



BUNDABERG
REGIONAL COUNCIL

Bundaberg Regional Council

PLANNING SCHEME

2015

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Citation and commencement

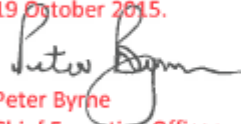
This planning scheme may be cited as the Bundaberg Regional Council Planning Scheme 2015.

A notice was published in the Government Gazette No. 33 on 16 October 2015 for the planning scheme for the Bundaberg Regional Council.

The commencement date for the planning scheme was 19 October 2015.

Amendments to the planning scheme are included in **Appendix 2 (Table of amendments)**.

This is to certify that this is a true and correct copy of the Bundaberg Regional Council Planning Scheme as adopted by Council on 13 October 2015 and having effect on and from 19 October 2015.



Peter Byrne
Chief Executive Officer

Dated: 14.10.2015

Part 1 About the planning scheme

1.1 Introduction

- (1) The Bundaberg Regional Council Planning Scheme 2015 (the planning scheme) has been prepared in accordance with the *Sustainable Planning Act 2009* (the Act) as a framework for managing development in a way that advances the purpose of the Act.
- (2) In seeking to achieve this purpose, the planning scheme sets out Bundaberg Regional Council's intention for the future development in the planning scheme area, over the next sixteen years to 2031.
- (3) The planning scheme seeks to advance state and regional policies through more detailed local responses, taking into account the local context.
- (4) While the planning scheme has been prepared with a sixteen year horizon, it will be reviewed periodically in accordance with the Act to ensure that it responds appropriately to the changes of the community at a local, regional and State level.
- (5) The planning scheme applies to the planning scheme area of Bundaberg Regional Council including all premises, roads, internal waterways and local government tidal areas and interrelates with the surrounding local government areas illustrated on **Map BRC1 (Local government planning scheme area and context)**.

Editor's note—the boundaries of the local government area are described by the maps referred to within the *Local Government (Operations) Regulation 2010*.

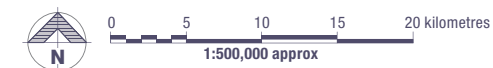
Editor's note—State legislation may state that the planning scheme does not apply to certain areas, e.g. strategic port land under the *Transport Infrastructure Act 1994*.

Editor's note—the planning scheme does not apply to Commonwealth Land, e.g. Department of Defence bases, training areas and ranges which are regulated under the *Defence Act 1901* (Commonwealth).

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- LEGEND**
- Bundaberg Local Government Area**
- Bundaberg Local Government Area
 - Townships
- Other Elements**
- Highway / Arterial Road
 - Railway
 - Ocean, Waterways and Waterbodies
 - Bundaberg Regional Council Boundary



Map BRC1 Local Government Planning Scheme Area and Context

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1.2 Planning scheme components

- (1) The planning scheme comprises the following components:-
- (a) about the planning scheme;
 - (b) State planning provisions;
 - (c) the strategic framework;
 - (d) the priority infrastructure plan;
 - (e) tables of assessment;
 - (f) the zones and, where applicable, zone precincts specified in **Table 1.2.1 (Zones and zone precincts)** below;

Table 1.2.1 Zones and zone precincts

Zones and zone precincts	
Residential zones category	
(a)	Low density residential zone
(b)	Medium density residential zone, including:-
(i)	Precinct MDRZ1 (Bundaberg West medical/health hub)
(ii)	Precinct MDRZ2 (Barolin Street office precinct)
(c)	High density residential zone
Centre zones category	
(d)	Principal centre zone, including:-
(i)	Precinct PCZ1 (City centre core)
(ii)	Precinct PCZ2 (City centre riverfront)
(iii)	Precinct PCZ3 (City centre frame)
(e)	Major centre zone
(f)	District centre zone
(g)	Local centre zone
(h)	Neighbourhood centre zone
Industry zones category	
(i)	Industry zone
(j)	High impact industry zone
Recreation zones category	
(k)	Sport and recreation zone
(l)	Open space zone
Environmental zones category	
(m)	Environmental management and conservation zone
Other zones category	
(n)	Community facilities zone
(o)	Emerging community zone
(p)	Limited development (constrained land) zone, including:-
(i)	Precinct LDZ1 (Limited residential)
(q)	Rural zone
(r)	Rural residential zone, including:-
(i)	Precinct RRZ1 (2,000m ² minimum lot size area)
(ii)	Precinct RRZ2 (4,000m ² minimum lot size area)
(iii)	Precinct RRZ3 (4ha minimum lot size area)
(s)	Specialised centre zone

- (g) the local plans specified in **Table 1.2.2 (Local plans)** below;

Table 1.2.2 Local plans

Local plans	
(a)	Central coastal urban growth area local plan
(b)	Kalkie-Ashfield local development area local plan

- (h) the overlays specified in **Table 1.2.3 (Overlays)** below;

Table 1.2.3 Overlays

Overlays	
(a)	Acid sulfate soils overlay
(b)	Agricultural land overlay
(c)	Airport and aviation facilities overlay
(d)	Biodiversity areas overlay
(e)	Bushfire hazard overlay
(f)	Coastal protection overlay
(g)	Extractive resources overlay
(h)	Flood hazard overlay
(i)	Heritage and neighbourhood character overlay
(j)	Infrastructure overlay
(k)	Steep land (slopes >15%) overlay
(l)	Water resource catchments overlay

- (i) the development codes specified in **Table 1.2.4 (Development codes)** below;

Table 1.2.4 Development codes

Development codes	
Statewide codes	
(a)	Reconfiguring a lot (subdividing 1 lot into 2) and associated operational work code
(b)	Community residence code
Use codes	
(c)	Business uses code
(d)	Caretaker's accommodation code
(e)	Child care centre code
(f)	Community activities code
(g)	Dual occupancy code
(h)	Dwelling house code
(i)	Extractive industry code
(j)	Home based business code
(k)	Industry uses code
(l)	Market code
(m)	Multi-unit residential uses code
(n)	Nature and rural based tourism code
(o)	Relocatable home park and tourist park code
(p)	Residential care facility and retirement facility code
(q)	Rural uses code
(r)	Sales office code
(s)	Service station code
(t)	Telecommunications facility code
(u)	Utility installation code
Other development codes	
(v)	Advertising devices code
(w)	Landscaping code

Development codes	
(x)	Nuisance code
(y)	Reconfiguring a lot code
(z)	Transport and parking code
(aa)	Vegetation management code
(bb)	Works, services and infrastructure code

- (j) there are no other plans; and
 - (k) schedules and appendices.
- (2) The following planning scheme policies specified in **Table 1.2.5 (Planning scheme policies)** below support the planning scheme:-

Table 1.2.5 Planning scheme policies

Planning scheme policies	
Planning scheme policies relating to Part 8 (Overlay codes)	
(a)	Planning scheme policy for the heritage and neighbourhood character overlay code
Planning scheme policies relating to Part 9 (Other codes)	
(b)	Planning scheme policy for development works
(c)	Planning scheme policy for waste management
Other planning scheme policies	
(d)	Planning scheme policy for information Council may request, and preparing well made applications and technical reports
(e)	Planning scheme policy for the Hughes and Seaview Bargara masterplan area

1.3 Interpretation

1.3.1 Definitions

- (1) A term used in the planning scheme has the meaning assigned to that term by one of the following:-
- (a) the Act;
 - (b) the *Sustainable Planning Regulation 2009* (the Regulation);
 - (c) the definitions in **Schedule 1 (Definitions)** of the planning scheme;
 - (d) the *Acts Interpretation Act 1954*;
 - (e) the ordinary meaning where that term is not defined in the Act, the Regulation, **Schedule 1 (Definitions)** of the planning scheme or the *Acts Interpretation Act 1954*.
- (2) In the event a term has been assigned a meaning in more than one of the instruments listed in clause 1.3.1(1), the meaning contained in the instrument highest on the list will prevail.
- (3) A reference in the planning scheme to any act includes any regulation or instrument made under it, and where amended or replaced, means the amended or replaced act.
- (4) A reference in the planning scheme to a specific resource document or standard, means the latest version of the resource document or standard.
- (5) A reference to a part, section, table or schedule is a reference to a part, section, table or schedule of the planning scheme.

1.3.2 Standard drawings, maps, notes, editor's notes and footnotes

- (1) Standard drawings contained in codes or schedules are part of the planning scheme.
- (2) Maps provide information to support the outcomes and are part of the planning scheme.

1.4 Categories of development

- (3) Notes are identified by the title “note” and are part of the planning scheme.
- (4) Editor’s notes and footnotes are extrinsic material, as per the *Acts Interpretation Act 1954*, and are identified by the title “editor’s note” and “footnote” and are provided to assist in the interpretation of the planning scheme; they do not have the force of law.

Note—this is an example of a note.

Editor’s note—this is an example of an editor’s note.

Footnote¹—see example at bottom of page.

1.3.3 Punctuation

- (1) A word followed by “,” or “, and” is considered to be “and”.
- (2) A word followed by “; or” means either or both options can apply.

1.3.4 Zones for roads, closed roads, waterways and reclaimed land

The following applies to a road, closed road, waterway or reclaimed land in the planning scheme area:-

- (a) if adjoined on both sides by land in the same zone—the road, closed road, waterway or reclaimed land is in the same zone as the adjoining land; or
- (b) if adjoined on one side by land in a zone and adjoined on the other side by land in another zone—the road, closed road, waterway or reclaimed land is in the same zone as the adjoining land when measured from a point equidistant from the adjoining boundaries; or
- (c) if the road, closed road, waterway or reclaimed land is adjoined on one side only by land in a zone—the entire road, waterway or reclaimed land is in the same zone as the adjoining land; or
- (d) if the road, closed road, waterway or reclaimed land is covered by a zone then that zone applies.

Editor’s note—The boundaries of the local government area are described by the maps referred to in the Local Government Regulation 2012.

1.4 Categories of development

- (1) The categories of development under the Act are:-

- (a) exempt development;

Editor’s note—a development permit is not required for exempt development.

- (b) self-assessable development;

Editor’s note—a development permit is not required for self-assessable development.

- (c) development requiring compliance assessment;

Editor’s note—a compliance permit is required for development requiring compliance assessment.

- (d) assessable development; and

Editor’s note—a development permit is required for assessable development.

- (e) prohibited development.

Editor’s note—a development application or a request for compliance assessment cannot be made for prohibited development.

- (2) The Act and Regulation prescribe levels of assessment for certain types of development.
- (3) The planning scheme also states the level of assessment for certain types of development in the planning scheme area in **Part 5 (Tables of assessment)**.

¹ Footnote—this is an example of a footnote

1.5 Hierarchy of assessment criteria

Where there is inconsistency between provisions within the planning scheme, the following rules apply:-

- (a) the strategic framework prevails over all other components to the extent of the inconsistency;
- (b) statewide codes prevail over all other components (other than the strategic framework) to the extent of the inconsistency;
- (c) overlays prevail over all other components (other than the strategic framework and statewide codes) to the extent of the inconsistency;
- (d) local plan codes prevail over zone codes, use codes and other development codes to the extent of the inconsistency;
- (e) zone codes prevail over use codes and other development codes to the extent of the inconsistency;
- (f) provisions of **Part 10 (Other plans)** may override any of the above.

