
ACTIVE ASSETS																					
SPSF001	Pump Station	Pump Station K					\$ 447,440	0%	\$ 447,440	2010	\$ 89,488	\$ 44,744	\$ 581,672	Y							
SPSF002	Pump Station	Pump Station					\$ 559,300	0%	\$ 559,300	2010	\$ 111,860	\$ 55,930	\$ 727,090		Y		Y				
SPSF003	Pump Station	Sps2 (cardno Report)					\$ 2,428,167	0%	\$ 2,428,167	2015	\$ 485,633	\$ 242,817	\$ 3,156,618		Y						
SPSF004	Pump Station	Sps 1 (cardno Report)					\$ 1,305,552	0%	\$ 1,305,552	2009	\$ 261,110	\$ 130,555	\$ 1,697,217		Y						
SPSF005	Pump Station	Pump Station					\$ 783,020	0%	\$ 783,020	2009	\$ 156,604	\$ 78,302	\$ 1,017,926		Y						
SPSF006	Pump Station	Pump Station					\$ 615,230	0%	\$ 615,230	2010	\$ 123,046	\$ 61,523	\$ 799,799		Y						
SPSF007	Pump Station	Pump Station					\$ 223,720	0%	\$ 223,720	2020	\$ 44,744	\$ 22,372	\$ 290,836			Y					
SPSF008	Pump Station	Pump Station					\$ 223,720	0%	\$ 223,720	2020	\$ 44,744	\$ 22,372	\$ 290,836			Y					
STPF001	Treatment Plant	Western Regional Wastewater Treatment Plant					\$ 44,744,000	40%	\$ 26,846,400	2010	\$ 5,369,280	\$ 2,684,640	\$ 34,900,320		Y	Y	Y				
STPF002	Treatment Plant	Decommissioning of Westbrook Wastewater Treatment Plant					\$ 69,020	0%	\$ 69,020	2010	\$ 13,804	\$ 6,902	\$ 89,726				Y				
INT ASSET ID	ASSET NAME	ASSET DESCRIPTION DIA (MM)					ASSET LENGTH (M)	ASSET MATERIAL	COST TYPE	GRAVITY MAIN UNIT RATE	ESTIMATED ASSET VALUE	SUBSIDY	ESTIMATED ASSET VALUE (LESS SUBSIDY)	ESTIMATED YEAR OF CONSTRUCTION	CONTINGENCY COST - 20%	PROJECT MANAGEMENT & DESIGN COST - 10%	TOTAL ESTIMATED COST (LESS SUBSIDIES)				
PASSIVE ASSETS - GRAVITY MAINS																					
GMF001	Gravity Main	100mm Gravity Main A					185	UPVC	Unit Rate	\$ 140.94	\$ 26,103	0%	\$ 26,103	2010	-	-	\$ 26,103	Y			
GMF004	Gravity Main	225mm Gravity Main A					74	UPVC	Unit Rate	\$ 265.22	\$ 19,714	0%	\$ 19,714	2010	-	-	\$ 19,714	Y			
GMF005	Gravity Main	225mm Gravity Main A					840	UPVC	Unit Rate	\$ 265.22	\$ 222,758	0%	\$ 222,758	2010	-	-	\$ 222,758	Y			
GMF006	Gravity Main	300mm Gravity Main A					102	UPVC	Unit Rate	\$ 295.82	\$ 30,188	0%	\$ 30,188	2007	-	-	\$ 30,188	Y			
GMF007	Gravity Main	300mm Gravity Main A					90	UPVC	Unit Rate	\$ 295.82	\$ 26,630	0%	\$ 26,630	2007	-	-	\$ 26,630	Y			
GMF008	Gravity Main	300mm Gravity Main A					90	UPVC	Unit Rate	\$ 295.82	\$ 26,630	0%	\$ 26,630	2007	-	-	\$ 26,630	Y			
GMF009	Gravity Main	300mm Gravity Main A					90	UPVC	Unit Rate	\$ 295.82	\$ 26,597	0%	\$ 26,597	2007	-	-	\$ 26,597	Y			
GMF010	Gravity Main	300mm Gravity Main A					90	UPVC	Unit Rate	\$ 295.82	\$ 26,597	0%	\$ 26,597	2007	-	-	\$ 26,597	Y			
GMF011	Gravity Main	300mm Gravity Main A					68	UPVC	Unit Rate	\$ 295.82	\$ 20,036	0%	\$ 20,036	2007	-	-	\$ 20,036	Y			
GMF012	Gravity Main	300mm Gravity Main A					27	UPVC	Unit Rate	\$ 295.82	\$ 7,892	0%	\$ 7,892	2007	-	-	\$ 7,892	Y			
GMF013	Gravity Main	225mm Gravity Main A					71	UPVC	Unit Rate	\$ 265.22	\$ 18,740	0%	\$ 18,740	2007	-	-	\$ 18,740	Y			
GMF014	Gravity Main	225mm Gravity Main A					86	UPVC	Unit Rate	\$ 265.22	\$ 22,939	0%	\$ 22,939	2007	-	-	\$ 22,939	Y			
GMF015	Gravity Main	225mm Gravity Main A					71	UPVC	Unit Rate	\$ 265.22	\$ 18,958	0%	\$ 18,958	2007	-	-	\$ 18,958	Y			
GMF016	Gravity Main	225mm Gravity Main A					68	UPVC	Unit Rate	\$ 265.22	\$ 18,096	0%	\$ 18,096	2007	-	-	\$ 18,096	Y			
GMF017	Gravity Main	225mm Gravity Main A					25	UPVC	Unit Rate	\$ 265.22	\$ 6,612	0%	\$ 6,612	2007	-	-	\$ 6,612	Y			
GMF018	Gravity Main	225mm Gravity Main A					90	UPVC	Unit Rate	\$ 265.22	\$ 23,843	0%	\$ 23,843	2007	-	-	\$ 23,843	Y			
GMF019	Gravity Main	225mm Gravity Main A					89	UPVC	Unit Rate	\$ 265.22	\$ 23,668	0%	\$ 23,668	2007	-	-	\$ 23,668	Y			
GMF020	Gravity Main	225mm Gravity Main A					111	UPVC	Unit Rate	\$ 265.22	\$ 29,442	0%	\$ 29,442	2007	-	-	\$ 29,442	Y			
GMF021	Gravity Main	225mm Gravity Main A					59	UPVC	Unit Rate	\$ 265.22	\$ 15,627	0%	\$ 15,627	2007	-	-	\$ 15,627	Y			
GMF022	Gravity Main	225mm Gravity Main A					85	UPVC	Unit Rate	\$ 265.22	\$ 22,472	0%	\$ 22,472	2007	-	-	\$ 22,472	Y			
GMF023	Gravity Main	225mm Gravity Main A					75	UPVC	Unit Rate	\$ 265.22	\$ 19,913	0%	\$ 19,913	2007	-	-	\$ 19,913	Y			
GMF024	Gravity Main	225mm Gravity Main A					70	UPVC	Unit Rate	\$ 265.22	\$ 18,618	0%	\$ 18,618	2007	-	-	\$ 18,618	Y			
GMF025	Gravity Main	225mm Gravity Main A					100	UPVC	Unit Rate	\$ 265.22	\$ 26,551	0%	\$ 26,551	2007	-	-	\$ 26,551	Y			
GMF026	Gravity Main	225mm Gravity Main A					103	UPVC	Unit Rate	\$ 265.22	\$ 27,241	0%	\$ 27,241	2007	-	-	\$ 27,241	Y			
GMF027	Gravity Main	225mm Gravity Main A					40	UPVC	Unit Rate	\$ 265.22	\$ 10,728	0%	\$ 10,728	2007	-	-	\$ 10,728	Y			
GMF028	Gravity Main	475mm Gravity Main					3921	UPVC	Project-Based	N/A	\$ 1,858,129	0%	\$ 1,858,129	2009	-	-	\$ 1,858,129	Y			
GMF029	Gravity Main	300mm Gravity Main					1453	UPVC	Project-Based	N/A	\$ 723,910	0%	\$ 723,910	2009	-	-	\$ 723,910	Y			
GMF030	Gravity Main	375mm Gravity Main					879	UPVC	Project-Based	N/A	\$ 438,174	0%	\$ 438,174	2009	-	-	\$ 438,174	Y			
GMF031	Gravity Main	225mm Gravity Main A					2937	UPVC	Unit Rate	\$ 265.22	\$ 778,837	0%	\$ 778,837	2020	-	-	\$ 778,837	Y			
GMF032	Gravity Main	225mm Gravity Main A					590	UPVC	Unit Rate	\$ 265.22	\$ 156,382	0%	\$ 156,382	2020	-	-	\$ 156,382	Y			
GMF033	Gravity Main	300mm Gravity Main A					790	UPVC	Unit Rate	\$ 295.82	\$ 233,695	0%	\$ 233,695	2020	-	-	\$ 233,695	Y			
GMF034	Gravity Main	225mm Gravity Main A					1221	UPVC	Unit Rate	\$ 265.22	\$ 323,863	0%	\$ 323,863	2020	-	-	\$ 323,863	Y			
GMF035	Gravity Main	375mm Gravity Main					2799	UPVC	Project-Based	N/A	\$ 961,996	0%	\$ 961,996	2010	-	-	\$ 961,996	Y			
GMF036	Gravity Main	300mm Gravity Main A					1039	UPVC	Unit Rate	\$ 295.82	\$ 307,395	0%	\$ 307,395	2009	-	-	\$ 307,395	Y			
GMF037	Gravity Main	300mm Gravity Main A					297	UPVC	Unit Rate	\$ 295.82	\$ 87,782	0%	\$ 87,782	2008	-	-	\$ 87,782	Y			
GMF038	Gravity Main	250mm Gravity Main					821	UPVC	Project-Based	N/A	\$ 416,128	0%	\$ 416,128	2009	-	-	\$ 416,128	Y			
GMF039	Gravity Main	300mm Gravity Main					840	UPVC	Project-Based	N/A	\$ 468,899	0%	\$ 468,899	2009	-	-	\$ 468,899	Y			
GMF040	Gravity Main	450mm Gravity Main					2183	UPVC	Project-Based	N/A	\$ 1,499,329	0%	\$ 1,499,329	2015	-	-	\$ 1,499,329	Y			
GMF041	Gravity Main	300mm Gravity Main					1650	UPVC	Project-Based	N/A	\$ 786,264	0%	\$ 786,264	2015	-	-	\$ 786,264	Y			

INT ASSET ID	ASSET NAME	ASSET DESCRIPTION DIA (MM)	ASSET LENGTH (M)	ASSET MATERIAL	COST TYPE	RISING MAIN UNIT RATE	ESTIMATED ASSET VALUE	SUBSIDY	ESTIMATED ASSET VALUE (LESS SUBSIDY)	ESTIMATED YEAR OF CONSTRUCTION	CONTINGENCY COST - 20%	PROJECT MANAGEMENT & DESIGN COST - 10%	TOTAL ESTIMATED COST (LESS SUBSIDIES)				
PASSIVE ASSETS - RISING MAINS																	
RMF001	Rising Main	150mm Rising Main A	1374	POLY	Unit Rate	\$ 161.25	\$ 221,516	0%	\$ 221,516	2020	-	-	\$ 221,516			Y	
RMF002	Rising Main	150mm Rising Main A	812	POLY	Unit Rate	\$ 161.25	\$ 130,956	0%	\$ 130,956	2020	-	-	\$ 130,956			Y	
RMF003	Rising Main	225mm Rising Main A	3072	POLY	Unit Rate	\$ 287.79	\$ 884,220	0%	\$ 884,220	2009	-	-	\$ 884,220		Y		
RMF004	Rising Main	150mm Rising Main A	1643	POLY	Unit Rate	\$ 161.25	\$ 264,958	0%	\$ 264,958	2010	-	-	\$ 264,958		Y		
RMF005	Rising Main	150mm Rising Main A	952	POLY	Unit Rate	\$ 161.25	\$ 153,500	0%	\$ 153,500	2010	-	-	\$ 153,500	Y			
RMF006	Rising Main	300mm Rising Main (Inc in WWTP costs)	359	POLY	Project-Based	N/A	\$ -	0%	\$ -	2009	-	-	\$ -		Y	Y	Y
RMF007	Rising Main	225mm Rising Main	1808	POLY	Project-Based	N/A	\$ 646,730	0%	\$ 646,730	2009	-	-	\$ 646,730		Y		
RMF008	Rising Main	200mm Rising Main	4500	POLY	Project-Based	N/A	\$ 2,978,561	0%	\$ 2,978,561	2015	-	-	\$ 2,978,561		Y		
RMF009	Rising Main	300mm Rising Main	4477	POLY	Project-Based	N/A	\$ 2,978,561	0%	\$ 2,978,561	2015	-	-	\$ 2,978,561		Y		
TOTAL													\$ 61,588,418				



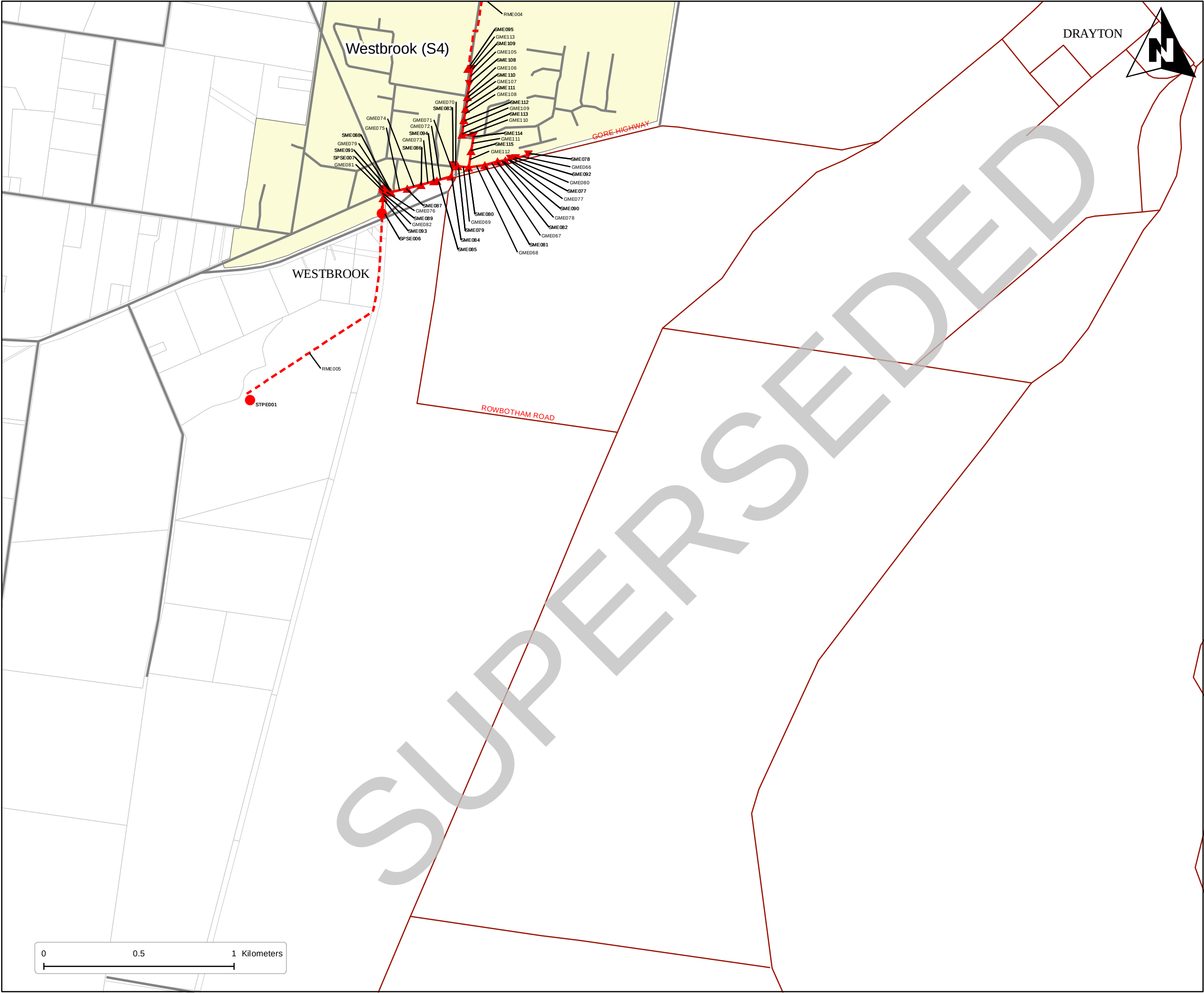
Map No. 4.1 Jondaryan
Sewer Network
Existing Infrastructure

- ▲ Manhole <2m
- ▼ Manhole >2m
- Pump Station
- Oakey TP
- Gravity Main
- - - Rising Main
- Property Boundary
- Jondaryan Catchment
- Major Road



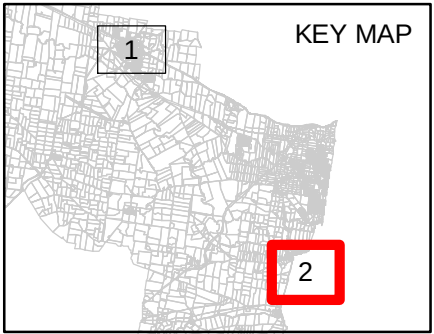
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3. Please notify Toowoomba Regional Council - Land Use Planning on (07) 4688 6787 of any data errors or omissions.





Map No. 4.2 Jondaryan
Sewer Network
Existing Infrastructure

- ▲ Manhole <2m
- ▼ Manhole >2m
- Pump Station
- Oakey TP
- Gravity Main
- - - Rising Main
- Property Boundary
- ▨ Jondaryan Catchment
- Major Road

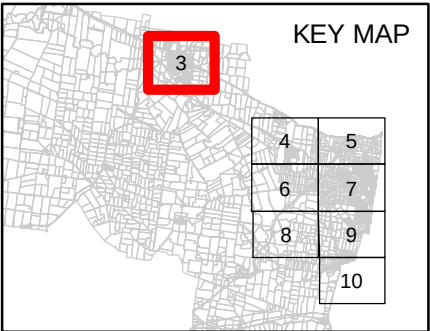


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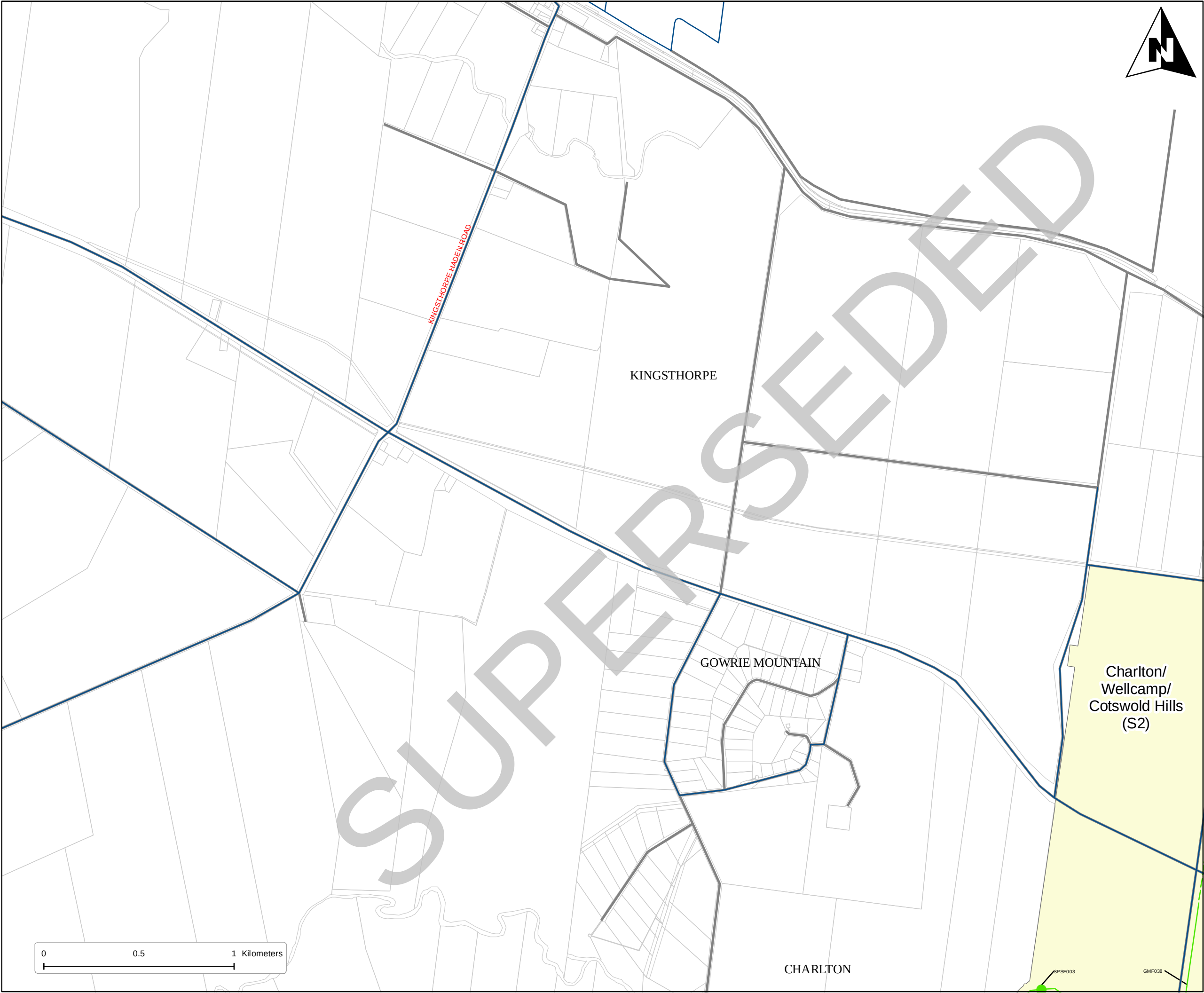
-  Pump Station
-  Wastewater Treatment Plant
-  Gravity Main
-  Rising Main
-  Property Boundary
-  Jondaryan Catchment
-  Major Road



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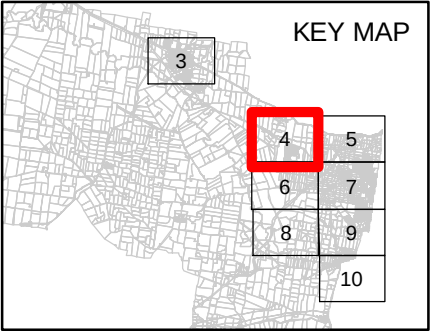


0 0.5 1 Kilometers



Map No. 4.4 Jondaryan
Sewer Network
Future Infrastructure

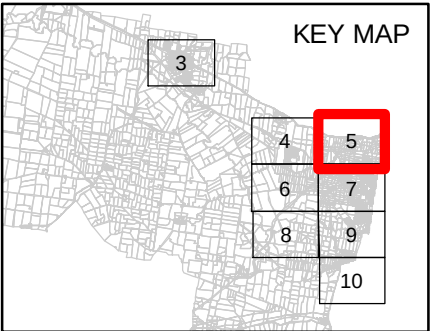
-  Pump Station
-  Wastewater Treatment Plant
-  Gravity Main
-  Rising Main
-  Property Boundary
-  Jondaryan Catchment
-  Major Road



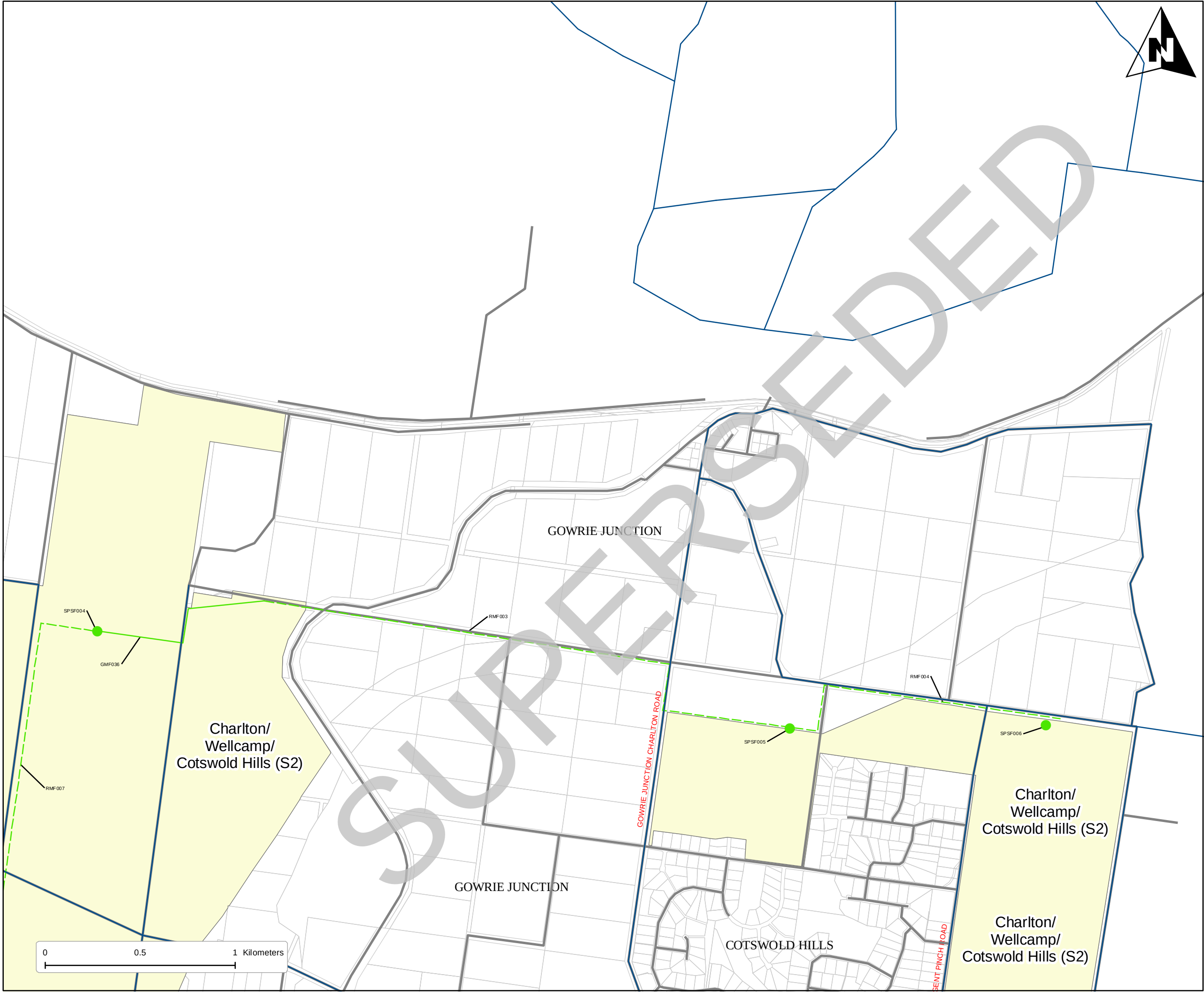
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-  Pump Station
-  Wastewater Treatment Plant
-  Gravity Main
-  Rising Main
-  Property Boundary
-  Jondaryan Catchment
-  Major Road

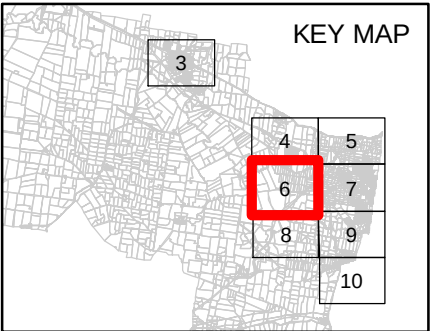


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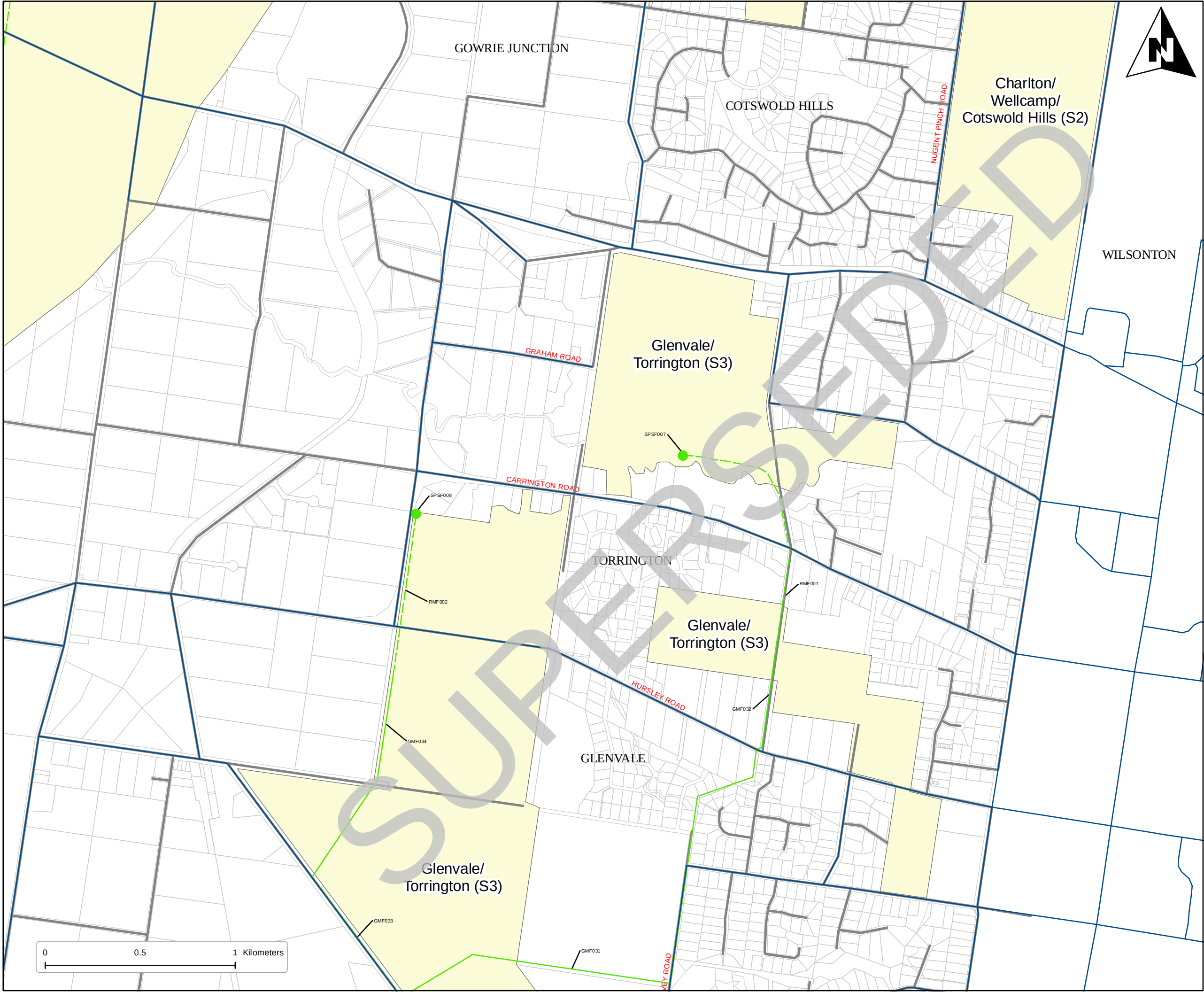
Map No. 4.6 Jondaryan
Sewer Network
Future Infrastructure

-  Pump Station
-  Wastewater Treatment Plant
-  Gravity Main
-  Rising Main
-  Property Boundary
-  Jondaryan Catchment
-  Major Road



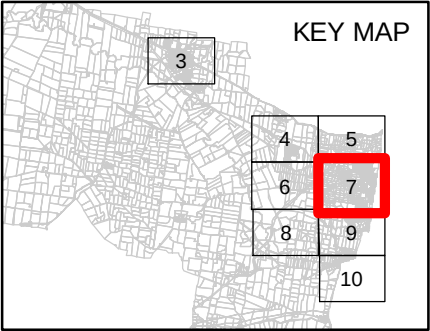
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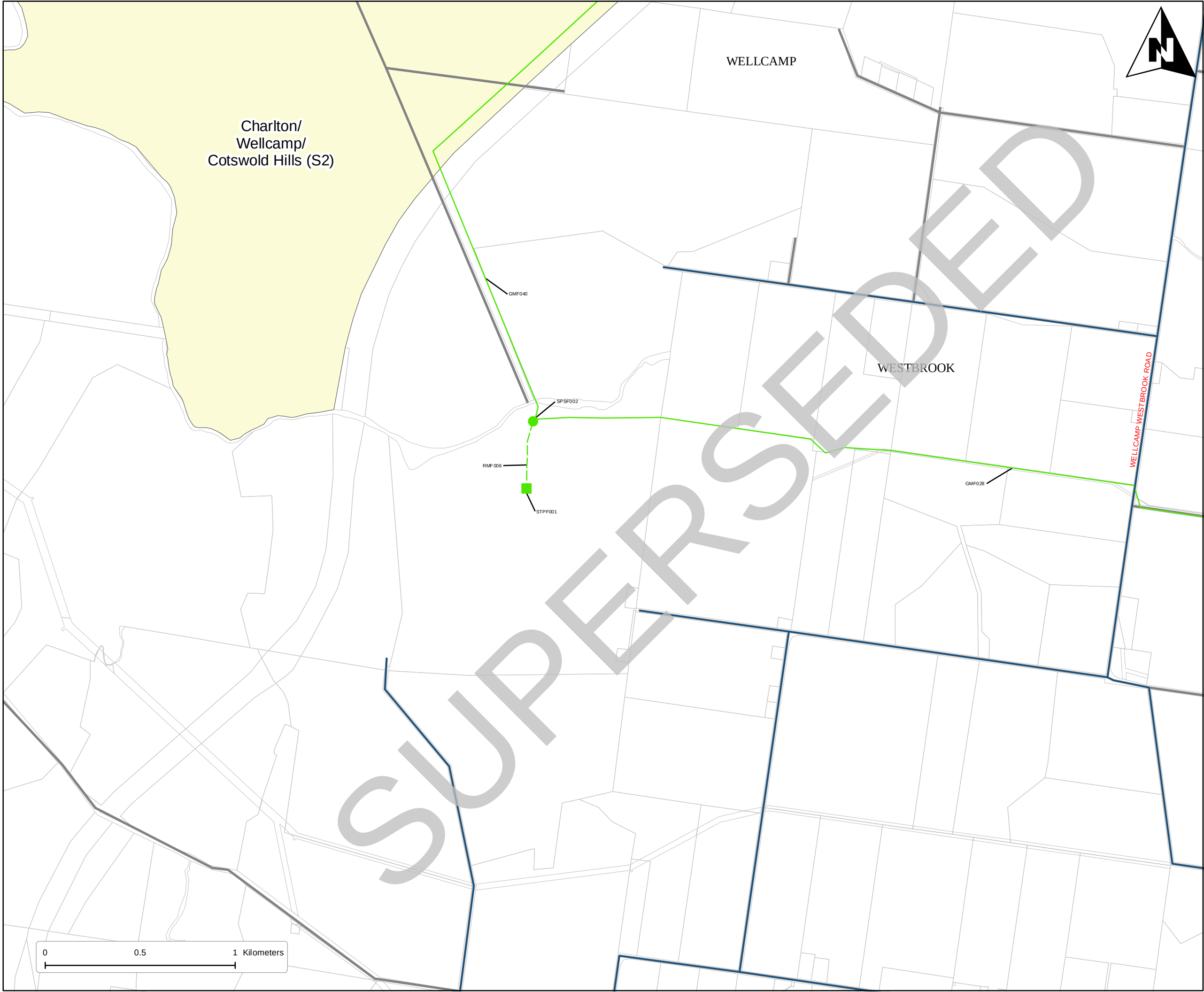
Map No. 4.7 Jondaryan
Sewer Network
Future Infrastructure

- Pump Station
- Wastewater Treatment Plant
- Gravity Main
- Rising Main
- Property Boundary
- Jondaryan Catchment
- Major Road