1.6 Building work regulated under the planning scheme

- (1) Section 78A of the Act states that a local planning instrument must not include provisions about building work to the extent the building work is regulated under the building assessment provisions, unless permitted under the *Building Act 1975*.
- (2) The building assessment provisions are listed in section 30 of the *Building Act 1975*.

Editor's note—the building assessment provisions are stated in section 30 of the *Building Act 1975* and are a code for the integrated development assessment system for the carrying out of building assessment work or self-assessable work (see also section 31 of the *Building Act 1975*).

- (3) This planning scheme, through **Part 5 (Tables of assessment)**, regulates building work in accordance with sections 32 and 33 of the *Building Act 1975*.

Editor's note—the *Building Act 1975* permits planning schemes to:-

- (a) regulate, for the Building Code of Australia (BCA) or the Queensland Development Code (QDC), matters prescribed under a regulation under the *Building Act 1975* (section 32). These include variations to provisions contained in parts MP1.1, MP1.2 and MP1.3 of the QDC such as heights of buildings related to obstruction and overshadowing, siting and design of buildings to provide visual privacy and adequate sight lines, on-site parking and outdoor living spaces. It may also regulate other matters, such as designating land liable to flooding, designating land as bushfire prone areas and transport noise corridors;
- (b) deal with an aspect of, or matter related or incidental to building work prescribed under a regulation under section 32 of the *Building Act 1975*;
- (c) specify alternative boundary clearances and site cover provisions for Class 1 and 10 structures under section 33 of the *Building Act 1975*.

Refer to Schedule 3 of the Regulation to determine assessable development and the type of assessment.

- (4) The building assessment provisions contained in the planning scheme and the relevant section where these provisions are located is specified in **Table 1.6.1 (Building assessment provisions)** below:-

Table 1.6.1 Building assessment provisions

Building assessment provision	Relevant section of the planning scheme
Dwelling house	
Alternative provisions—that part of the planning scheme identifying alternative provisions to those in the QDC MP1.1 and MP1.2 as permitted by the <i>Building Act 1975</i> .	Section 8.2.6 (Coastal protection overlay code) Section 8.2.8 (Flood hazard overlay code) Section 9.3.6 (Dwelling house code)
Flood hazard	
Identification of the level to which floor levels of habitable rooms in a building must be built.	Section 8.2.8 (Flood hazard overlay code)

Building assessment provision	Relevant section of the planning scheme
Bushfire hazard	
Designation of part of the planning scheme area as a designated bushfire prone area for the BCA and the QDC.	Bushfire hazard areas identified in the SPP interactive mapping system (plan making) as referenced in Section 8.2.5 (Bushfire hazard overlay code) .
Transport noise corridors	
The transport chief executive has designated transport noise corridors within the Bundaberg Regional Council local government area. Land identified within the transport noise corridors and the detail about the levels of noise within the corridors can be accessed via the SPP interactive mapping system (plan making).	Nil

Note—interested persons may obtain details about the transport noise corridors and the levels of noise from Council.

Editor's note—a decision in relation to building work that is assessable development under the planning scheme should only be issued as a preliminary approval. See section 83(b) of the *Building Act 1975*.

Editor's note—in a development application the applicant may request preliminary approval for building work. The decision on that development application is to be taken to be a referral agency's response under section 271 of the Act, for building work assessable against the *Building Act 1975*. The decision notice must state this.

1.7 Local government administrative matters

1.7.1 Zones for strategic port land and Commonwealth land

- (1) Land excised from Strategic Port Land, which prior to excision was included in the Port of Bundaberg Land Use Plan 2009 designation identified in column 1, is deemed to be included in the planning scheme zone identified in column 2 in **Table 1.7.1.1 (Strategic port land zones)**:-

Table 1.7.1.1 Strategic port land zones

Column 1 Port of Bundaberg Land Use Plan 2009 designation	Column 2 Zone
Mixed use	High density residential zone
Marine support/ commercial	Industry zone
Light/ commercial industry	
Marine industry	
Port industry	High impact industry zone
Terminal/ wharves	
Dredged materials rehandling	
Landscaping/ buffer	Open space zone
Recreation/ open space parkland	
Conservation	Environmental management and conservation zone
Port operational and support services	Community facilities zone
Marine operations - wet	
Marine investigation	
Transport infrastructure	
Passive (water based) recreation	
Special use	
Investigation area	Emerging community zone
Future industry	Rural zone

- (2) Where Commonwealth land in the planning scheme area is not covered by a zone, the following applies:-
- for Lot 5 on RP148360 and Lots 403 and 404 on B15819, the land is deemed to be included in the Principal centre zone and Precinct PCZ3 (City centre frame); and
 - for elsewhere within the planning scheme area, the land is deemed to be included in the Community facilities zone.

1.7.2 Temporary uses not assessable under this planning scheme

- (1) Council may determine that a temporary use that is unlikely to create a significant detrimental impact on the amenity of nearby land is not a material change of use of premises and is therefore not development as defined under the Act. Such activities include, but are not necessarily limited to, the following:-
- (a) school fetes;
 - (b) travelling circuses;
 - (c) temporary accommodation (within caravans, motorhomes tents or similar) where associated with an event or other temporary use; and
 - (d) promotional activities.

Editor's note—while not assessable under the planning scheme a temporary use may need to address or adhere to local laws or subordinate local laws.

1.7.3 Mining tenements

- (1) Mining tenements have been granted or renewed within the Bundaberg Regional Council local government area. Mining tenements are identified on the Infrastructure overlay maps in **Schedule 2 (Mapping)** for information purposes.
- (2) The Planning Act does not apply to development in mining tenements authorised under the *Mineral Resources Act 1989*, other than for administering IDAS for the Heritage Act, in relation to a Queensland heritage place.
- (3) Details of the mining tenements may be obtained from the chief executive of the department in which the *Mineral Resources Act 1989* is administered.

1.7.4 Other documents incorporated in the planning scheme

- (1) **Table 1.7.4.1 (Overlay mapping in the SPP interactive mapping system)** identifies overlays or overlay elements depicted in the State Planning Policy (SPP) interactive mapping system (plan making) that are referenced and incorporated in the planning scheme.

Table 1.7.4.1 Overlay mapping in the SPP interactive mapping system

Overlay	SPP interactive mapping system reference
Agricultural land overlay	Agricultural Land Classification (ALC) Class A and Class B land (mapped under the 'Economic Growth' theme, subsection 'Agriculture').
Airport and aviation facilities overlay	The following 'Strategic airports and aviation facilities' elements (mapped under the 'Infrastructure' theme):- (a) obstacle limitation surfaces (OLS); (b) Australian noise exposure forecast (ANEF) contours; (c) airport public safety areas; (d) lighting area buffer and wildlife hazard buffer zones; and (e) aviation facilities and associated building restricted areas.
Biodiversity areas overlay	Matters of State Environmental Significance (MSES) (mapped under the 'Environment and heritage' theme, subsection 'Biodiversity')
Bushfire hazard overlay	Medium, high and very high bushfire hazard areas (mapped under the 'Hazards and safety' theme, subsection 'Natural hazards risk and resilience')
Coastal protection overlay	(a) Coastal management district (mapped under the 'Environment and heritage' theme, subsection 'Coastal environment'); and (b) Erosion prone areas (mapped under the 'Hazards and safety' theme, subsection 'Natural hazards risk and resilience').
Extractive resources overlay	The following 'Mining and extractive resources' elements (mapped under the 'Economic growth' theme):- (a) resource/ processing areas; (b) resource separation areas; and (c) transport route separation areas.

Overlay	SPP interactive mapping system reference
Heritage and neighbourhood character overlay	Queensland heritage places and national heritage places (mapped under the 'Environment and heritage' theme, subsection 'Cultural heritage').
Infrastructure overlay	(a) major electricity infrastructure and electricity substations (mapped under the 'Infrastructure' theme, subsection 'Energy and water supply – major electricity infrastructure'); (b) State controlled road and railway corridors (mapped under the 'Infrastructure' theme, subsection 'State transport infrastructure'); and (c) stock routes (mapped under the 'Economic growth' theme, subsection 'Agriculture').

- (2) **Table 1.7.4.2 (Other overlay mapping)** identifies other overlays or overlay elements that are referenced and incorporated in the planning scheme, but are not included in the Overlay maps at **Schedule 2 (Mapping)**.

Table 1.7.4.2 Other overlay mapping

Overlay	Mapping reference
Flood hazard overlay	Flood hazard area designated by Council under the Building Regulation 2006, section 13.

Part 2 State planning provisions

2.1 State planning policy

The Minister has identified that the state planning policy is integrated in the planning scheme in the following ways:-

Aspects of the State Planning Policy (July 2014) appropriately integrated

- Liveable communities and housing
 - Liveable communities
 - Housing supply and diversity
- Economic growth
 - Agriculture
 - Development and construction
 - Mining and extractive resources
 - Tourism
- Environment and heritage
 - Biodiversity
 - Coastal environment
 - Cultural heritage
 - Water quality
- Safety and resilience to hazards
 - Emissions and hazardous activities
 - Natural hazards, risk and resilience
- Infrastructure
 - Energy and water supply
 - State transport infrastructure
 - Strategic airports and aviation facilities
 - Strategic ports

Aspects of the state planning policy not integrated

Nil

Aspects of the state planning policy not relevant to Bundaberg Regional Council

Nil

2.2 Regional plan

The Minister has identified that the planning scheme, specifically the strategic framework, appropriately advances the Wide Bay Burnett Regional Plan 2011, as it applies in the planning scheme area.

2.3 Referral agency delegations

Schedule 7 of the Regulation identifies referral agencies for certain aspects of development. The following referral agencies have delegated the following referral agency jurisdictions to Bundaberg Regional Council.

Table 2.3.1 Delegated referral agency jurisdictions

Column 1 Application involving	Column 2 Referral agency and type	Column 3 Referral jurisdiction
Nil	Nil	Nil

Editor's note—for the above listed referral agency delegations the applicant is not required to refer the application to 'the entity' listed under Schedule 7 of the Regulation because the local government will be undertake this assessment role.

2.4 Standard planning scheme provisions

The Minister has identified that the Queensland Planning Provisions Version 3.1 dated 27 June 2014 are appropriately reflected in the planning scheme.

Editor's note—section 53 of the Act states that where a planning scheme is inconsistent with the QPP, as amended from time to time, the QPP prevails to the extent of the inconsistency.

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Part 3 Strategic framework

3.1 Preliminary

- (1) The strategic framework sets the policy direction for the planning scheme area and forms the basis for ensuring appropriate development occurs within the planning scheme area for the life of the planning scheme.
- (2) Mapping for the strategic framework is included in Part 3 and **Schedule 2 (Mapping)**.
- (3) For the purpose of describing the policy direction for the planning scheme, the strategic framework is structured in the following way:-
 - (a) the strategic intent;
 - (b) the following eight (8) themes that collectively represent the policy intent of the scheme:-
 - (i) settlement pattern;
 - (ii) economic development;
 - (iii) access and mobility;
 - (iv) infrastructure and services;
 - (v) natural environment and landscape character;
 - (vi) community identity, culture and sport and recreation;
 - (vii) natural resources; and
 - (viii) natural hazards;
 - (c) the strategic outcome(s) sought for development in the planning scheme area for each theme;
 - (d) the element(s) that refine and further describe the strategic outcome(s);
 - (e) the specific outcomes sought for each, or a number of, elements; and
 - (f) the inclusion of the following strategic framework maps:-
 - (i) Strategic framework map SFM-001 (Settlement pattern elements);
 - (ii) Strategic framework map SFM-002 (Economic development elements);
 - (iii) Strategic framework map SFM-003 (Transport and infrastructure elements);
 - (iv) Strategic framework map SFM-004 (Natural environment and landscape character elements); and
 - (v) Strategic framework map SFM-005 (Natural resource elements).
- (4) Although each theme has its own section, the strategic framework in its entirety represents the policy intent for the planning scheme.

Background and context

Note—this background and context is extrinsic material pursuant to section 15 of the *Statutory Instruments Act 1992*.

Location and population

The Bundaberg Region is situated on the Queensland coast approximately 350 kilometres north of Brisbane. It covers an area of approximately 6,451 square kilometres and in June 2012 had an estimated resident population of 93,082 people¹.

The Bundaberg Regional Council is currently the 14th largest local government area in Queensland (based on the 2011 estimated resident population).

Landscape setting and environment

The Bundaberg region is characterised by its rich rural and natural landscape and its extensive coastline. Sugar cane fields and other horticultural pursuits, together with areas of remnant vegetation, provide a green setting and backdrop for a region that is located at the southern gateway to the Great Barrier Reef and the coral cays of Lady Elliot Island and Lady Musgrave Island.

The region takes in a number of significant river systems including the Burrum River, Isis River, Gregory River, Elliott River, Burnett River, Kolan River and Baffle Creek. It has more than 70 kilometres of undeveloped coastline and a similar length of sandy beach. Much of the coast is protected by nearby Fraser Island which provides a natural barrier against extreme coastal events.

The region incorporates large areas of conservation estate including the Bingera National Park, Burrum Coast National Park, Burrubra Island Conservation Park, Cordalba National Park, Good Night Scrub National Park, Littabella National Park, Mon Repos Conservation Park and Mouth of Kolan River Conservation Park.

Large parts of the region are also given over to State forest. Almost 90% of the Bundaberg Region is in a natural state, is public open space or forms part of the rural landscape under the Wide Bay-Burnett Regional Plan 2011 (the regional plan).

Settlement pattern and population distribution

The settlement pattern of the region is focussed on the regional city of Bundaberg which is the principal service centre for the region and the location where all major retail, health, commercial, financial and government agencies are located.

The region also includes the coastal settlements of Buxton and Woodgate Beach in the south, Moore Park in the north and Elliott Heads, Innes Park, Bargara and Burnett Heads which form a central coastal urban area directly to the east of Bundaberg.

The area also includes a large rural hinterland including the major rural towns of Childers and Gin Gin. There are also a number of other small towns and villages in both coastal and rural settings as well as some discrete rural residential areas.

In 2011 there were 10 major population centres (with approximately 1,000 or more people) in the Bundaberg Region accommodating most of the urban population. These are, in order of population size:-

- (a) Bundaberg (52,371);
- (b) Bargara (6,814);
- (c) Burnett Heads (2,739);
- (d) Innes Park (2,093);
- (e) Moore Park Beach (1,910);
- (f) Childers (1,559);
- (g) Gin Gin (1,191);
- (h) Coral Cove (1,097);

¹ Editor's note—Queensland Treasury and Trade, Office of Economic and Statistical Research, 2011.

- (i) Elliott Heads (998); and
- (j) Woodgate (941).

This summary highlights the concentration of population and settlement in Bundaberg and the relatively dispersed pattern of settlement and population in areas outside of Bundaberg.

Regional economy and major infrastructure

The regional economy is largely dependent on agricultural production (sugar cane, fruit, vegetables and beef cattle in particular) and the processing of agricultural output. In this regard, the region has a large rum distillery, beverage manufacturing facility and sugar mills, which rely heavily on the production of sugar cane. There is also a substantial number of packing and processing facilities for small crops and tree crops. Tourism and other service industries are increasing in prominence, leading to a more diversified and resilient regional economic base.

Bundaberg Airport and the Port of Bundaberg are key elements of the regional transport infrastructure network. The Bruce Highway and the Isis Highway are the major roads traversing the Region. The North Coast Rail Line is a major freight and passenger transport connection linking Bundaberg to other major regional centres to the north and south.

The region's major medical facilities are the Bundaberg Base Hospital, the Mater Misericordiae Hospital Bundaberg and the Friendly Society Private Hospital, all located in Bundaberg West near the Bundaberg CBD. Smaller hospitals are also located at Gin Gin and Childers.

Tertiary and further education facilities comprise the Bundaberg campuses of Central Queensland University (CQUniversity) and the Wide Bay Institute of TAFE.

Fred Haigh Dam (Lake Monduran) and Paradise Dam are major water storages located within or partly within the region. Lake Monduran is Queensland's third largest water storage and has the largest southern-most fishing impoundment for barramundi.

Critical planning challenges

The critical planning challenges currently facing the Bundaberg Region may be summarised as follows:-

- (a) accommodating projected population growth, recognising that the population is anticipated to grow from 93,082 people in 2012 to somewhere between 128,000 and 150,000 in 2031;
- (b) providing the conditions to support employment of existing and future residents by strengthening existing economic sectors and promoting the establishment of an even more diverse and resilient regional economy with multiple strengths;
- (c) further developing the Bundaberg CBD as a principal activity centre for the region, focussed on the Burnett River and offering a city-based culture and lifestyle;
- (d) managing growth and development in the central coastal urban area as the settlements in this area become more popular and urban expansion takes place, including ensuring that the unique identity and sense of place attributable to these discrete settlements is maintained;
- (e) addressing the mismatch that exists between housing needs and available housing types and responding to the needs of an ageing population by providing a greater diversity of housing types and housing that is capable of being adapted to meet the mobility and other needs of older occupants;
- (f) providing infrastructure that supports and is well matched to growth patterns and is delivered in a timely and efficient manner; and
- (g) designing a settlement pattern that is responsive to all of the issues above whilst simultaneously protecting the natural environment, maintaining a productive rural landscape and addressing a range of natural hazard issues such as flooding and the predicted impacts of climate change.

3.2 Strategic intent

3.2.1 Overview

Council and the community's vision is for the Bundaberg Region to be **“vibrant, progressive, connected and sustainable”**.

To achieve this vision, Council is working to strengthen the economy, support local communities, protect and sustainably manage the natural environment and provide targeted investments in infrastructure.

One of the key tools to assist Council and the community to achieve its vision is the Bundaberg Regional Council Planning Scheme. The planning scheme provides a framework for sustainable growth management with a time horizon of 2031.

The planning scheme defines the physical extent of development and seeks to create strong relationships between the pattern of settlement and the provision of employment, infrastructure and services so as to improve the quality of life and overall level of sustainability of the region.

The strategic intent provides a narrative-based description of the planning aspirations for the Bundaberg Region to 2031, and provides the overall policy direction that informs the other components of the planning scheme. By describing where the region wants to be in the future, the strategic intent provides a locally relevant planning vision which is reflected in the other parts of the planning scheme in increasing levels of detail.

The strategic intent has been derived principally from the Bundaberg Regional Council Corporate Plan 2009-2014 and from the principles and structural elements described in the Bundaberg Region 2031 Community Plan. It also has regard to and reflects the sub-regional narrative and strategies of the Wide Bay Regional Plan.

3.2.2 Still Queensland's lifestyle capital

In 2031, the Bundaberg Region is Queensland's lifestyle capital. Residents and visitors alike recognise that the region offers an affordable and high quality lifestyle, with access to all the big city services and conveniences without the big city costs and congestion.

This quality of life in the Bundaberg Region is defined by:-

- (a) an extensive, intact, productive and diverse rural and natural landscape;
- (b) affordable living with residents accommodated in city, coastal, hinterland and rural settings;
- (c) a strong and diverse regional economy and successful activity centres that support local employment and enterprise;
- (d) the wide range and high quality of regional infrastructure and community facilities;
- (e) ease of accessibility to jobs, services and the coast;
- (f) the individual character and identity of places like the river city of Bundaberg, the coastal settlements from Moore Park Beach to Woodgate Beach, the rural towns of Childers and Gin Gin and other towns and villages;
- (g) a generally more relaxed lifestyle;
- (h) access to a range of arts and cultural experiences;
- (i) the resources and values of each local community which contribute to rich cultural experiences and a strong community spirit.

3.2.3 Shaping growth

In 2031, the Bundaberg Region is well planned.

Well informed and proactive planning processes have resulted in the preservation of our built and natural heritage whilst still facilitating regional growth and development.

The region comprises an orderly and recognisable network of cities, towns and villages that provide affordable, attractive and diverse living opportunities in close proximity to integrated transport, employment, community, education, health, cultural, sport and recreation services.

The pattern of settlement supports and reinforces Bundaberg as the principal activity centre for the region, whilst simultaneously improving the delivery of infrastructure to a central coastal urban area by targeted increases in the catchment population.

Bundaberg has developed into a modern regional city. The new residential neighbourhoods of Kalkie-Ashfield accommodate a wide range of household types and families that enjoy contemporary suburban living.

Mixed use and infill development has further enhanced the CBD as a bustling and vibrant city centre accommodating a variety of living options amongst the retail shops, restaurants, tourist facilities, commercial services, public spaces, cultural venues and community facilities. Bundaberg embraces and celebrates the river front.

Bargara, Innes Park, Coral Cove and Elliott Heads have grown from small coastal villages into sophisticated coastal urban settlements supported by some additional services and employment opportunities to cater for this growth. Their proximity to Bundaberg has made them attractive to residents and visitors who enjoy the lifestyle opportunities offered by living on or near the coast whilst having high levels of access to the regional city of Bundaberg.

The rural towns of Childers and Gin Gin are important rural service centres in the southern and central parts of the region, respectively. Retaining their historical character, hospitality and country town feel, they continue to develop to meet the needs of their local communities.

The smaller towns and villages of the region have been maintained generally in their current form, preserving the distinctive character that reflects their connection with the landscape and the history of the region, while continuing to develop in ways that service their locality and contribute to their long-term sustainability.

To ensure the safety of the population, protection of property and the sustainability of urban areas, the pattern of settlement has been carefully planned to avoid or effectively mitigate the impacts of natural hazards such as flooding, storm tide, bushfire and landslide, and the predicted impacts of climate change on the frequency and intensity of these hazards has also been taken into account.

The rich and productive rural lands of the region remain intact. Large open spaces are maintained between individual communities to preserve the rural and natural landscape and create a separate identity and sense of place.

3.2.4 Strengthening the regional economy, feeding a nation

In 2031, the Bundaberg Region supports business, enterprise and innovation.

Agriculture, aquaculture, tourism, manufacturing and construction remain key components of a diverse regional economy that is able to sustain changes in any one area of economic activity. The diversity of the economic base provides a stable platform that supports ongoing population growth and positions the region to take advantage of opportunities in emerging industries.

The Bundaberg Region remains one of the largest and most diverse agricultural production areas in the country. Primary production and industries that add value to primary production continue to grow and prosper. Local food and beverage products have a reputation locally and globally for safety and quality, and provide the economic impetus that contributes to the re-localisation of food production and the food security of the region and the nation.

The natural economic resources of the Bundaberg Region, including agricultural land, extractive resources, forests, fisheries and water supply catchments, are protected and well managed as the foundation for agricultural production and many other economic sectors.