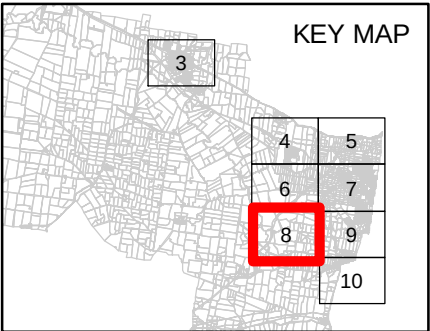
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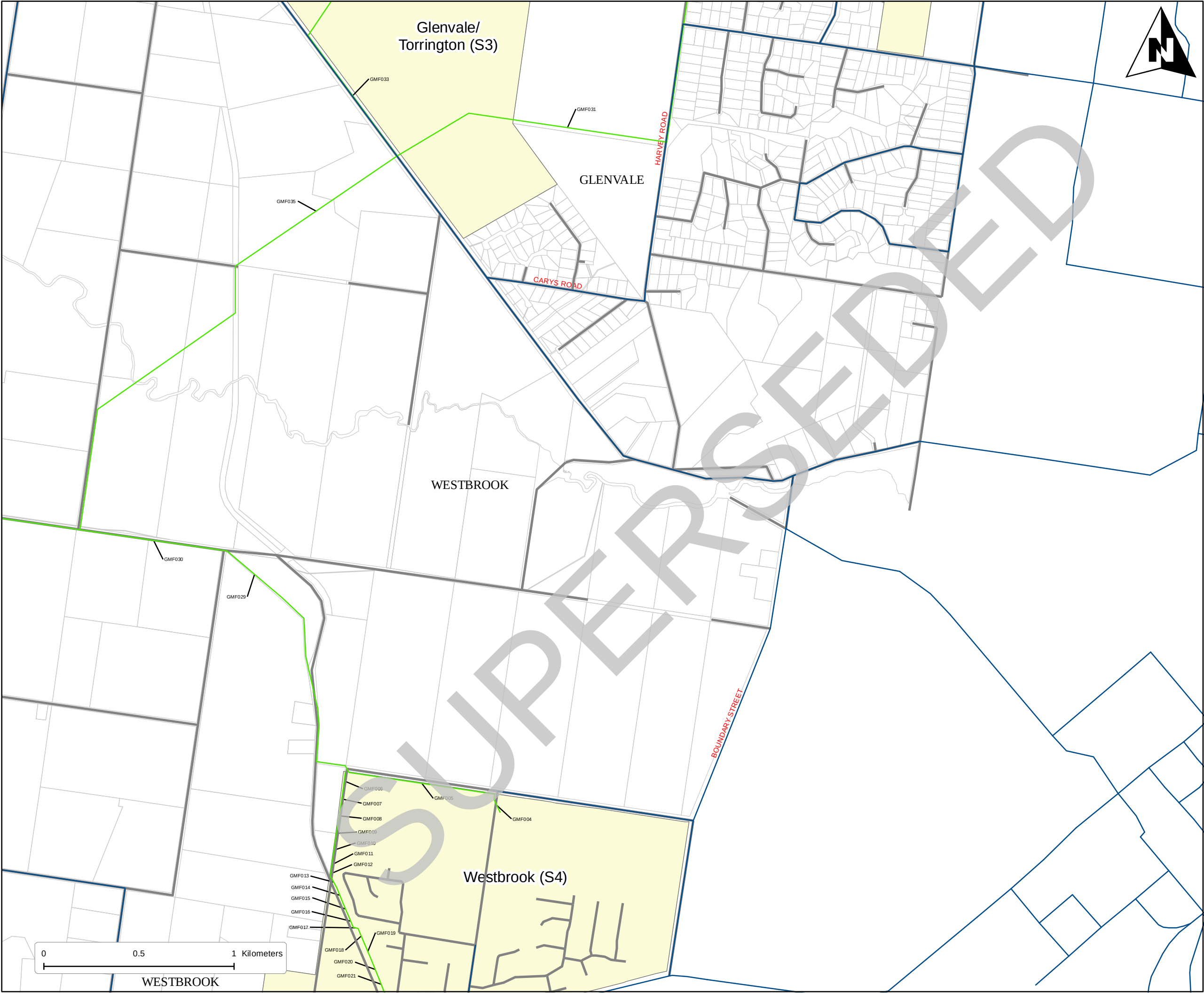
Map No. 4.8 Jondaryan
Sewer Network
Future Infrastructure

- Pump Station
- Wastewater Treatment Plant
- Gravity Main
- Rising Main
- Property Boundary
- Jondaryan Catchment
- Major Road



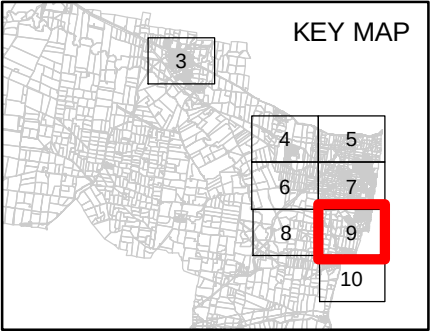
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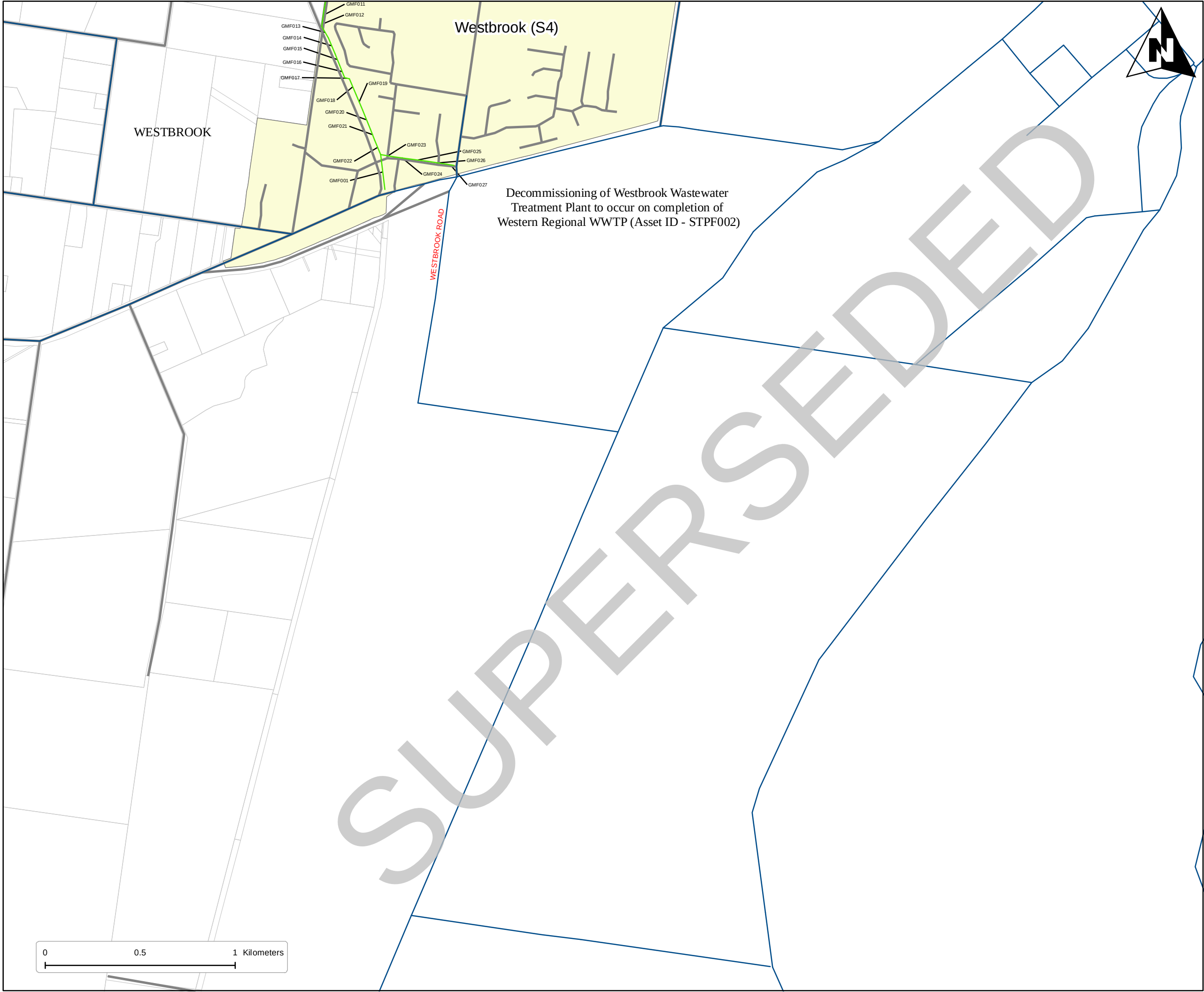
Map No. 4.9 Jondaryan
Sewer Network
Future Infrastructure

- Pump Station
- Wastewater Treatment Plant
- Gravity Main
- Rising Main
- Property Boundary
- Jondaryan Catchment
- Major Road



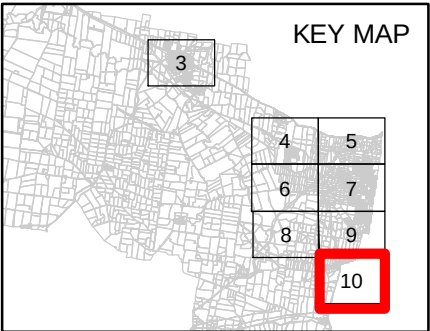
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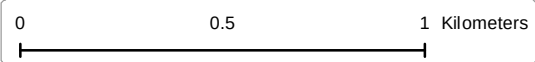


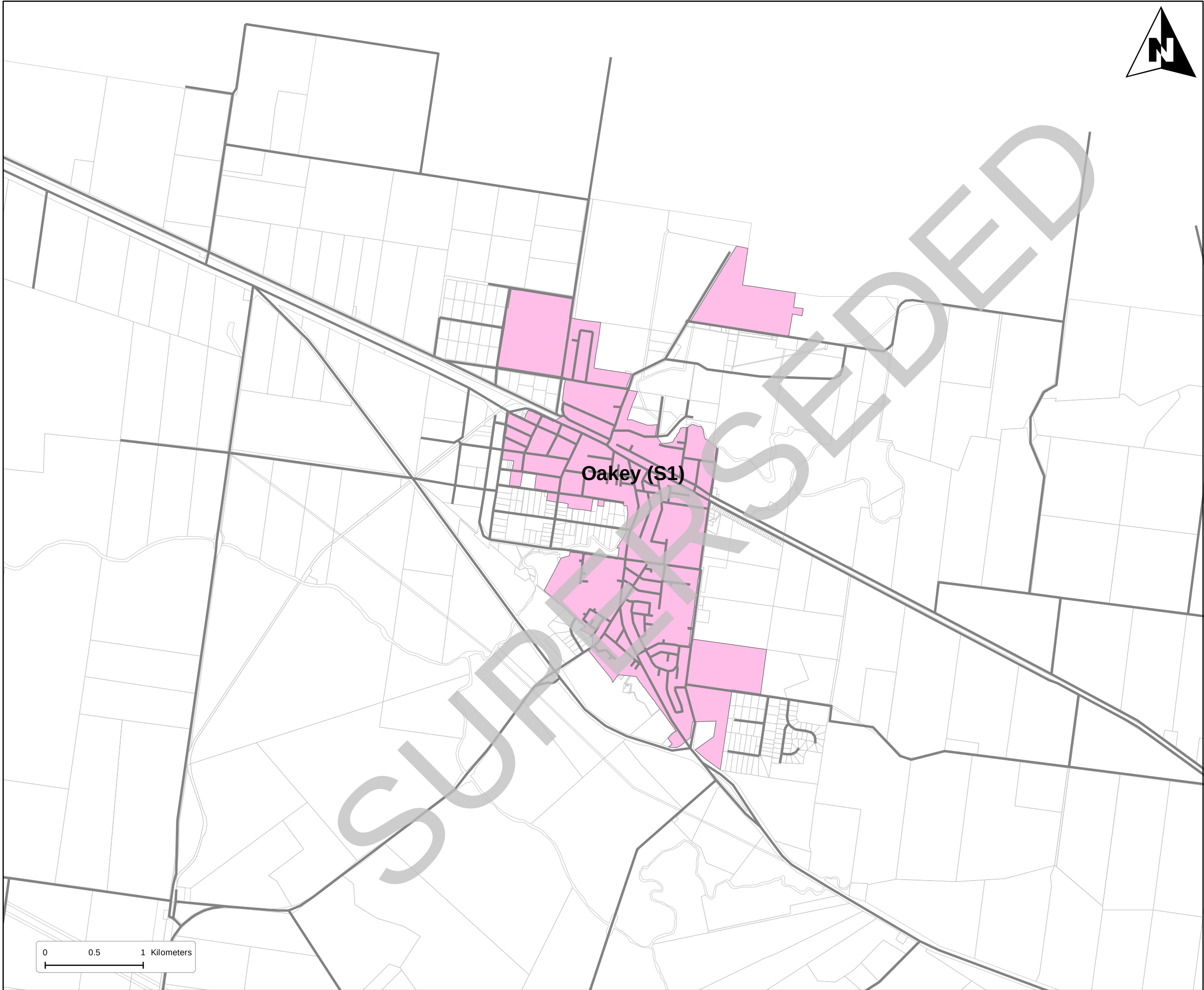
Map No. 4.10 Jondaryan
Sewer Network
Future Infrastructure

- Pump Station
- Wastewater Treatment Plant
- Gravity Main
- Rising Main
- Property Boundary
- Jondaryan Catchment
- Major Road



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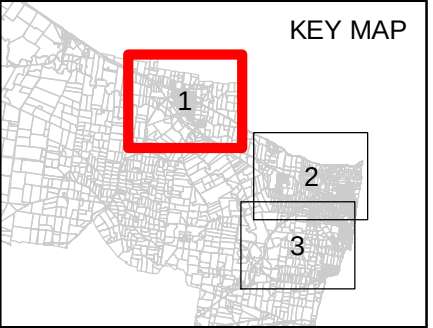


Map No. 5.1Jondaryan
Sewer Network
Contributions Catchments

-  Oakey (S1)
-  Charlton/Wellcamp/
Cotswold Hills (S2)
-  Glenvale/Torrington (S3)
-  Westbrook (S4)
-  Property Boundary
-  Major Road

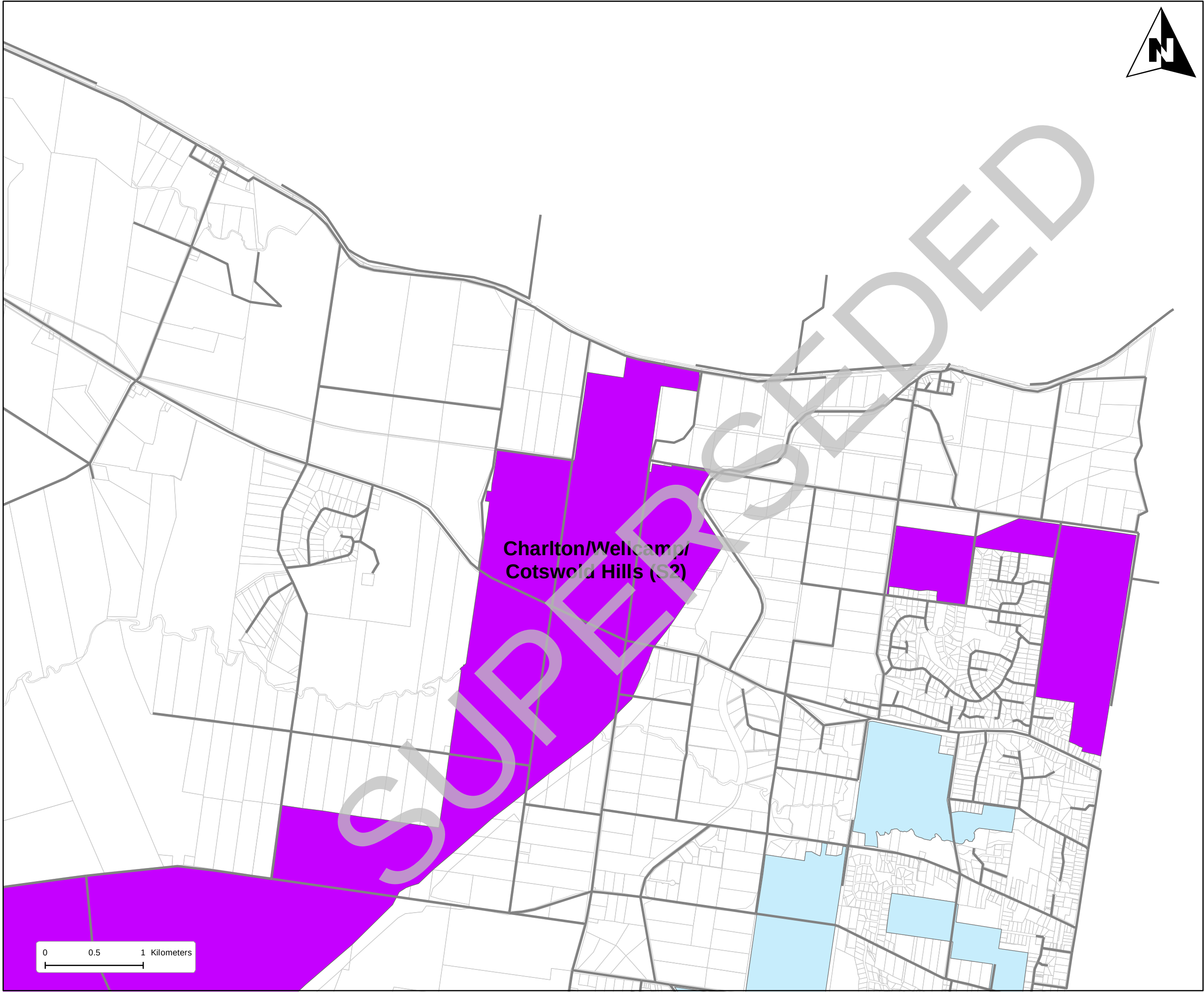
Oakey (S1)

0 0.5 1 Kilometers



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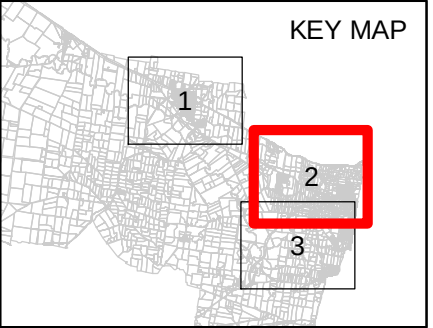




Map No. 5.2 Jondaryan
Sewer Network
Contributions Catchments

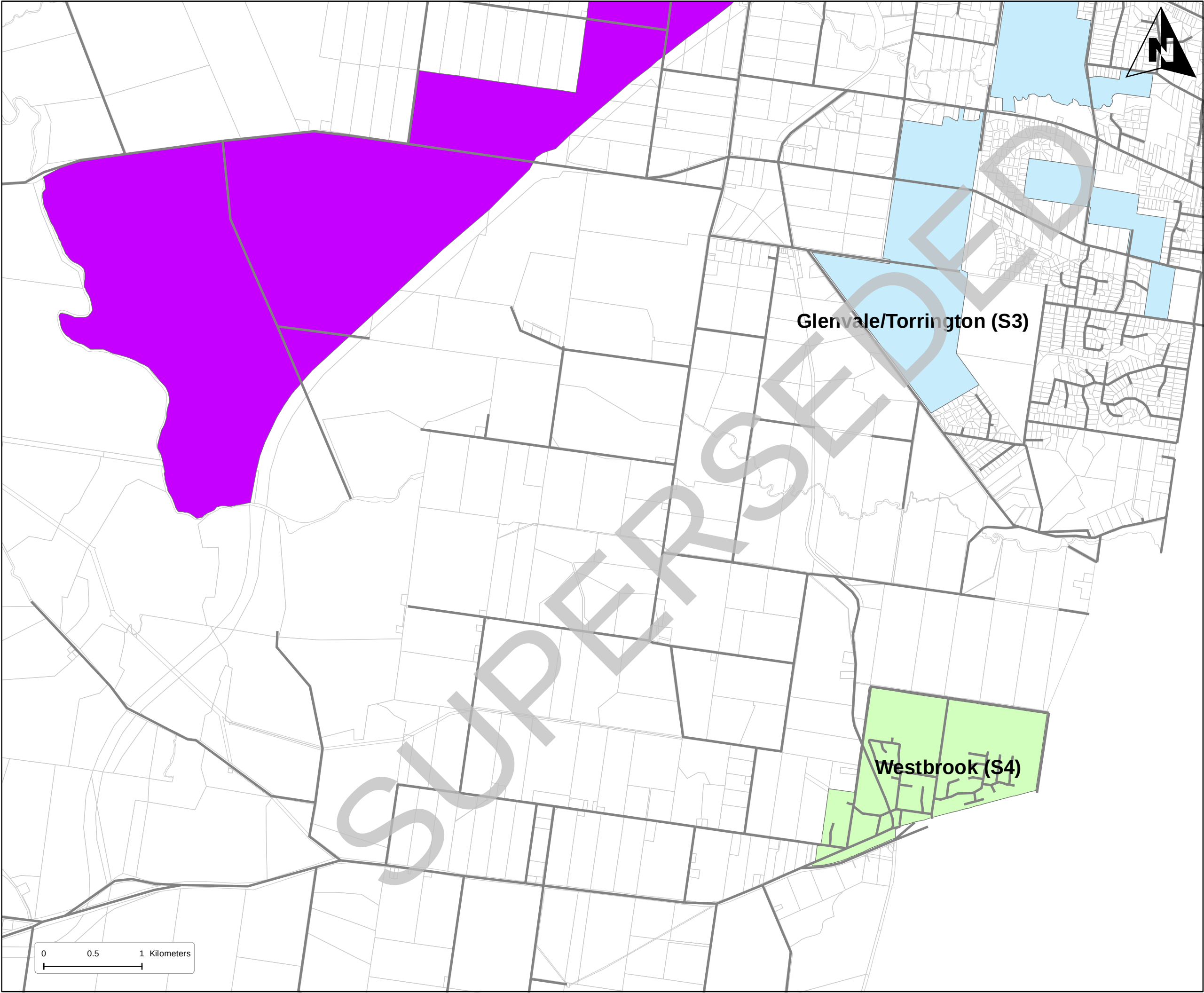
-  Oakey (S1)
-  Charlton/Wellcamp/
Cotswold Hills (S2)
-  Glenvale/Torrington (S3)
-  Westbrook (S4)
-  Property Boundary
-  Major Road

0 0.5 1 Kilometers



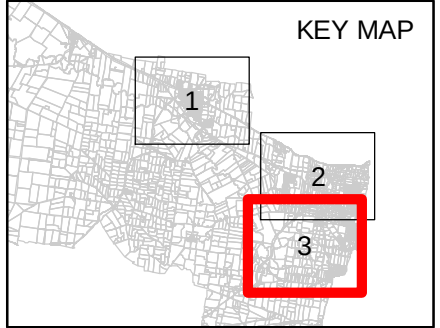
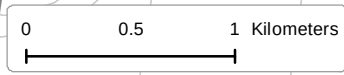
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Map No. 5.3 Jondaryan
Sewer Network
Contributions Catchments

-  Oakey (S1)
-  Charlton/Wellcamp/
Cotswold Hills (S2)
-  Glenvale/Torrington (S3)
-  Westbrook (S4)
-  Property Boundary
-  Major Road



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Planning Scheme Policy 5 Standards for Treatment of Stormwater Drainage

New Development is provided with:

1. Roof, road and allotment drainage systems designed to comply with the requirements of:
 - Queensland Urban Drainage manual – S.518 *“Roof and Allotment Drainage”*;
 - Australian Standard – AS2180 Metal Rainwater Goods – Selection and Installation; and
 - Australian Standard – AS3500.3 National Plumbing and Drainage – Stormwater Drainage.
2. Road and stormwater drainage is designed to comply with the *“Soil Erosion and Sediment Control Guidelines for Queensland”*.
3. The minor drainage system associated with reconfiguring a lot in urban areas complying with the calculation of discharge based on Australian Rainfall and Runoff (ie. Australian 1987) or on locally based research, and culvert design is in accordance with Urban Road Design – Volume 2 (Queensland Transport).
4. The minor drainage system having the capacity to control stormwater flow under normal operating conditions as follows:

Land Use Type	System Design Rainfall Event
Residential	1 in 50 years
Commercial	1 in 10 years
Industrial	1 in 5 years
Open Space	1 in 100 years

and must be designed to:

- a) prevent ponding for a prolonged period;
 - b) ensure that existing downstream systems are not adversely affected;
 - c) be accessible, durable, cost-effective and easily maintainable;
 - d) prevent accumulation of silts and blockages by debris;
 - e) allow the safe passage of vehicles and reduced operating speeds on streets affected by runoff; and
 - f) direct all drainage to the front of all lots and discharged into the street gutters, unless the topography deems it necessary to do otherwise.
5. The major drainage network having the capacity to control stormwater flows under normal, and minor system blockage conditions for a 1 in 100 year rainfall event so that:
 - a) no dwelling is inundated during a 1 in 100 year flood;
 - b) habitable rooms have floor levels 250mm above the estimated flood level resultant from a 1 in 100 year flood;
 - c) floodways are restricted to areas where there is minimal risk of damage to life or property; and
 - d) runoff is directed to a lawful point of discharge through competently designed and constructed outlet works via easements where such works traverse private land.
 6. A drainage design that reduces downslope stormwater impacts by recognising soil conservation plans approved under the Soil Conservation Act 1986.



JONDARYAN PLANNING SCHEME
PLANNING SCHEME POLICY No. 6
INFRASTRUCTURE CONTRIBUTIONS
FOR

PUBLIC PARKS AND LAND FOR
COMMUNITY FACILITIES NETWORK

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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 (PSP) applies to the area of the Jondaryan Planning Scheme 2005 (the planning scheme).

This PSP replaces the previous 'Toowoomba Regional Council Planning Scheme Policy – Infrastructure Contributions for Public Parks Network (Jondaryan) 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 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 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

The planning assumptions provided in Table 3.1 and Table 3.2 outline the projections of residential development for the area to which this planning scheme policy applies. Table 3.3 to Table 3.6 outline the assumptions and projections for non-residential development.

In addition to the industrial land requirements identified in Table 3.6, a regionally significant industrial area is planned to be established within the Charlton/Wellcamp Regional Industry Zone – refer to Part 4, Division 12 of the Planning Scheme. Table 3.7 identifies the total area of land allocated to land use precincts contained within the Charlton/Wellcamp Regional Industry Zone.

Table 3.1 Existing and projected population

Location	2006	2011	2016	2021	2026	Modelled Ultimate	Capacity 2006 - Ultimate
PIFU Projections	14,951	17,197	19,527	22,096	24,682		
Charlton / Wellcamp	58	49	41	32	0	0	-58
Glenvale / Torrington / Cotswold Hills	3,633	4,793	5,966	7,515	9,956	12,353	8,720
Jondaryan	176	190	207	226	301	842	666
Kingsthorpe	29	30	32	33	45	62	33
Mt Tyson	53	59	67	75	126	201	148
Oakey	4,461	4,980	5,567	6,165	6,278	6,329	1,868
Remainder of District	4,271	4,277	4,289	4,313	4,343	5,361	1,090
Southbrook	29	30	31	31	39	51	22
Westbrook	1,998	2,548	3,094	3,475	3,346	3,234	1,236
Wyreema	243	240	235	231	252	295	53
TOTALS	14,951	17,197	19,527	22,096	24,682	28,724	13,773

Table 3.2 Existing and projected dwellings

Location	Dwelling Type	Proportion	Household Size (2006)	2006	Dwelling Production 2006-2011	Dwelling Production 2011-2016	Dwelling Production 2016-2021	Dwelling Production 2021-2026
Jondaryan District	Detached Dwellings	96.92%	2.94	4,936	922 (5,853)	1,009 (6,867)	1,155 (8,022)	1,249 (9,271)
	Multiple Dwellings	2.35%	1.80	195	36 (231)	40 (271)	46 (317)	49 (366)
	Other	0.73%	1.64	67	12 (79)	14 (93)	16 (109)	17 (126)
	TOTAL	100%	2.90	5,197	970 (6,167)	1,063 (7,230)	1,217 (8,447)	1,315 (9,762)

() Denotes cumulative dwelling totals

Source: Jondaryan Shire Pop. Model 2009, PIFU, 2007, and ABS BCP 2006

Table 3.3 Existing and projected employment

Employment Sector	2006	Forecast Employment Growth					Total
		2011	2016	2021	2026	2006-2026	2026
Industry (General)	843	127	131	145	146	549	1,392
Industry (Transport and Storage)	516	77	80	89	89	336	851
Retail	696	105	108	120	120	453	1,149
Commercial	675	101	105	116	117	439	1,114
Government	325	49	51	56	56	211	536
Education	328	49	51	56	57	213	541
Health	438	66	68	75	76	285	723
Other (including home based, construction, agriculture, etc)	1,046	157	163	180	181	681	1,726
Sub-Total	4,866	731	758	836	842	3,167	8,034
Charlton / Wellcamp Regional Industry Zone	0	3,920	3,920	3,920	2,836	14,596	14,596*
Total	4,866	4,651	4,678	4,756	3,678	17,763	22,630

* An additional 5,671 employees are projected beyond 2026 (Total 20,267) for the Charlton / Wellcamp Regional Industry Zone

Table 3.4 Employee to Floor Space Ratios

Employment Category	Floor Space Per Employee (m ²)	Employees Per Hectare
Retail	20	-
Commercial	17	-
Community Uses (Special Use)	20	-
Industry (General)	-	20
Industry (Transport and Storage)	-	18

Table 3.5 Projected non-residential (retail, commercial and community) floor space (m² Gross Floor Area (GFA))

Location (Generic Zone/Precinct)	Retail, Commercial and Community Use Floor space (m ²)			
	2006-2011	2011-2016	2016-2021	2006-2021
Industrial	105	108	120	333
Commercial	4,945	5,129	5,656	15,730
Community	1,584	1,643	1,812	5,039
Total	6,633	6,881	7,587	21,101

Table 3.6 Projected industrial land requirements

Zone/Precinct	Industrial Land Requirements (ha) Excluding Charlton / Wellcamp Regional Industry Zone			
	2006-2011	2011-2016	2016-2021	2006-2021
Industry	14.33	14.87	16.40	45.60

Table 3.7 Charlton / Wellcamp Regional Industry Zone Land Allocation

Precinct	Stage 1 (0 to 10 yrs) Area (ha)	Stage 2 (5 to 15 yrs) Area (ha)	Stage 3 (15+ yrs) Area (ha)	Stage 4 (15-20+ yrs) Area (ha)	Total Area (Gross ha)
Transport and Warehousing	120	115	190	68	493
General and Rural Industries	150	85	75	-	310
Major Industry	157	294	39	-	490
Quarrying and Environmental Industries	-	-	-	175	175
Local Centre Facilities	4	4	4	4	16
Long Term Future Business and Industrial	-	-	-	195	195
Open Space / Buffer	-	-	-	-	-
Total					1,679

3.1 PROVISION OF FUTURE PARKS

Parks are planned to be provided at 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 3.8.

Table 3.8 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 FOR THE PUBLIC PARKS NETWORK

Table 4.1 defines the shared development infrastructure for the public parks network.

Table 4.1 Shared development infrastructure for the public parks network

Network	System	Items
Public parks and land for community facilities	Public parks	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 network are shown on the maps in Schedule 1.

4.4 FUTURE PLANNED PARK PROVISION

Table 4.2 identifies the future planned park provision. A detailed list of existing and future park assets are attached at the end of this policy.

Table 4.2 Planned future public parks

Area	Existing and Future Infrastructure Cost (\$)	Admin Cost (\$)	Total Establishment Cost (\$)
Oakey	991,441	17,351	1,008,792
Glenvale / Torrington / Cotswold Hills	4,082,447	71,447	4,153,894
Westbrook	1,287,406	17,806	1,305,212

Area	Existing and Future Infrastructure Cost (\$)	Admin Cost (\$)	Total Establishment Cost (\$)
Remainder of Jondaryan East	536,610	9,391	546,001
Remainder of Jondaryan West	24,748	439	25,223
Charlton / Wellcamp	482,375	8,442	490,817

5 CONTRIBUTION RATES

5.1 CONTRIBUTION AREAS

Contribution rates for the public parks and land for community facilities network have been stated for that part of the planning scheme area planned to be supplied with public parks and land for community facilities infrastructure. The location of the Jondaryan contribution area is identified on the Jondaryan Parks Contributions Area maps attached at the end of this policy.

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 Jondaryan District has been based on the en-globo unserviced land costs as defined as follows:

- (a) Oakey - \$5/m²;
- (b) Jondaryan - \$5/m²;
- (c) Glenvale/Torrington - \$10/m²;
- (d) Charlton- Wellcamp - \$10/m²; and
- (e) Westbrook - \$20/m².

The cost of works to bring land for parks to fit for purpose is \$1.50 per m².

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:

- (a) Informal park (local and district) - \$10/m²; and
- (b) Sporting park - \$15/m².

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 Department of Environment and Resource Management as a condition of subsidy funding and 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 3.8.

A summary of the anticipated new demand on the public parks network up to 2016 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)
Oakey	1,106	595	47,215
Jondaryan	101	3	4,055
Glenvale - Torrington	2,333	434	95,740
Charlton / Wellcamp	0	788	3,940
Westbrook	1,906	3	76,250

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 40m² per new person and 5m² 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)
Oakey	840	1,400	224	2,464	246	2,757
Jondaryan	840	1,400	224	2,464	246	2,757

Contribution Area	Land and Works (\$)	Embellishment (\$)	On Costs (\$)	Cost of Works (\$)	Contingency (\$)	Contribution Rate Including Admin (\$ / ET)
Glenvale - Torrington	1,344	1,400	274	3,018	302	3,378
Charlton / Wellcamp	1,344	1,400	274	3,018	302	3,378
Westbrook	2,408	1,400	381	4,189	419	4,689
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-

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

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 and land for community facilities network is 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.
- (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 public parks and land for community facilities 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.
 - 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 TRC'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.

- 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 2006. 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 local government 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:

- (a) reconfiguration of a lot – Table 6.1; and
- (b) a material change of use – Table 6.2.

Table 6.1 Demand generation rates - lot reconfiguration

Planning Scheme Zone / Precinct	Demand Rate (ET)	Measure
Rural	Depends on activity and as agreed by Council	Per Lot
Residential Investigation Area	1	Per Lot
Rural Residential Investigation Area	1	Per Lot
Rural Residential	1	Per Lot
Urban Investigation Area	1	Per Lot
Town Zone		
Residential	1	Per Lot
Rural Residential	1	Per Lot
Commercial	0.5	Per Lot
Industrial	0.22	Per Lot
Open Space / Recreation	N/A	N/A
Community	0.1	Per Lot
Township	1	Per Lot
Industry	0.22	Per Lot
Major Community Facilities		
Oakey Showgrounds and Aviation Centre	As agreed with council	Per Lot
Westbrook Correctional Centre	As agreed with Council	Per Lot
Toowoomba Showgrounds	As agreed with Council	Per Lot
Charlton / Wellcamp Regional Industry		

Planning Scheme Zone / Precinct	Demand Rate (ET)	Measure
Transport and Warehousing	0.22	Per Lot
General and Rural Industries	0.22	Per Lot
Major Industry	0.22	Per Lot
Quarrying and Environmental Industries	N/A	N/A
Local Centre Facilities	0.5	Per Lot
Long Term Future Business and Industrial	0.5	Per Lot
Open Space / Buffer	N/A	N/A

Table 6.2 Demand generation rates - material change of use

Development Land Use Type	Demand Generation Rate	
	Demand (ET)	Measure
Agriculture	0	100m ² GFA
Animal Husbandry	0	100m ² GFA
Aquaculture	0	100m ² GFA
Caravan Park	0.45	Per site
Caretaker's Residence	1	Per dwelling
Commercial Premises	0.17	100m ² GFA
Community Purposes	0.06	100m ² GFA
Dairy	0	100m ² GFA
Extractive Industry	N/A	N/A
High Impact Industry	0.04	100m ² GFA

Development Land Use Type	Demand Generation Rate	
	Demand (ET)	Measure
Home-based Business	0.34	100m ² GFA
Host Home Accommodation	0	Per dwelling
Hotel	0	100m ² GFA
House	1	Per dwelling
Indoor Entertainment	0.1	100m ² GFA
Intensive Animal Husbandry	0	100m ² GFA
Kennels and Catteries	0	100m ² GFA
Low Impact Industry	0.04	100m ² GFA
Medium Impact Industry	0.04	100m ² GFA
Motel	0	Per unit
Multiple Dwelling	0.52	Per unit
Outdoor Entertainment	0.09	100m ² GFA
Park	N/A	N/A
Plant Nursery	0.11	100m ² GFA
Private Forestry	N/A	N/A
Relative's Apartment	0.52	Per dwelling
Removal House	N/A	N/A
Rural Industry	0	100m ² GFA
Service Station	0.14	100m ² GFA
Stables	0	100m ² GFA
Telecommunications Facilities	0.02	100m ² GFA
Transport Depot	0.04	100m ² GFA

Development Land Use Type	Demand Generation Rate	
	Demand (ET)	Measure
Utilities - Local	0.02	100m ² GFA
Utilities - Public	0.02	100m ² GFA
Vehicles Sales Premises	0.17	100m ² GFA
Veterinary Farm	0	100m ² GFA
Warehouse	0.04	100m ² GFA
Other	As agreed with Council	

7 DEFINITIONS

Base date - means the date from which a local government 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.

First Principles Assessment - is a process where the demand generated by undefined development (i.e. not directly specified in any way by the tables in the policy) is assessed and determined case by case, based on research of similar known uses and demands. Where a development is a compilation of documented uses outlined in the policy the demand shall be assessed by aggregating the use demands for each component. First principles assessment is to be undertaken by suitably qualified professionals (Registered Professional Engineer of Queensland) or similar.

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 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) Jondaryan Shire Sport and Recreation Plan (GHD, July 2001);
- (b) Jondaryan Shire Parks and Property Information Registers;
- (c) Jondaryan Shire Park Equipment Register;
- (d) Jondaryan Shire 2007/2008 Budget; and
- (e) Jondaryan Shire Development Approval Data.