The natural resources sector has diversified to include a sustainable energy production industry with a network of solar, wind and co-generation facilities as well as carbon sink plantations that occur on surplus rural land that is not otherwise required or suitable for agricultural production.

These natural resources have also encouraged the exploration of other value-adding opportunities from local crops and produce, including the local development of alternative fuels like ethanol.

High quality regional infrastructure and facilities such as the Bundaberg Airport, the Port of Bundaberg, the three major public and private hospitals in Bundaberg and the campuses of Central Queensland University and the Wide Bay Institute of TAFE are hubs for new economic activity.

These education facilities lead an expansion of skills development and trade-based learning opportunities throughout the region and the development of on-campus accommodation and local industry sector-specific courses.

Complementary institutions and businesses have been attracted to these areas, creating successful aviation, health and education enterprise precincts and accommodating new education providers and industry that focus on technology and creative industries, research and development, and the food industry.

All of these developments enhance the region's reputation for providing a quality lifestyle and as an innovative health and community care, food, technology and research services hub. Enhanced health care facilities, services, programs and initiatives, including local high care places for local aged people, further reinforce the reputation of Bundaberg as a centre for health care excellence.

A number of well-located industry and enterprise areas, and the creation of a major regional freight and logistics hub (building on our location and local resources with links to national and global supply chains) have provided expanded opportunities for the establishment of manufacturing and distribution-based industries. Opportunities to service the large scale mining and resource operations of the Surat Basin have also provided an impetus for new industries in the Bundaberg Region.

Australian and international visitors have found the Bundaberg Region provides a pleasant alternative to the heavily populated south-east of the State and the hot and humid north; with safe beaches free of marine stingers, a striking Queensland landscape of cane fields and hoop pine forests and attractive towns combining traditional charm with modern amenities.

The region values its role as a gateway to the natural wonders of the Great Barrier Reef, including Lady Elliot and Lady Musgrave Islands and the sea turtle hatchery of Mon Repos, as well as the boating, fishing and diving activities that enhance enjoyment of these assets. Away from the coast, the Hinkler Hall of Aviation, the ginger and sugar cane-based beverage producers and related attractions in East Bundaberg, the fishing at Lake Monduran and the other natural and cultural attractions of the hinterland continue to support an increasingly diverse range of visitor and tourist experiences.

The river city of Bundaberg is a sophisticated regional city. It has a vibrant main street and CBD that offers the range of business services and civic facilities comparable with a small world city. The city centre has further evolved so that it incorporates and celebrates the riverfront, making the city an attractive and recognisable place from which to conduct local, national and international business operations.

Bundaberg City continues to attract investment and provide regional employment opportunities including in retail, business, health, education, community, civic and cultural activities, with enhanced government services attracted to relocate to the region.

The region has vibrant commercial centres created by major anchor corporate tenants, good parking and accessibility, and diversity of retail service and inter-modal accessibility. The principal activity centre of Bundaberg City is supported by a major activity centre (Sugarland Shopping Centre and environs) and district activity centres at Bargara, Ashfield (forming part of the Kalkie-Ashfield local development area), Childers and Gin Gin.

The planned network of activity centres allows for centres to perform different roles and functions and to be developed at different scales. Bargara predominantly caters to the expanding tourism market, with a range of accommodation, retail and recreation services that provide local employment opportunities for residents.

Childers and Gin Gin maintain their rural service focus, with their access to the Bruce Highway supporting the expansion of export opportunities for local foodstuffs and manufactured products and their capacity to attract and service tourists and business travellers.

The network of activity centres and industry and enterprise areas are serviced by high quality and modern infrastructure networks, and are well connected by road, public transport and freight services to take advantage of the region's proximity to larger regional and national markets.

The region enjoys enhanced road, rail, air and seaport linkages connecting to other regions, including South East Queensland and beyond. Enhanced intra-regional road networks, including dual carriageways and improved corridors, link our major population centres.

Regional traffic distributor routes provide seamless connectivity between our coast, hinterland and the city. Ongoing major water, sewerage and public infrastructure projects cater for projected population increases in our major population centres, particularly the Kalkie-Ashfield local development area and the settlements in the central coastal urban area.

3.2.5 Many communities – city, coastal and country

In 2031, the Bundaberg Region maintains a diverse mix of city, coastal and rural communities. Each community is different, and the different needs and aspirations of individual communities are respected and celebrated.

The communities of the region are affordable places to live in, and are planned and designed to recognise that affordability does not only mean reasonably priced housing but also includes a diversity of housing choices and types, reasonable access to public transport and provision of essential services and community facilities.

Communities within the Bundaberg Region remain distinct and display their individual character, identity, culture and strong associations with the past. The region's communities are friendly places where people share the values of tolerance, respect and readiness to offer a helping hand through adversity.

The communities of the Bundaberg Region are supported by a range of open space, sport, recreation, cultural and other facilities that contribute to a healthy and active lifestyle and engaged communities. An expansion of community support facilities and services, including child care and public transport, provides flexibility for the local workforce. Flexible business, education and lifestyle arrangements are further enhanced by affordable quality telecommunication and data services to all or most of the region's residents.

The centralisation of Council administrative functions, consolidating back-office support and general local government functions is accompanied by the migration of Council service centre locations into multi-purpose community access points, providing community outreach and Council service options. These service centres are complemented by dedicated space and resources to encourage local people to record and re-tell our unique local history, and enhanced opportunities to access a wide range of library services, with increased variety, depth and quality of learning materials.

Bundaberg City has reconnected with the Burnett River through the establishment of a highly desirable public realm that links the urban fabric of the City with the River through a network of riverside parks, recreation spaces and cultural activities. Residents are proud of their City, and take advantage of the safe and convenient access to public spaces and entertainment facilities that encourage community interaction and vitality.

The character of the coastal settlements of Moore Park Beach, Burnett Heads, Bargara, Innes Park, Coral Cove, Elliott Heads and Woodgate Beach reflects their history as relaxed, coastal settlements, with public foreshore parks providing large public open space and recreation facilities, and a setting for community gatherings.

The rural towns of Childers and Gin Gin nestle into the regional landscape and underpin a strong sense of place and identity that evokes the region's rural and agricultural history. In smaller rural villages, local sporting fields and community halls retain their historical connection as the focal point of community life in the outlying parts of the region.

3.2.6 Green space for generations

In 2031, the natural environment has a larger geographic extent and is in a better condition. It remains a cornerstone of the quality of life enjoyed by residents and visitors alike. The same natural experiences that were available in 2012 remain available for this new generation. However, there is a wider variety of sporting, recreational and cultural facilities, including facilities that make better use of our existing coast, river and dam waters, and the development of purpose-built community facilities as signature recreational landmarks.

The natural and landscape values of the coast and hinterland, including the impoundments and catchments of Fred Haigh Dam (Lake Monduran) and Paradise Dam, are protected and enhanced, and are valued by the community for the environmental, scenic amenity and recreational opportunities that they provide. The Mon Repos sea turtle hatchery continues to be a symbol of how the region values and protects its natural environment.

The region supports an interconnected habitat network that contains a variety of ecosystems and species with large areas of land included in National Park or conservation reserve. In the city and other urban areas, ecologically important areas are protected by incorporating them into the urban fabric and ensuring urban growth is contained to within defined areas. A system of habitat regeneration and revegetation areas is established to ensure that ecological impacts are minimised in circumstances where habitat loss cannot practically be avoided.

Containing a number of major watercourses and recognising their impact on the health of the Great Barrier Reef, the ecological values of the Burrum River, Isis River, Gregory River, Elliott River, Burnett River, Kolan River and Baffle Creek and their tributaries are maintained to a high standard. Land managers in the upper reaches of these watercourses recognise and understand their role in ensuring the off-farm transport of sediment and pesticides is minimised, and urban stormwater networks maintain natural flow paths where possible to maintain water quality through biofiltration and other natural processes.

3.2.7 Creating great places

In 2031, Bundaberg City and the district centres of Bargara, Childers and Gin Gin are active, vibrant urban places at the heart of their communities.

Bundaberg City

Centred on the CBD and the Burnett River, Bundaberg City is further reinforced as the heart of the region providing business, community and employment opportunities and accommodating purpose-built regional performing arts, civic and convention facilities. The CBD (the region's principal activity centre) is supported by a major activity centre comprising Sugarland Shopping Centre and environs and a district activity centre at Ashfield.

Bundaberg celebrates its riverside setting and has a character and atmosphere which is enriched by a mix of contemporary and historical buildings and spaces.

A CBD bypass linking North Bundaberg with East Bundaberg allows heavy traffic to be moved away from Quay Street. Opportunities to better engage with the riverfront have been optimised through the sensitive redevelopment of riverfront sites to the north of Quay Street and by establishing a continuous public pedestrian and cycle way along the river's edge. Quay Street has been beautified.

A safe and secure environment has been created for young people and they take great pride in where they live. Young people have been proactively involved in the future planning of Bundaberg and there are regular events, entertainment and facilities within the CBD specifically directed towards fostering youth involvement.

In 2031, the Bundaberg CBD has rediscovered its waterfront and is an even more successful and attractive regional city which caters to the needs of a wide range of residents and visitors to the region.

Bargara

Bargara has further developed as the main service centre for the central coastal urban area between Burnett Heads and Elliott Heads. It accommodates a range of business and employment options that assist in the self-containment of the central coastal urban area and meet the needs of an expanding resident and visitor population.

The character of Bargara reflects its sea-side setting with coastal themes and sub-tropical architecture and landscaping heavily influencing the form of buildings and spaces within the centre.

The Bargara local centre and central Esplanade area has been further developed as a niche shopping and dining area offering boutique shops, restaurants and eateries with views overlooking the oceanfront and foreshore parkland.

Childers and Gin Gin

Childers is the dominant rural centre in the southern hinterland part of the region, and provides a range of business, retail and employment services set amongst the historic streetscape.

Gin Gin remains as the northern gateway to the region, and provides business, employment and community services to the surrounding rural communities.

Both towns attract tourists and visitors to experience their traditional country town character and attractions based on locally grown and produced food, home wares, art, craft and entertainment and high quality meals and accommodation.

All places

Public precincts, green spaces and community gardens have been created in all major population centres.

Safe and attractive activity centres reflect their physical setting and provide opportunities for community interaction and participation through the activation of community spaces for arts, culture and the showcasing of our history and heritage through a broad range of unique activities and events.

Through the provision of distinctive streetscape treatments, extensive landscaping, outdoor performance and meeting spaces and public art, activity centres enhance the public domain and add economic and social vitality to these key urban places.

Taking advantage of the mild weather in the region, new urban neighbourhoods at Bundaberg City and the coastal towns are designed to increase community participation in walking and cycling thereby reducing dependency on private motor vehicle use, achieving greater levels of local self-containment and promoting healthy and active lifestyles.

Quality public transport options and multi-purpose pedestrian and cycle ways link major population centres and multi-purpose community hubs on the coast and in the hinterland. New mixed density neighbourhoods offer a range of lot sizes and housing types in subdivisions that respond to local environmental features, and incorporate legible and connected local transport systems.

Development is energy and water efficient, and is designed to sensitively respond to the sub-tropical climate, incorporating passive design measures, appropriate orientation and having an emphasis on indoor – outdoor living.