Toowoomba Regional Council (Jondaryan)



Infrastructure Contributions Model for Public Parks and Land for Community Facilities Network

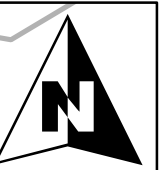
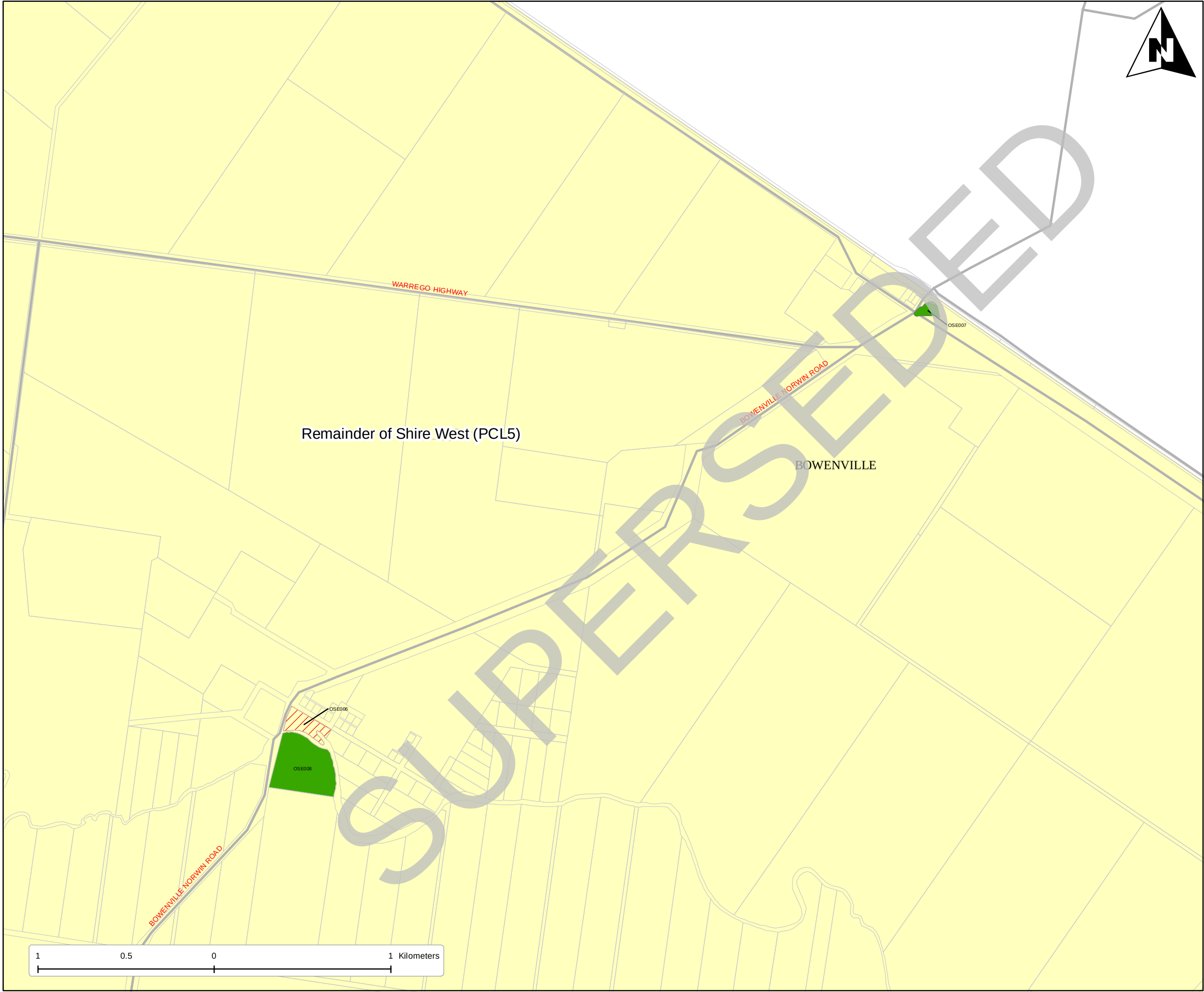


Toowoomba Regional Council (Jondaryan)
Public Parks and Land for Community Facilities

TOOWOOMBA REGIONAL COUNCIL Council Existing Assets Projected Demands (ET)Ultimate													Asset Allocation					
													2,675	4,325	1,100	1,279	1,071	1,723
													Oakey (PCL 1)	Glenvale/Torrington/ Cotswold Hills (PCL 2)	Westbrook (PCL 3)	Remainder of Jondaryan East (PCL 4)	Remainder of Jondaryan West (PCL 5)	Charlton/Welcamp (PCL6)
INT ASSET ID	ASSET NAME	LOCALITY	FACILITY TYPE	HIERARCHY	PARK LAND AREA (SQM)	PARK LAND VALUE (\$)	PROPORTION PUBLIC PARK	PROPORTION LAND VALUE (\$)	EMBELLISHMENT COSTS (\$)	TOTAL ASSET COST	PROPORTION EXTERNAL USAGE	TOTAL ASSET COST (CHARGEABLE)						
OSE001	Allen Cox Park	Oakey	Park	Local	1,433	\$ -	100%	\$ -	\$ 40,763	\$ 40,763	0%	\$ 40,763	Y					
OSE002	Arthur Shooter Memorial Park	Oakey	Park	Local	18,868	\$ -	100%	\$ -	\$ 74,877	\$ 74,877	0%	\$ 74,877	Y					
OSE003	Arthur Shooter Memorial Park (south)	Oakey	Park	Local	18,716	\$ -	100%	\$ -	\$ -	\$ -	0%	\$ -	Y					
OSE004	Biddeston Hall	Biddeston	Community Land	District	23,201	\$ -	100%	\$ -	\$ -	\$ -	0%	\$ -				Y		
OSE005	Borobi Park	Oakey	Park	Local	5,217	\$ -	100%	\$ -	\$ 47,017	\$ 47,017	0%	\$ 47,017	Y					
OSE006	Bowenville Reserve	Wainu	Reserve	Shire Wide	24,868	\$ -	100%	\$ -	\$ -	\$ -	20%	\$ -	Y	Y	Y	Y	Y	
OSE007	Bowenville Park	Bowenville	Park	Local	8,360	\$ -	100%	\$ -	\$ 58,763	\$ 58,763	0%	\$ 58,763						Y
OSE008	Bowenville Camping Ground	Wainu	Park	Local	99,724	\$ -	0%	\$ -	\$ 43,746	\$ 43,746	0%	\$ 43,746						Y
OSE009	Centenary Park	Westbrook	Park	District	19,601	\$ -	100%	\$ -	\$ 18,744	\$ 18,744	0%	\$ 18,744			Y			
OSE010	Cotswold Cascades Central Park (south)	Cotswold Hills	Recreation Corridor	Local	32,733	\$ -	50%	\$ -	\$ -	\$ -	0%	\$ -		Y				
OSE011	Federal Sporting Fields	Oakey	Park	Shire Wide	106,887	\$ -	100%	\$ -	\$ -	\$ -	20%	\$ -	Y	Y	Y	Y	Y	
OSE012	Glenvale Park	Glenvale	Park	District	53,953	\$ -	100%	\$ -	\$ 3,476	\$ 3,476	0%	\$ 3,476		Y				
OSE013	Gordon Park	Oakey	Park	Local	30,683	\$ -	100%	\$ -	\$ 140,846	\$ 140,846	0%	\$ 140,846	Y					
OSE014	Grant Park	Oakey	Park	Local	1,074	\$ -	100%	\$ -	\$ 30,425	\$ 30,425	0%	\$ 30,425	Y					
OSE015	Jacquelyn Court Park	Oakey	Park	Local	1,505	\$ -	100%	\$ -	\$ -	\$ -	0%	\$ -	Y					
OSE016	Jaycoes Park	Oakey	Park	Local	5,061	\$ -	100%	\$ -	\$ 48,267	\$ 48,267	0%	\$ 48,267						
OSE017	Joe Allen Park	Torrington	Park	Local	9,672	\$ -	80%	\$ -	\$ 76,929	\$ 76,929	0%	\$ 76,929		Y				
OSE018	John Trousdell Park	Cotswold Hills	Park	District	76,728	\$ -	100%	\$ -	\$ 351,620	\$ 351,620	0%	\$ 351,620		Y				
OSE019	Jondaryan Hall And Park	Jondaryan	Community Land	District	4,934	\$ -	100%	\$ -	\$ -	\$ -	0%	\$ -					Y	
OSE020	Jondaryan Memorial Park	Jondaryan	Reserve	Local	3,120	\$ -	0%	\$ -	\$ 20,635	\$ 20,635	0%	\$ 20,635					Y	
OSE021	Jsc/psc	Southbrook	Park	District	10,673	\$ -	50%	\$ -	\$ -	\$ -	0%	\$ -				Y		
OSE022	Lennie Cooper Park	Cotswold Hills	Park	Local	8,141	\$ -	100%	\$ -	\$ 29,635	\$ 29,635	0%	\$ 29,635		Y				
OSE023	Lions Park	Oakey	Park	Local	2,715	\$ -	100%	\$ -	\$ 46,768	\$ 46,768	0%	\$ 46,768	Y					
OSE024	Mt Tyson Park	Mount Tyson	Park	District	50,257	\$ -	100%	\$ -	\$ 125,650	\$ 125,650	0%	\$ 125,650						Y
OSE025	Oakey Bears Cricket Ground	Oakey	Park	Shire Wide	36,934	\$ -	100%	\$ -	\$ -	\$ -	0%	\$ -	Y	Y	Y	Y	Y	
OSE026	Oakey Showgrounds	Oakey	Park	District	494,756	\$ -	10%	\$ -	\$ -	\$ -	0%	\$ -	Y					
OSE027	Old Oakey Refuse Site	Oakey	Park	Local	126,718	\$ -	50%	\$ -	\$ 3,912	\$ 3,912	0%	\$ 3,912	Y					
OSE028	Rotary Park	Oakey	Park	Local	9,990	\$ -	100%	\$ -	\$ 121,130	\$ 121,130	0%	\$ 121,130	Y					
OSE029	Unnamed Park - 1	Glenvale	Park	District	150,641	\$ -	20%	\$ -	\$ -	\$ -	0%	\$ -		Y				
OSE030	Unnamed Park - 2	Cotswold Hills	Recreation Corridor	Local	25,286	\$ -	50%	\$ -	\$ -	\$ -	0%	\$ -		Y				
OSE031	Unnamed Park - 3	Cotswold Hills	Park	Local	41,196	\$ -	50%	\$ -	\$ -	\$ -	0%	\$ -		Y				
OSE032	Unnamed Park - 4	Cotswold Hills	Park	Local	16,214	\$ -	100%	\$ -	\$ -	\$ -	0%	\$ -		Y				
OSE033	Unnamed Park - 5	Torrington	Recreation Corridor	Local	74,113	\$ -	25%	\$ -	\$ -	\$ -	0%	\$ -		Y				
OSE034	Unnamed Park - 6	Cotswold Hills	Recreation Corridor	Local	48,797	\$ -	50%	\$ -	\$ -	\$ -	0%	\$ -		Y				
OSE035	Unnamed Park - 7	Torrington	Recreation Corridor	Local	7,645	\$ -	50%	\$ -	\$ -	\$ -	0%	\$ -		Y				
OSE036	Unnamed Park - 8	Westbrook	Park	Local	11,138	\$ -	100%	\$ -	\$ -	\$ -	0%	\$ -			Y			
OSE037	Unnamed Park - 9	Westbrook	Recreation Corridor	Local	14,175	\$ -	0%	\$ -	\$ -	\$ -	0%	\$ -			Y			
OSE038	Unnamed Park - 10	Westbrook	Recreation Corridor	Local	12,503	\$ -	80%	\$ -	\$ -	\$ -	0%	\$ -			Y			
OSE039	Unnamed Park - 11	Westbrook	Recreation Corridor	Local	40,131	\$ -	50%	\$ -	\$ -	\$ -	0%	\$ -			Y			
OSE040	Unnamed Park - 12	Gowrie Mountain	Park	Local	33,831	\$ -	100%	\$ -	\$ -	\$ -	0%	\$ -				Y		
OSE041	Unnamed Park - 13	Oakey	Park	Local	41,160	\$ -	100%	\$ -	\$ -	\$ -	0%	\$ -	Y					
OSE042	Unnamed Park - 14	Oakey	Park	Local	41,126	\$ -	100%	\$ -	\$ -	\$ -	0%	\$ -	Y					
OSE043	Unnamed Park - 15	Glenvale	Recreation Corridor	Local	64,249	\$ -	20%	\$ -	\$ -	\$ -	0%	\$ -		Y				
OSE044	Westbrook Hall	Westbrook	Community Land	District	8,203	\$ -	100%	\$ -	\$ -	\$ -	0%	\$ -			Y			
OSE045	Westbrook Park	Westbrook	Park	Local	10,929	\$ -	100%	\$ -	\$ 63,439	\$ 63,439	0%	\$ 63,439			Y			
OSE046	Wyreema Park	Wyreema	Park	Local	2,835	\$ -	100%	\$ -	\$ 68,274	\$ 68,274	0%	\$ 68,274				Y		
OSE047	Unnamed Park - 16	Westbrook	Recreation Corridor	Local	5,638	\$ -	100%	\$ -	\$ -	\$ -	0%	\$ -			Y			
TOTAL												\$ 1,414,916						

Council Future Assets

OSF046	Future Un-named Park - 46	Wellcamp	Buffer	Local	Future	445,571	T	\$ 1,113,927	0%	\$ -	\$ -	2031	\$ -	\$ -	\$ -	0%	\$ -							Y
OSF047	Future Un-named Park - 47	Wellcamp	Recreation Corridor	Local	Future	410,390	T	\$ 1,025,975	5%	\$ 51,299	\$ 30,000	2015	\$ 3,000	\$ 3,000	\$ 87,299	0%	\$ 87,299							Y
OSF048	Future Un-named Park - 48	Charlton	Buffer	Local	Future	130,814	T	\$ 327,034	0%	\$ -	\$ -	2026	\$ -	\$ -	\$ -	0%	\$ -							Y
OSF049	Future Un-named Park - 49	Charlton	Buffer	Local	Future	34,957	T	\$ 87,392	0%	\$ -	\$ -	2021	\$ -	\$ -	\$ -	0%	\$ -							Y
OSF050	Future Un-named Park - 50	Charlton	Buffer	Local	Future	45,321	T	\$ 113,304	0%	\$ -	\$ -	2015	\$ -	\$ -	\$ -	0%	\$ -							Y
OSF051	Future Un-named Park - 51	Wellcamp	Buffer	Local	Future	42,054	T	\$ 105,135	0%	\$ -	\$ -	2020	\$ -	\$ -	\$ -	0%	\$ -							Y
OSF052	Future Un-named Park - 52	Wellcamp	Recreation Corridor	Local	Future	661,215	T	\$ 1,653,038	5%	\$ 82,652	\$ 30,000	2021	\$ 3,000	\$ 3,000	\$ 118,652	0%	\$ 118,652							Y
OSF053	Future Un-named Park - 53	Wellcamp	Recreation Corridor	Local	Future	3,151	T	\$ 7,876	5%	\$ 394	\$ 30,000	2021	\$ 3,000	\$ 3,000	\$ 36,394	0%	\$ 36,394							Y
OSF054	Future Un-named Park - 54	Wellcamp	Buffer	Local	Future	286,095	T	\$ 715,238	0%	\$ -	\$ -	2021	\$ -	\$ -	\$ -	0%	\$ -							Y
OSF055	Future Un-named Park - 55	Wellcamp	Buffer	Local	Future	35,173	T	\$ 87,931	0%	\$ -	\$ -	2021	\$ -	\$ -	\$ -	0%	\$ -							Y
OSF056	Future Un-named Park - 56	Charlton	Buffer	Local	Future	125,786	T	\$ 314,465	0%	\$ -	\$ -	2021	\$ -	\$ -	\$ -	0%	\$ -							Y
OSF057	Future Un-named Park - 57	Charlton	Buffer	Local	Future	78,659	T	\$ 196,648	0%	\$ -	\$ -	2021	\$ -	\$ -	\$ -	0%	\$ -							Y
TOTAL																	\$ 7,529,938							

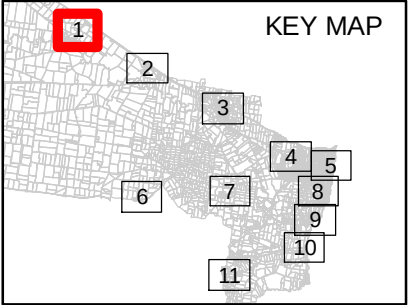


Map No. 4.1 Jondaryan
Existing Public Parks and
Land for Community facilities.

- Local Park
- Local Reserve
- Local Recreation Corridor (1)
- District Park
- District Community Land
- Shire Wide Park
- Shire Wide Reserve

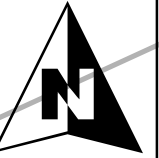
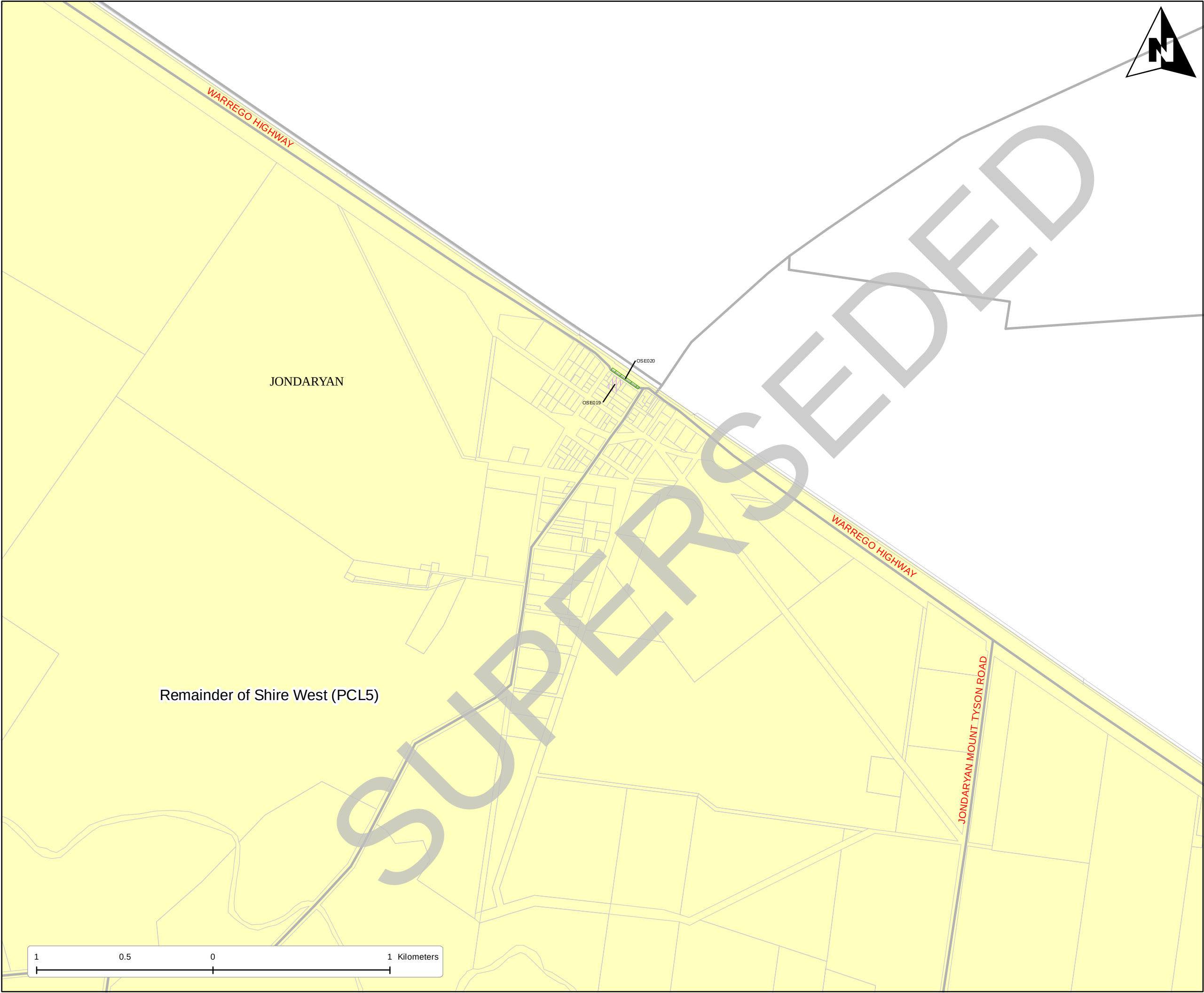
- Jondaryan Catchment
- Property Boundary
- Major Road

(1) Some Local Recreation Corridors serve a dual function for public recreation and drainage purposes. Where this is the case, the corridors will also be identified in the Stormwater Plans for Development Infrastructure. The allocation of establishment costs associated with the dual function is identified in the respective schedules of work for 'Public Parks and Land for Community Facilities' and 'Stormwater'.



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.



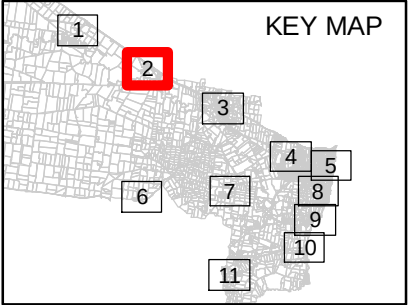


Map No. 4.2 Jondaryan
Existing Public Parks and
Land for Community facilities.

- Local Park
- Local Reserve
- Local Recreation Corridor (1)
- District Park
- District Community Land
- Shire Wide Park
- Shire Wide Reserve

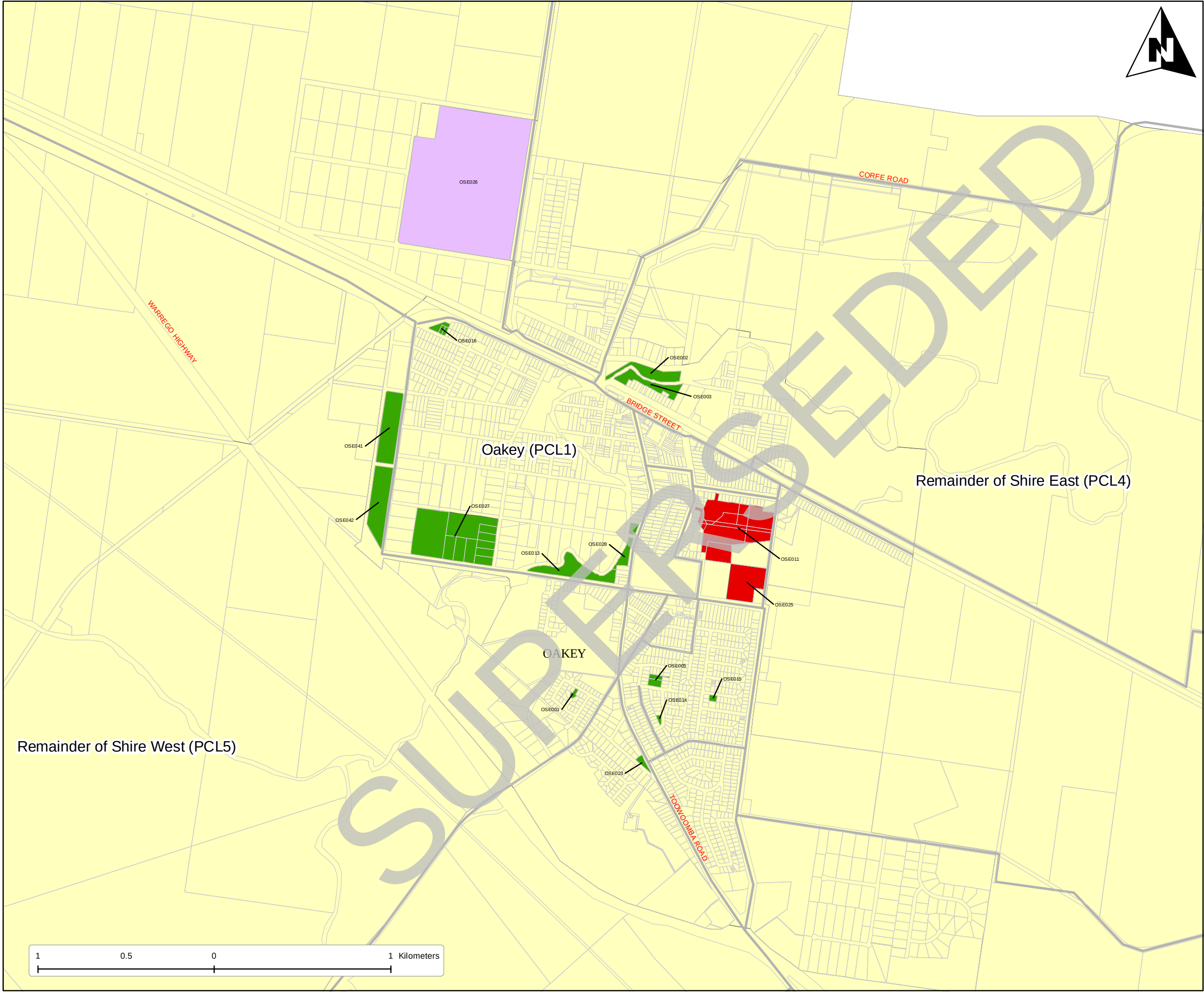
- Jondaryan Catchment
- Property Boundary
- Major Road

(1) Some Local Recreation Corridors serve a dual function for public recreation and drainage purposes. Where this is the case, the corridors will also be identified in the Stormwater Plans for Development Infrastructure. The allocation of establishment costs associated with the dual function is identified in the respective schedules of work for 'Public Parks and Land for Community Facilities' and 'Stormwater'.



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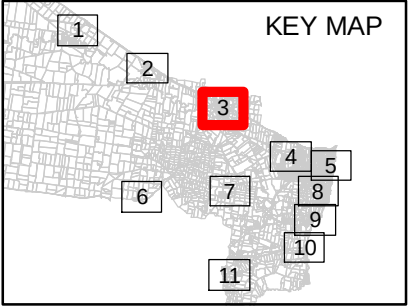


Map No. 4.3 Jondaryan
Existing Public Parks and
Land for Community facilities.

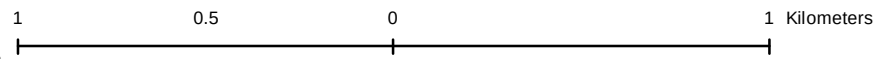
- Local Park
- Local Reserve
- Local Recreation Corridor (1)
- District Park
- District Community Land
- Shire Wide Park
- Shire Wide Reserve

- Jondaryan Catchment
- Property Boundary
- Major Road

(1) Some Local Recreation Corridors serve a dual function for public recreation and drainage purposes. Where this is the case, the corridors will also be identified in the Stormwater Plans for Development Infrastructure. The allocation of establishment costs associated with the dual function is identified in the respective schedules of work for 'Public Parks and Land for Community Facilities' and 'Stormwater'.



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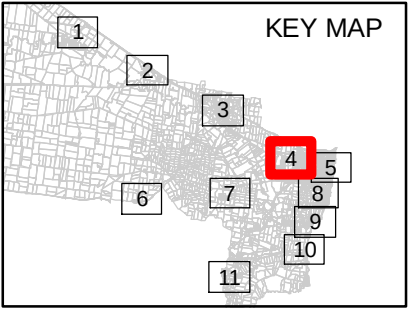


Map No. 4.4 Jondaryan
Existing Public Parks and
Land for Community facilities.

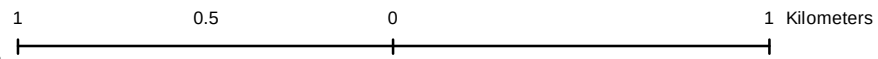
-  Local Park
-  Local Reserve
-  Local Recreation Corridor (1)
-  District Park
-  District Community Land
-  Shire Wide Park
-  Shire Wide Reserve

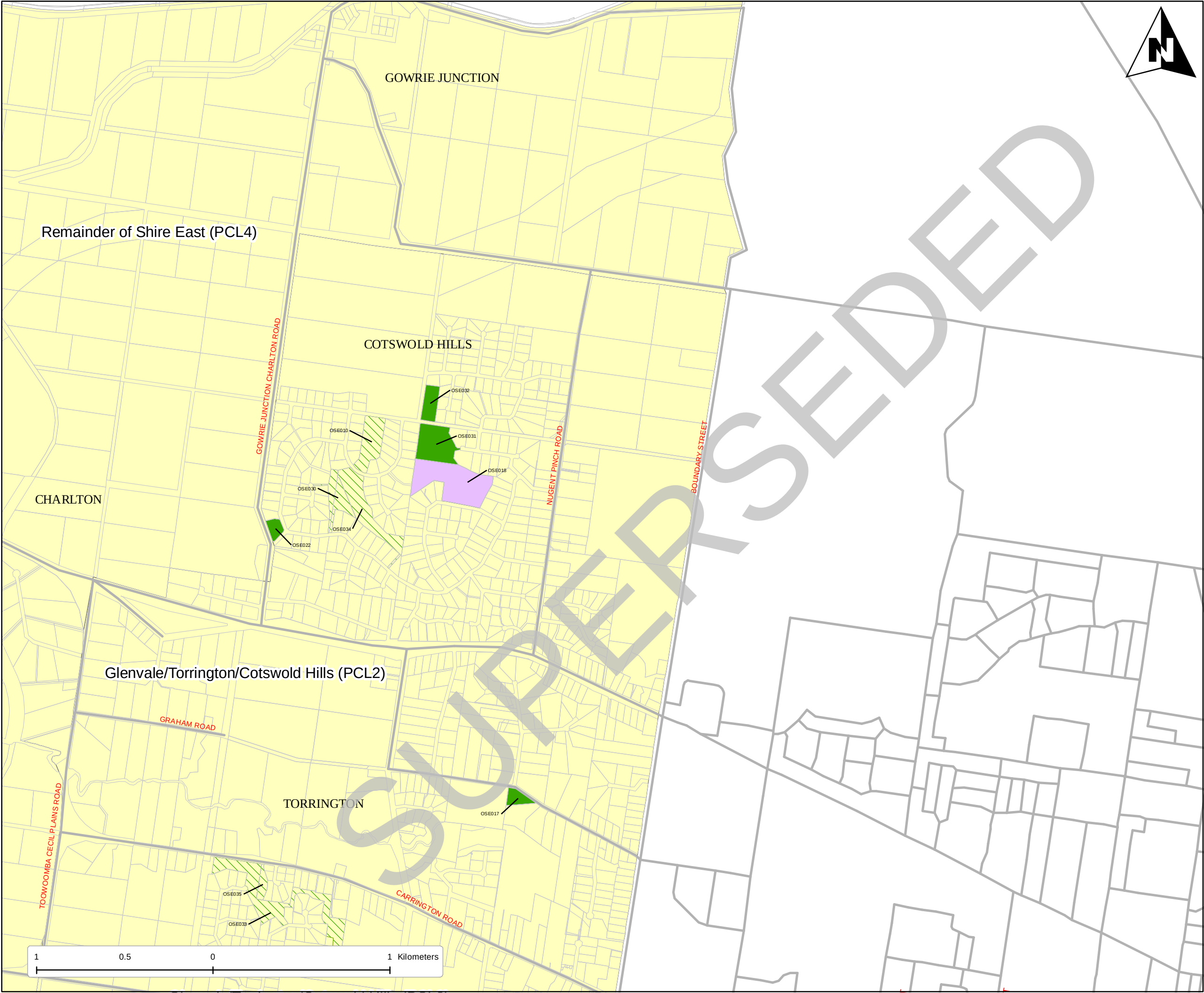
-  Jondaryan Catchment
-  Property Boundary
-  Major Road

(1) Some Local Recreation Corridors serve a dual function for public recreation and drainage purposes. Where this is the case, the corridors will also be identified in the Stormwater Plans for Development Infrastructure. The allocation of establishment costs associated with the dual function is identified in the respective schedules of work for 'Public Parks and Land for Community Facilities' and 'Stormwater'.



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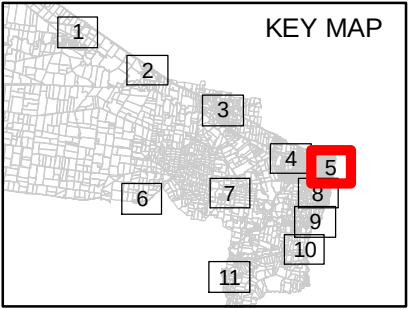


Map No. 4.5 Jondaryan
Existing Public Parks and
Land for Community facilities.

- Local Park
- Local Reserve
- Local Recreation Corridor (1)
- District Park
- District Community Land
- Shire Wide Park
- Shire Wide Reserve

- Jondaryan Catchment
- Property Boundary
- Major Road

(1) Some Local Recreation Corridors serve a dual function for public recreation and drainage purposes. Where this is the case, the corridors will also be identified in the Stormwater Plans for Development Infrastructure. The allocation of establishment costs associated with the dual function is identified in the respective schedules of work for 'Public Parks and Land for Community Facilities' and 'Stormwater'.



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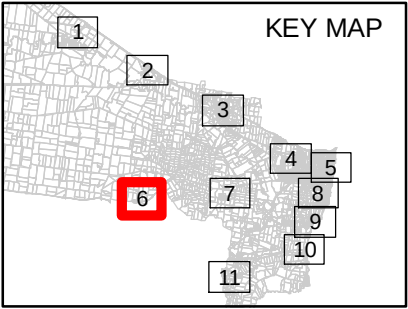


Map No. 4.6 Jondaryan
Existing Public Parks and
Land for Community facilities.

- Local Park
- Local Reserve
- Local Recreation Corridor (1)
- District Park
- District Community Land
- Shire Wide Park
- Shire Wide Reserve

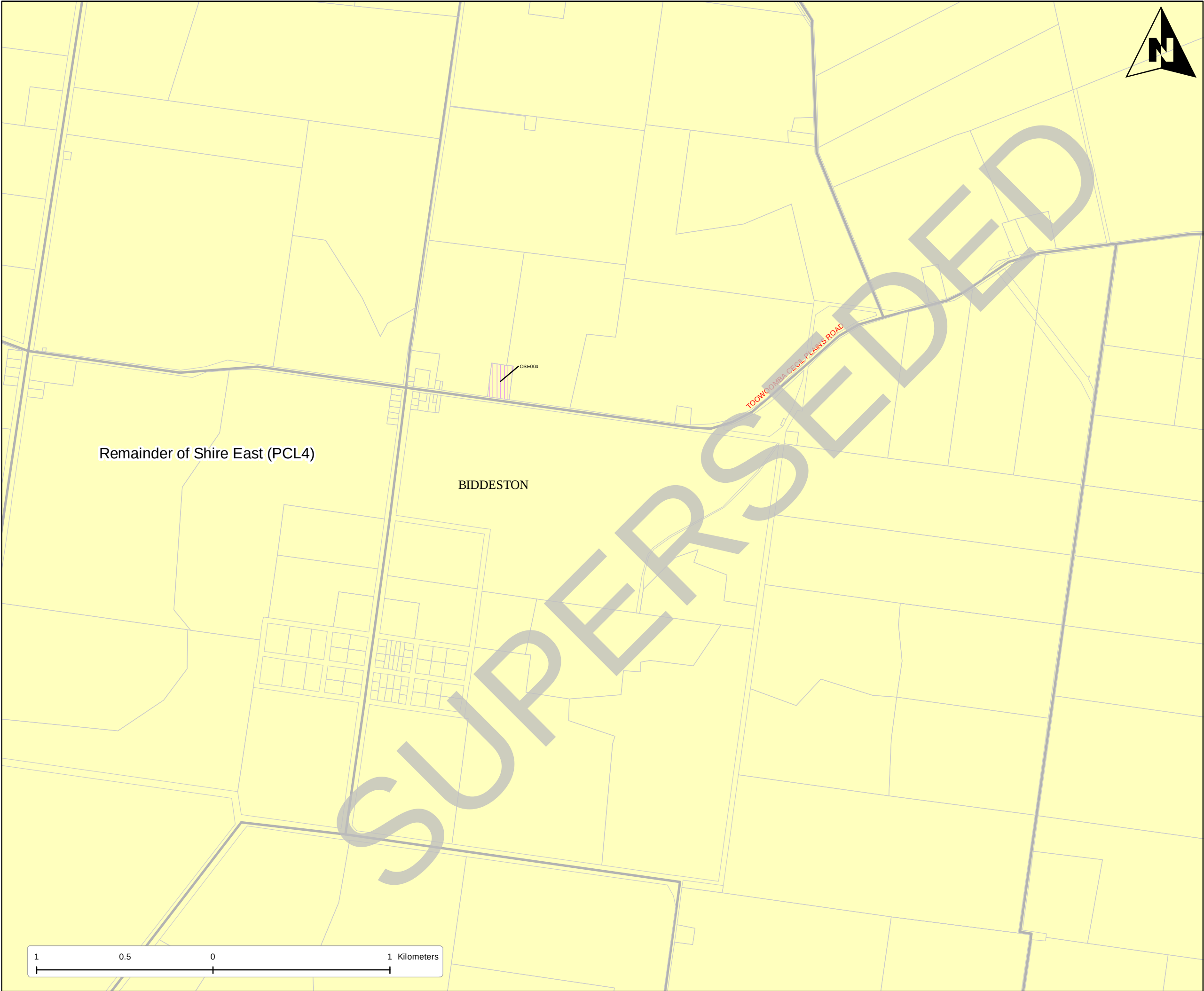
- Jondaryan Catchment
- Property Boundary
- Major Road

(1) Some Local Recreation Corridors serve a dual function for public recreation and drainage purposes. Where this is the case, the corridors will also be identified in the Stormwater Plans for Development Infrastructure. The allocation of establishment costs associated with the dual function is identified in the respective schedules of work for 'Public Parks and Land for Community Facilites' and 'Stormwater'.



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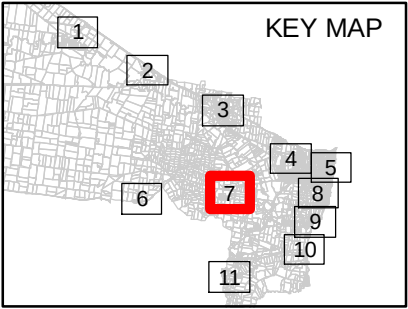


Map No. 4.7 Jondaryan
Existing Public Parks and
Land for Community facilities.

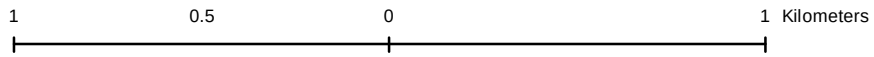
- Local Park
- Local Reserve
- Local Recreation Corridor (1)
- District Park
- District Community Land
- Shire Wide Park
- Shire Wide Reserve

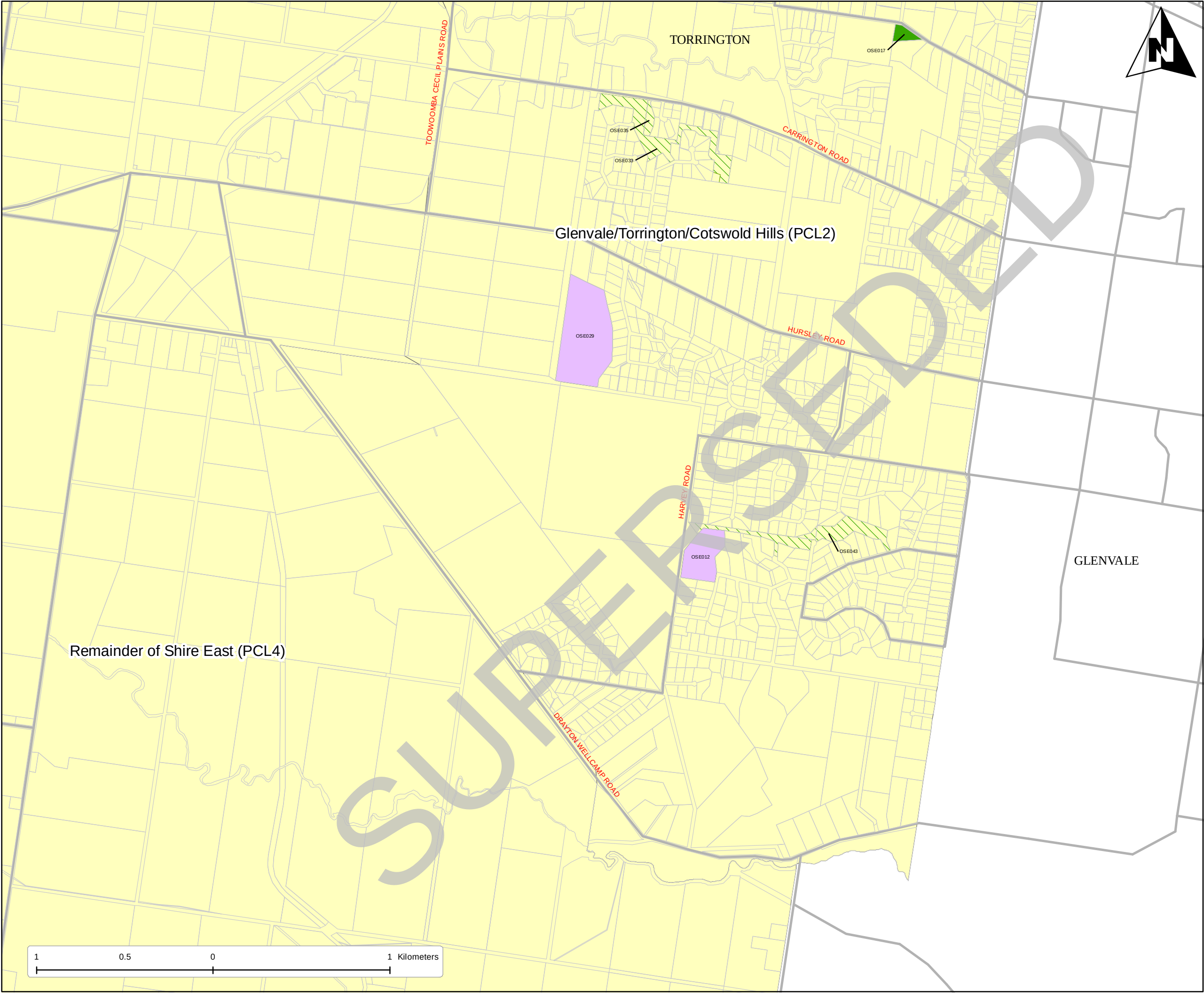
- Jondaryan Catchment
- Property Boundary
- Major Road

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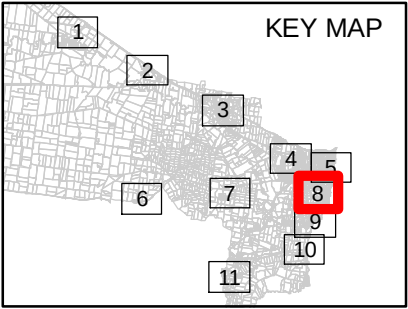


Map No. 4.8 Jondaryan
Existing Public Parks and
Land for Community facilities.

- Local Park
- Local Reserve
- Local Recreation Corridor (1)
- District Park
- District Community Land
- Shire Wide Park
- Shire Wide Reserve

- Jondaryan Catchment
- Property Boundary
- Major Road

(1) Some Local Recreation Corridors serve a dual function for public recreation and drainage purposes. Where this is the case, the corridors will also be identified in the Stormwater Plans for Development Infrastructure. The allocation of establishment costs associated with the dual function is identified in the respective schedules of work for 'Public Parks and Land for Community Facilities' and 'Stormwater'.



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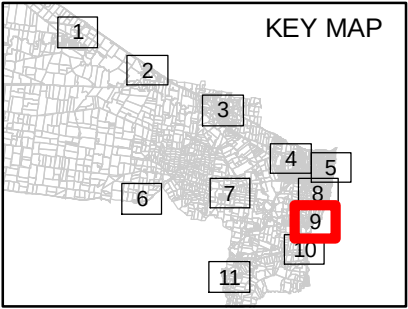


Map No. 4.9 Jondaryan
Existing Public Parks and
Land for Community facilities.

- Local Park
- Local Reserve
- Local Recreation Corridor (1)
- District Park
- District Community Land
- Shire Wide Park
- Shire Wide Reserve

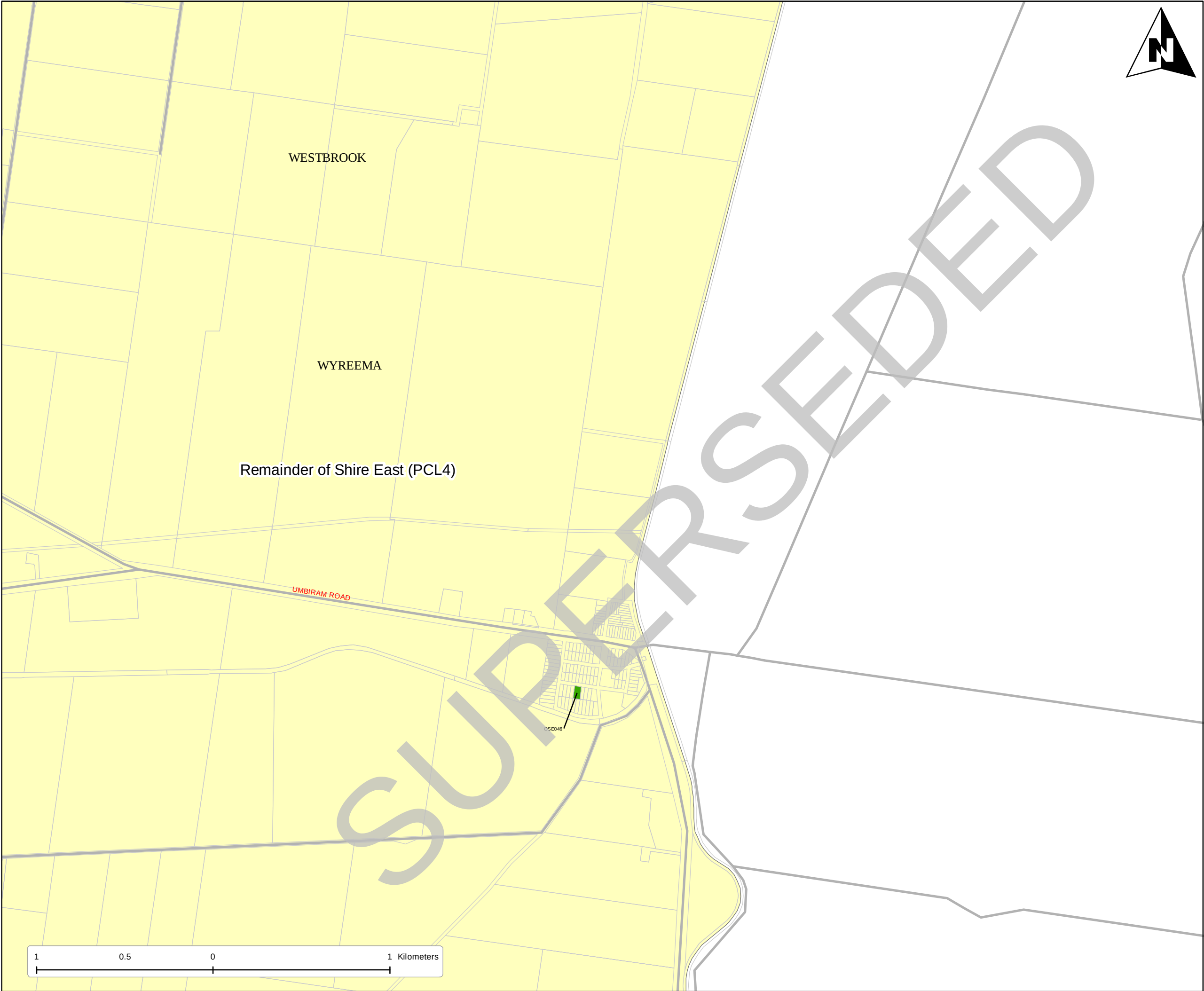
- Jondaryan Catchment
- Property Boundary
- Major Road

(1) Some Local Recreation Corridors serve a dual function for public recreation and drainage purposes. Where this is the case, the corridors will also be identified in the Stormwater Plans for Development Infrastructure. The allocation of establishment costs associated with the dual function is identified in the respective schedules of work for 'Public Parks and Land for Community Facilities' and 'Stormwater'.



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Map No. 4.10 Jondaryan
Existing Public Parks and
Land for Community facilities.

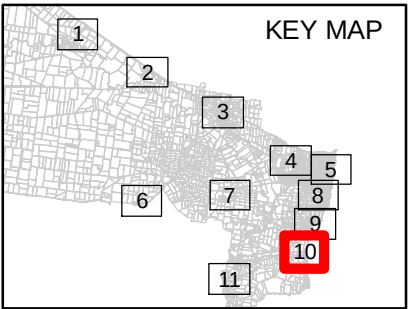
-  Local Park
-  Local Reserve
-  Local Recreation Corridor (1)
-  District Park
-  District Community Land
-  Shire Wide Park
-  Shire Wide Reserve

 Jondaryan Catchment

 Property Boundary

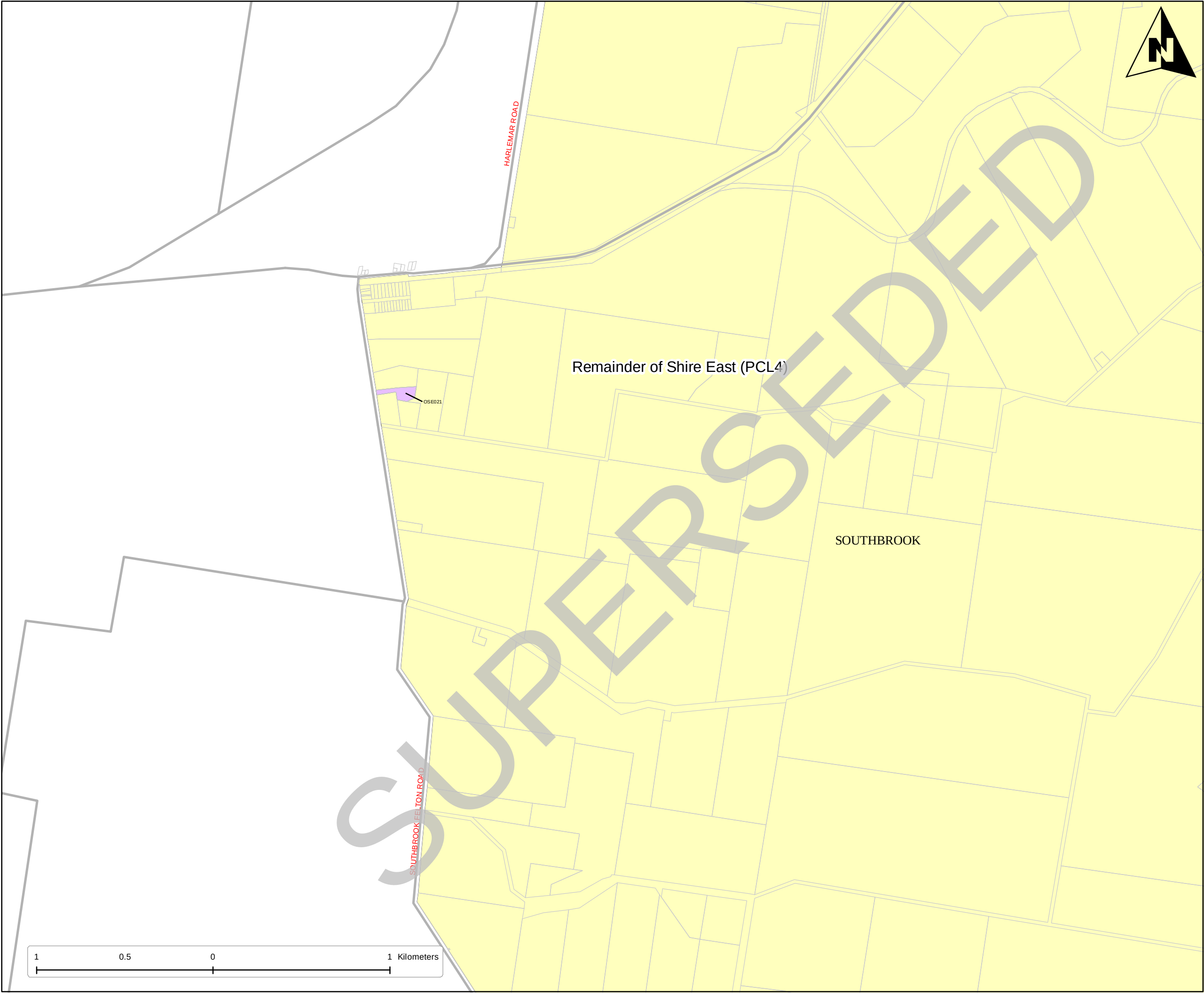
 Major Road

(1) Some Local Recreation Corridors serve a dual function for public recreation and drainage purposes. Where this is the case, the corridors will also be identified in the Stormwater Plans for Development Infrastructure. The allocation of establishment costs associated with the dual function is identified in the respective schedules of work for 'Public Parks and Land for Community Facilities' and 'Stormwater'.



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Map No. 4.11 Jondaryan
Existing Public Parks and
Land for Community facilities.

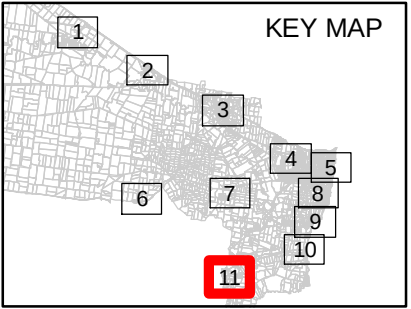
-  Local Park
-  Local Reserve
-  Local Recreation Corridor (1)
-  District Park
-  District Community Land
-  Shire Wide Park
-  Shire Wide Reserve

 Jondaryan Catchment

 Property Boundary

 Major Road

(1) Some Local Recreation Corridors serve a dual function for public recreation and drainage purposes. Where this is the case, the corridors will also be identified in the Stormwater Plans for Development Infrastructure. The allocation of establishment costs associated with the dual function is identified in the respective schedules of work for 'Public Parks and Land for Community Facilites' and 'Stormwater'.



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Map No. 4.12 Jondaryan
Future Public Parks and
Land for Community facilities.

-  Future Local Park
-  Future Local Recreation Corridor (1)
-  Upgrade Local Park
-  Future District Park
-  Future District Recreation Corridor (1)
-  Upgrade District Park
-  Upgrade District Community Land
-  Upgrade Shire Wide Park

-  Future Local Buffer (2)
-  Jondaryan Catchment
-  Property Boundary
-  Major Road

- (1) Some future Local and District Recreation Corridors serve a dual function for public recreation and drainage purposes. Where this is the case, the corridors will also be identified in the Stormwater Plans for Development Infrastructure. The allocation of establishment costs associated with the dual function is identified in the respective schedules of work for 'Public Parks and Land for Community Facilities' and 'Stormwater'.
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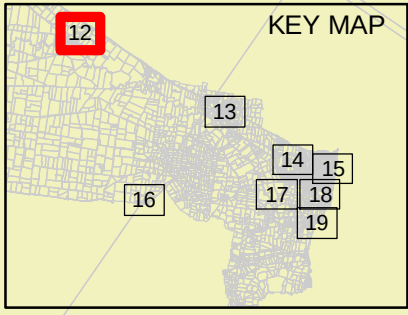
BOWENVILLE

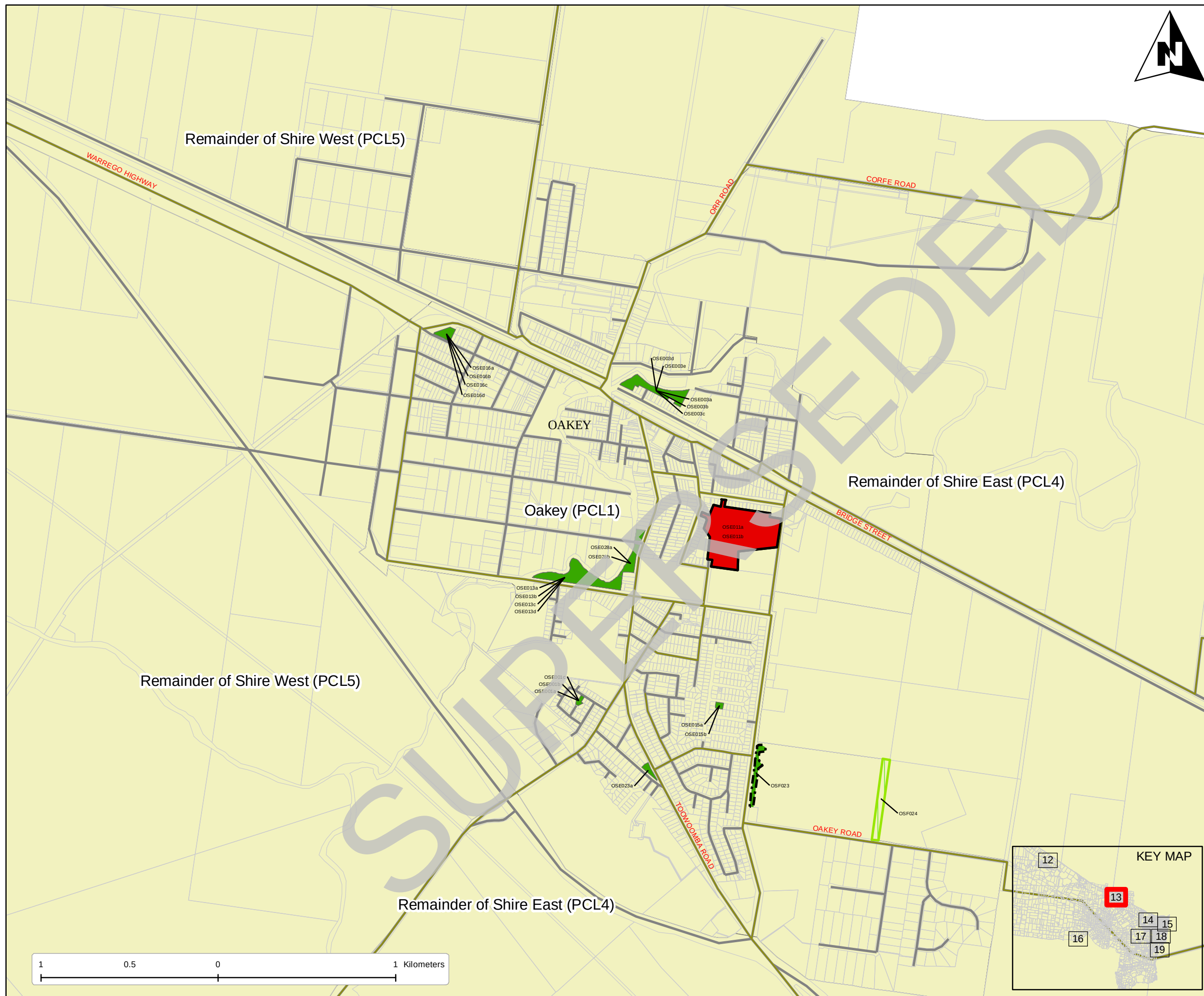
Remainder of Shire West (PCL5)

WAINU

RAILWAY STREET

OSE007b
OSE007a





Map No. 4.13 Jondaryan
Future Public Parks and
Land for Community facilities.

-
	Future Local Park
	Future Local Recreation Corridor (1)
	Upgrade Local Park
	Future District Park
	Future District Recreation Corridor (1)
	Upgrade District Park
	Upgrade District Community Land
	Upgrade Shire Wide Park

-  Future Local Buffer (2)
 Jondaryan Catchment
 Property Boundary
 Major Road

(1) Some future Local and District Recreation Corridors serve a dual function for public recreation and drainage purposes. Where this is the case, the corridors will also be identified in the Stormwater Plans for Development Infrastructure. The allocation of establishment costs associated with the dual function is identified in the respective schedules of work for 'Public Parks and Land for Community Facilities' and 'Stormwater'.

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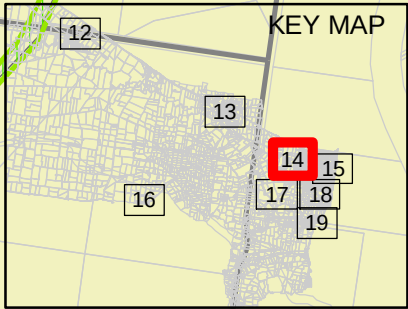


Map No. 4.14 Jondaryan
Future Public Parks and
Land for Community facilities.

- Future Local Park
- Future Local Recreation Corridor (1)
- Upgrade Local Park
- Future District Park
- Future District Recreation Corridor (1)
- Upgrade District Park
- Upgrade District Community Land
- Upgrade Shire Wide Park

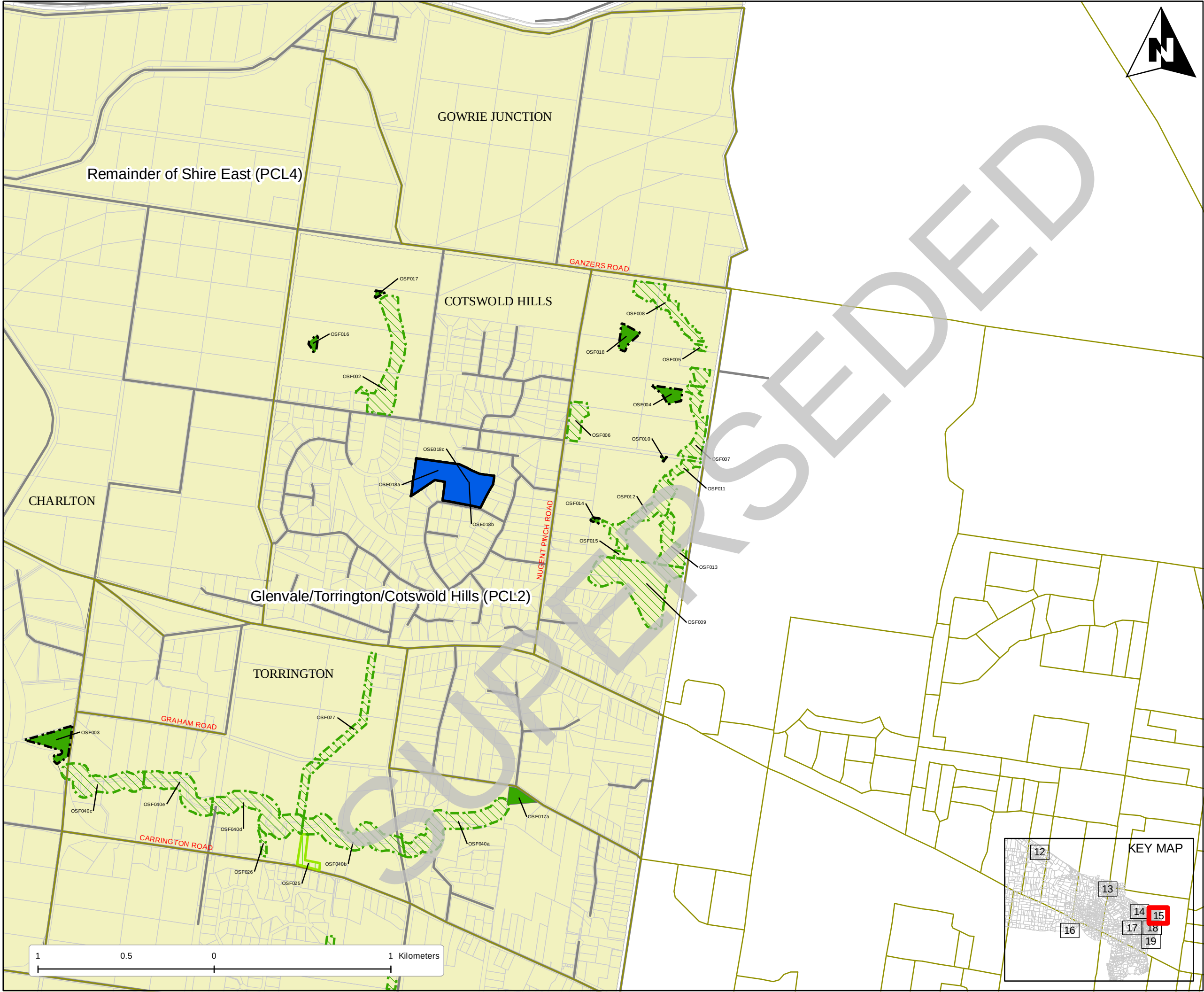
- Future Local Buffer (2)
- Jondaryan Catchment
- Property Boundary
- Major Road

- (1) Some future Local and District Recreation Corridors serve a dual function for public recreation and drainage purposes. Where this is the case, the corridors will also be identified in the Stormwater Plans for Development Infrastructure. The allocation of establishment costs associated with the dual function is identified in the respective schedules of work for 'Public Parks and Land for Community Facilities' and 'Stormwater'.
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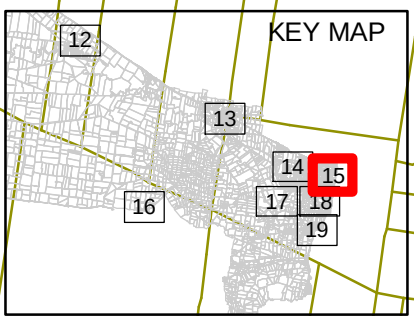


Map No. 4.15 Jondaryan
Future Public Parks and
Land for Community facilities.

- Future Local Park
- Future Local Recreation Corridor (1)
- Upgrade Local Park
- Future District Park
- Future District Recreation Corridor (1)
- Upgrade District Park
- Upgrade District Community Land
- Upgrade Shire Wide Park
- Future Local Buffer (2)
- Jondaryan Catchment
- Property Boundary
- Major Road

(1) Some future Local and District Recreation Corridors serve a dual function for public recreation and drainage purposes. Where this is the case, the corridors will also be identified in the Stormwater Plans for Development Infrastructure. The allocation of establishment costs associated with the dual function is identified in the respective schedules of work for 'Public Parks and Land for Community Facilities' and 'Stormwater'.

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Map No. 4.16 Jondaryan
Future Public Parks and
Land for Community facilities.

-  Future Local Park
-  Future Local Recreation Corridor (1)
-  Upgrade Local Park
-  Future District Park
-  Future District Recreation Corridor (1)
-  Upgrade District Park
-  Upgrade District Community Land
-  Upgrade Shire Wide Park

-  Future Local Buffer (2)
-  Jondaryan Catchment
-  Property Boundary
-  Major Road

- (1) Some future Local and District Recreation Corridors serve a dual function for public recreation and drainage purposes. Where this is the case, the corridors will also be identified in the Stormwater Plans for Development Infrastructure. The allocation of establishment costs associated with the dual function is identified in the respective schedules of work for 'Public Parks and Land for Community Facilities' and 'Stormwater'.
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MOUNT TYSON

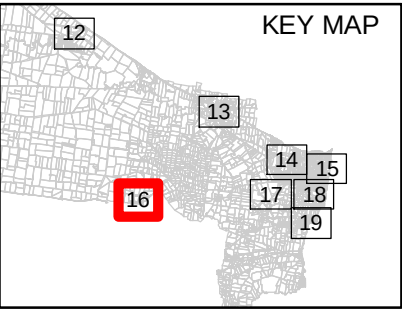
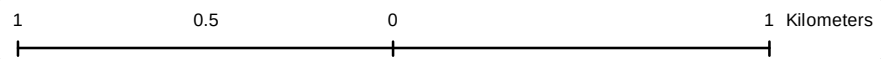
Remainder of Shire West (PCL5)

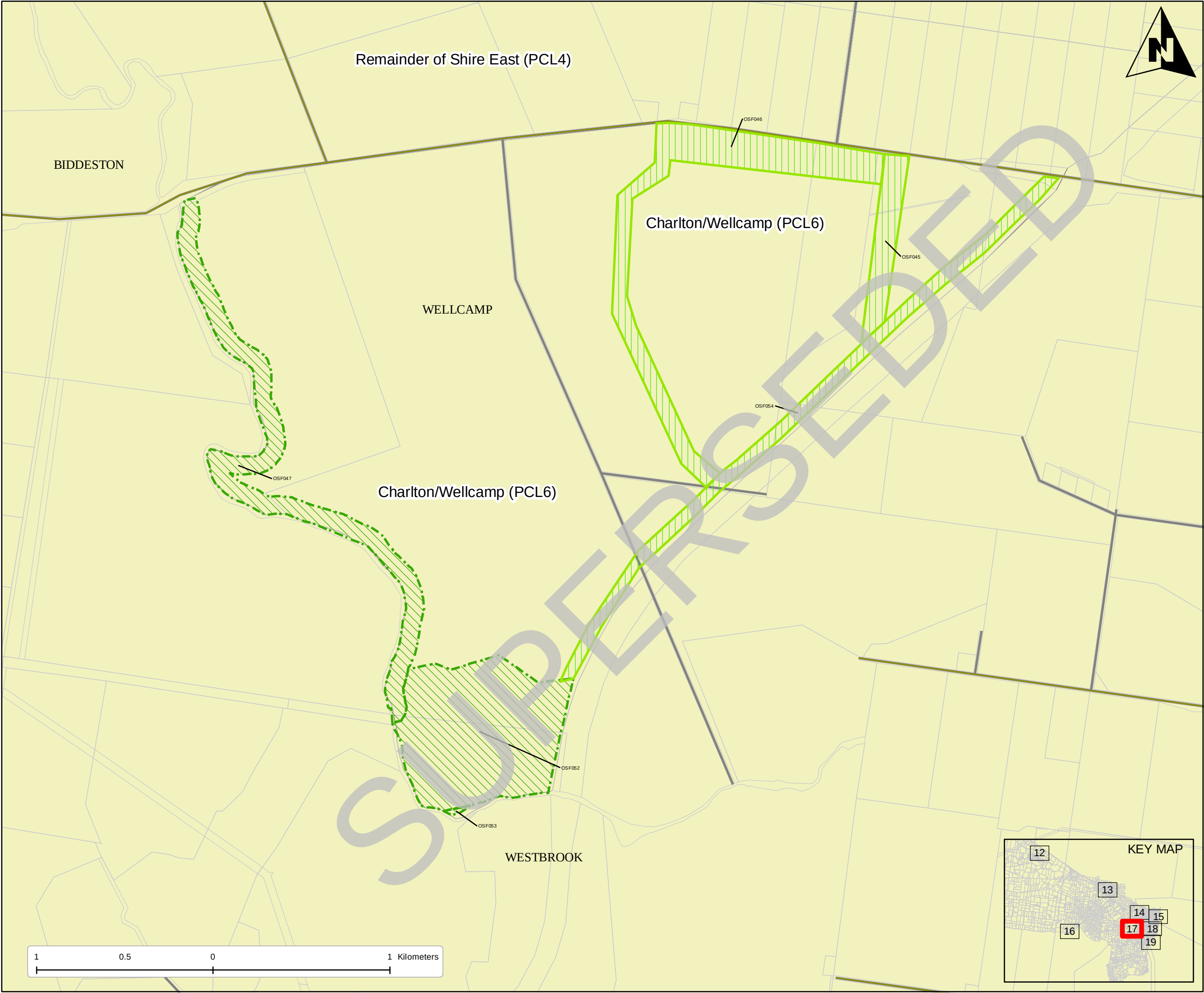
Oakey Pittsworth Road

Mount Tyson Road

OSE024a

OSE024b



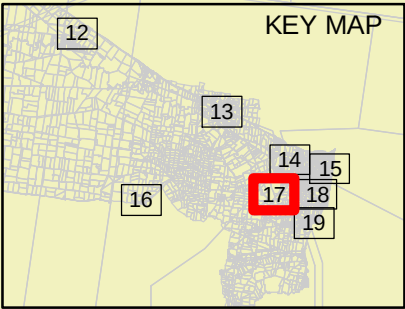


Map No. 4.17 Jondaryan
Future Public Parks and
Land for Community facilities.

- Future Local Park
- Future Local Recreation Corridor (1)
- Upgrade Local Park
- Future District Park
- Future District Recreation Corridor (1)
- Upgrade District Park
- Upgrade District Community Land
- Upgrade Shire Wide Park
- Future Local Buffer (2)
- Jondaryan Catchment
- Property Boundary
- Major Road

(1) Some future Local and District Recreation Corridors serve a dual function for public recreation and drainage purposes. Where this is the case, the corridors will also be identified in the Stormwater Plans for Development Infrastructure. The allocation of establishment costs associated with the dual function is identified in the respective schedules of work for 'Public Parks and Land for Community Facilities' and 'Stormwater'.

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Map No. 4.18 Jondaryan
Future Public Parks and
Land for Community facilities.