In rural areas, particularly in Childers and Gin Gin, new buildings take advantage of modern construction materials and methods but retain the traditional look and feel of the town or village with wide awning covered footpaths and wrap-around verandahs reflecting the architectural history of the region.

All new development is provided with associated infrastructure in a timely, coordinated and efficient manner. Local development areas have been developed in accordance with infrastructure instruments which ensure equitable access to social infrastructure and water supply, sewerage, roads, open space, telecommunications and electricity networks in an efficient and cost effective manner that reflects the true cost of provision and maintenance.

Through all the changes that have been made over the past 20 years, the urban areas and smaller towns and villages which make up the region have retained their local, unique identities and still foster a strong sense of ownership and community spirit.

Port of Bundaberg and Fairymead future urban area (employment)

In 2031, the Port of Bundaberg has expanded to the northern side of the Burnett River to cater for additional demand from the resource sector, agriculture and other import and export commodities. The Fairymead future urban area (employment) is developed and supports port activities, including a multi-modal freight node, storage and logistics and industrial activities. The industrial activities support port operations by producing or manufacturing items that require quick transport or process imported goods for redistribution. Uses that are incompatible with the impacts of a working port or industrial activities are not located in proximity to the Port or the Fairymead employment area or the impacts have been addressed to ensure the ongoing operation of the Port and related industry and employment activities. Transport access to the Port and the Fairymead employment area is improved, potentially via a rail link.

3.2.8 Implementing the strategic intent 2012 - 2031

The following sections of the strategic framework support the strategic intent and set out in further detail the policy outcomes that will guide development of the Bundaberg Region as it consolidates its position as Queensland's lifestyle capital.

The strategic framework acknowledges the challenges of managing population growth, promoting economic development and securing the region's financial future while protecting lifestyle, the unique character and identity of discrete communities and the natural environment.

The strategic framework recognises the need to search for innovative solutions as the region tackles complex issues.

The strategic framework also reflects a commitment to maintain the unique character and identity of the region's river city and other settlements by respecting their history and the views of local residents.

The strategic framework defines how the Council will work in partnership with the community, other levels of government, the development industry and business to effectively manage growth, support jobs and deliver critical infrastructure.

The strategic framework sets the bar high and deliberately so to deliver the best possible outcomes for the Bundaberg Region for both existing and future generations.

3.3 Settlement pattern theme

Key concepts	
(a)	Urban development is contained to within identified areas to protect the Bundaberg Region's character, lifestyle, rural production capacity and environmental attributes.
(b)	New and consolidated urban areas focussed around regional and district activity centres have a compact and efficient urban form that maximises walkability and access to services and facilities.
(c)	Rural residential development does not constrain the operations of surrounding agricultural uses and does not fragment important agricultural areas and agricultural land classification (ALC) Class A and Class B land.
(d)	Identified greenfield areas in Bundaberg City, including the major urban expansion areas of Kalkie-Ashfield and Branyan and the coastal settlements between Burnett Heads and Elliott Heads are the focus for accommodating regionally significant levels of growth. Growth in these areas is to be in accordance with local area structure planning undertaken by the Council.
(e)	Childers and Gin Gin accommodate locally significant growth in a country town setting as an alternative to regional city or coastal living.
(f)	The activity centre network establishes a hierarchy of urban activity centres that are the focus for economic, employment, commercial and community activity at a range of scales that reflects their individual service catchment.
(g)	Identified rural and coastal villages provide opportunities for additional services, facilities and residential development subject to demonstrated need and appropriate address of physical and environmental constraints
(h)	Regionally significant infrastructure such as Bundaberg Airport, Port of Bundaberg and the Bundaberg West medical/health precinct is protected to ensure its continued function in supporting regional economic development.
(i)	Affordable living opportunities are embedded within new growth areas with convenient access to employment, transport networks, and social and community infrastructure and facilities.
(j)	Potentially incompatible land uses are separated or buffered to maximise, preserve, and protect the landscape, agricultural production capacity and amenity values of the region.

3.3.1 Strategic outcomes

The strategic outcomes for the settlement pattern theme are the following:-

- (a) The Bundaberg Region is characterised by a diverse range of coastal, urban and rural landscapes. The settlement pattern reinforces the connection of Bundaberg City and other urban settlements with their natural and landscape features to create a region of distinctive communities whose sense of identity and place is shaped by their relationship to the mountain ranges in the west, the rich agricultural plains of the central area or the pristine coastline to the east.
- (b) The pattern of settlement for the region provides for:-
 - (i) Bundaberg City to be maintained as the primary urban area for the region that will accommodate the majority of new urban growth. This recognises and takes advantage of the opportunities for urban growth and consolidation in close proximity to existing employment nodes, community services and facilities, and urban infrastructure;
 - (ii) Bargara, Burnett Heads, Coral Cove, Innes Park and Elliott Heads to also accept moderate to significant levels of urban growth within a central coastal urban area that supports and complements the role of Bundaberg City and takes advantage of significant investment in a coastal sewerage scheme;
 - (iii) Childers and Gin Gin to remain important rural towns servicing rural communities, tourists, travellers and the rural economy of the region; and
 - (iv) other coastal and rural towns and villages to be maintained as small scale towns and villages.

- (c) Urban development is contained within identified urban areas so as to sustainably manage growth.
- (d) Urban and rural residential development is located in areas that will maximise the efficient provision of infrastructure and services, minimise the exposure of communities to coastal and other natural hazards and preserve important agricultural areas, agricultural land classification (ALC) Class A and Class B land, significant habitat and scenic values.
- (e) Buffers and other separation areas are provided between incompatible land uses so as to minimise impacts at the edges of urban and rural residential areas as well as within the urban fabric.
- (f) The pattern of settlement supports the achievement of a compact, efficient and functional urban form. Activity centres provide the focus for the establishment of vibrant, compact and walkable places that support the creation of healthy, safe and affordable neighbourhoods within urban areas.
- (g) The scale and sequencing of development within urban areas:-
 - (i) maintains and reinforces the role and function of Bundaberg City as the primary urban area and principal activity centre for the region;
 - (ii) is consistent with Council's plans for infrastructure investment and, in particular, the provision of reticulated sewerage to the central coastal urban area and the eastern part of Bundaberg City;
 - (iii) avoids the fragmentation of major greenfield areas until such time as appropriate planning and infrastructure arrangements are in place; and
 - (iv) supports the cost-effective provision of infrastructure.
- (h) The pattern of settlement is integrated with the activity centre network and the transport network and consolidates urban development in those areas that are proximate to activity centres or identified public transport routes.
- (i) In identified coastal and rural villages, subject to demonstrated need and site suitability considerations, development may provide for:-
 - (i) modest residential expansion and growth of these villages over time in a logical and orderly manner; and
 - (ii) expanded and improved supporting services and facilities within these villages.
- (j) The pattern of settlement supports the further development of Bundaberg Airport and surrounds, Port of Bundaberg, CQUniversity and the medical/health precinct around the major hospitals in Bundaberg West as hubs for innovative and sustainable business enterprise and critical elements of regional economic infrastructure.

3.3.2 Element 1 – Defined urban areas

3.3.2.1 Specific outcomes

- (a) Urban development is contained to within urban areas and the major urban expansion areas identified on **Strategic Framework Map SFM-001 (Settlement pattern elements)**.
- (b) The physical extent of urban development is contained within defined areas so as to:-
 - (i) avoid biophysical constraints, coastal hazards and other natural hazards, including an allowance for the predicted impacts of climate change that may worsen the influence of such hazards;
 - (ii) protect important agricultural areas, agricultural land classification (ALC) Class A and Class B land and other rural land;
 - (iii) maximise the area of land available for rural, landscape and environmental protection purposes into the future;
 - (iv) protect the individual identity of communities, including the maintenance and preservation of inter-urban breaks; and

- (v) maximise opportunities for the efficient provision of infrastructure and services in conjunction with development.

3.3.3 Element 2 – Compact, efficient and functional urban form

3.3.3.1 Specific outcomes

- (a) The urban form and structure of the region's towns and cities achieves the following:-
 - (i) a compact urban form;
 - (ii) appropriate levels of community safety and wellbeing;
 - (iii) an efficient and effective transport network;
 - (iv) walkable communities;
 - (v) a diversity of residential lot types and housing configurations;
 - (vi) the efficient and timely provision of infrastructure; and
 - (vii) appropriate sequencing of development and infrastructure.
- (b) Within urban areas, infill development is focussed:-
 - (i) in nominated areas predominantly within or adjoining activity centres, and in particular in inner suburban areas of Bundaberg including Bundaberg West and at Bargara around the local activity centre; and
 - (ii) in other nominated areas that have good access to public transport, employment, community facilities, public open space and active transport facilities.
- (c) Where infill development occurs it is compatible with the desired and prevailing character and amenity of the individual activity centre or infill area.
- (d) Urban growth in greenfield areas is focussed:-
 - (i) in Bundaberg, within the existing committed greenfield urban areas and, subject to local structure planning undertaken by the Council, in the major urban expansion areas of Kalkie-Ashfield and Branyan; and
 - (ii) in the central coastal urban area, within the existing committed greenfield urban areas between Burnett Heads and Elliott Heads, subject to local structure planning undertaken by the Council.
- (e) Development occurs in an efficient and orderly manner that provides for the logical extension of infrastructure to service the development in accordance with Council's priority infrastructure plan and any other applicable infrastructure charging instrument.

3.3.4 Element 3 – Rural residential development

3.3.4.1 Specific outcomes

- (a) Rural residential development provides residents with an acreage lifestyle choice and a high level of residential amenity and are characterised by very low density housing.
- (b) In the first instance, priority is given to rural residential development occurring in those rural residential areas identified on **Strategic Framework Map SFM-001 (Settlement pattern elements)** that have been allocated in the Rural residential zone.
- (c) Rural residential development may occur in areas that have not been included in a rural residential area identified on **Strategic Framework Map SFM-001 (Settlement pattern elements)** or included in the Rural residential zone, only under the following circumstances:-

- (i) there is a demonstrated and justified demand for additional rural residential development to occur in the area, having regard to the needs of the community and the suitability and capacity of the existing vacant land supply already allocated in the Rural residential zone or approved for rural residential development in the area;
 - (ii) the rural residential area is located close to, and can readily access, an existing village or settlement which can provide services and community facilities, or the area can otherwise be efficiently, economically and sustainably serviced to meet the needs of residents. Such services and facilities include but are not limited to health, education, emergency services, shopping facilities, community, sporting and recreational facilities, public transport and school bus services, and other necessary social infrastructure;
 - (iii) the development will not fragment Agricultural Land Classification (ALC) Class A and Class B land, and will not constrain or conflict with the existing or future potential use of surrounding rural lands and economic resource areas for productive purposes;
 - (iv) the proposed development will not give rise to unacceptable levels of land degradation including erosion, scour and soil salinity;
 - (v) the physical suitability of the land to accommodate rural residential development, including appropriate address of physical and environmental constraints, natural hazards and scenic amenity/landscape character values;
 - (vi) appropriate evacuation routes and emergency access is available to maintain community safety and avoid residents being isolated by a natural hazard event;
 - (vii) the availability of necessary infrastructure to efficiently and effectively service the development and the capability of the land to accept the on-site treatment and disposal of effluent;
 - (viii) such development can be provided with adequate access without comprising the safety or efficiency of the surrounding road network;
 - (ix) the development is not located on land that is required or likely to be required for future urban expansion of an existing settlement (including beyond the life of this planning scheme).
- (d) Rural residential areas have a limited provision of infrastructure and services compared to that available within urban areas.
 - (e) Only limited and small scale shopping facilities or horticultural/rural services that service the daily needs of residents are provided in rural residential areas.