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-  Future Local Recreation Corridor (1)
-  Upgrade Local Park
-  Future District Park
-  Future District Recreation Corridor (1)
-  Upgrade District Park
-  Upgrade District Community Land
-  Upgrade Shire Wide Park

-  Future Local Buffer (2)
-  Jondaryan Catchment
-  Property Boundary
-  Major Road

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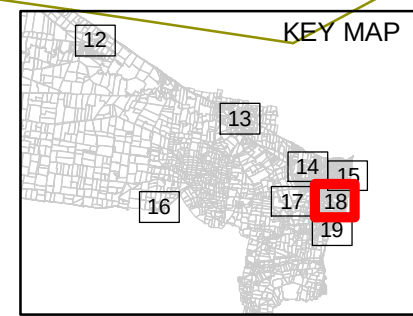
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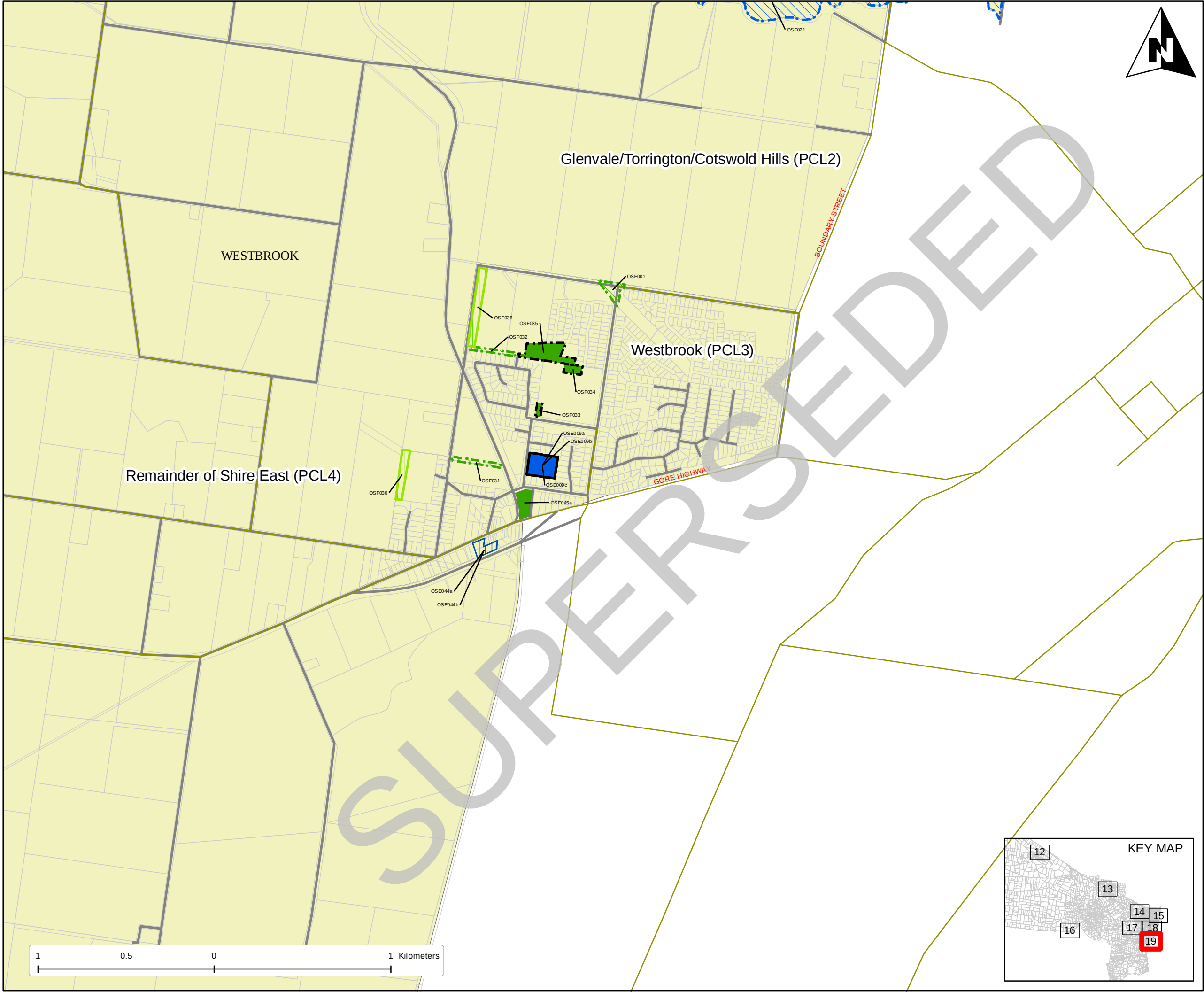


Glenvale/Torrington/
Cotswold Hills (PCL2)

Remainder of Shire East (PCL4)

GLENVALE



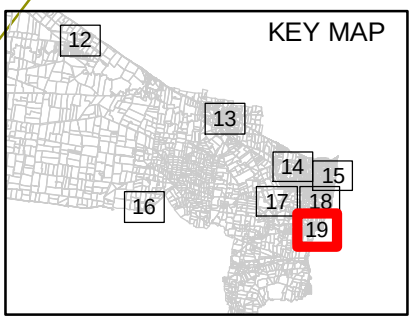


Map No. 4.19 Jondaryan
Future Public Parks and
Land for Community facilities.

- Future Local Park
- Future Local Recreation Corridor (1)
- Upgrade Local Park
- Future District Park
- Future District Recreation Corridor (1)
- Upgrade District Park
- Upgrade District Community Land
- Upgrade Shire Wide Park
- Future Local Buffer (2)
- Jondaryan Catchment
- Property Boundary
- Major Road

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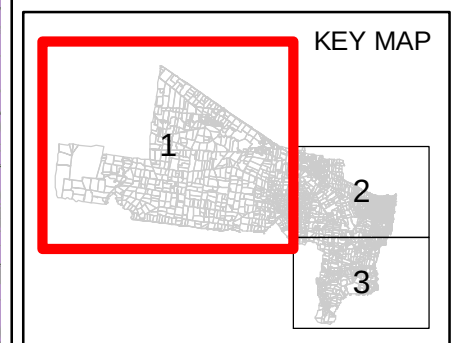
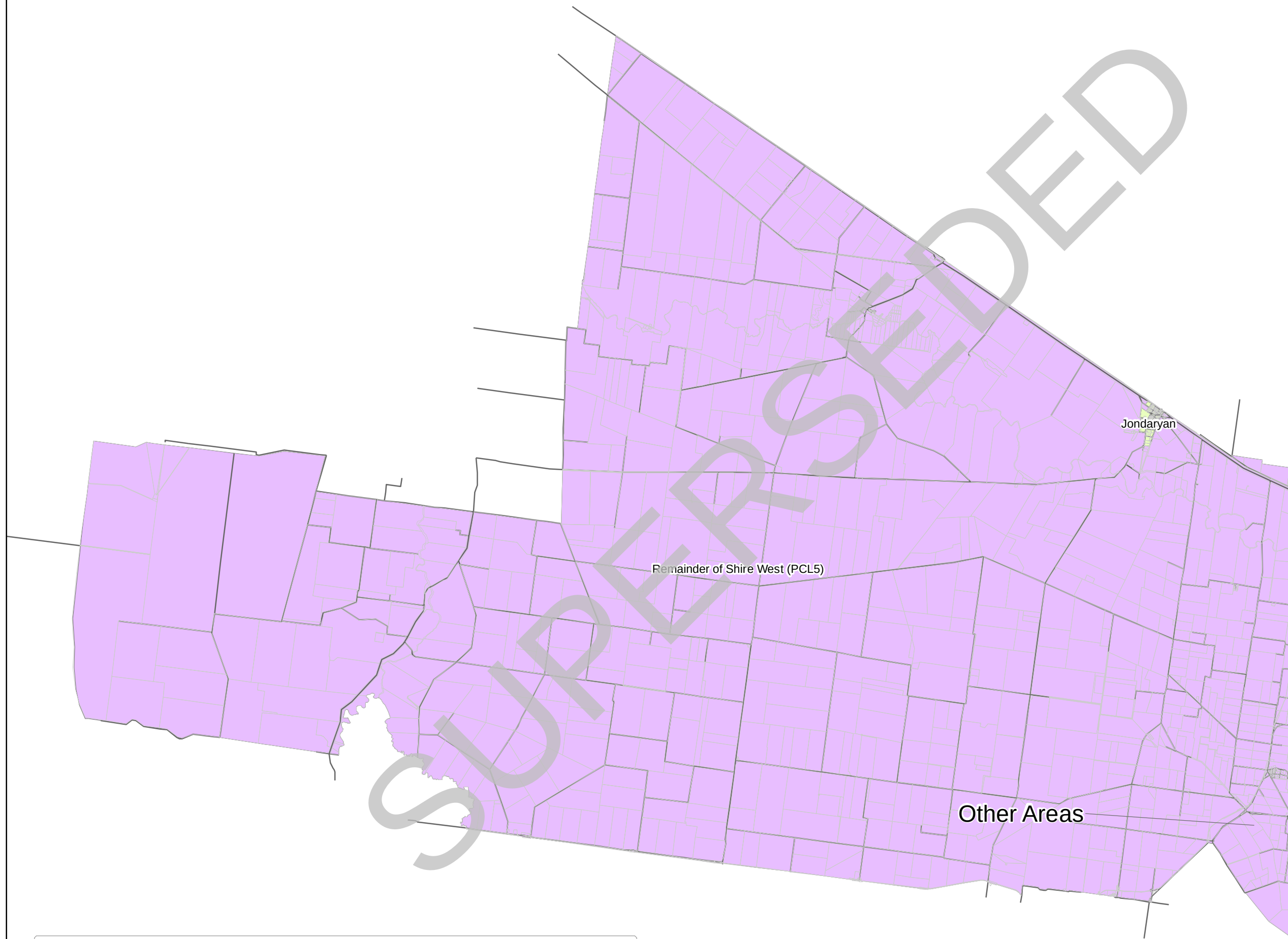




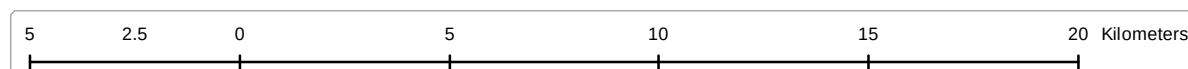
Map No. 5.1 Jondaryan
Public Parks and Land for
Community facilities
Contributions Catchments

-  Oakey (PCL1)
-  Glenvale/Torrington
-  Westbrook (PCL3)
-  Other Areas
-  Charlton/Wellcamp (PCL6)
-  Jondaryan

-  Property Boundary
-  Major Road



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Map No. 5.2 Jondaryan
Public Parks and Land for
Community facilities
Contributions Catchments

- Oakey (PCL1)
- Glenvale/Torrington
- Westbrook (PCL3)
- Other Areas
- Charlton/Wellcamp (PCL6)
- Jondaryan

- Property Boundary
- Major Road

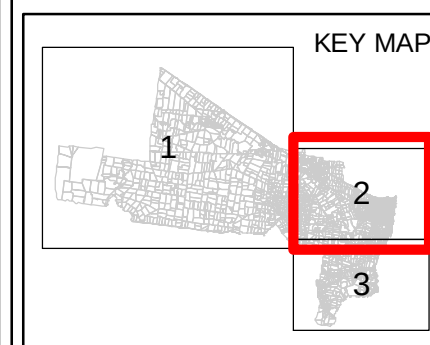
Oakey (PCL1)

Charlton/Wellcamp (PCL6)

Other Areas

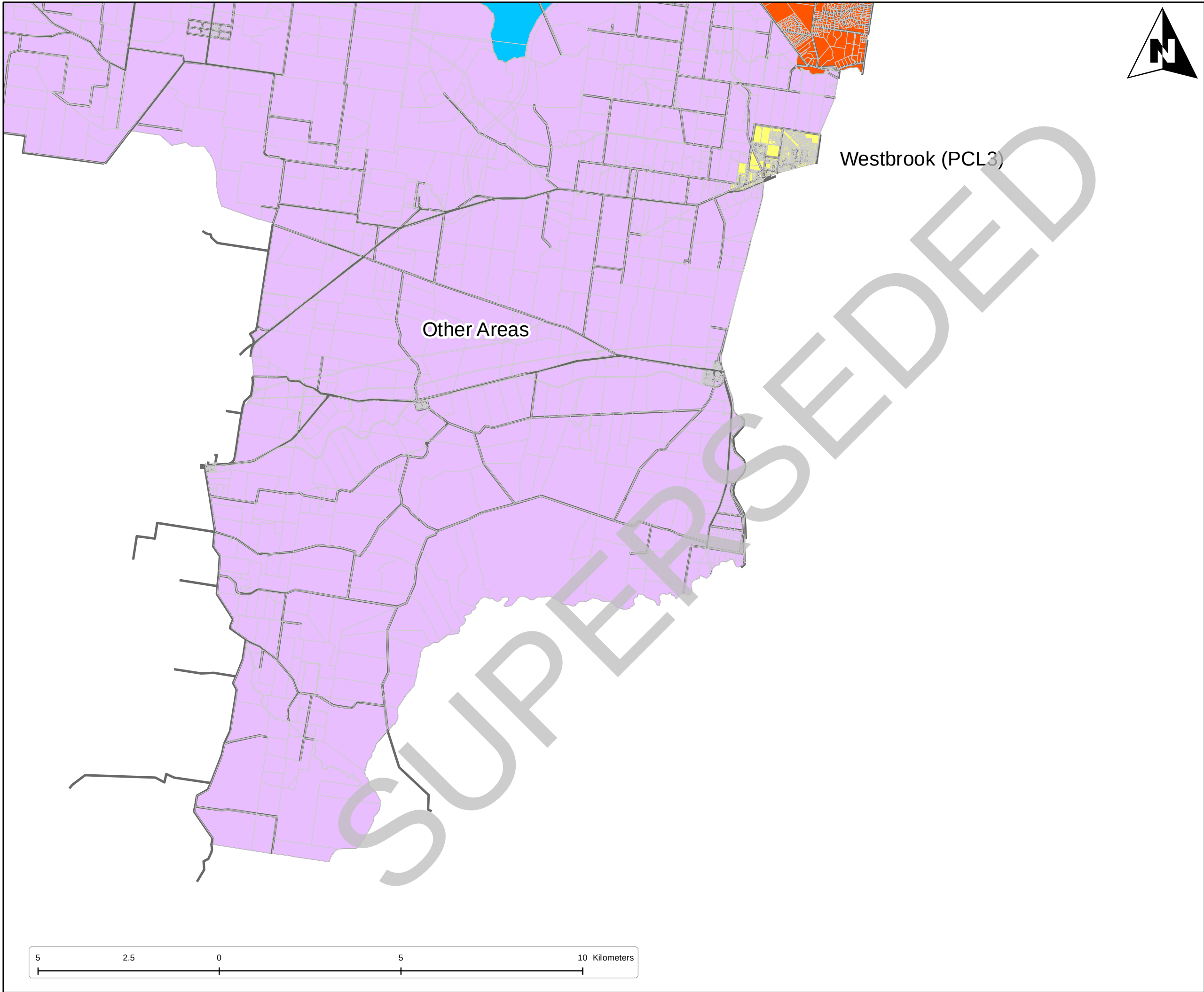
Glenvale/Torrington/
Cotswold Hills (PCL2)

Westbrook (PCL3)



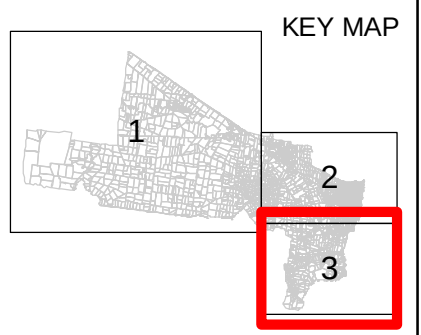
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Map No. 5.3 Jondaryan
Public Parks and Land for
Community facilities
Contributions Catchments

- Oakey (PCL1)
- Glenvale/Torrington
- Westbrook (PCL3)
- Other Areas
- Charlton/Wellcamp (PCL6)
- Jondaryan
- Property Boundary
- Major Road



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JONDARYAN PLANNING SCHEME
PLANNING SCHEME POLICY No. 7
INFRASTRUCTURE CONTRIBUTIONS
FOR
TRANSPORT NETWORK

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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 Jondaryan Planning Scheme 2005 (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 (Jondaryan)' 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 planning scheme policy:

- (a) identifies in section 2 'Application of Planning Scheme Policy' how the PSP will be applied to development;
- (b) states in section 3 'Planning Assumptions' the projections of future growth and the assumptions of demand for the trunk transport network, which have informed the preparation of the PSP;
- (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 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 SCOPE OF THE PLANNING SCHEME POLICY AND INFRASTRUCTURE CONTRIBUTIONS

This PSP includes the following systems:

- (a) Roads specific to the use of Toowoomba Regional Council (TRC) roads, and
- (b) Off road paths.

Infrastructure contributions for the trunk transport 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 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 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 80 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:

- mid 2006 (existing development) - 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	5,197
Retail	696 jobs
Industrial	1,359 jobs
Other	2,812 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 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 Jondaryan are provided in Table 3.3.

Table 3.3 Existing and Projected Population Projections for 2016

Area	Dwellings		Household Size	Population	
	2006 (Existing)	2016		2006 (Existing)	2016
Charlton / Wellcamp	20	15	2.9 - 2.7	58	41
Glenvale / Torrington / Cotswold Hills	1,253	2,210	2.9 - 2.7	3,633	5,966
Jondaryan	61	77	2.9 - 2.7	176	207
Kingsthorpe	10	12	2.9 - 2.7	29	32
Mt Tyson	18	25	2.9 - 2.7	53	67
Oakey	1,538	2,062	2.9 - 2.7	4,461	5,567
Southbrook	10	11	2.9 - 2.7	29	31
Westbrook	689	1,146	2.9 - 2.7	1,998	3,094
Wyreema	84	87	2.9 - 2.7	243	235
Rural	1,473	1,589	2.9 - 2.7	4,271	4,289
Total Planning Scheme Area	5,156	7,233	2.9 - 2.7	14,951	19,527

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 NON-RESIDENTIAL FLOOR SPACE

Table 3.5 Existing and projected non-residential floor space

Area	Development Type	Existing and Projected Non-Residential Floor Space (m ² GFA or ha)	
		2006 (Existing)	2016
Charlton / Wellcamp		0	7,840
Balance of Jondaryan	Industry (General)	843	1,101
	Industry (Transport and Storage)	516	673
	Retail	696	909
	Commercial	675	881
	Government	325	425
	Education	328	428
	Health	438	572
	Other*	1,046	1,366
Total		4,866	14,195

* Other includes community purposes and government services

4 TIMING OF SHARED DEVELOPMENT INFRASTRUCTURE

4.1 PURPOSE

This section identifies:

- existing shared development infrastructure for the trunk transport networks; and
- 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

The following table defines the shared development infrastructure for the trunk transport networks.

Table 4.1 Shared Development Infrastructure for the Transport Network

Network	System	Items
Transport	Roads	Local Government roads, intersections, bridges and culverts
	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 networks are shown on the following maps:

- Map: 4.1 - Existing road network; and
- Map: 4.2 - Future road network.

4.4 SCHEDULE OF WORKS

For the costs of the transport 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 Jondaryan. For the purposes of this PSP contribution rate areas have been defined for:

- Oakey;
- Jondaryan;
- Westbrook;
- Mt Tyson; and
- The balance rural areas of Jondaryan.

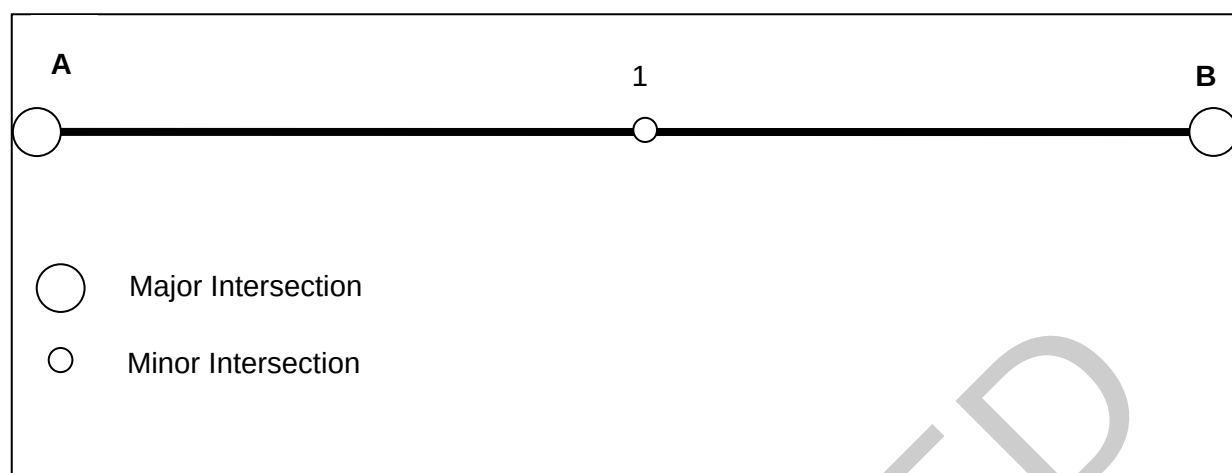
These contribution rate areas are defined in Map 5.1.

5.2 ESTABLISHMENT COSTS

5.2.1 Local Roads

Roads in 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 \$80m² and assume a width of 1.8 metres. Off road paths have a practical capacity of 600 pedestrian movements per day.

5.3 PROJECTED DEMAND

The projected future demand from Jondaryan has been determined from the transport model to be 79,567 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 Jondaryan PSP area, a total of 7,233 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 Jondaryan, it is represented by three 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 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 Jondaryan; 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 for Jondaryan is provided 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 Jondaryan 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 I 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 Jondaryan (residential, retail, industry, other) can be expressed through the transport demand rates in Table 6.1 and Table 6.2 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 into 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 the 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, \$80/m²; and
- (e) C is the practical capacity of a pathway, 600 pedestrians/cyclists per day.

Path charges have been excluded for non-residential purposes when calculating the contribution rate as shown 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 costs have been applied to the roads contribution rates.

In total, the trips generated within the Jondaryan PSP area are likely to accumulate \$36,859,517 worth of 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
Charlton / Wellcamp	248	92	340
Glenvale / Torrington / Cotswold Hills	253	92	345
Jondaryan	268	74	342
Kingsthorpe	337	92	429
Mt Tyson	224	92	316
Oakey	150	74	224
Southbrook	254	92	346
Westbrook	214	92	306
Wyreema	226	92	319
Jondaryan PSP Area within TSD	281	92	373
Rural 1	185	0	185
Rural 2	241	0	241
Rural 3	292	0	292
Rural 4	298	0	298
Rural 5	333	0	333

Table 5.3 Transport Network – Non-Residential Contribution Rates

Contribution Area	Contribution Rate (\$/daily trip)	
	Local road	Total
Charlton / Wellcamp	124	124
Glenvale / Torrington / Cotswold Hills	127	127
Jondaryan	134	134
Kingsthorpe	169	169
Mt Tyson	112	112
Oakey	75	75
Southbrook	127	127
Westbrook	107	107
Wyreema	113	113

Contribution Area	Contribution Rate (\$/daily trip)	
	Local road	Total
Jondaryan PSP Area within TSD	141	141
Rural 1	185	185
Rural 2	241	241
Rural 3	292	292
Rural 4	298	298
Rural 5	333	333

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-

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

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.
- (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 transport 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 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.
 - Divide the amount in the dot point above by the 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.
 - 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 5.2 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 in this PSP as follows:
 - i. Road capacity works on roads other than State controlled roads identified in the figures in section 5 of this policy;

- 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 (i) 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(a).

6.7 APPLYING THE CONTRIBUTION RATE (CR)

The contribution rate for the transport network has been calculated at 30 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; and
(b) a material change of use – Table 6.2.

Table 6.1 Demand Generation Rates - Lot Reconfiguration

Planning Scheme Zone / Precinct	Demand Generation Rate (Daily trips)
Rural	Depending on activity and as agreed with Council
Residential Investigation Area	6.5 per lot
Rural Residential Investigation Area	6.5 per lot
Rural Residential	6.5 per lot
Urban Investigation Area	6.5 per lot
Town Zone	
Residential	6.5 per lot
Rural Residential	6.5 per lot
Commercial	40 per lot (based on 850m ² lot)
Industrial	25 per lot (based on 1,000m ² lot)
Open Space / Recreation	N/A
Community	7.5 per lot
Township	6.5 per lot
Industry	25 per lot
Major Community Facilities	
Oakey Showgrounds and Aviation Centre	Depending on activity and as agreed with Council
Westbrook Correctional Centre	As agreed with Council
Toowoomba Showgrounds	Depending on activity and as agreed with Council
Charlton / Wellcamp Regional Industry	
Transport and Warehousing	25 per lot (based on 1,000m ² lot)
General and Rural Industries	25 per lot (based on 1,000m ² lot)
Major Industry	25 per lot (based on 1,000m ² lot)
Quarrying and Environmental Industries	As agreed with Council
Local Centre Facilities	40 per lot (based on 1,000m ² lot)
Long Term Future Business and Industrial	25 per lot (based on 1,000m ² lot)
Open Space / Buffer	N/A

Table 6.2 Demand generation rates - material change of use

Development Land Use Type	Demand Generation Rate	
	Demand (Daily Trips)	Measure
Agriculture	4	100m ² GFA
Animal Husbandry	4	100m ² GFA
Aquaculture	4	100m ² GFA
Caravan Park	3.1	Per site
Caretaker's Residence	6.5	Per dwelling
Commercial Premises - not shop	12	100m ² GFA
Commercial Premises -shop	40	100m ² GFA
Community Purposes	12	100m ² GFA
Dairy	4	100m ² GFA
Extractive Industry	80	100m ² GFA
High Impact Industry	6.5	100m ² GFA
Home-based Business	8	100m ² GFA
Host Home Accommodation	2.5	Per dwelling
Hotel	40	100m ² GFA
House	6.5	Per dwelling
Indoor Entertainment	0.1	100m ² GFA
Intensive Animal Husbandry	4	100m ² GFA
Kennels and Catteries	4	100m ² GFA
Low Impact Industry	5	100m ² GFA
Medium Impact Industry	6	100m ² GFA
Motel	3	Per unit
Multiple Dwelling	4.4	Per unit
Outdoor Entertainment	19	100m ² GFA
Park	N/A	N/A
Plant Nursery	10	100m ² GFA
Private Forestry	N/A	N/A
Relative's Apartment	4.4	Per dwelling
Removal House	N/A	N/A
Rural Industry	4	100m ² GFA
Service Station	8.4	100m ² GFA
Stables	4	100m ² GFA
Telecommunications Facilities	5	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 Table 5.1.

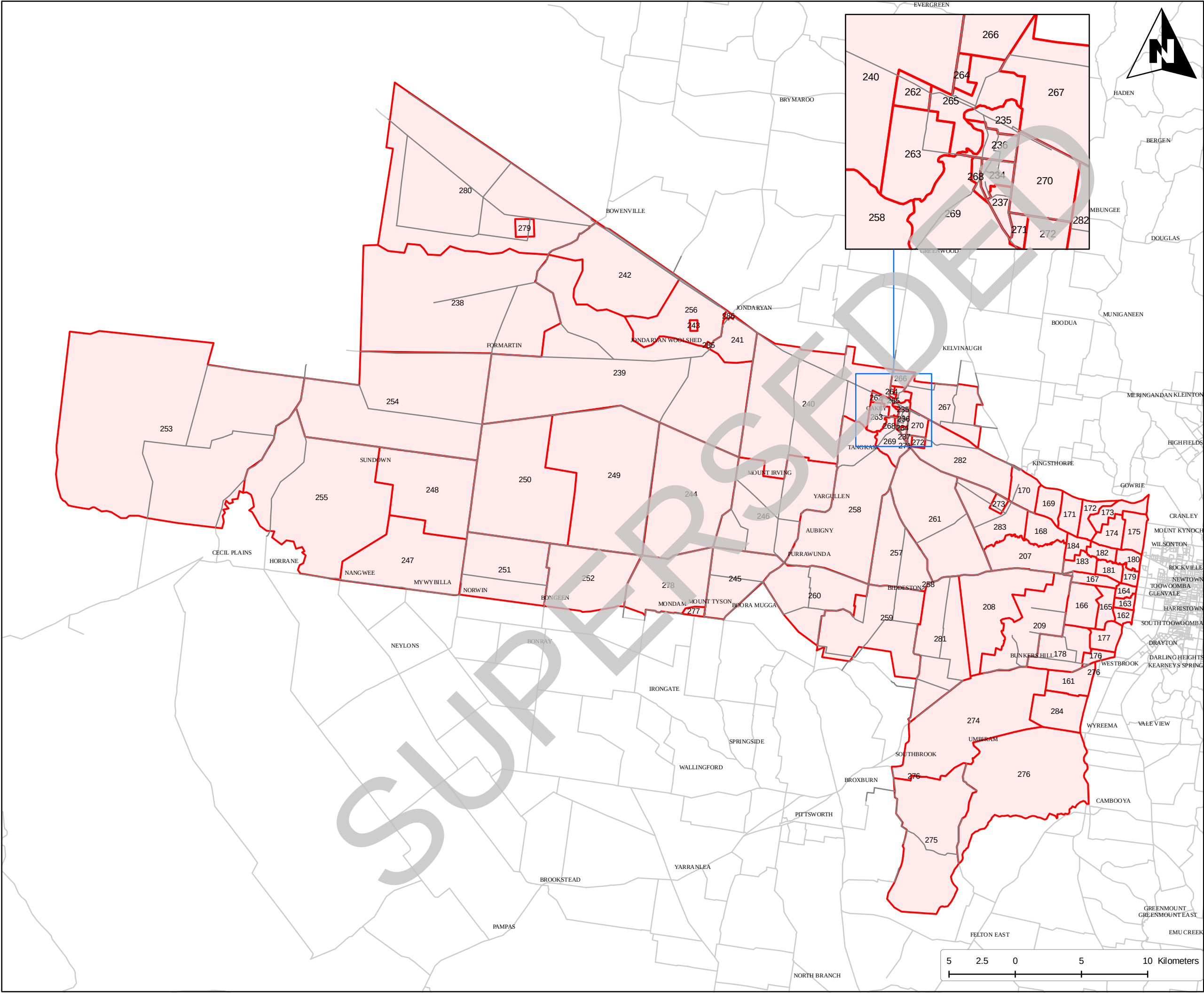
Shared development infrastructure - means development infrastructure which provides a higher order function through connections to a number of users. It does not include local development infrastructure which provides connections to individuals or small groups of users.

8 EXTRINSIC MATERIAL

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

- (a) Infrastructure Demand Generation Rates.

SUPERSEDED



Map No.3.1 Jondaryan Road Network 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.

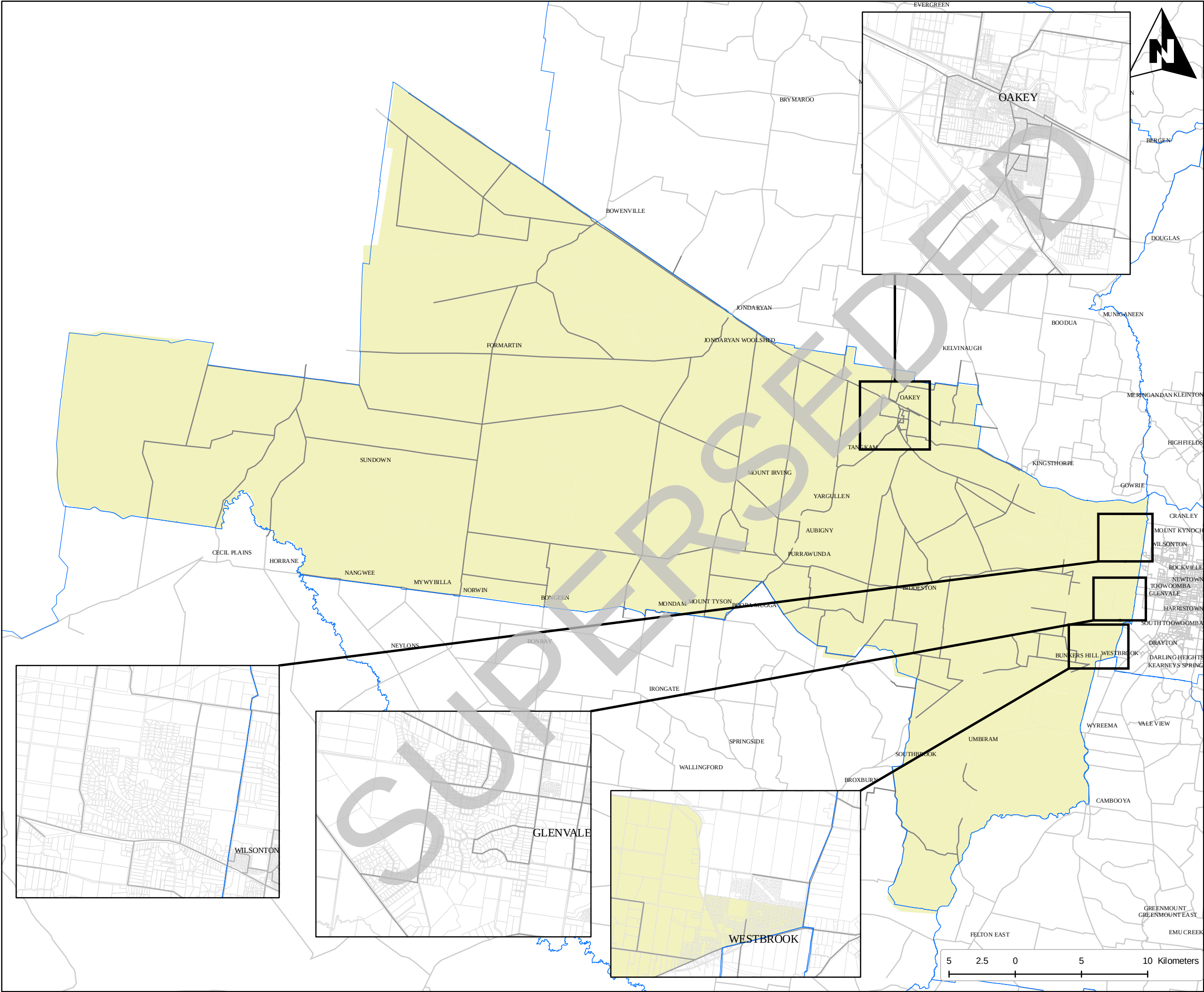
3. Please notify Toowoomba Regional Council - Land Use Planning on (07) 4688 6787 of any data errors or omissions.



Map No.4.1 Jondaryan
Existing Road Network

Existing Roads
Network Area

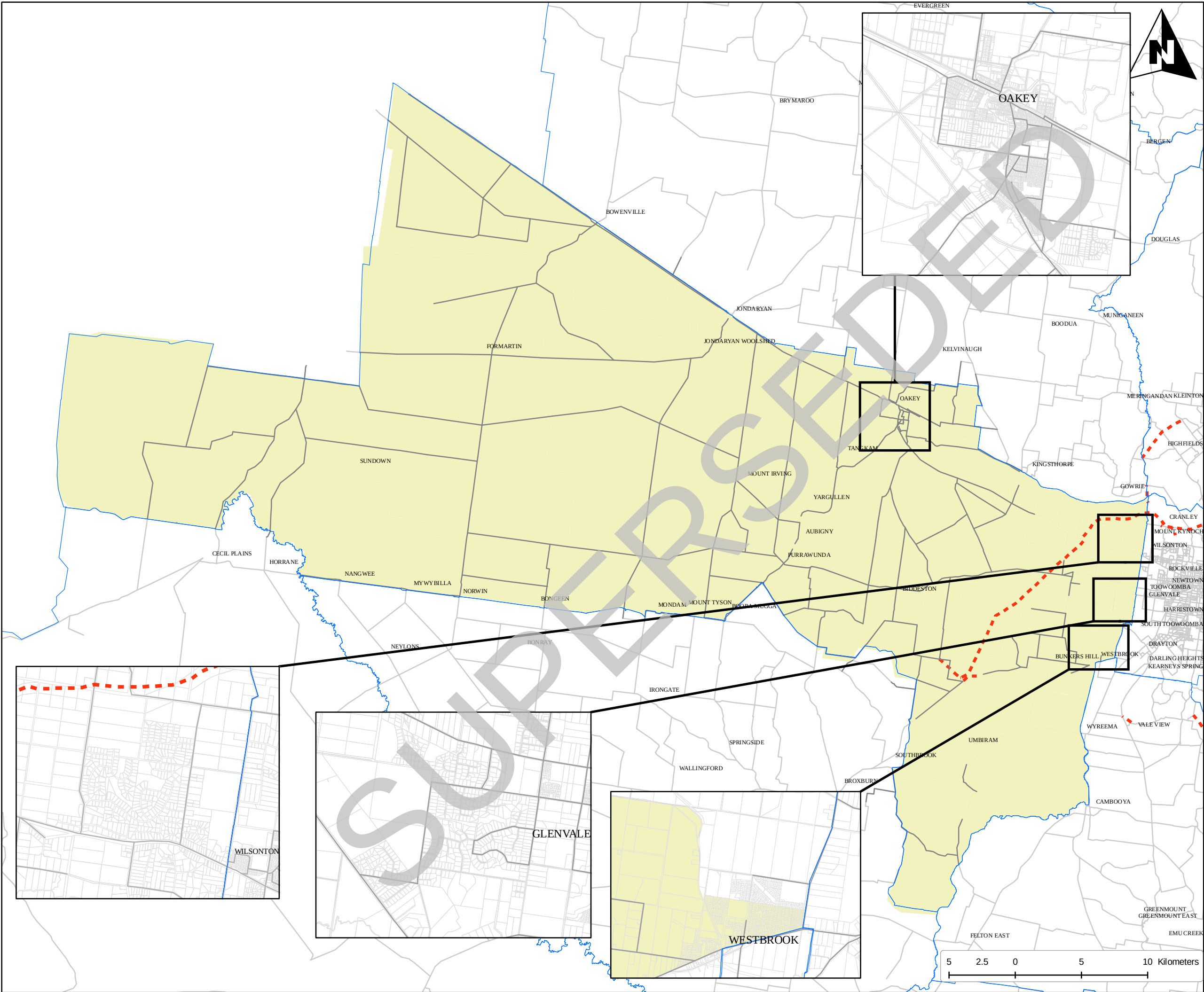
1. Toowoomba Regional Council has taken all due care in the data represented, but cannot be held responsible for any inaccuracies in the data.
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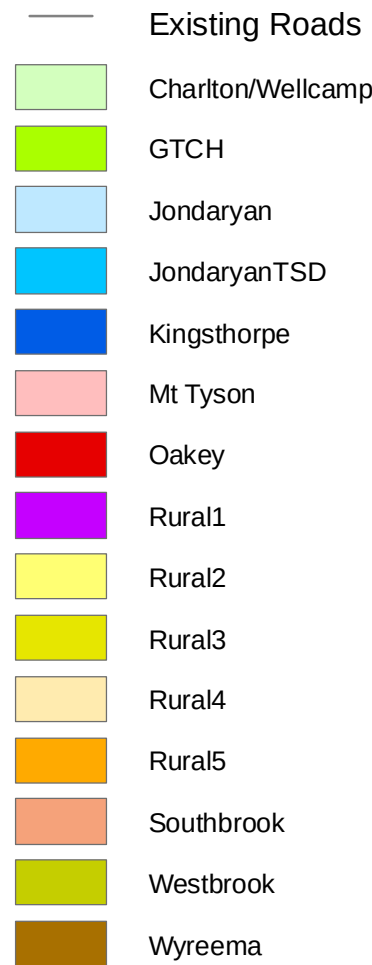
Map No.4.2 Jondaryan
Future Road Network

- Existing Roads
- Future Roads
- Network Area

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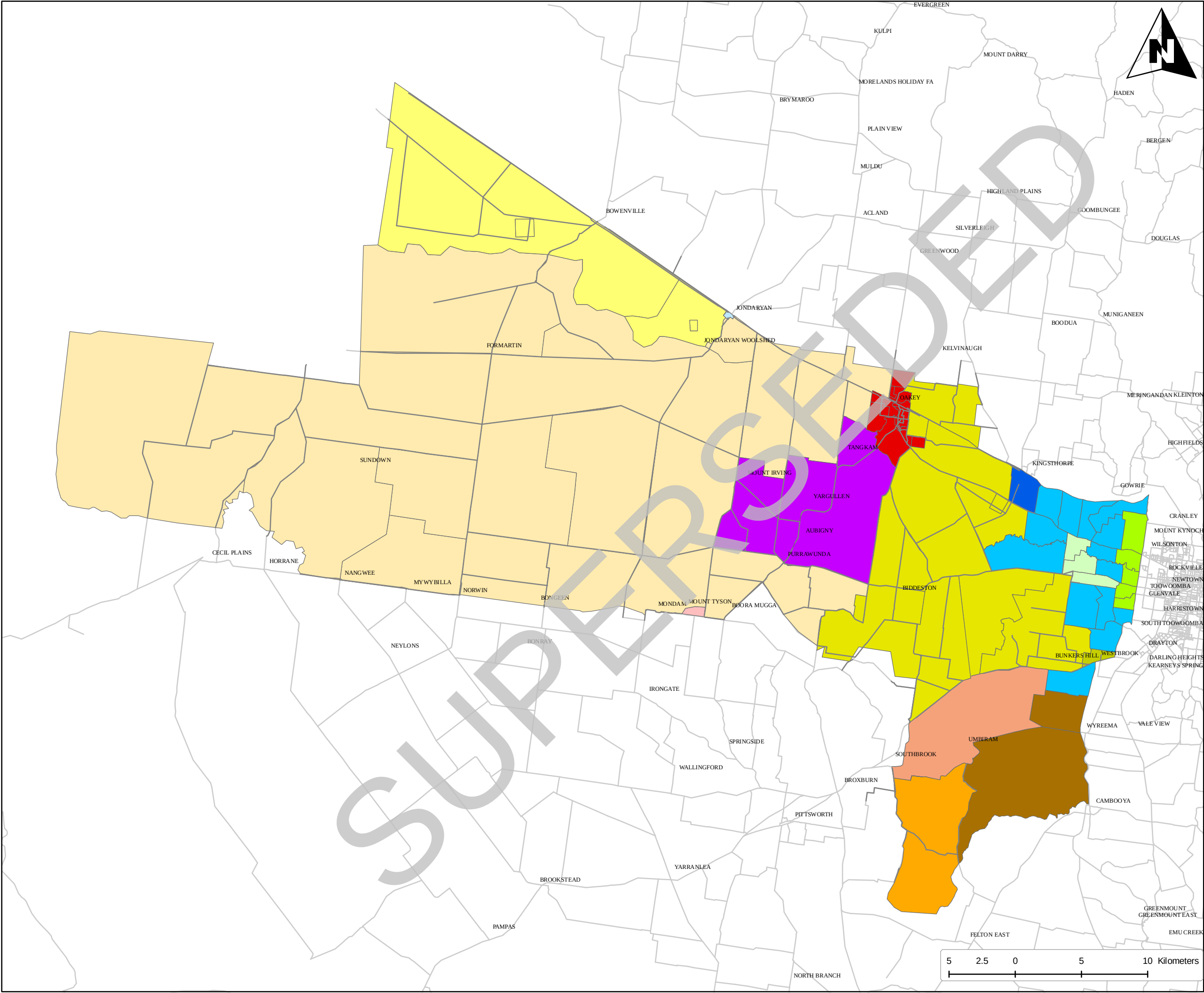
Map No.5.1 Jondaryan Road Network Contributions Catchments



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JONDARYAN PLANNING SCHEME
PLANNING SCHEME POLICY No. 8
INFRASTRUCTURE CONTRIBUTIONS
FOR
STORMWATER NETWORK

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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 Jondaryan Planning Scheme 2005 (the planning scheme).