3.3.5 Element 4 – Local development areas and other major greenfield areas

3.3.5.1 Specific outcomes

- (a) Development in the Kalkie-Ashfield local development area, central coastal urban growth area (Burnett Heads to Elliott Heads) and other major greenfield areas creates well-planned and integrated urban communities that reflect traditional neighbourhood planning and design principles.
- (b) Development in the Kalkie-Ashfield local development area and the central coastal urban growth area occurs in accordance with local structure planning undertaken by the Council and provides for urban development to occur only on land identified as being suitable for urban development.
- (c) The form and structure of urban development in the Kalkie-Ashfield local development area, central coastal urban growth area and other major greenfield areas supports an increase in walking and cycling thereby reducing dependency on private motor vehicle use, contributing to higher levels of local self-containment and promoting a healthy and active lifestyle.
- (d) Appropriate levels and types of infrastructure are provided in conjunction with the delivery of urban development in the Kalkie-Ashfield local development area, central coastal urban growth area and other major greenfield areas to meet the needs of the community being created and provide for the logical and orderly sequencing of development.

- (e) Infrastructure is provided in the Kalkie-Ashfield local development area and central coastal urban growth area in accordance with any applicable infrastructure funding instrument or the relevant planning strategies described in the applicable local plan.

3.3.6 Element 5 – Identified growth areas

3.3.6.1 Specific outcomes

- (a) The Branyan identified growth area (residential) as described in the regional plan and identified on **Strategic Framework Map SFM-001 (Settlement pattern elements)** as a Major urban expansion area is not developed for urban purposes until such time as further investigations into the suitability of the land for urban development, and local structure planning has been undertaken by the Council.
- (b) In the interim, the Major urban expansion area at Branyan is protected from land fragmentation and encroachment or establishment of inappropriate land use activities that may compromise its intended use for urban purposes.
- (c) The Fairymead identified growth area (employment) described in the regional plan and identified conceptually on **Strategic Framework Map SFM-001 (Settlement pattern elements)** as a future urban area (employment) is:-
 - (i) maintained as a non-urban area; and
 - (ii) protected from land fragmentation and encroachment or establishment of inappropriate land use activities that may compromise their potential longer-term use.
- (d) The consideration and delivery of development in the Fairymead future urban area (employment) is assessed or occurs in accordance with the relevant planning legislation.

3.3.7 Element 6 – Activity centre network

3.3.7.1 Specific outcomes

- (a) The pattern of settlement supports and is consistent with the Bundaberg Region activity centre network identified on **Strategic Framework Map SFM-001 (Settlement pattern elements)** and described in further detail in the economic development theme of the strategic framework.
- (b) Activity centres are the focal points for community life and accommodate a range of retail, business, education, entertainment, sport and recreation, health and education, community and civic facilities that reflects their location, scale and service catchment.
- (c) Large scale retail, commercial, entertainment, sport and recreation or health and education facilities are not provided in out-of-centre locations that would undermine or weaken the role and function of an identified activity centre.
- (d) Medium and high density residential development is located within and around the Bundaberg CBD principal activity centre to add vitality to the centre, capitalise on the high level of accessibility to shopping, entertainment, commercial and public services and facilities in the centre, and to support a renewed focus on the Burnett River for recreation, leisure, education and community events.
- (e) Medium and high density residential development where serving the tourist market, is located within and around the Bargara local centre to add vitality to the centre and capitalise on the high level of accessibility to the beachfront and related public recreation infrastructure.
- (f) Medium density development is focussed within and around other new and existing district and local centres to add vitality to the centres, promote walkable urban environments and improve accessibility to basic shopping and commercial services.

3.3.8 Element 7 – Villages

3.3.8.1 Specific outcomes

- (a) Development supports the logical, orderly and sustainable growth of the rural and coastal villages of Winfield, Yandaran, Avondale, Sharon, South Kolan, Bullyard, Tirroan, Wallaville, Cordalba,

Apple Tree Creek and Buxton as identified on **Strategic Framework Map SFM-001 (Settlement pattern elements)**.

- (b) Residential expansion and development may occur in areas contiguous to an existing urban zone within an identified village, subject to appropriate address of the following matters:-
 - (i) demonstration of adequate need for additional residential development, having regard to the needs of the community and the suitability and capacity of the existing vacant land already allocated in a residential zone or approved for residential development within the village;
 - (ii) demonstration that the area is physically suitable for development having regard to the nature and extent of any environmental or physical constraints;
 - (iii) avoidance of areas subject to unacceptable risks from natural hazards, including the predicted impacts of climate change;
 - (iv) avoidance of important agricultural areas and agricultural land classification (ALC) Class A and Class B land;
 - (v) the potential for land use conflicts with the existing or future potential use of surrounding rural lands and economic resource areas for productive purposes;
 - (vi) the protection of important landscape, scenic amenity and cultural heritage values and the maintenance of the discrete character and identity of the village;
 - (vii) the intensity and scale of development being sympathetic to the character and form of residential development within the village;
 - (viii) the ability to achieve high levels of safety and amenity for prospective residents;
 - (ix) the ability to efficiently and effectively service the development with available infrastructure and services;
 - (x) provision of adequate access and connectivity between the development and the village and avoidance of adverse traffic impacts.
- (c) Provided that there is demonstrated need, development within an identified village provides for a mix of complementary services and facilities including residential, business, entertainment, industry, community and recreation activities that appropriately support and service the needs of:-
 - (i) residents of the village;
 - (ii) residents in the immediately surrounding rural and rural residential areas; and
 - (iii) tourists, visitors and the travelling public staying in or passing through the village.
- (d) Where such activities are proposed within an identified village they:-
 - (i) are located, designed and operated to avoid land use conflicts with surrounding land use and development;
 - (ii) do not adversely impact on the amenity of sensitive land uses; and
 - (iii) are sympathetic to the character, scale and intensity of existing development in the village.

3.3.9 Element 8 – Regional infrastructure and facilities

3.3.9.1 Specific outcomes

- (a) Development does not interfere with the continued operation and development of regional infrastructure and facilities, including Bundaberg Airport, Port of Bundaberg, the Bundaberg campus of CQUniversity and the public health infrastructure in the Bundaberg West medical/health precinct (identified as specialised activity centres), in a manner that is compatible with their primary purpose.
- (b) Development does not introduce incompatible land uses in the vicinity of regional infrastructure facilities and supports the economic opportunities they provide.

- (c) Development of and associated with regional infrastructure facilities provides a high standard of supporting infrastructure including road, pedestrian and bicycle connections, public transport stops and adequate vehicle parking, reflecting the needs and preferences of a broad range of end users.

3.3.10 Element 9 – Affordable living and sustainable neighbourhood design

3.3.10.1 Specific outcomes

- (a) A wide choice and mix of housing types is provided in nominated existing developed urban areas and in greenfield urban areas.
- (b) A diverse range of housing choice and sizes in a variety of locations supports the community's housing needs at all price points, stage of life or lifestyle aspiration.
- (c) Housing is designed to be adaptable and responds to demographic changes in the Bundaberg Region, such as the prevalence of single person households and an ageing population.
- (d) Development reflects sub-tropical design and incorporates a sense of openness, permeability and connection with an indoor-outdoor lifestyle.
- (e) The built form of the region is responsive to local climatic and environmental conditions, is energy and water efficient and utilises sustainable building materials.
- (f) The urban form provides safe and secure living environments and promotes community health and wellbeing by incorporating crime prevention through environmental design (CPTED), health oriented design (HOD) and healthy spaces and places principles.
- (g) The settlement pattern promotes inclusive communities, appropriately locates affordable housing throughout the region's urban areas and avoids creating areas of concentrated disadvantage by, for example, concentrating low cost housing in locations that have low levels of accessibility or are in dispersed locations remote from services and facilities.

3.3.11 Element 10 – Managing land use conflicts

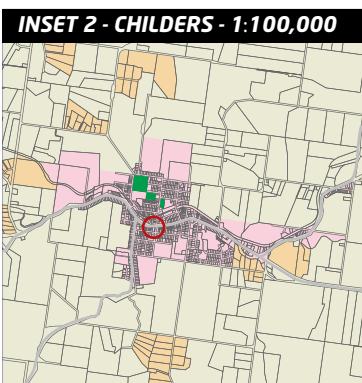
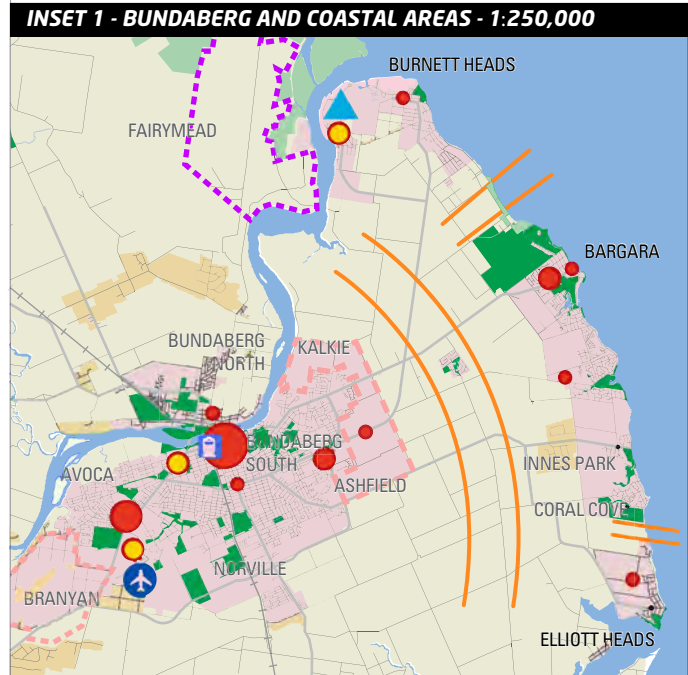
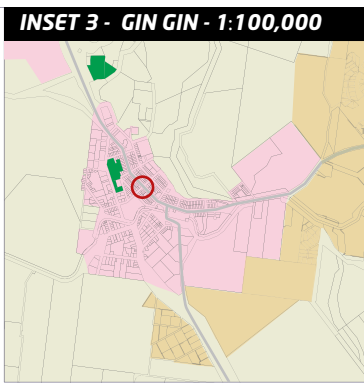
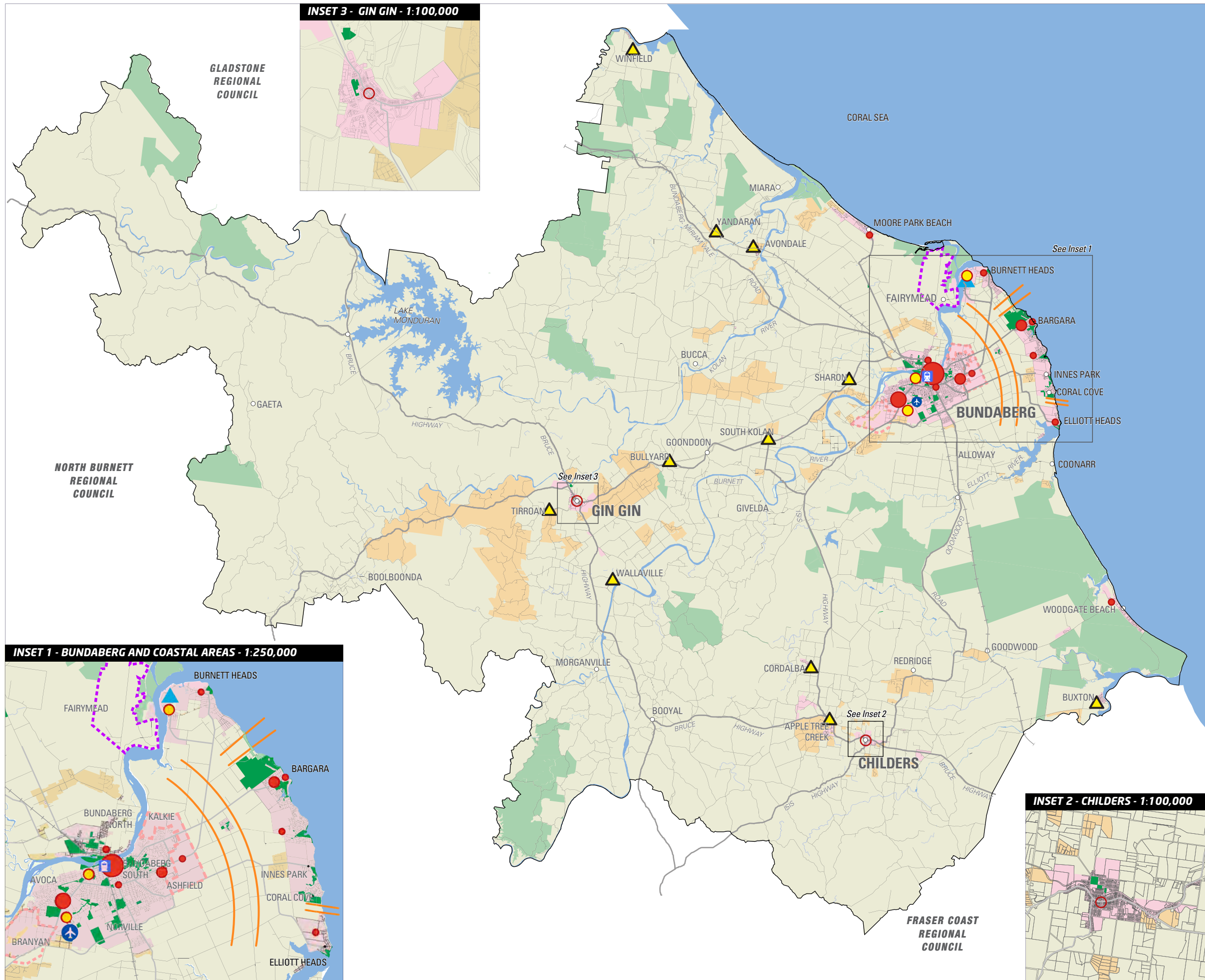
3.3.11.1 Specific outcomes