This planning scheme policy replaces the previous 'Toowoomba Regional Council Planning Scheme Policy – Infrastructure Contributions for Stormwater Network (Jondaryan)' 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 stormwater network;
- (b) the efficient and orderly provision of shared development infrastructure for the stormwater network; and
- (c) the funding of shared development infrastructure for the stormwater 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 stormwater 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 stormwater 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 stormwater 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 stormwater 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 stormwater 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

The planning assumptions provided in Table 3.1 and Table 3.2 outline the projections of residential development for the area to which this planning scheme policy applies. Tables 3.3 to Table 3.6 outline the assumptions and projections for non-residential development.

In addition to the industrial land requirements identified in Table 3.6, a regionally significant industrial area is planned to be established within the Charlton / Wellcamp Regional Industry Zone – refer to Part 4, Division 12 of the Planning Scheme. Table 3.7 identifies the total area of land allocated to land use precincts contained within the Charlton / Wellcamp Regional Industry Zone.

Table 3.1 Existing and projected population

Location	2006	2011	2016	2021	2026	Modelled Ultimate	Capacity 2006 - Ultimate
PIFU Projections	14,951	17,197	19,527	22,096	24,682		
Charlton / Wellcamp	58	49	41	32	0	0	-58
Glenvale / Torrington / Cotswold Hills	3,633	4,793	5,966	7,515	9,956	12,353	8,720
Jondaryan	176	190	207	226	301	842	666
Kingsthorpe	29	30	32	33	45	62	33
Mt Tyson	53	59	67	75	126	201	148
Oakey	4,461	4,980	5,567	6,165	6,278	6,329	1,868
Remainder of District	4,271	4,277	4,289	4,313	4,343	5,361	1,090
Southbrook	29	30	31	31	39	51	22
Westbrook	1,998	2,548	3,094	3,475	3,346	3,234	1,236
Wyreema	243	240	235	231	252	295	53
TOTALS	14,951	17,197	19,527	22,096	24,682	28,724	13,773

Table 3.2 Existing and projected dwellings

Location	Dwelling Type	Proportion	Household Size (2006)	2006	Dwelling Production 2006-2011	Dwelling Production 2011-2016	Dwelling Production 2016-2021	Dwelling Production 2021-2026
Jondaryan District	Detached Dwellings	96.92%	2.94	4,936	922 (5,853)	1,009 (6,867)	1,155 (8,022)	1,249 (9,271)
	Multiple Dwellings	2.35%	1.80	195	36 (231)	40 (271)	46 (317)	49 (366)
	Other	0.73%	1.64	67	12 (79)	14 (93)	16 (109)	17 (126)
	TOTAL	100%	2.90	5,197	970 (6,167)	1,063 (7,230)	1,217 (8,447)	1,315 (9,762)

() Denotes cumulative dwelling totals

Source: Jondaryan Shire Pop Model 2009, PIFU, 2007, and ABS BCP 2006

Table 3.3 Existing and projected employment

Employment Sector	2006	Forecast Employment Growth					Total
		2011	2016	2021	2026	2006-2026	2026
Industry (General)	843	127	131	145	146	549	1,392
Industry (Transport and Storage)	516	77	80	89	89	336	851
Retail	696	105	108	120	120	453	1,149
Commercial	675	101	105	116	117	439	1,114
Government	325	49	51	56	56	211	536
Education	328	49	51	56	57	213	541
Health	438	66	68	75	76	285	723
Other (including home based, construction, agriculture, etc)	1,046	157	163	180	181	681	1,726
Sub-Total	4,866	731	758	836	842	3,167	8,034
Charlton / Wellcamp Regional Industry Zone	0	3,920	3,920	3,920	2,836	14,596	14,596*
Total	4,866	4,651	4,678	4,756	3,678	17,763	22,630

* An additional 5,671 employees are projected beyond 2026 (Total 20,267) for the Charlton / Wellcamp Regional Industry Zone

Table 3.4 Employee to Floor Space Ratios

Employment Category	Floor Space Per Employee (m ²)	Employees Per Hectare
Retail	20	-
Commercial	17	-
Community Uses (Special Use)	20	-
Industry (General)	-	20
Industry (Transport and Storage)	-	18

Table 3.5 Projected non-residential (retail, commercial and community) floor space (m² Gross Floor Area (GFA))

Location (Generic Zone / Precinct)	Retail, Commercial and Community Use Floor Space (m ²)			
	2006-2011	2011-2016	2016-2021	2006-2021
Industrial	105	108	120	333
Commercial	4,945	5,129	5,656	15,730
Community	1,584	1,643	1,812	5,039
Total	6,633	6,881	7,587	21,101

Table 3.6 Projected industrial land requirements

Zone/Precinct	Industrial Land Requirements (Ha) Excluding Charlton / Wellcamp Regional Industry Zone			
	2006-2011	2011-2016	2016-2021	2006-2021
Industry	14.33	14.87	16.40	45.60

Table 3.7 Charlton / Wellcamp Regional Industry Zone Land Allocation

Precinct	Stage 1 (0 to 10 yrs) Area (Ha)	Stage 2 (5 to 15 yrs) Area (Ha)	Stage 3 (15+ yrs) Area (Ha)	Stage 4 (15-20+ yrs) Area (Ha)	Total Area (Gross Ha)
Transport and Warehousing	120	115	190	68	493
General and Rural Industries	150	85	75	-	310
Major Industry	157	294	39	-	490
Quarrying and Environmental Industries	-	-	-	175	175
Local Centre Facilities	4	4	4	4	16
Long Term Future Business and Industrial	-	-	-	195	195
Open Space / Buffer	-	-	-	-	-
Total					1,679

4 TIMING OF SHARED DEVELOPMENT INFRASTRUCTURE

4.1 PURPOSE

This section identifies:

- existing shared development infrastructure for the stormwater network; and
- when it is anticipated that future shared development infrastructure for the stormwater network will be provided.

4.2 SHARED DEVELOPMENT INFRASTRUCTURE

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

Table 4.1 Shared development infrastructure for the stormwater network

Network	System	Items
Stormwater	Quantity	- Overland flow paths / channels (natural and constructed) - Piped drainage (including pipes, culverts, manholes, inlets and outlets) - Detention basins
	Quality	Bio-retention systems, gross pollutant traps, swales

4.3 PLANS FOR DEVELOPMENT INFRASTRUCTURE

Plans showing the existing and future shared development infrastructure for the stormwater network are shown on Maps 4.1 to 4.6.

4.4 SCHEDULE OF WORKS

The schedule of works, attached at the end of this policy, identifies when it is anticipated that shared development infrastructure for the stormwater network will be provided to service growth.

5 CONTRIBUTION RATES

5.1 CONTRIBUTION AREAS

Contribution rates for the stormwater network have been stated for that part of the planning scheme area planned to be supplied with stormwater infrastructure. The location of the Jondaryan contribution area is identified on the Jondaryan Stormwater Contributions Areas maps in Maps 5.1 to 5.2.

5.2 ESTABLISHMENT COST

- (a) The establishment cost (existing and future) of the stormwater network up to ultimate to service the contribution areas of Jondaryan is \$21,106,786 (as at the base date of 30 June 2009). Of this amount:
 - i. 100% will be funded by infrastructure contributions; and
 - ii. 0% will be funded by grants and subsidies.
- (b) Table 5.1 summarises the establishment cost for the stormwater network and that amount to be funded by infrastructure contributions in each contribution area.

Table 5.1 Stormwater network - establishment costs

Area	Existing and Future Infrastructure Cost (\$,000)	Admin Cost (\$,000)	Establishment Cost (\$,000)*	Amount of Establishment Cost (\$,000)* to be Funded by Infrastructure Contributions
Torrington (SW1)	5,756	101	5,857	5,857
Glenvale (SW2)	10,984	192	11,176	11,176
Westbrook (SW3)	4,004	70	4,074	4,074
TOTAL	20,744	363	21,107	21,107

* Costs are expressed at the base date of 30 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 stormwater 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 stormwater 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 Department of Environment and Resource Management as a condition of subsidy funding.

5.3 PROJECTED DEMAND

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

Table 5.2 Stormwater network - projected demand summary

Contribution Area	Demand (Impervious Hectares)
Torrington (SW1)	489
Glenvale (SW2)	243
Westbrook (SW3)	83

5.4 COST APPORTIONMENT

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

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

5.5 CONTRIBUTION RATES

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

Table 5.3 Stormwater network - contribution rates

Contribution Area	Contribution Rate (\$ / imp ha)
Torrington (SW1)	11,988
Glenvale (SW2)	45,939
Westbrook (SW3)	49,082

6 CALCULATION OF INFRASTRUCTURE CONTRIBUTIONS

6.1 INFRASTRUCTURE CONTRIBUTIONS THAT MAY BE IMPOSED

Infrastructure contributions may be imposed for shared development infrastructure within the stormwater 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 stormwater 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 stormwater network;
- (b) D is the amount of demand for stormwater infrastructure expressed as a number of demand units and calculated in accordance with section 6.4. The demand unit for the stormwater network is the impervious ha or impervious m²;
- (c) DC is the demand credit for the stormwater network calculated in accordance with section 6.5;
- (d) DO is the demand offset for the stormwater 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 stormwater 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 stormwater network is to be calculated using the greater of the impervious area proposed for the development, including the area provided for local infrastructure or the impervious area calculated by using the demand generation rates identified in Table 6.2. In the case of a staged development, Council may at its discretion assess the contributions at each stage.
- (c) In the case of mixed use developments, the impervious area associated with the highest rate of demand will be used.

6.5 CALCULATION OF DEMAND CREDIT (DC)

In the case of reconfiguring a vacant lot in a zone that permits a detached residential dwelling that is connected to the stormwater network, a credit will be given for a detached dwelling for each existing lot.

In the case of reconfiguring a lot that contains an existing lawful use that places a demand on the existing stormwater network, the credit will be taken to be the greater of the existing impervious area including the areas provided for local infrastructure or the impervious area calculated by using the demand generation rates in Table 6.2.

For a material change of use:

- (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 (demand for use based on the existing impervious area of the site), or
 - ii. The demand for which infrastructure contributions for the stormwater 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; 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 stormwater network. The only exception to this will be in relation to detached residential lots that are connected to the existing stormwater network, 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 stormwater network and has been conditioned for its supply by Council, 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 stormwater 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).

6.7 APPLYING THE CONTRIBUTION RATE (CR)

The contribution rate for the stormwater network has been calculated at the base date of 30 June 2009. The contribution rates for the stormwater 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 stormwater 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 / Precinct	Demand Generation Rate (impervious ha/lot)
Rural	N/A
Rural Residential	0.13
Urban Investigation Area	0.056

Planning Scheme Zone / Precinct	Demand Generation Rate (impervious ha/lot)
Township	0.044
Industry	0.45
Major Community Facilities	0.025

Table 6.2 Demand generation rates - material change of use

Development Land Use Type	Demand Generation Rate (Imp. Ha/Developable Ha)
Agriculture	0.02
Animal Husbandry	0.02
Aquaculture	0.02
Caravan Park	0.45
Caretaker's Residence	0.45
Commercial Premises	0.9
Community Purposes	0.2
Dairy	0.02
Extractive Industry	First Principles Assessment
High Impact Industry	0.9
Home Based Business	0.45
Host Home Accommodation	0.45
Hotel	0.45
House	0.45
Indoor Entertainment	0.9
Intensive Animal Husbandry	0.02

Development Land Use Type	Demand Generation Rate (Imp. Ha/Developable Ha)
Kennels and Catteries	0.02
Low Impact Industry	0.9
Medium Impact Industry	0.9
Motel	0.45
Multiple Dwelling	0.45
Outdoor Entertainment	0.2
Park	N/A
Plant Nursery	0.9
Private Forestry	N/A
Relative's Apartment	0.45
Removal House	0.45
Rural Industry	0.02
Service Station	0.9
Stables	0.02
Telecommunications Facilities	0.9
Transport Depot	0.9
Utilities - Local	0.9
Utilities - Public	0.9
Vehicles Sales Premises	0.9
Veterinary Farm	0.02
Warehouse	0.9
Other	First Principles Assessment

7 DEFINITIONS

Base date - means the date from which a local government 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.

Developed area (or developed hectares) – is used in the context of assessing stormwater demand for infrastructure and means the total area of a site but excluding only any absolute planning scheme constraints on development.

First Principles Assessment - is a process where the demand generated by undefined development (i.e. not directly specified in any way by the tables in the policy) is assessed and determined case by case, based on research of similar known uses and demands. Where a development is a compilation of documented uses outlined in the policy the demand shall be assessed by aggregating the use demands for each component. First principles assessment is to be undertaken by suitably qualified professionals (Registered Professional Engineer of Queensland or similar).

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

Imp ha - impervious hectare.

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

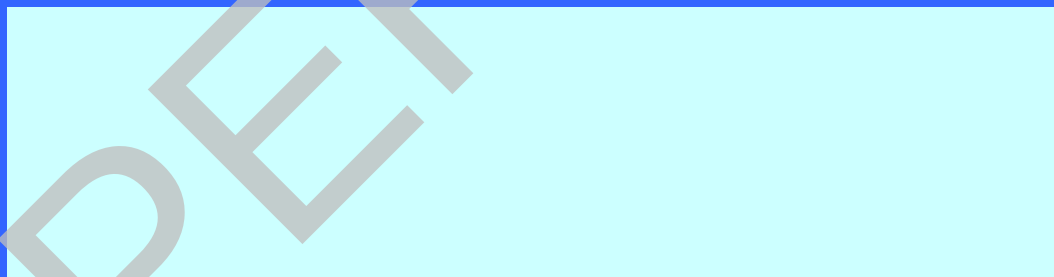
The following documents are extrinsic material under the *Statutory Instruments Act 1992* and assist in the interpretation of this policy:

- (a) GHD (2005) - Glenvale Stormwater Management Plan - Final Report;
- (b) SKM (2005) - Stormwater Management Plan for Torrington - Final Report;
- (c) SKM (2003) - Stormwater Management Plan for Westbrook; and
- (d) Current asset register.

Toowoomba Regional Council (Jondaryan)



Infrastructure Contributions Model for Stormwater Network



Toowoomba Regional Council (Jondaryan)

Stormwater

 Council Existing Assets				Asset Allocation		
				Projected Demands (Imp Ha)	Ultimate	
						489 243 83
INT ASSET ID	DESCRIPTION	ASSET TYPE	TOTAL ASSET COST	Torrington (SW1)	Glenvale (SW2)	Westbrook (SW3)
SWE001	4/1200x750 RCBC	Culvert	\$ 100,013			Y
SWE002	2/600 RCP	Culvert	\$ 9,317			Y
SWE003	6/1200x600 RCBC	Culvert	\$ 146,947			Y
SWE004	3/750 RCP	Culvert	\$ 42,315			Y
SWE005	5/1200x600 RCBC	Culvert	\$ 202,268			Y
SWE006	2/1200x450 RCBC	Culvert	\$ 32,291			Y
SWE007	2/1200x300 RCBC	Culvert	\$ 50,724			Y
SWE008	2/1200x300 RCBC	Culvert	\$ 38,884			Y
SWE009	2/1200x300 RCBC	Culvert	\$ 32,964			Y
SWE010	6/1200x900 RCBC	Culvert	\$ 41,664		Y	
SWE011	6/1200x900 RCBC	Culvert	\$ 177,287		Y	
SWE012	12/1200x600 RCBC	Culvert	\$ 2,338,412		Y	
SWE013	4/1200x900 RCBC	Culvert	\$ 117,010		Y	
SWE014	4/1200x900 RCBC	Culvert	\$ 64,268		Y	
SWE015	2/675 RCP	Culvert	\$ 12,647		Y	
SWE016	4/1200x450 RCBC	Culvert	\$ 41,384		Y	
SWE017	5/1500 RCP	Culvert	\$ 118,042		Y	
SWE018	1/1800 RCP	Culvert	\$ 54,239		Y	
SWE019	1/900 RCP	Culvert	\$ 12,916		Y	
SWE020	2/1200 RCP	Culvert	\$ 41,721		Y	
SWE021	3/500 RCP	Culvert	\$ 10,584		Y	
SWE022	3/525 RCP	Culvert	\$ 18,164		Y	
SWE023	1/450 RCP	Culvert	\$ 2,803		Y	
SWE024	1/750 RCP	Culvert	\$ 7,961		Y	
SWE025	2/3050x1200 RCBC	Culvert	\$ 163,743	Y		
SWE026	4/1200x900 RCBC	Culvert	\$ 64,268	Y		
SWE027	1/675 RCP	Culvert	\$ 5,214	Y		
SWE028	3/900 RCP	Culvert	\$ 17,984	Y		
SWE029	1/1050 RCP	Culvert	\$ 9,923	Y		
SWE030	1/1200 RCP	Culvert	\$ 12,405	Y		
SWE031	2/375 RCP	Culvert	\$ 7,535	Y		
SWE032	1/1475 RCP	Culvert	\$ 1,637	Y		
SWE033	5/2400x1555	Culvert	\$ 233,438	Y		
SWE034	1/1200 RCP	Culvert	\$ 21,449	Y		
SWE035	1/1800 RCP	Culvert	\$ 35,772	Y		
SWE036	2/2700 CMP	Culvert	\$ 171,546	Y		
SWE037	2/1050 RCP	Culvert	\$ 34,702	Y		
SWE038	2/1500 RCP	Culvert	\$ 68,585	Y		
SWE039	1/1500 RCP	Culvert	\$ 26,349	Y		
SWE040	4/1800 RCP	Culvert	\$ 216,036	Y		
SWE041	Open Drain	Open Drain	\$ -			Y
SWE042	Open Drain	Open Drain	\$ -			Y
SWE043	4/1200x900 RCBC	Culvert	\$ -			Y
SWE044	Open Drain	Open Drain	\$ -			Y
SWE045	1/675 RCP	Culvert	\$ -			Y

Toowoomba Regional Council (Jondaryan)

SWE046	12/1200x600 RCBC	Culvert	\$	-		Y	
SWE047	1/450x300 RCBC	Culvert	\$	12,053		Y	
SWE048	1/750 RCP	Pipe	\$	217,516			Y
1.1.0	Preliminaries						
1.1.1	Establishment and disestablishment		\$	3,617			Y
1.2.1	Construct trapezoidal channel		\$	10,128			Y
1.2.2	Grass seeding of disturbed areas		\$	1,172			Y
1.3.0	Easement						
1.3.1	Land acquisition - Subcatchment E Drain		\$	18,231			Y
2.1.0	Preliminaries						
2.4.1	Construct trapezoidal channel		\$	138,904			Y
2.4.2	Grass seeding of disturbed areas		\$	12,733			Y
2.6.1	Supply and install 4/1200x900 RCBC		\$	75,194			Y
2.6.2	Concrete bases in culverts		\$	18,940			Y
2.6.3	Aprons to culverts reinforced concrete		\$	2,431			Y
2.6.4	End structures unreinforced concrete		\$	2,532			Y
2.6.5	Backfill to culverts treated material		\$	2,351			Y
19.1.0	Preliminaries						
19.1.1	Establishment and disestablishment		\$	3,617			Y
19.2.0	Earthworks						
19.2.1	Formalise overland flowpaths		\$	4,341			Y
19.3.0	Protection Works						
19.3.1	Grass seeding of disturbed areas		\$	1,172			Y
19.4.0	Drainage Embankment						
19.5.0	Extras						
19.5.1	Survey		\$	369			Y
19.5.2	Engineering Design and Project Management		\$	985			Y
30.6.0	Northern Drain Harvey Court						
30.7.0	Extras						
30.7.1.1	Engineering		\$	89,189		Y	
30.7.1.2	Engineering		\$	10,961		Y	
TOTAL			\$	5,431,848			

Toowoomba Regional Council (Jondaryan)

Stormwater

 Council Future Assets											Asset Allocation		
											Projected Demands (Imp Ha)	Ultimate	
INT ID	DESCRIPTION	ASSET TYPE	LAND AREA (SQM)	ESTIMATED ASSET COST	PROPORTION ALLOCATION	PROPORTION OF ESTIMATED ASSET COST	ESTIMATED YEAR OF ACQUISITION/ CONSTRUCTION	CONTINGENCY COST - 20%	PROJECT MANAGEMENT & DESIGN COST - 10%	TOTAL ESTIMATED ASSET COST			489
													243
													83
													Torrington (SW1)
													Glenvale (SW2)
													Westbrook (SW3)
SWF001	Bioretention Basin - Subcatchments D & E	Water Body	1,695	\$ -	100%	\$ -	2010	\$ -	\$ -	\$ -			Y
SWF002	Bioretention Basin - Subcatchment B	Water Body	341	\$ -	100%	\$ -	2012	\$ -	\$ -	\$ -			Y
SWF003	Westbrook Existing Strategy - Drain A	Open Drain	-	\$ -	100%	\$ -	2010	\$ -	\$ -	\$ -			Y
SWF004	Westbrook Existing Strategy - Drain B	Open Drain	-	\$ -	100%	\$ -	2012	\$ -	\$ -	\$ -			Y
SWF005	Supply and install 2/1200 x 600 RCBC	Culvert	-	\$ 21,245	100%	\$ 21,245	2012	\$ 4,249	\$ 2,125	\$ 27,619			Y
SWF006	Westbrook Existing Strategy - Drain C1	Open Drain	-	\$ -	100%	\$ -	2015	\$ -	\$ -	\$ -			Y
SWF007	Westbrook Existing Strategy - Drain C2	Open Drain	-	\$ -	100%	\$ -	2015	\$ -	\$ -	\$ -			Y
SWF008	Westbrook Existing Strategy - Drain D	Open Drain	-	\$ -	100%	\$ -	2018	\$ -	\$ -	\$ -			Y
SWF009	Supply and install 2/1200 x 600 RCBC	Culvert	-	\$ 19,314	100%	\$ 19,314	2017	\$ 3,863	\$ 1,931	\$ 25,108			Y
SWF010	Westbrook Existing Strategy - Highway Drain	Open Drain	-	\$ -	100%	\$ -	2020	\$ -	\$ -	\$ -			Y
SWF011	Lower existing 4/1200 x 3000 RCBC	Culvert	-	\$ 2,380	100%	\$ 2,380	2019	\$ 476	\$ 238	\$ 3,094			Y
SWF012	Supply and install 3/1200 x 300 RCBC	Culvert	-	\$ 21,063	100%	\$ 21,063	2019	\$ 4,213	\$ 2,106	\$ 27,382			Y
SWF013	Westbrook Existing Strategy - Drain G	Open Drain	-	\$ -	100%	\$ -	2010	\$ -	\$ -	\$ -			Y
SWF014	Supply and install 1/1200 x 600 RCBC	Culvert	-	\$ 12,876	100%	\$ 12,876	2019	\$ 2,575	\$ 1,288	\$ 16,739			Y
SWF015	Outlet Works - Bunkers Hill Road	Open Drain	-	\$ -	100%	\$ -	2019	\$ -	\$ -	\$ -			Y
SWF016	Supply and install 3/ Drainage Type 3TC	Drainage	-	\$ 12,495	100%	\$ 12,495	2019	\$ 2,499	\$ 1,250	\$ 16,244			Y
SWF017	Works at reach 1C dam site	Water Body	21,095	\$ -	100%	\$ -	2009	\$ -	\$ -	\$ -			Y
SWF018	Earthworks - Drain F2	Open Drain	-	\$ -	100%	\$ -	2009	\$ -	\$ -	\$ -			Y
SWF019	Earthworks - Reach 1B	Open Drain	-	\$ -	100%	\$ -	2008	\$ -	\$ -	\$ -			Y
SWF020	Earthworks - Subcatchment H Drain	Open Drain	-	\$ -	100%	\$ -	2009	\$ -	\$ -	\$ -			Y
SWF021	Drainage - Drain F2 at Drew Road	Culvert	-	\$ -	100%	\$ -	2009	\$ -	\$ -	\$ -			Y
SWF022	Protection Works - Reach 1B	Open Drain	-	\$ -	100%	\$ -	2009	\$ -	\$ -	\$ -			Y
SWF023	Land acquisition - Reach 1B	Acquisitions	8,170	\$ 45,220	100%	\$ 45,220	2008	\$ -	\$ -	\$ 45,220			Y
SWF024	Land acquisition - Reach 1C	Acquisitions	19,521	\$ 114,240	100%	\$ 114,240	2008	\$ -	\$ -	\$ 114,240			Y
SWF025	Land acquisition - Reach 1C dam site	Acquisitions	21,030	\$ 250,971	100%	\$ 250,971	2008	\$ -	\$ -	\$ 250,971			Y
SWF026	Land acquisition - Subcatchment H drain	Acquisitions	2,618	\$ 16,601	100%	\$ 16,601	2008	\$ -	\$ -	\$ 16,601			Y
SWF027	Land acquisition - Access road to dam site	Acquisitions	4,051	\$ 18,445	100%	\$ 18,445	2008	\$ -	\$ -	\$ 18,445			Y
SWF028	Install 525 RCP along Michael Street	Drainage	-	\$ 14,161	100%	\$ 14,161	2020	\$ 2,832	\$ 1,416	\$ 18,409			Y
SWF029	Install 600 RCP along Belclaire Drive	Drainage	-	\$ 12,763	100%	\$ 12,763	2020	\$ 2,553	\$ 1,276	\$ 16,592			Y
SWF030	Earthworks - Drain G1	Open Drain	-	\$ -	100%	\$ -	2013	\$ -	\$ -	\$ -			Y
SWF031	Earthworks - Reach 2A	Open Drain	-	\$ -	100%	\$ -	2012	\$ -	\$ -	\$ -			Y
SWF032	Drainage - Crockers Road	Culvert	-	\$ -	100%	\$ -	2012	\$ -	\$ -	\$ -			Y
SWF033	Drainage - McIntosh Road	Drainage	-	\$ -	100%	\$ -	2010	\$ -	\$ -	\$ -			Y
SWF034	Detention Bason - McIntosh Street	Water Body	1,327	\$ -	100%	\$ -	2010	\$ -	\$ -	\$ -			Y
SWF035	Land acquisition - McIntosh Road Basin	Acquisitions	1,264	\$ 15,708	100%	\$ 15,708	2009	\$ -	\$ -	\$ 15,708			Y
SWF036	Land acquisition - Reach 2A	Acquisitions	4,276	\$ 6,843	100%	\$ 6,843	2012	\$ -	\$ -	\$ 6,843			Y
SWF037	Bioretention Basin - Reach 2A	Water Body	703	\$ -	100%	\$ -	2015	\$ -	\$ -	\$ -			Y
SWF038	Supply and installation 18 / 1200 x 900mm RCBC's. Length 12m.	Culvert	-	\$ 272,462	100%	\$ 272,462	2010	\$ 54,492	\$ 27,246	\$ 354,201		Y	
SWF039	Supply and installation 7 / 1200 x 600mm RCBC's. Length 12m.	Culvert	-	\$ 95,962	100%	\$ 95,962	2019	\$ 19,192	\$ 9,596	\$ 124,750		Y	
SWF040	Supply and installation 1 / 1200 x 600mm RCBC's. Length 12m.	Culvert	-	\$ 13,709	100%	\$ 13,709	2019	\$ 2,742	\$ 1,371	\$ 17,821		Y	
SWF041	Supply and installation 4 / 600mm RCP's.	Culvert	-	\$ 87,845	100%	\$ 87,845	2019	\$ 17,569	\$ 8,784	\$ 114,198		Y	
SWF042	Supply and installation additional 600mm RCP	Culvert	-	\$ 9,396	100%	\$ 9,396	2019	\$ 1,879	\$ 940	\$ 12,215		Y	
SWF043	Supply and installation additional 8 / 1200mm x 450mm RCBC's	Culvert	-	\$ 105,101	100%	\$ 105,101	2009	\$ 21,020	\$ 10,510	\$ 136,631		Y	
SWF044	Construct buffer - S8	Buffer	-	\$ 6,902	100%	\$ 6,902	2010	\$ 1,380	\$ 690	\$ 8,973		Y	
SWF045	Construct buffer - S12	Buffer	-	\$ 7,735	100%	\$ 7,735	2011	\$ 1,547	\$ 774	\$ 10,056		Y	
SWF046	Construct buffer - S13	Buffer	-	\$ 10,520	100%	\$ 10,520	2011	\$ 2,104	\$ 1,052	\$ 13,675		Y	
SWF047	Construct buffer - S15	Buffer	-	\$ 6,307	100%	\$ 6,307	2012	\$ 1,261	\$ 631	\$ 8,199		Y	
SWF048	Construct buffer - S17	Buffer	-	\$ 9,996	100%	\$ 9,996	2012	\$ 1,999	\$ 1,000	\$ 12,995		Y	
SWF049	Construct buffer - S19	Buffer	-	\$ 6,664	100%	\$ 6,664	2013	\$ 1,333	\$ 666	\$ 8,663		Y	
SWF050	Construct buffer - S20	Buffer	-	\$ 5,623	100%	\$ 5,623	2013	\$ 1,125	\$ 562	\$ 7,310		Y	
SWF051	Construct swale - Catchment 2	Swale	-	\$ 23,800	100%	\$ 23,800	2010	\$ 4,760	\$ 2,380	\$ 30,940		Y	
SWF052	Construct swale - Catchment 5	Swale	-	\$ 29,334	100%	\$ 29,334	2010	\$ 5,867	\$ 2,933	\$ 38,134		Y	
SWF053	Construct swale - Catchment 6	Swale	-	\$ 21,956	100%	\$ 21,956	2011	\$ 4,391	\$ 2,196	\$ 28,542		Y	
SWF054	Construct swale - Catchment 11	Swale	-	\$ 22,479	100%	\$ 22,479	2011	\$ 4,496	\$ 2,248	\$ 29,223		Y	
SWF055	Construct swale - Catchment 12	Swale	-	\$ 33,118	100%	\$ 33,118	2013	\$ 6,624	\$ 3,312	\$ 43,053		Y	
SWF056	Construct swale - Catchment 26	Swale	-	\$ 57,858	100%	\$ 57,858	2013	\$ 11,572	\$ 5,786	\$ 75,215		Y	
SWF057	Construct swale - Catchment 27	Swale	-	\$ 62,963	100%	\$ 62,963	2014	\$ 12,593	\$ 6,296	\$ 81,852		Y	
SWF058	Construct swale - Catchment 28	Swale	-	\$ 55,668	100%	\$ 55,668	2015	\$ 11,134	\$ 5,567	\$ 72,369		Y	
SWF059	C4 from Figure 9.3 GSMP	Swale	-	\$ -	100%	\$ -	2010	\$ -	\$ -	\$ -		Y	
SWF060	Construct Bioretention - S20	Bioretention	4,586	\$ 541,450	100%	\$ 541,450	2018	\$ 108,290	\$ 54,145	\$ 703,885		Y	
SWF061	Construct Bioretention - S22	Bioretention	4,539	\$ 74,970	100%	\$ 74,970	2009	\$ 14,994	\$ 7,497	\$ 97,461		Y	
SWF062	Construct Bioretention - Pond 1	Bioretention	3,099	\$ 266,560	100%	\$ 266,560	2015	\$ 53,312	\$ 26,656	\$ 346,528		Y	
SWF063	Construct Bioretention - Industrial (S1)	Bioretention	3,903	\$ 333,200	100%	\$ 333,200	2010	\$ 66,640	\$ 33,320	\$ 433,160		Y	
SWF064	Construct Bioretention - Reach 2	Bioretention	3,508	\$ 33,320	100%	\$ 33,320	2010	\$ 6,664	\$ 3,332	\$ 43,316		Y	

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SWF065	Install GPT - Industrial Zone	GPT	-	\$ 207,431	100%	\$ 207,431	2010	\$ 41,486	\$ 20,743	\$ 269,661		Y	
SWF066	Install GPT - Showgrounds	GPT	-	\$ 83,300	100%	\$ 83,300	2020	\$ 16,660	\$ 8,330	\$ 108,290		Y	
SWF067	Install GPT - Showgrounds	GPT	-	\$ 99,960	100%	\$ 99,960	2020	\$ 19,992	\$ 9,996	\$ 129,948		Y	
SWF068	Supply and installation 2/1200x900 RCBC	Culvert	-	\$ 27,751	100%	\$ 27,751	2014	\$ 5,550	\$ 2,775	\$ 36,076		Y	
SWF069	Supply and installation 2/1200x900 RCBC	Culvert	-	\$ 27,751	100%	\$ 27,751	2014	\$ 5,550	\$ 2,775	\$ 36,076		Y	
SWF070	Supply and installation 4/1200x900 RCBC	Culvert	-	\$ 20,182	100%	\$ 20,182	2014	\$ 4,036	\$ 2,018	\$ 26,237		Y	
SWF071	Supply and installation 3/1200x900 RCBC	Culvert	-	\$ 64,487	100%	\$ 64,487	2012	\$ 12,897	\$ 6,449	\$ 83,833		Y	
SWF072	Supply and installation 4/1200x900 RCBC	Culvert	-	\$ 54,835	100%	\$ 54,835	2010	\$ 10,967	\$ 5,484	\$ 71,286		Y	
SWF073	Bioretention Zone and access easement - Northern Drain (Upstream)	Acquisitions	40,959	\$ 24,752	100%	\$ 24,752	2012	\$ -	\$ -	\$ 24,752		Y	
SWF074	Waterway Corridor - Northern Drain (Upstream of Showgrounds)	Acquisitions	22,951	\$ 88,948	100%	\$ 88,948	2012	\$ -	\$ -	\$ 88,948		Y	
SWF075	Waterway Corridor - Reach 1	Acquisitions	201,172	\$ 482,307	100%	\$ 482,307	2015	\$ -	\$ -	\$ 482,307		Y	
SWF076	Waterway Corridor - Reach 2	Acquisitions	63,367	\$ 603,282	100%	\$ 603,282	2019	\$ -	\$ -	\$ 603,282		Y	
SWF077	Waterway Corridor - Reach 5	Acquisitions	135,218	\$ 291,205	100%	\$ 291,205	2009	\$ -	\$ -	\$ 291,205		Y	
SWF079	Waterway Corridor - Reach 7	Acquisitions	61,592	\$ 497,381	100%	\$ 497,381	2015	\$ -	\$ -	\$ 497,381		Y	
SWF080	Reach 1 Detention Basin	Detention Basin	39,791	\$ -	100%	\$ -	2015	\$ -	\$ -	\$ -		Y	
SWF081	Reach 2 Detention Basin	Detention Basin	3,508	\$ -	100%	\$ -	2018	\$ -	\$ -	\$ -		Y	
SWF082	Revegetation both banks - Site 1 - 200m	Revegetation	2,902	\$ 8,330	100%	\$ 8,330	2020	\$ 1,666	\$ 833	\$ 10,829		Y	
SWF083	Revegetation both banks - Site 24 - 100m	Revegetation	10,840	\$ 4,165	100%	\$ 4,165	2015	\$ 833	\$ 417	\$ 5,415		Y	
SWF084	Weed Management - Site 24 - 400m	Weed Management	33,845	\$ 14,280	100%	\$ 14,280	2015	\$ 2,856	\$ 1,428	\$ 18,564		Y	
SWF085	Revegetation both banks - Site 26 - 100m	Revegetation	3,776	\$ 4,165	100%	\$ 4,165	2010	\$ 833	\$ 417	\$ 5,415		Y	
SWF086	Revegetation both banks - Site 2 - 75m	Revegetation	1,090	\$ 3,124	100%	\$ 3,124	2010	\$ 625	\$ 312	\$ 4,061		Y	
SWF087	Revegetation both banks - Site 11 - 100m	Revegetation	4,412	\$ 4,165	100%	\$ 4,165	2010	\$ 833	\$ 417	\$ 5,415		Y	
SWF088	Revegetation both banks - Site 13 - 50m	Revegetation	5,858	\$ 2,083	100%	\$ 2,083	2010	\$ 417	\$ 208	\$ 2,707		Y	
SWF089	Revegetation both banks - Site 14- 100m	Revegetation	637	\$ 4,165	100%	\$ 4,165	2010	\$ 833	\$ 417	\$ 5,415		Y	
SWF090	Revegetation both banks - Site 15 - 100m	Revegetation	1,441	\$ 4,165	100%	\$ 4,165	2010	\$ 833	\$ 417	\$ 5,415		Y	
SWF091	Revegetation both banks - Site 18 - 200m	Revegetation	8,362	\$ 8,330	100%	\$ 8,330	2010	\$ 1,666	\$ 833	\$ 10,829		Y	
SWF092	Revegetation both banks - Site 19 - 470m	Revegetation	31,093	\$ 19,576	100%	\$ 19,576	2015	\$ 3,915	\$ 1,958	\$ 25,448		Y	
SWF093	Revegetation both banks - Site 21 - 450m	Revegetation	22,133	\$ 18,743	100%	\$ 18,743	2015	\$ 3,749	\$ 1,874	\$ 24,365		Y	
SWF094	Rock Revetment - Site 2	Revetment	5,281	\$ 3,570	100%	\$ 3,570	2010	\$ 714	\$ 357	\$ 4,641		Y	
SWF095	Rock Revetment - Site 12	Revetment	3,149	\$ 5,950	100%	\$ 5,950	2010	\$ 1,190	\$ 595	\$ 7,735		Y	
SWF096	Rock Revetment - Site 15	Revetment	7,321	\$ 3,570	100%	\$ 3,570	2010	\$ 714	\$ 357	\$ 4,641		Y	
SWF097	Rock Revetment - Site 16	Revetment	3,184	\$ 3,570	100%	\$ 3,570	2015	\$ 714	\$ 357	\$ 4,641		Y	
SWF098	Rock Revetment - Site 19	Revetment	7,518	\$ 3,570	100%	\$ 3,570	2015	\$ 714	\$ 357	\$ 4,641		Y	
SWF099	Rock Revetment - Site 21	Revetment	11,043	\$ 3,570	100%	\$ 3,570	2015	\$ 714	\$ 357	\$ 4,641		Y	
SWF100	Supply and install 2/3050x1500 RCBC	Culvert	-	\$ 204,918	100%	\$ 204,918	2014	\$ 40,984	\$ 20,492	\$ 266,393	Y		
SWF101	Supply and install 6/3050x1400 CIS	Culvert	-	\$ 574,770	100%	\$ 574,770	2016	\$ 114,954	\$ 57,477	\$ 747,201	Y		
SWF102	Supply and install 1/1350 RCP	Culvert	-	\$ 19,992	100%	\$ 19,992	2014	\$ 3,998	\$ 1,999	\$ 25,990	Y		
SWF103	Bridge Span 20m	Bridge	-	\$ 994,840	100%	\$ 994,840	2025	\$ 198,968	\$ 99,484	\$ 1,293,292	Y		
SWF104	Dry Creek - Reach 1	Stabilisation	-	\$ -	100%	\$ -	2010	\$ -	\$ -	\$ -	Y		
SWF105	Dry Creek - Reach 2	Stabilisation	-	\$ -	100%	\$ -	2010	\$ -	\$ -	\$ -	Y		
SWF106	Tributary 1A	Stabilisation	-	\$ -	100%	\$ -	2014	\$ -	\$ -	\$ -	Y		
SWF107	Land acquisition - waterway corridor	Acquisitions	15,079	\$ 292,740	100%	\$ 292,740	2008	\$ -	\$ -	\$ 292,740	Y		
SWF108	Land acquisition - Trib 3	Acquisitions	8,173	\$ 62,832	100%	\$ 62,832	2019	\$ -	\$ -	\$ 62,832	Y		
SWF109	Land acquisition - Trib 4A	Acquisitions	17,192	\$ 60,690	100%	\$ 60,690	2015	\$ -	\$ -	\$ 60,690	Y		
SWF110	Land acquisition - Trib 4B	Acquisitions	11,624	\$ 46,410	100%	\$ 46,410	2016	\$ -	\$ -	\$ 46,410	Y		
SWF111	Land acquisition - Trib 5	Acquisitions	16,729	\$ 83,895	100%	\$ 83,895	2020	\$ -	\$ -	\$ 83,895	Y		
SWF112	Land acquisition - Trib 6	Acquisitions	12,507	\$ 33,915	100%	\$ 33,915	2020	\$ -	\$ -	\$ 33,915	Y		
SWF113	Land acquisition - Trib 7	Acquisitions	13,571	\$ 49,980	100%	\$ 49,980	2020	\$ -	\$ -	\$ 49,980	Y		
SWF114	Land acquisition - Dry Creek Reach 2	Acquisitions	172,595	\$ 714,000	100%	\$ 714,000	2012	\$ -	\$ -	\$ 714,000	Y		
SWF116	Land acquisition - Trib 1B	Acquisitions	4,314	\$ 14,280	100%	\$ 14,280	2015	\$ -	\$ -	\$ 14,280	Y		
SWF117	Land acquisition - Trib 2	Acquisitions	19,256	\$ 154,224	100%	\$ 154,224	2018	\$ -	\$ -	\$ 154,224	Y		
SWF118	Supply and installation 2/1200x900 RCBC	Culvert	-	\$ 27,751	100%	\$ 27,751	2014	\$ 5,550	\$ 2,775	\$ 36,076		Y	
SWF078b	Waterway Corridor - Reach 6	Acquisitions	53,994	\$ 36,567	100%	\$ 36,567	2013	\$ -	\$ -	\$ 36,567		Y	
SWF078a	Waterway Corridor - Reach 6	Acquisitions	31,400	\$ 26,479	100%	\$ 26,479	2013	\$ -	\$ -	\$ 26,479		Y	
SWF115a	Land acquisition - Trib 1A	Acquisitions	35,425	\$ 311,729	100%	\$ 311,729	2013	\$ -	\$ -	\$ 311,729	Y		
SWF115b	Land acquisition - Trib 1A	Acquisitions	4,900	\$ 50,031	20%	\$ 10,006	2013	\$ -	\$ -	\$ 10,006	Y		
1.0.0	Westbrook Future Strategy - WESTBROOK CREEK												
1.4.1	Earthworks to form basin					\$ 14,469	2010	\$ -	\$ 1,447	\$ 15,916		Y	
1.4.2	Macrophyte planting					\$ 5,064	2010	\$ -	\$ 506	\$ 5,571		Y	
1.4.3	Outlet weir					\$ 7,235	2010	\$ -	\$ 723	\$ 7,958		Y	
1.4.4	Outlet erosion protection					\$ 868	2010	\$ -	\$ 87	\$ 955		Y	
1.4.5	Grouted rock invert					\$ 1,158	2010	\$ -	\$ 116	\$ 1,273		Y	
1.5.1	Earthworks to form basin					\$ 3,762	2012	\$ -	\$ 376	\$ 4,138		Y	
1.5.2	Macrophyte planting					\$ 1,317	2012	\$ -	\$ 132	\$ 1,448		Y	
1.5.3	Outlet weir					\$ 4,341	2012	\$ -	\$ 434	\$ 4,775		Y	
1.5.4	Outlet erosion protection					\$ 579	2012	\$ -	\$ 58	\$ 637		Y	
1.5.5	Grouted rock invert					\$ 579	2012	\$ -	\$ 58	\$ 637		Y	
2.0.0	Westbrook Future Strategy - TRIBUTARY 1												
2.1.1	Establish and disestablishment					\$ 3,617	2010	\$ -	\$ 362	\$ 3,979		Y	
2.2.1	Upgrade trapezoidal drain					\$ 34,726	2009	\$ -	\$ 3,473	\$ 38,199		Y	
2.2.2	Grass seeding of disturbed areas					\$ 3,039	2009	\$ -	\$ 304	\$ 3,342		Y	
2.3.1	Construct trapezoidal channel					\$ 153,952	2008	\$ -	\$ 15,395	\$ 169,348		Y	
2.3.2	Grass seeding of disturbed areas					\$ 10,128	2008	\$ -	\$ 1,013	\$ 11,141		Y	
2.5.1	Construct trapezoidal channel					\$ 26,045	2009	\$ -	\$ 2,604	\$ 28,649		Y	
2.5.2	Grass seeding of disturbed areas					\$ 3,183	2009	\$ -	\$ 318	\$ 3,502		Y	
2.7.1	Supple and install 2/1200x600 RCBC					\$ 25,832	2009	\$ -	\$ 2,583	\$ 28,415		Y	
2.7.2	Concrete bases in culverts					\$ 7,379	2009	\$ -	\$ 738	\$ 8,117		Y	
2.7.3	Aprons to culverts reinforced concrete					\$ 1,823	2009	\$ -	\$ 182	\$ 2,005		Y	
2.7.4	End Structures unreinforced concrete					\$ 3,798	2009	\$ -	\$ 380	\$ 4,178		Y	
2.7.5	Backfill to culverts treated material					\$ 4,232	2009	\$ -	\$ 423	\$ 4,655		Y	
2.8.1	Bank and bed protection					\$ 14,469	2009	\$ -	\$ 1,447	\$ 15,916		Y	
2.9.0	Easement					\$ -	2008	\$ -	\$ -	\$ -		Y	
2.10.1	Sediment basin					\$ 72,346	2009	\$ -	\$ 7,235	\$ 79,581		Y	
2.10.2	Earthworks to form wetlands					\$ 217,038	2009	\$ -	\$ 21,704	\$ 238,742		Y	
2.10.3	Macrophyte planting					\$ 60,771	2009	\$ -	\$ 6,077	\$ 66,848		Y	
2.10.4	Outlet pipework					\$ 10,418	2009	\$ -	\$ 1,042	\$ 11,460		Y	
2.10.5	Water level control structures					\$ 28,938	2009	\$ -	\$ 2,894	\$ 31,832		Y	
2.10.6	Upgrade bypass					\$ 6,511	2009	\$ -	\$ 651	\$ 7,162		Y	

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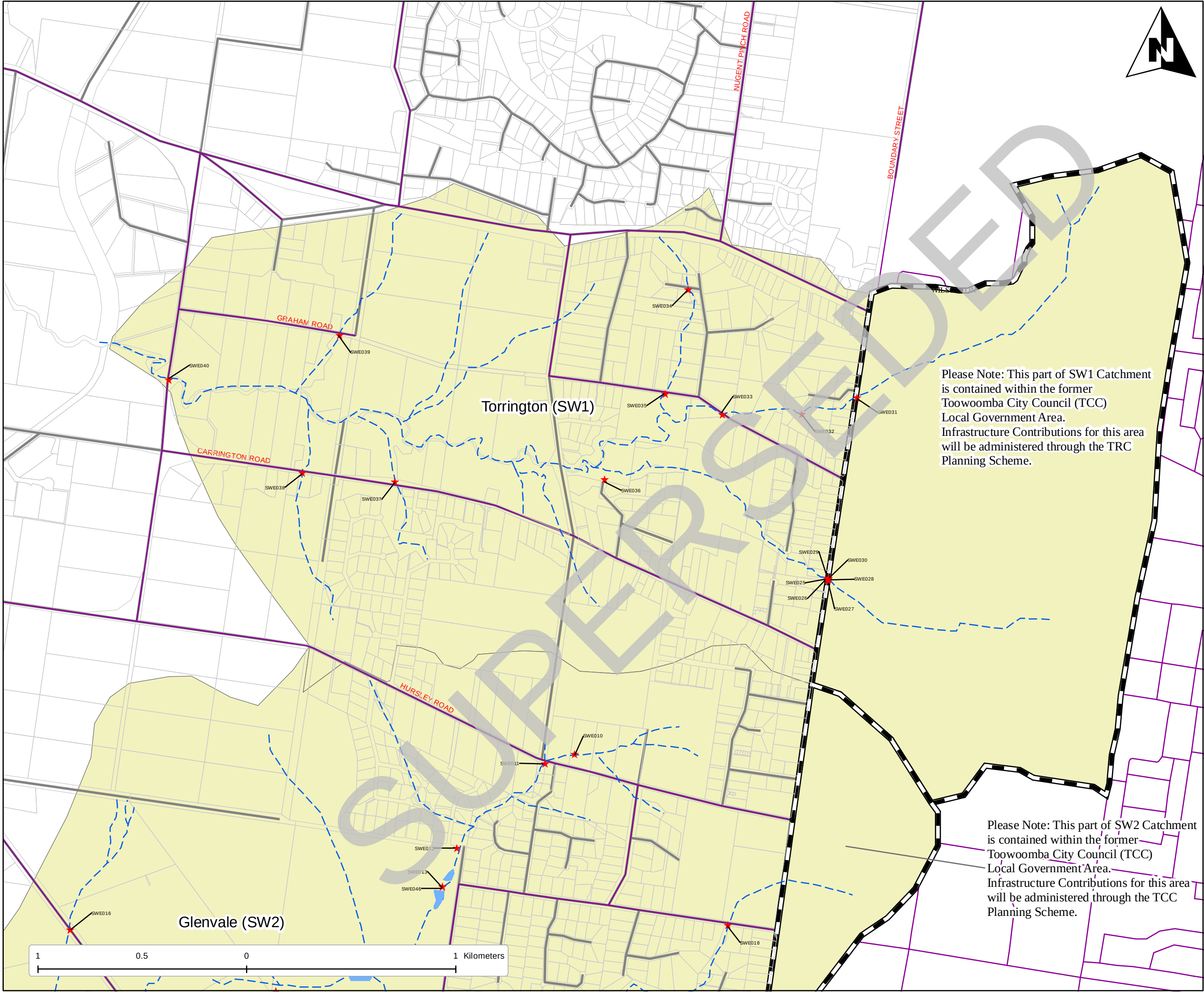
3.0.0	Westbrook Future Strategy - TRIBUTARY 2												
3.1.0	Preliminaries												
3.1.1	Establish and disestablishment						\$ 3,617	2015	\$ -	\$ 362	\$ 3,979		Y
3.2.1	Construct trapezoidal channel						\$ 95,497	2013	\$ -	\$ 9,550	\$ 105,046		Y
3.2.2	Grass seeding of disturbed areas						\$ 5,209	2013	\$ -	\$ 521	\$ 5,730		Y
3.3.1	Construct trapezoidal channel						\$ 10,128	2012	\$ -	\$ 1,013	\$ 11,141		Y
3.3.2	Grass seeding of disturbed areas						\$ 1,331	2012	\$ -	\$ 133	\$ 1,464		Y
3.4.1	Supply and Install 8/1200x600 RCBC						\$ 93,934	2012	\$ -	\$ 9,393	\$ 103,328		Y
3.4.2	Concrete bases in culverts						\$ 35,421	2012	\$ -	\$ 3,542	\$ 38,963		Y
3.4.3	Aprons to culverts reinforced concrete						\$ 4,862	2012	\$ -	\$ 486	\$ 5,348		Y
3.4.4	End structures unreinforced concrete						\$ 5,064	2012	\$ -	\$ 506	\$ 5,571		Y
3.4.5	Backfill to culverts treat material						\$ 5,643	2012	\$ -	\$ 564	\$ 6,207		Y
3.4.6	Install inlet sediment trap						\$ 14,469	2014	\$ -	\$ 1,447	\$ 15,916		Y
3.5.1	Supply and install 375 RCP						\$ 16,394	2009	\$ -	\$ 1,639	\$ 18,033		Y
3.5.2	Stormwater manholes 1050 Dia						\$ 5,643	2009	\$ -	\$ 564	\$ 6,207		Y
3.6.1	Excavation of Basin						\$ 72,346	2010	\$ -	\$ 7,235	\$ 79,581		Y
3.6.2	Embankment						\$ 13,022	2010	\$ -	\$ 1,302	\$ 14,325		Y
3.6.3	Strip topsoil and Stockpile						\$ 2,604	2010	\$ -	\$ 260	\$ 2,865		Y
3.6.4	Topsoil (100mm thick)						\$ 2,026	2010	\$ -	\$ 203	\$ 2,228		Y
3.6.5	Grass Seeding of disturbed areas						\$ 2,966	2010	\$ -	\$ 297	\$ 3,263		Y
3.6.6	Outlet Structure						\$ 7,235	2010	\$ -	\$ 723	\$ 7,958		Y
3.7.0	Easement						\$ -	2009	\$ -	\$ -	\$ -		Y
3.8.1	Earthworks to form basin						\$ 34,726	2015	\$ -	\$ 3,473	\$ 38,199		Y
3.8.2	Macrophyte planting						\$ 12,154	2015	\$ -	\$ 1,215	\$ 13,370		Y
3.8.3	Outlet weir						\$ 11,575	2015	\$ -	\$ 1,158	\$ 12,733		Y
3.8.4	Outlet erosion protection						\$ 2,894	2015	\$ -	\$ 289	\$ 3,183		Y
3.8.5	Grouted rock invert						\$ 3,473	2015	\$ -	\$ 347	\$ 3,820		Y
10.1.0	Preliminaries - Drain B												
10.1.1	Establishment and disestablishment						\$ 3,617	2010	\$ -	\$ 362	\$ 3,979		Y
10.2.0	Earthworks												
10.2.1	Formation of Trapezoidal Drain						\$ 10,418	2010	\$ -	\$ 1,042	\$ 11,460		Y
10.3.0	Protection Works												
10.3.1	Turfing of disturbed areas						\$ 14,064	2010	\$ -	\$ 1,406	\$ 15,470		Y
10.4.0	Easement												
10.4.1	Land acquisition - urban land	Acquisitions					\$ 5,556	2010	\$ -	\$ -	\$ 5,556		Y
10.4.2	Land acquisition - rural land	Acquisitions					\$ 3,039	2010	\$ -	\$ -	\$ 3,039		Y
11.1.0	Preliminaries												
11.1.1	Establishment and disestablishment						\$ 3,617	2012	\$ -	\$ 362	\$ 3,979		Y
11.2.0	Earthworks												
11.2.1	Formation of Trapezoidal Drain						\$ 6,366	2012	\$ -	\$ 637	\$ 7,003		Y
11.3.0	Protection Works												
11.3.1	Turfing of disturbed areas						\$ 12,501	2012	\$ -	\$ 1,250	\$ 13,752		Y
11.4.0	Drainage - Gore Highway												
11.4.1	Removal/Demolition of existing culverts						\$ 2,084	2012	\$ -	\$ 208	\$ 2,292		Y
11.4.3	Concrete bases in culverts						\$ 7,379	2012	\$ -	\$ 738	\$ 8,117		Y
11.4.4	Aprons to culverts reinforced concrete						\$ 1,823	2012	\$ -	\$ 182	\$ 2,005		Y
11.4.5	End Structure unreinforced concrete						\$ 3,798	2012	\$ -	\$ 380	\$ 4,178		Y
11.4.6	Backfill to culverts treated material						\$ 4,232	2012	\$ -	\$ 423	\$ 4,655		Y
11.5.0	Roadworks - Gore Highway												
11.5.1	Pavement						\$ 9,405	2012	\$ -	\$ 940	\$ 10,345		Y
11.5.2	Asphalt						\$ 7,162	2012	\$ -	\$ 716	\$ 7,878		Y
11.6.0	Easement												
11.6.1	Land acquisition - urban land	Acquisitions					\$ 5,556	2011	\$ -	\$ -	\$ 5,556		Y
11.6.2	Land acquisition - rural land	Acquisitions					\$ 3,473	2011	\$ -	\$ -	\$ 3,473		Y
11.7.0	Outlet Works												
11.7.1	Remove dumped concrete and regrass						\$ 4,341	2012	\$ -	\$ 434	\$ 4,775		Y
12.1.0	Preliminaries												
12.1.1	Establishment and disestablishment						\$ 3,617	2015	\$ -	\$ 362	\$ 3,979		Y
12.2.0	Earthworks												
12.2.1	Formation of Trapezoidal Drain						\$ 39,067	2015	\$ -	\$ 3,907	\$ 42,974		Y
12.3.0	Protection Works												
12.3.1	Grass seeding of disturbed areas						\$ 7,235	2015	\$ -	\$ 723	\$ 7,958		Y
12.4.0	Easement												
12.4.1	Land acquisition - urban land	Acquisitions					\$ 15,627	2014	\$ -	\$ -	\$ 15,627		Y
12.5.0	Outlet Works												
12.5.1	Erosion Protection at outlet						\$ 7,235	2015	\$ -	\$ 723	\$ 7,958		Y
13.1.0	Preliminaries												
13.1.1	Establishment and disestablishment						\$ 3,617	2015	\$ -	\$ 362	\$ 3,979		Y
13.2.0	Earthworks												
13.2.1	Formation of Trapezoidal Drain						\$ 2,894	2015	\$ -	\$ 289	\$ 3,183		Y
13.3.0	Protection Works												
13.3.1	Grass seeding of disturbed areas						\$ 3,473	2015	\$ -	\$ 347	\$ 3,820		Y
13.4.0	Easement												
13.4.1	Land acquisition - rural land	Acquisitions					\$ 15,048	2014	\$ -	\$ -	\$ 15,048		Y
14.1.0	Preliminaries												
14.1.1	Establishment and disestablishment						\$ 3,617	2018	\$ 723	\$ 362	\$ 4,702		Y
14.2.0	Earthworks												
14.2.1	Formation of Trapezoidal Drain						\$ 138,904	2017	\$ 27,781	\$ 13,890	\$ 180,576		Y
14.3.0	Protection Works												
14.3.1	Grass seeding of disturbed areas						\$ 8,971	2017	\$ 1,794	\$ 897	\$ 11,662		Y
14.4.0	Drainage - Westbrook Road												
14.4.1	Lower Existing Culverts						\$ 2,084	2017	\$ 417	\$ 208	\$ 2,709		Y
14.4.3	Concrete bases in culverts						\$ 8,855	2017	\$ 1,771	\$ 886	\$ 11,512		Y
14.4.4	Aprons to culverts reinforced concrete						\$ 1,215	2017	\$ 243	\$ 122	\$ 1,580		Y
14.4.5	End Structures unreinforced concrete						\$ 2,532	2017	\$ 506	\$ 253	\$ 3,292		Y
14.4.6	Backfill to culverts treated material						\$ 2,822	2017	\$ 564	\$ 282	\$ 3,668		Y
14.5.0	Roadworks - Westbrook Road												
14.5.1	Pavement						\$ 9,405	2017	\$ 1,881	\$ 940	\$ 12,226		Y
14.5.2	Asphalt						\$ 7,162	2017	\$ 1,432	\$ 716	\$ 9,311		Y
14.6.0	Easement												

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14.6.1	Land acquisition - rural land	Acquisitions					\$ 49,991	2016	\$ -	\$ -	\$ 49,991			Y
15.1.0	Preliminaries - Highway Drain													
15.1.1	Establishment and disestablishment						\$ 3,617	2020	\$ 723	\$ 362	\$ 4,702			Y
15.2.0	Earthworks													
15.2.1	Raising of Levee bank						\$ 1,476	2019	\$ 295	\$ 148	\$ 1,919			Y
15.3.0	Protection Works													
15.3.1	Grass seeding of disturbed areas						\$ 723	2019	\$ 145	\$ 72	\$ 940			Y
15.4.0	Drainage - Gore Highway													
15.4.3	Concrete bases in culverts						\$ 2,706	2019	\$ 541	\$ 271	\$ 3,517			Y
15.4.4	Aprons to culverts reinforced concrete						\$ 1,215	2019	\$ 243	\$ 122	\$ 1,580			Y
15.4.5	End Structure unreinforced concrete						\$ 2,713	2019	\$ 543	\$ 271	\$ 3,527			Y
15.4.6	Backfill to culverts treated material						\$ 3,950	2019	\$ 790	\$ 395	\$ 5,135			Y
15.5.0	Roadworks - Gore Highway													
15.5.1	Pavement						\$ 23,512	2019	\$ 4,702	\$ 2,351	\$ 30,566			Y
15.5.2	Asphalt						\$ 17,363	2019	\$ 3,473	\$ 1,736	\$ 22,572			Y
16.1.0	Preliminaries - Drain G													
16.1.1	Establishment and disestablishment						\$ 3,617	2010	\$ -	\$ 362	\$ 3,979			Y
16.2.0	Earthworks													
16.2.1	Construct Trapezoidal Channel						\$ 49,195	2010	\$ -	\$ 4,920	\$ 54,115			Y
16.3.0	Protection Works													
16.3.1	Grass seeding of disturbed areas						\$ 2,677	2010	\$ -	\$ 268	\$ 2,944			Y
16.3.2	Fencing along Westfield Drive properties						\$ 22,572	2010	\$ -	\$ 2,257	\$ 24,829			Y
16.4.0	Drainage - Westfield Drive													
16.4.1	Modify inlet to easement and formalise flowpath						\$ 8,682	2010	\$ -	\$ 868	\$ 9,550			Y
17.1.0	Preliminaries - Drain F2													
17.1.1	Establishment and disestablishment						\$ 3,617	2009	\$ -	\$ 362	\$ 3,979			Y
17.2.0	Protection Works													
17.2.1	Install erosion protection						\$ 39,067	2009	\$ -	\$ 3,907	\$ 42,974			Y
18.0.0	Westbrook Existing Strategy - Subcatchment A													
18.1.0	Preliminaries													
18.1.1	Establishment and disestablishment						\$ 3,617	2020	\$ 723	\$ 362	\$ 4,702			Y
18.2.0	Drainage - Bunkers Hill Road						\$ -							
18.2.2	Concrete bases in culverts						\$ 5,903	2019	\$ 1,181	\$ 590	\$ 7,674			Y
18.2.3	Aprons to culverts reinforced concrete						\$ 608	2019	\$ 122	\$ 61	\$ 790			Y
18.2.4	End Structures unreinforced concrete						\$ 1,266	2019	\$ 253	\$ 127	\$ 1,646			Y
18.2.5	Backfill to culverts treated material						\$ 1,881	2019	\$ 376	\$ 188	\$ 2,445			Y
18.3.0	Roadworks Bunkers Hill													
18.3.1	Pavement						\$ 34,798	2019	\$ 6,960	\$ 3,480	\$ 45,238			Y
18.3.2	Asphalt						\$ 17,363	2019	\$ 3,473	\$ 1,736	\$ 22,572			Y
18.4.1	Outlet including flow spreader						\$ 7,235	2019	\$ 1,447	\$ 723	\$ 9,405			Y
18.5.0	Drainage - Crockers Road							2019	\$ -	\$ -	\$ -			Y
20.0.0	Westbrook Existing Strategy - Subcatchment F													
20.1.0	Preliminaries						\$ -							
20.1.1	Establishment and disestablishment						\$ 3,617	2020	\$ 723	\$ 362	\$ 4,702			Y
20.2.0	Drainage - Michael St & Belclaire Dr							2020	\$ -	\$ -	\$ -			Y
20.2.1	Removal of existing pipe						\$ 4,341	2020	\$ 868	\$ 434	\$ 5,643			Y
30.0.0	Glenvale Culvert Upgrades - Existing Strategy													
30.1.0	Reach 1 Drayton Wellcamp Rd													
30.1.2	End structures to culverts 2 No. 3,000 6,000						\$ 7,800	2010	\$ -	\$ 780	\$ 8,580	Y		Y
30.1.3	Demolish existing end structures						\$ 650	2010	\$ -	\$ 65	\$ 715	Y		Y
30.1.4	Raise Existing Rd to 512.91m AHD						\$ 36,854	2010	\$ -	\$ 3,685	\$ 40,539	Y		Y
30.1.5	Road Resurfacing						\$ 29,249	2010	\$ -	\$ 2,925	\$ 32,174	Y		
30.1.6	Traffic Control						\$ 7,800	2010	\$ -	\$ 780	\$ 8,580	Y		
30.2.0	Reach 2 Drayton Wellcamp Rd													
30.2.2	End structures to culverts						\$ 7,800	2019	\$ 1,560	\$ 780	\$ 10,140	Y		Y
30.2.3	Demolish existing end structures						\$ 1,299	2019	\$ 260	\$ 130	\$ 1,688	Y		Y
30.2.4	Raise existing road to 525.78m AHD						\$ 73,708	2019	\$ 14,742	\$ 7,371	\$ 95,820	Y		Y
30.2.5	Road Resurfacing						\$ 58,498	2019	\$ 11,700	\$ 5,850	\$ 76,047	Y		Y
30.2.6	Traffic Control						\$ 15,599	2019	\$ 3,120	\$ 1,560	\$ 20,279	Y		
30.3.0	Reach 2 Harvey Rd													
30.3.2	End structures to culverts						\$ 2,729	2019	\$ 546	\$ 273	\$ 3,547	Y		
30.3.3	Upgrade existing field inlet and kerb and channel inlet capacity						\$ 13,000	2019	\$ 2,600	\$ 1,300	\$ 16,899	Y		Y
30.3.4	Demolish existing end structures						\$ 650	2019	\$ 130	\$ 65	\$ 845	Y		Y
30.3.5	Road Resurfacing						\$ 3,900	2019	\$ 780	\$ 390	\$ 5,070	Y		Y
30.4.0	Reach 2 Cary Rd													
30.4.2	End structures to culverts						\$ 3,652	2019	\$ 730	\$ 365	\$ 4,747	Y		Y
30.4.3	Demolish existing end structures						\$ 650	2019	\$ 130	\$ 65	\$ 845	Y		Y
30.4.4	Road Resurfacing						\$ 3,900	2019	\$ 780	\$ 390	\$ 5,070	Y		Y
30.5.0	Reach 5 Drayton Wellcamp Rd													
30.5.2	End structures to culverts						\$ 7,800	2009	\$ -	\$ 780	\$ 8,580	Y		Y
30.5.3	Demolish existing end structures						\$ 650	2009	\$ -	\$ 65	\$ 715	Y		Y
30.5.4	Road Resurfacing						\$ 3,900	2009	\$ -	\$ 390	\$ 4,290	Y		Y
35.0.0	U/S of Showground Culvert Upgrades - Dev and Exist Strategies													
35.1.0	Hursley Road Culvert Upgrade													
35.1.2	End structures to culverts						\$ 7,800	2014	\$ -	\$ 780	\$ 8,580	Y		
35.1.3	Demolish existing end structures						\$ 650	2014	\$ -	\$ 65	\$ 715	Y		
35.1.4	Reinstate existing road						\$ 6,500	2014	\$ -	\$ 650	\$ 7,150	Y		
35.2.0	Private Access Culvert Upgrade													
35.2.2	End structures to culverts						\$ 5,200	2014	\$ -	\$ 520	\$ 5,720	Y		
35.2.3	Demolish existing end structures						\$ 650	2014	\$ -	\$ 65	\$ 715	Y		
35.2.4	Reinstate existing road						\$ 1,300	2014	\$ -	\$ 130	\$ 1,430	Y		
36.0.0	Within Showground Culvert Upgrades - Dev and Exist Strategies													
36.1.0	Showgrounds Access Road Culvert Upgrade													
36.1.2	End structures to culverts						\$ 7,800	2012	\$ -	\$ 780	\$ 8,580	Y		
36.1.3	Grouted rock pitching scour protection						\$ 7,800	2012	\$ -	\$ 780	\$ 8,580	Y		
36.1.4	Demolish existing end structures						\$ 650	2012	\$ -	\$ 65	\$ 715	Y		
36.1.5	Reinstate existing road						\$ 1,950	2012	\$ -	\$ 195	\$ 2,145	Y		
36.2.0	Pond 2 Outlet Upgrade							2008	\$ -	\$ -	\$ -	Y		
36.3.0	Box Culvert Upgrade D/S of Moat House													
36.3.2	End structures to culverts						\$ 6,500	2010	\$ -	\$ 650	\$ 7,150	Y		

Toowoomba Regional Council (Jondaryan)

36.3.3	150 mm concrete deck on culverts					\$ 6,305	2010	\$ -	\$ 630	\$ 6,935		Y	
36.3.4	Excavation for culvert inlets and outlets					\$ 3,250	2010	\$ -	\$ 325	\$ 3,575		Y	
36.3.5	Demolish existing end structures					\$ 650	2010	\$ -	\$ 65	\$ 715		Y	
36.3.6	Demolish existing concrete causeway					\$ 1,300	2010	\$ -	\$ 130	\$ 1,430		Y	
36.3.7	Reinstate existing road					\$ 3,900	2010	\$ -	\$ 390	\$ 4,290		Y	
36.4.0	General Earthworks						2010	\$ -	\$ -	\$ -		Y	
37.0.0	Easement Acquisitions - Existing Strategy												
37.1.0	Upstream of Showgrounds Acquisitions						2012	\$ -	\$ -	\$ -		Y	
37.2.0	Within Showgrounds Acquisitions						2015	\$ -	\$ -	\$ -		Y	
37.2.1	Waterway Corridor - Northern Drain (Within Showgrounds)						2015	\$ -	\$ -	\$ -		Y	
37.3.0	Glenvale Acquisitions						2015	\$ -	\$ -	\$ -		Y	
37.3.3	Detention Basin and access easement - Reach 3					\$ 23,789	2017	\$ 4,758	\$ 2,379	\$ 30,926		Y	
40.0.0	Torrington Road Culvert Upgrading - Existing Strategy												
40.1.0	Dry Creek - Reach 1 at Boundary St												
40.1.2	Concrete bases in culverts					\$ 17,900	2014	\$ -	\$ 1,790	\$ 19,690	Y		
40.1.3	Aprons to culverts reinforced concrete					\$ 2,184	2014	\$ -	\$ 218	\$ 2,402	Y		
40.1.4	End structures unreinforced concrete					\$ 3,412	2014	\$ -	\$ 341	\$ 3,754	Y		
40.1.5	Backfill to culverts treated material					\$ 2,704	2014	\$ -	\$ 270	\$ 2,974	Y		
40.2.0	Trib 1A - at Boundary St						2015	\$ -	\$ -	\$ -	Y		
40.2.2	Concrete bases in culverts					\$ 54,143	2018	\$ 10,829	\$ 5,414	\$ 70,386	Y		
40.2.3	Aprons to culverts reinforced concrete					\$ 6,318	2018	\$ 1,264	\$ 632	\$ 8,213	Y		
40.2.4	End Structures unreinforced concrete					\$ 6,825	2018	\$ 1,365	\$ 682	\$ 8,872	Y		
40.2.5	Backfill to culverts treated material					\$ 8,196	2018	\$ 1,639	\$ 820	\$ 10,655	Y		
40.3.0	Trib 5 - at Carrington Rd						2015	\$ -	\$ -	\$ -	Y		
40.3.2	Aprons to culverts reinforced concrete					\$ 936	2014	\$ -	\$ 94	\$ 1,030	Y		
40.3.3	End Structures unreinforced concrete					\$ 3,412	2014	\$ -	\$ 341	\$ 3,754	Y		
40.3.4	Backfill to culverts treated material					\$ 929	2014	\$ -	\$ 93	\$ 1,022	Y		
40.4.0	Dry Creek - Reach 6 at Troy Rd												
41.0.0	Torrington Waterway Upgrading - Existing Strategy												
41.1.1	Gully stabilisation at Kimberley Ct					\$ 3,900	2009	\$ -	\$ 390	\$ 4,290	Y		
41.1.2	Bed controls along Reach 1					\$ 77,997	2009	\$ -	\$ 7,800	\$ 85,797	Y		
41.1.3	Bed stabilisation along Reach 1					\$ 194,993	2009	\$ -	\$ 19,499	\$ 214,493	Y	Y	
41.1.4	Bank stabilisation along Reach 1					\$ 90,997	2009	\$ -	\$ 9,100	\$ 100,097	Y	Y	
41.1.5	Remove existing private crossings					\$ 4,875	2009	\$ -	\$ 487	\$ 5,362	Y	Y	
41.2.1	Remove GI culverts					\$ 1,625	2013	\$ -	\$ 162	\$ 1,787	Y	Y	
41.3.1	Batter protection along Cumner Rd					\$ 45,498	2008	\$ -	\$ 4,550	\$ 50,048	Y	Y	
41.3.2	Bed stabilisation u/s Cumner Rd					\$ 13,000	2009	\$ -	\$ 1,300	\$ 14,300	Y	Y	
41.3.3	Bank stabilisation u/s Cumner Road					\$ 9,750	2009	\$ -	\$ 975	\$ 10,725	Y	Y	
41.3.4	Bank stabilisation in Joe Allen Park					\$ 13,650	2008	\$ -	\$ 1,365	\$ 15,014	Y	Y	
50.0.0	Torrington Waterway Acquisition - Future Strategy												
50.1.0	Waterway Corridor - Easement						2020	\$ -	\$ -	\$ -	Y		
50.1.3	Land acquisition - Dry Creek Reach 3	Acquisitions					2013	\$ -	\$ -	\$ -	Y		
50.1.4	Land acquisition - Dry Creek Reach 4	Acquisitions					2014	\$ -	\$ -	\$ -	Y		
50.1.5	Land acquisition - Dry Creek Reach 5	Acquisitions					2015	\$ -	\$ -	\$ -	Y		
50.1.6	Land acquisition - Dry Creek Reach 6	Acquisitions					2016	\$ -	\$ -	\$ -	Y		
38.0.0	Glenvale Detention Basins												
38.1.1	Cut to Fill					\$ 822,872	2014	\$ -	\$ 82,287	\$ 905,159		Y	
38.1.2	Strip and re-spread topsoil and seed					\$ 88,632	2014	\$ -	\$ 8,863	\$ 97,496		Y	
38.1.3	Outlet Structure - 8/1500x1500 RCBC 12m long					\$ 190,063	2014	\$ -	\$ 19,006	\$ 209,069		Y	
38.2.1	Cut to fill					\$ 97,497	2018	\$ 19,499	\$ 9,750	\$ 126,746		Y	
38.2.2	Strip and re-spread topsoil and seed					\$ 5,200	2018	\$ 1,040	\$ 520	\$ 6,760		Y	
38.2.3	Outlet Structure - 6/1200x600 RCBC 12m long					\$ 68,418	2018	\$ 13,684	\$ 6,842	\$ 88,943		Y	
39.0.0	Glenvale Environmental Management												
39.1.0	Glenvale Revegetation												
39.2.1	Engineering					\$ 10,400	2009	\$ -	\$ 1,040	\$ 11,440		Y	
39.3.0	Glenvale Rock Revetment												
TOTAL										\$ 15,311,922			