- (a) The interface between land uses is effectively managed to protect sensitive land uses from intrusion by noxious or offensive odour, noise, lighting or particulate emissions.
- (b) The settlement pattern protects rural and industrial land uses, community facilities and infrastructure (including infrastructure elements identified on **Strategic Framework Map SFM-003 (Transport and infrastructure elements)**) from encroachment by residential development or other sensitive uses that could impact on their long term viability.
- (c) Development ensures that new land uses which are incompatible or potentially incompatible with existing sensitive uses are located and managed to protect the health, wellbeing, amenity and safety of the existing use in terms of potential impacts of air, noise and odour emissions and hazardous materials.
- (d) Adequate separation and buffers are provided between urban and rural residential development and important agricultural areas and agricultural land classification (ALC) Class A and Class B land.
- (e) Wherever possible, good planning and design is used to integrate development with its surroundings and provide appropriate interfaces between potentially conflicting uses, before other measures such as physical barriers and separation by distance are adopted.

3.3.12 Relevant strategic framework maps

Strategic Framework Map SFM-001 (Settlement pattern elements) conceptually identifies elements of the strategic framework as relevant to the settlement pattern theme and in particular identifies the following:-

- (a) land use categories being urban areas, major urban expansion area, future urban areas, rural residential areas, rural areas, major sport and recreation open space and major conservation areas;
- (b) the Bundaberg Region activity centre network;
- (c) villages;
- (d) major transport elements; and
- (e) major landscape elements (including inter-urban breaks).



LEGEND

Land Use Categories

- Urban Area ⁽¹⁾
- Major Urban Expansion Area ⁽²⁾
- Future Urban Area (Employment) for Port Related & Industry Uses ⁽³⁾
- Rural Residential Area ⁽⁴⁾
- Rural Area
- Major Sport And Recreation Open Space
- Major Conservation Area ⁽⁵⁾

Activity Centre Network

- Principal Activity Centre
- Major Activity Centre
- District Activity Centre - Urban
- District Activity Centre - Rural
- Local Activity Centre
- Specialised Activity Centre

Major Transport Elements

- Highway / Arterial Road
- Road Network
- Railway
- Rail Station
- Airport
- Port of Bundaberg

Major Landscape Elements

- Inter-urban Break

Other Elements

- Village
- Ocean, Waterways and Waterbodies
- Bundaberg Regional Council Boundary

NOTES

Note 1: Inclusion in the Urban Area does not imply that all land in this land use category can be developed for urban purposes as it may be constrained or otherwise unsuitable for development.

Note 2: The Major Urban Expansion Area identifies land in a greenfield setting where urban development is intended to occur within the planning horizon of the planning scheme having regard to local structure planning undertaken by the Council. Inclusion in the Major Urban Expansion Area does not imply that all land can be developed as it may be constrained or otherwise unsuitable for development.

Note 3: The Future Urban Area (Employment) identifies land that is potentially suitable for urban development for port related and industry uses. This designation does not confer any actual or implied land use rights and will be subject to further investigations to determine its suitability for development.

Note 4: Inclusion in the Rural Residential Area does not imply that all land in this land use category can be developed for rural residential purposes as it may be constrained or otherwise unsuitable for development.

Note 5: Major Conservation Area includes:- (a) Conservation Parks, National Parks and Forest Reserves and (b) land owned or controlled by the Council and used or intended to be used for conservation purposes.

0 5 10 15 20 kilometres

1:500,000 approx

BUNDABERG
REGIONAL COUNCIL

Strategic Framework Map
SFM-001
(Settlement pattern elements)

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3.4 Economic development theme

Key concepts	
(a)	A diversified regional economy.
(b)	A network of well-designed, connected and accessible activity centres with complementary scales, roles and functions contributing to greater levels of employment and economic self-sufficiency for the Bundaberg Region.
(c)	A variety of well-designed industry and enterprise areas that:- <ul style="list-style-type: none"> (i) support regionally significant economic attractors and accommodate a range of general industry, science and technology, health, education and training activities; and (ii) encourage the co-location and clustering of innovative and emerging industry sectors such as mining support services, aviation and food processing.
(d)	Tourism which takes advantage of the region's diverse landscapes and location at the gateway to the southern Great Barrier Reef and provides opportunities for a wide range of experiences, attractions and facilities to cater to diverse holiday and recreational needs.
(e)	Intact rural lands that maintain and support ongoing rural production and value adding enterprises.
(f)	Home based businesses that support localised small scale entrepreneurship.
(g)	High quality infrastructure and transport networks that support economic development.

3.4.1 Strategic outcomes

The strategic outcomes for the economic development theme are the following:-

- (a) The Bundaberg Region's economy is built upon the rich agricultural lands, the prevalence of its natural resources, the capability of its people and the pristine environment and landscapes that supports a vibrant and diverse regional economy.
- (b) While a variety of rural production activities have been the traditional mainstay of the regional economy, the region's vast array of natural attributes and access to transport networks provides opportunities for a range of tourism, logistics, manufacturing and value adding and high technology industries to emerge as key economic drivers in the region.
- (c) For the Bundaberg Region, its position as the gateway to the southern Great Barrier Reef provides opportunities for the expansion of the tourism and lifestyle industries as a key platform to maximise the sustainable utilisation of the region's natural attractions and attributes.
- (d) Adequate industrial land is provided to support the projected population growth of the region and ensure that emerging industries have the opportunity to build upon existing employment and enterprise nodes.
- (e) Rural production is maintained as a major contributor to the region's economic output, with opportunities for alternative land uses arising from the transition to a low carbon economy providing an emerging substitute for traditional agricultural activities.
- (f) The economic development of the region is maximised through the identification of a well-defined activity centre network. This network identifies the primary locations for employment and enterprise areas in the region, provides for the co-location and clustering of business and industries to generate synergies and economies of scale, and maximises the utilisation of existing and planned infrastructure and transport networks to provide opportunities for growth in industry, commercial, tourism and rural activities.
- (g) The Bundaberg Region has an activity centre network that establishes a hierarchy of complementary centres and supports the long term viability of these centres. The activity centre network supports and reinforces the role and function of the city, towns and villages in the region, with:-

- (i) Bundaberg's CBD being the principal activity centre and accommodating the largest range and mix of retail, business, education, health, recreational and cultural services within a modern and vibrant regional metropolitan setting, complemented and supported by a major activity centre (incorporating Sugarland Shopping Centre and environs) and a district activity centre at Ashfield;
 - (ii) Bargara being a district activity centre for the central coastal urban area, providing employment and services that assist in achieving the self-containment of the coastal urban area between Burnett Heads and Elliott Heads; and
 - (iii) Childers and Gin Gin remaining as traditional district level rural service centres that provide a range of commercial and community services and facilities to service the hinterland.
- (h) The Bundaberg Region has a range of industry and enterprise areas predominantly focussed around rural service industries and manufacturing services. The clustering, co-location and consolidation of industrial development in discrete areas minimises land use conflicts and maximises utilisation of development infrastructure. The industry and enterprise areas provide diverse and rewarding employment opportunities in safe, convenient and accessible locations throughout the region and contribute to regional job self-containment.
 - (i) The expansion of key industry and enterprise sectors takes advantage of the Bundaberg Region's strategic location between the Surat Basin and the industrial hub of Gladstone to provide support to the logistics and supply chains servicing mining activities and leverage localised employment growth and diversification from the expanding minerals and energy sector.
 - (j) Bundaberg Airport and associated aviation precinct expands as complementary businesses with links to avionics, airframe and air engine technology clustering together to establish a high technology research and manufacturing industry servicing the aviation sector.
 - (k) The Port of Bundaberg is expanded to provide an alternative point of entry and departure for goods and commodities associated with the minerals and energy sector in Central Queensland and the Surat Basin. The Port has a strong linkage with the adjacent Fairymead industrial area where local businesses are a vital link in the supply chain and logistics networks support the expanding minerals and energy sector.
 - (l) The hospitals in the Bundaberg West medical/health precinct and the tertiary and further education facilities provided by the Bundaberg campuses of CQUniversity and the Wide Bay Institute of TAFE support the expanded development of health care, medical and other professional services, information technology and knowledge-based enterprises located in the region.
 - (m) Bundaberg City reconnects with the Burnett River through multi-faceted riverfront recreation, leisure and tourism precincts. This high quality public space provides an interface with the River and provides a platform for permanent and temporary water-based learning and leisure activities that reinforce Bundaberg's local ecology and connection with the River.
 - (n) Nature-based tourism opportunities associated with the sea turtle hatchery at Mon Repos and whale watching provide an 'up close and personal' nature experience for visitors that reinforces a respect for the local ecology and the need for protection of wildlife and their habitats.
 - (o) The hinterland is an accessible tourism region that provides safe and comfortable opportunities for camping and freshwater fishing that are sustainable and environmentally responsible. The region's rich agricultural history is celebrated through farmers markets, farm stays and the ability to sample the best of fresh food and produce from the farm gate.
 - (p) The Bundaberg Region is recognised nationally and internationally as a source of high quality and sustainable food products including sugar cane, a range of tree crops including citrus fruits, stone fruit, avocado and macadamia nuts, beef cattle and aquaculture products. The diversity of the rural landscape provides opportunities to locate renewable energy generating projects (such as wind or solar farms) in areas that protect the high scenic, landscape and primary production values of the region. Primary production activities are complemented by on site value adding activities that process and pack raw food products, generating wealth and employment through containing and localising value adding and downstream processing activities.
 - (q) The traditional rural production activities of the region continue as viable and valuable contributors to the regional economy, and provide opportunities for downstream value adding.