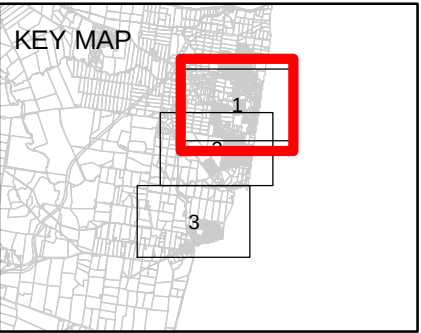


Map No. 4.1 Jondaryan
Stormwater Network
Existing Infrastructure

- ★ Culvert
- Open Drain
- - - Pipe
- - - Natural Flow Path (Guide Only)
- Natural Water Body (Guide Only)
- External Catchment (Refer to note within map 4.1)
- Jondaryan Catchment
- Property Boundary
- Major Road

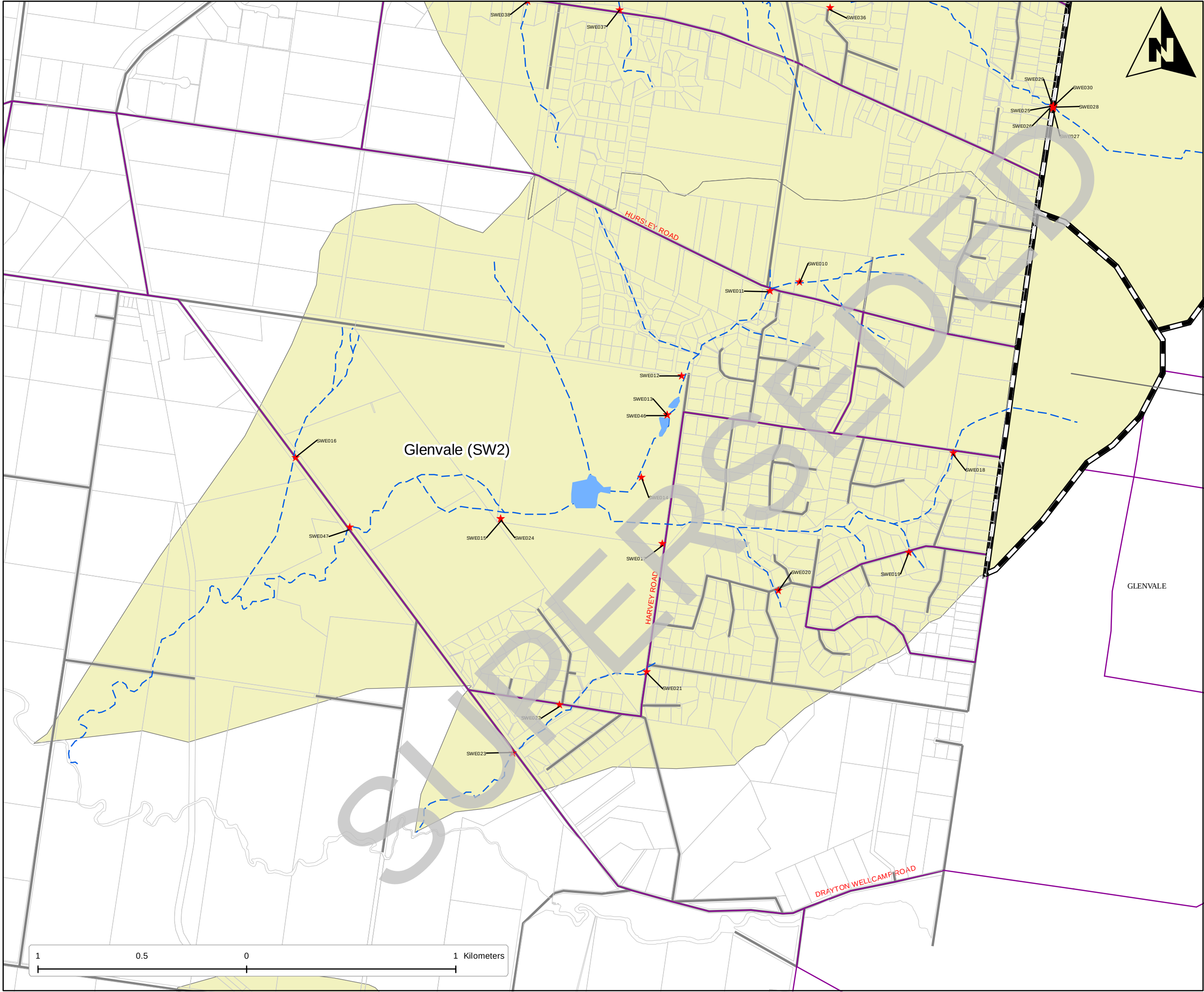
Please Note: This part of SW1 Catchment is contained within the former Toowoomba City Council (TCC) Local Government Area. Infrastructure Contributions for this area will be administered through the TRC Planning Scheme.

Please Note: This part of SW2 Catchment is contained within the former Toowoomba City Council (TCC) Local Government Area. Infrastructure Contributions for this area will be administered through the TCC Planning Scheme.



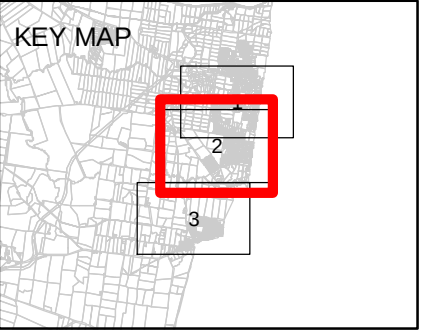
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Map No. 4.2 Jondaryan
Stormwater Network
Existing Infrastructure

- ★ Culvert
- Open Drain
- - - Pipe
- - - Natural Flow Path (Guide Only)
- Natural Water Body (Guide Only)
- External Catchment (Refer to note within map 4.1)
- Jondaryan Catchment
- Property Boundary
- Major Road

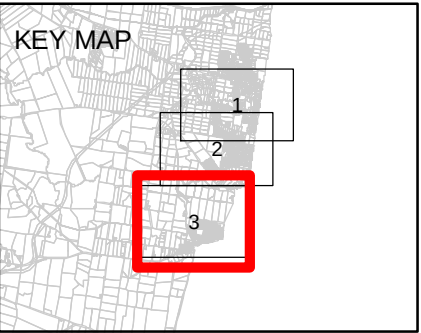


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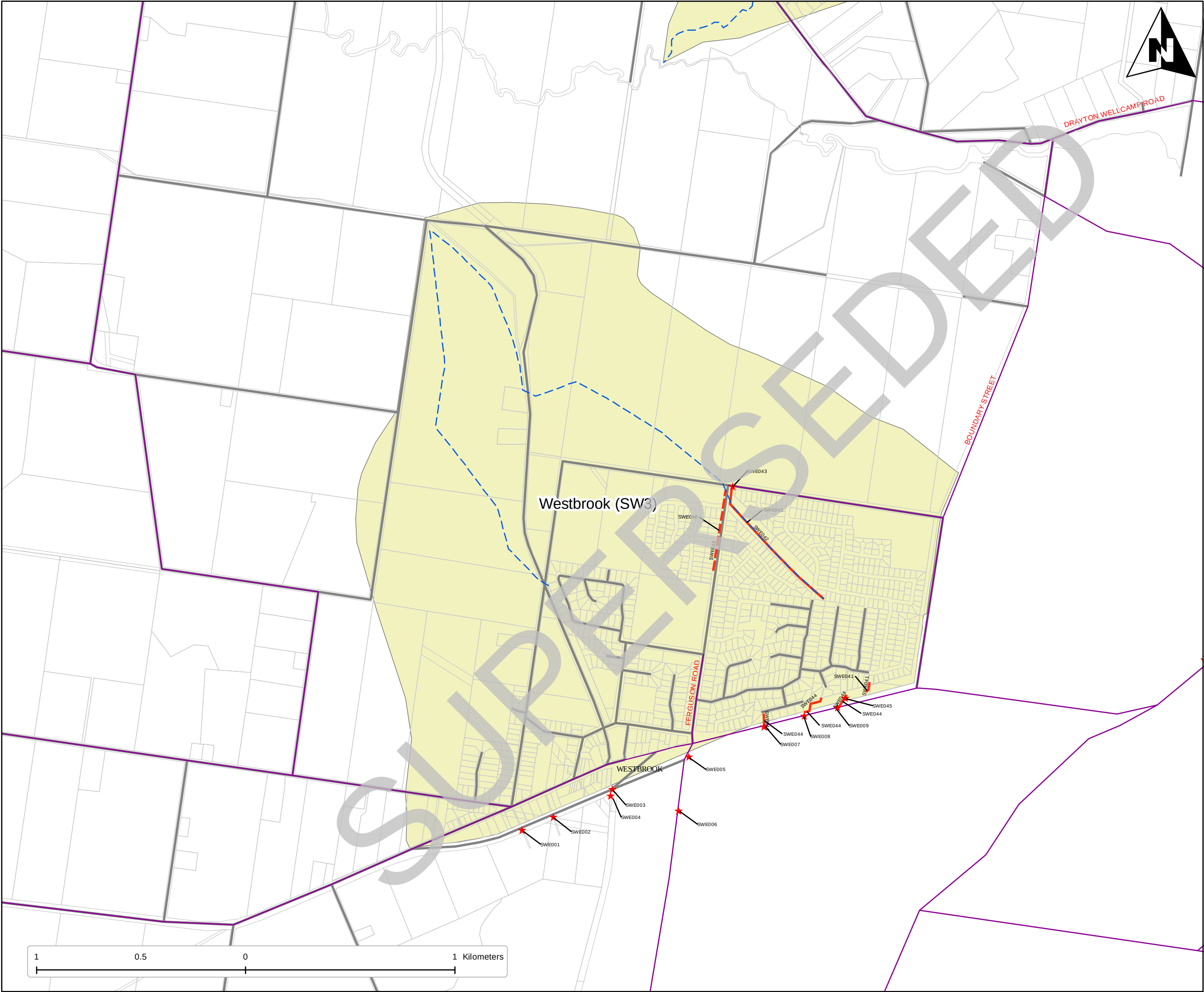


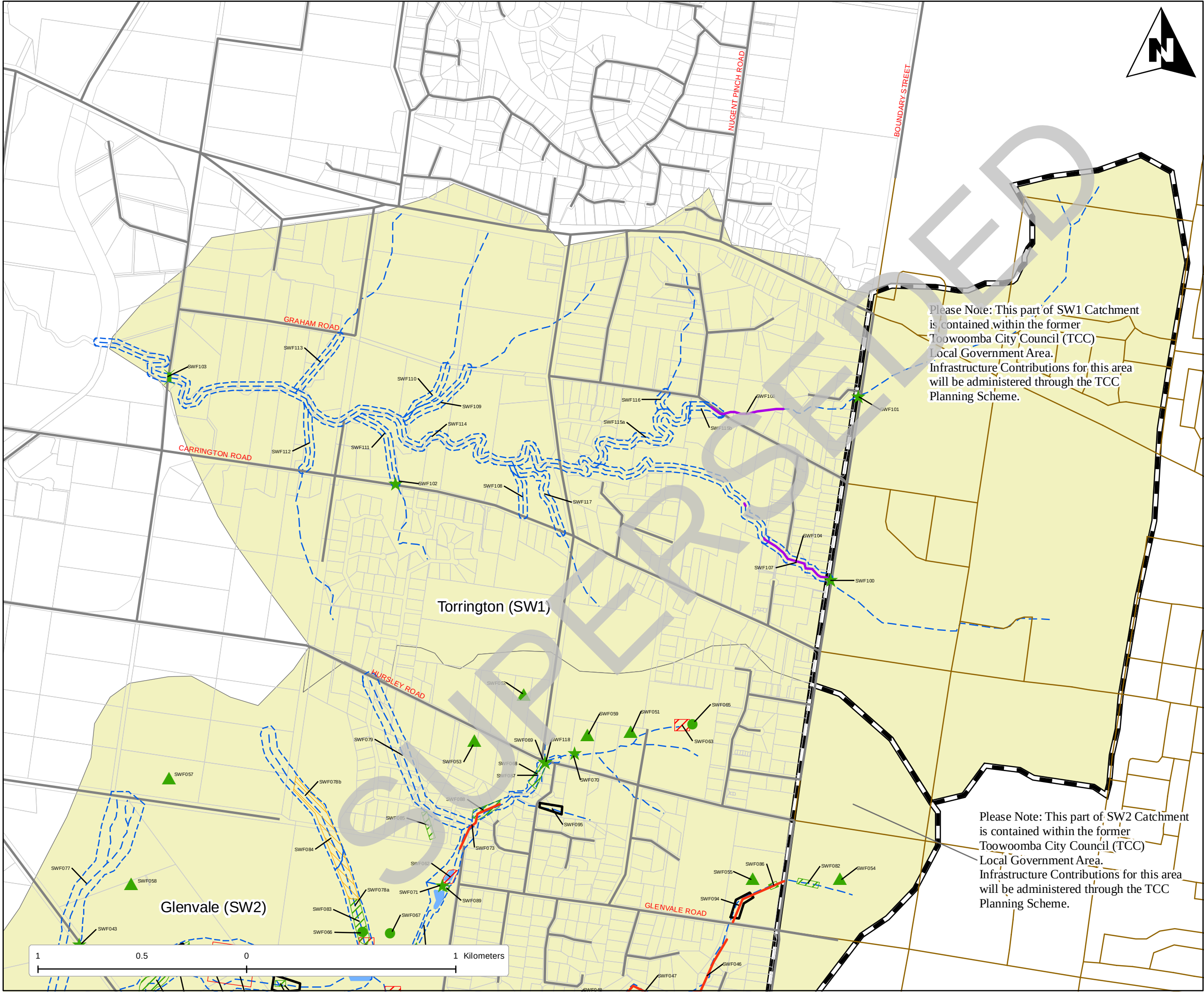
Map No. 4.3 Jondaryan
Stormwater Network
Existing Infrastructure

- ★ Culvert
- Open Drain
- - - Pipe
- - - Natural Flow Path (Guide Only)
- Natural Water Body (Guide Only)
- External Catchment (Refer to note within map 4.1)
- Jondaryan Catchment
- Property Boundary
- Major Road



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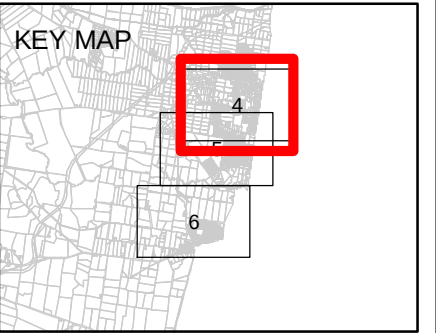


Map No. 4.4 Jondaryan
Stormwater Network
Future Infrastructure

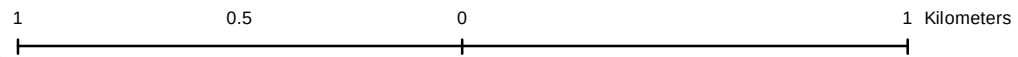
- ▲ Swale
- GPT
- ★ Culvert
- ⌵ Bridge
- Drainage
- Buffer
- Stabilisation
- Open Drain
- Drainage
- ▨ Revegetation
- ▨ Bioretention
- ▭ Retention
- ▭ Acquisitions
- ▨ Weed Management
- ▭ Detention Basin
- ▭ Water Body
- ▭ External Catchment (Refer to note within map 4.4)
- ▭ Jondaryan Catchment
- Property Boundary
- Major Road

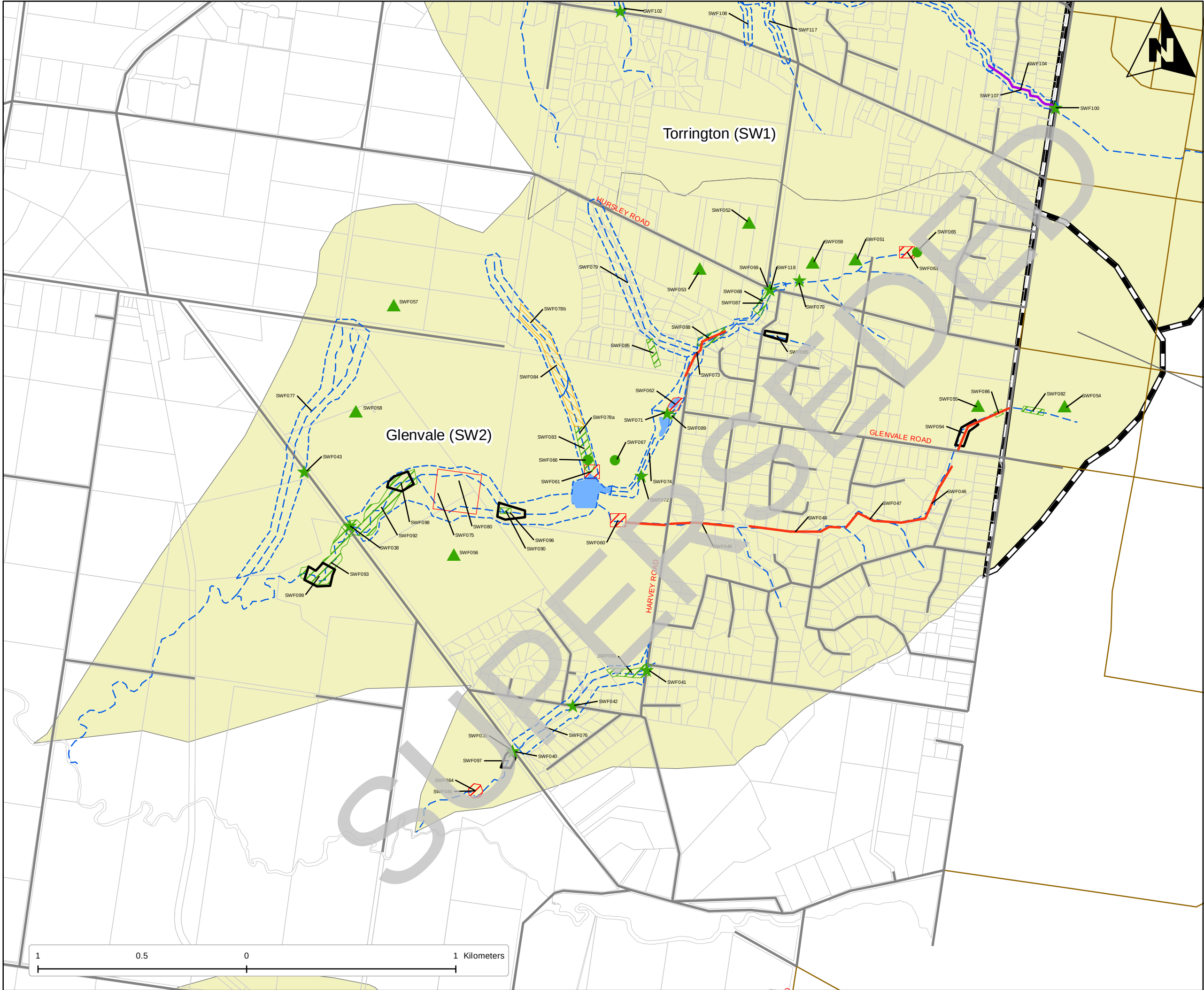
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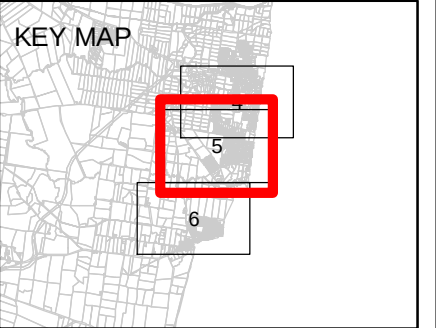
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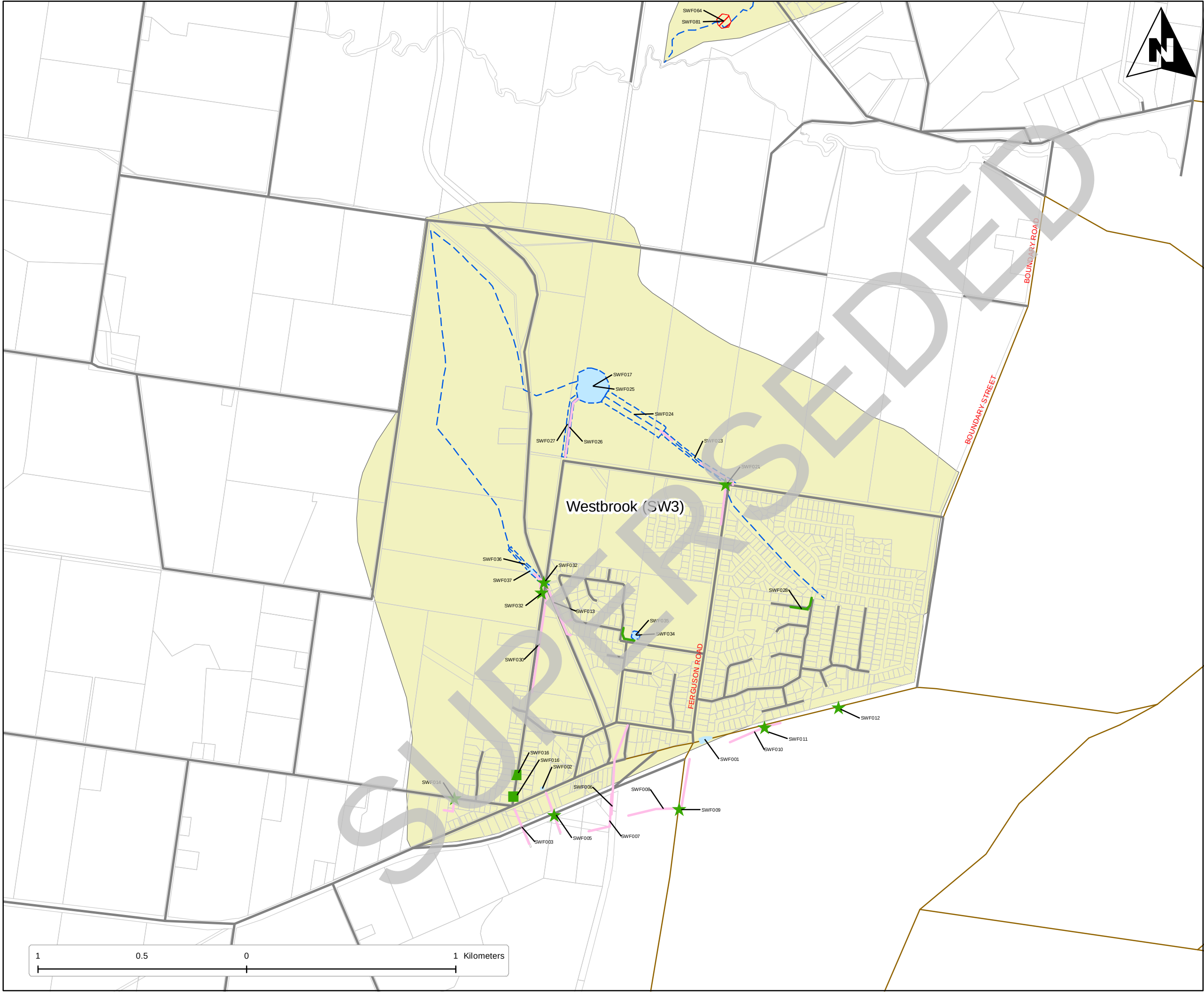
Map No. 4.5 Jondaryan
Stormwater Network
Future Infrastructure

- ▲ Swale
- GPT
- ★ Culvert
- ⌵ Bridge
- Drainage
- Buffer
- Stabilisation
- Open Drain
- Drainage
- ▨ Revegetation
- ▨ Bioretention
- ▭ Retention
- ▭ Acquisitions
- ▨ Weed Management
- ▭ Detention Basin
- ▭ Water Body
- ▭ External Catchment (Refer to note within map 4.4)
- ▭ Jondaryan Catchment
- ▭ Property Boundary
- ▭ Major Road



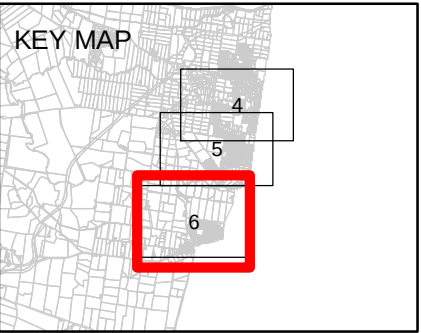
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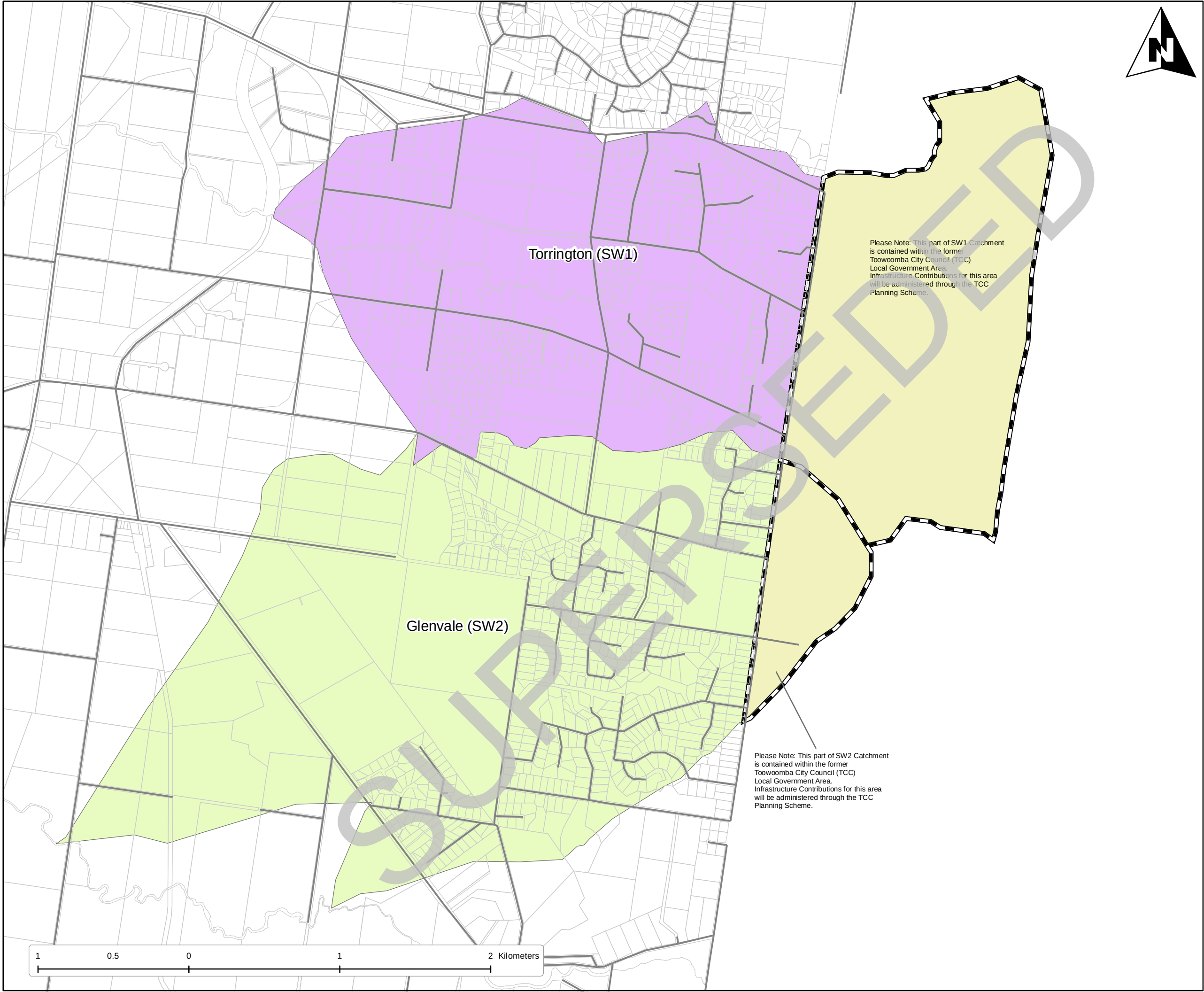
Map No. 4.6 Jondaryan
Stormwater Network
Future Infrastructure

- ▲ Swale
- GPT
- ★ Culvert
- ⌵ Bridge
- Drainage
- Buffer
- Stabilisation
- Open Drain
- Drainage
- ▨ Revegetation
- ▨ Bioretention
- ▭ Retention
- ▭ Acquisitions
- ▨ Weed Management
- ▭ Detention Basin
- Water Body
- ▭ External Catchment (Refer to note within map 4.4)
- Jondaryan Catchment
- Property Boundary
- Major Road



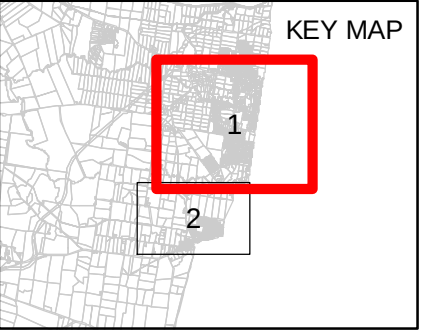
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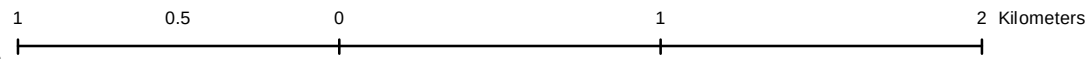


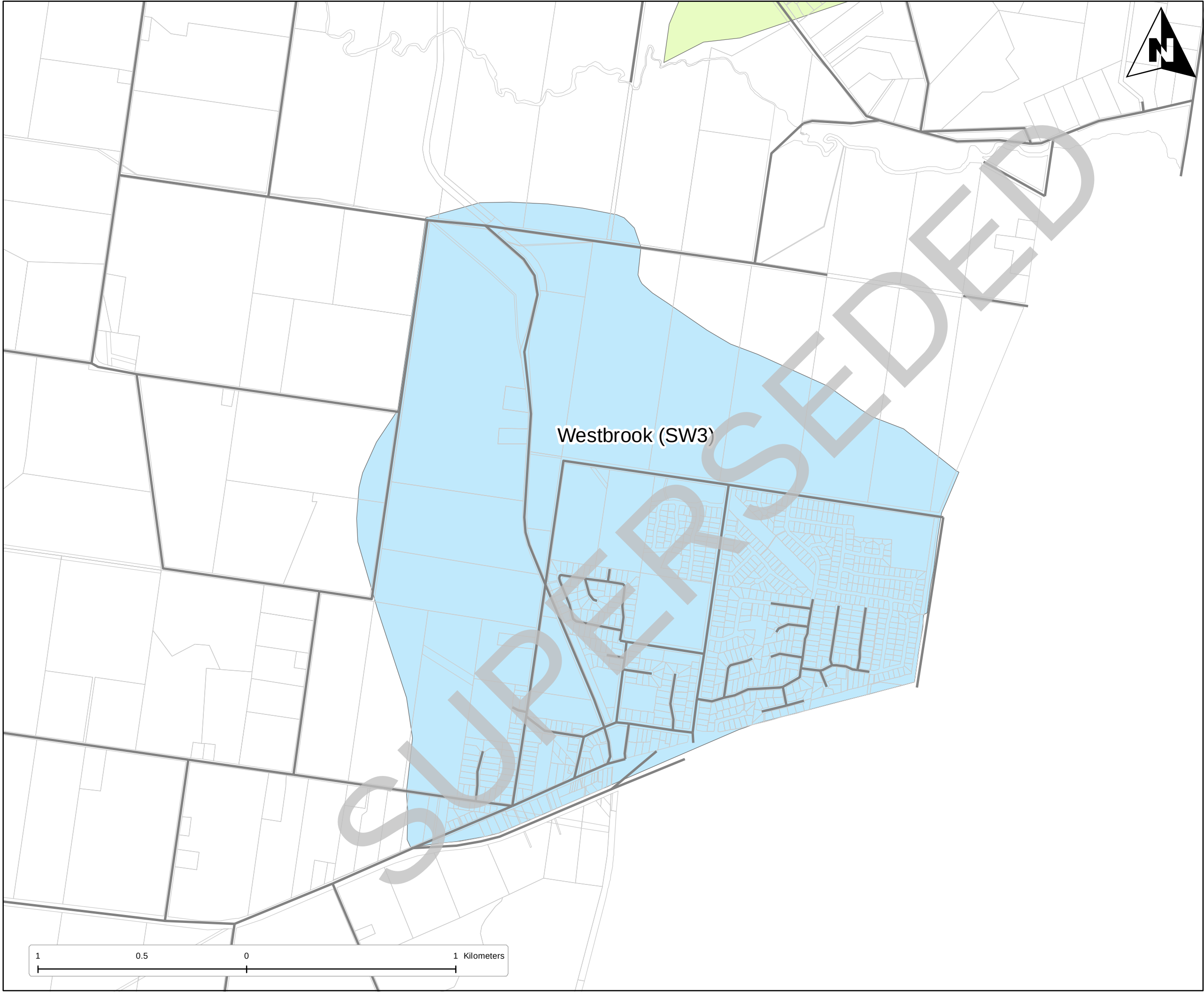
Map No. 5.1 Jondaryan
Stormwater Network
Contributions Catchments

-  Glenvale (SW2)
-  Torrington (SW1)
-  Westbrook (SW3)
-  External Contributions Catchment (Refer to note within map)
-  Property Boundary
-  Major Road



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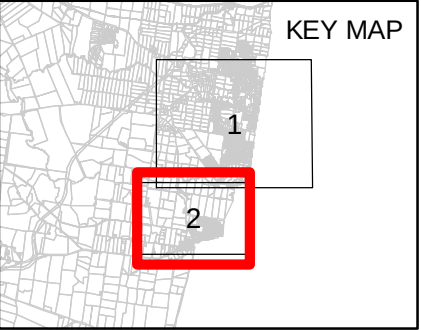




Map No. 5.2 Jondaryan
Stormwater Network
Contributions Catchments

-  Glenvale (SW2)
-  Torrington (SW1)
-  Westbrook (SW3)
-  External Contributions Catchment (Refer to note within map)
-  Property Boundary
-  Major Road

Westbrook (SW3)



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