- (r) A range of tourism infrastructure and enterprises are located throughout the Bundaberg Region to build upon the diverse natural attributes of the area and provide a distinct and memorable visitor experience.
- (s) The range and scale of business and employment opportunities is enhanced through the establishment of a diverse range of low-scale home based businesses.
- (t) High quality infrastructure networks and transport networks encourage and support business growth and economic development.

3.4.2 Element 1 – Activity centres network

3.4.2.1 Specific outcomes

- (a) To reflect and support the preferred pattern of settlement, development is consistent with the Bundaberg Region activity centre network identified conceptually on **Strategic Framework Map SFM-001 (Settlement pattern elements)** and **Strategic Framework Map SFM-002 (Economic development elements)** and described in further detail below:-

Activity centre	Description
Principal activity centre:- (a) Bundaberg Central Business District	The principal activity centre is the highest order centre in the network and contains the largest and most diverse concentration of urban activities. It is the key regional focus of employment, government administration, retail, commercial and specialised personal and professional services. It accommodates significant cultural, entertainment, health, education and public and active transport facilities. It meets the need for the foregoing facilities and services for a catchment comprising the Bundaberg Regional Council area and adjacent rural areas. It also has the highest population densities and the greatest concentration of mixed use development in the region. Any future full-line department store will be located in the principal activity centre. Opportunities are taken through public infrastructure programs and private development projects to improve public access to and along the Burnett River and its banks.
Major activity centre:- (a) Sugarland Shopping Centre and environs	The major activity centre accommodates a wide mix of uses and activities including a concentration of higher order retail, commercial, and entertainment facilities that service a sub-regional population. It also includes land expansive activities that are not appropriate to locate within the principal activity centre with these activities having a catchment comprising the Bundaberg Regional Council area and adjacent rural areas. A department store may be established within the major activity centre only once such a store is established in the principal activity centre.
District activity centre (urban):- (a) Bargara central (b) Kepnock	District activity centres (urban) serve catchments of district or sub-regional significance within the Bundaberg Region, accommodating concentrations of retail, commercial, offices, administrative and health services, community, small scale entertainment and recreational facilities, and catering to day-to-day and weekly shopping and service needs. They may have a residential component including visitor accommodation.
District activity centre (rural):- (a) Childers town centre (b) Gin Gin town centre	District activity centres (rural) are the activity centres within rural towns that have strong character and links with the rural production and regional landscape values identified in the regional plan. They contain a concentration of shopping and business uses that primarily serve local residents, tourism or primary industries. They may also contain some limited government services, entertainment and community activities.
Local activity centre:- (a) North Bundaberg (b) South Bundaberg (c) Ashfield (forming part of the Kalkie-Ashfield local development area) (d) Moore Park Beach (e) Burnett Heads (f) Bargara town centre	Local activity centres provide for local shopping needs, function as local employment nodes and comprise a mix of commercial, cafes/dining, entertainment and community services for a surrounding residential neighbourhood. They may have a small residential component including visitor accommodation.

Activity centre	Description
(g) Bargara South (h) Elliott Heads (i) Woodgate Beach	
Neighbourhood activity centre	<p>Smaller than local activity centres, numerous neighbourhood activity centres are located across the Bundaberg Region in both urban and rural settings.</p> <p>Neighbourhood activity centres typically service residential neighbourhoods or small towns and villages with small-scale convenience shopping that caters for day-to-day and top-up needs, locally servicing professional offices, community services and other activities of a local servicing nature. Neighbourhood activity centres may also comprise existing standalone business or entertainment activities (such as service stations and hotels) that may otherwise typically form part of a higher order centre</p> <p>Neighbourhood activity centres located in urban settings commonly have a walking distance catchment. In a village setting, neighbourhood activity centres may have a larger catchment by also servicing immediately surrounding rural and rural residential areas. These latter centres may also cater to the needs of tourists, visitors and the travelling public staying in or passing through the village.</p>
Specialised activity centre:- (a) Bundaberg Airport (b) Port of Bundaberg (c) Bundaberg West medical/health precinct (d) Takalvan Street (e) Princess Street/ Bargara Road	<p>Specialised activity centres recognise the importance of local employment servicing activities and their economic contribution to the Bundaberg Region.</p> <p>The Bundaberg Airport specialised activity centre accommodates a range of aviation, aerospace and air transport and freight related industrial and commercial activities.</p> <p>Strategic Port Land is not regulated by the planning scheme. However, the Port of Bundaberg is a major element of the Bundaberg Region's economy and land adjacent to the port may be developed for support services including marine maintenance and complementary commercial and industrial purposes.</p> <p>The Bundaberg West medical/health precinct contains the Bundaberg Base Hospital, the Mater Misericordiae Hospital Bundaberg and the Friendly Society Private Hospital. Further higher order medical facilities are located in this specialised activity centre to maximise accessibility and convenience for patients and create potential industry cluster benefits for medical and health care businesses and workers.</p> <p>The Takalvan Street and Princess Street/Bargara Road specialised activity centres have prominent locations along feeder roads into the Bundaberg CBD and accommodate businesses seeking high levels of exposure and visibility. Significant additional traditional retail is not envisaged in these areas, although some bulky goods may be supported together with other service/highway service activities. Additional floor space in these centres would be accommodated through infill and redevelopment of existing land.</p> <p>Editor's note—the concept of specialised activity centres as described above does not equate to the Specialised centre zone. In particular, these specialised activity centres are allocated in various zones in the planning scheme to reflect the differing role and function of the respective centres.</p>

- (b) Major land uses contributing to employment, education and services in the Bundaberg Region are located in an activity centre commensurate with the role and function of the activity centre as defined by the activity centre network.
- (c) Development does not undermine or compromise the activity centre network either by proposing centre activities outside of an activity centre or by proposing a higher order or larger scale of uses than intended for a particular activity centre.
- (d) New regional level State government facilities for justice, education, health, community, administration and employment activities serving the Bundaberg Region are predominantly located

within Bundaberg City, either within the Bundaberg CBD as the principal activity centre or in other appropriate locations in the city where supported by other specific outcomes of this strategic framework.

- (e) Development in activity centres supports and contributes to a quality urban environment serving as a community focal point and suited to its scale and community setting.
- (f) Activity centres incorporate layouts and high quality building design that focuses on and gives priority to people, public main streets, squares, parks, community facilities and public transport, rather than cars.
- (g) Development in activity centres is designed to maximise opportunities for public transport usage, walking and cycling.
- (h) 'Corner stores' are established in appropriate locations to service the basic convenience needs of local residents provided that such facilities do not conflict with or undermine the viability of the activity centre network.
- (i) High quality infrastructure and transport networks encourage and support business growth and development within and between the identified activity centres.

3.4.3 Element 2 – Industry and enterprise areas

3.4.3.1 Specific outcomes

- (a) An adequate supply of physically suitable, well-located and serviceable industrial land is identified and protected to support employment opportunities and economic development of the Bundaberg Region.
- (b) The industry and enterprise areas identified conceptually on **Strategic Framework Map SFM-002 (Economic development elements)** and described below are maintained and their potential for renewal, infill or expansion protected:-

Industry and enterprise area ²	Description
Bundaberg City	
1. Norville/Svensson Heights/Kensington	Established industry land in the Bunda Industrial Estate (Enterprise Street) and extending west along Commercial Street to Production Street and Brickworks Circuit is maintained. The Bundaberg Airport accommodates a range of aviation, aerospace and air-related industry. The Kensington commercial industry area focussed on Johanna Boulevard and Commercial Street (between the airport and Production Street/ Brickworks Circuit), accommodates a range of medium impact industries, aviation, aerospace, air-related industry and associated commercial and business uses. Older established pockets of low-medium impact industry on the Isis Highway near the Bundaberg Airport, and adjacent to the North Coast Rail Line at Ritchie Street, Lester Street and Thabeban Street, are also maintained.
2. Thabeban	The Bundaberg Industrial Estate (Kay McDuff Drive/Charlie Triggs Crescent and Wyllie Street/Verdant Siding Road) expands, and is supported by industrial activity on both the northern and southern sides of the Ring Road through to the North Coast Rail Line and Goodwood Road to the east. Industry in this location benefits from high levels of accessibility from the Ring Road and the broader State and local road network, while ensuring that the operational efficiency of the Ring Road is not adversely impacted. This industry area provides opportunities for a rail freight terminal near the convergence of the Bundaberg Ring Road and the North Coast Rail Line.
3. Bundaberg East	Industrial activity in the eastern part of Bundaberg is underpinned by the Millaquin Sugar Mill, the Bundaberg Rum Distillery and Bundaberg Brewed Drinks. Surrounding industrial areas are maintained, including marine-based industry along the Burnett River and low-medium impact industry areas in Steptoe Street and Sheridan Street and adjacent to sections of Princess Street and Bargara Road.
4. Bundaberg North	The Bundaberg Walkers/ Foundary and the Bundaberg Technology Park located on the northern bank of the Burnett River maintain and build on a

² Note—the specialised activity centres of Bundaberg Airport and the Port of Bundaberg addressed at section 3.4.2.1 are also industry and enterprise areas.

Industry and enterprise area ²	Description
	history of manufacturing, research and technology industry in North Bundaberg. Industry along parts of Hanbury Street and on Bundaberg-Gin Gin Road at the northern entrance to the city, collectively contribute to an economic hub ideally positioned to service areas to the north as well as the broader region.
Coastal	
5. Burnett Heads	Marine-related industry at the Port of Bundaberg includes the consolidation and expansion of port-related activities, including marine maintenance, servicing, repair and associated industries and services.
6. Moore Park Beach	Low-medium impact industries within established industrial areas at Murdochs Road provide local employment and services to support Moore Park Beach and the surrounding rural hinterland.
7. Woodgate Beach	Industry land at Woodgate Road just outside of Woodgate Beach provides for low-medium impact industry to service local needs.
Rural and hinterland	
8. Isis Central	The Isis Central Sugar Mill and nearby industrial areas along Kevin Livingston Drive provide opportunity for land expansive and/or medium-heavy impact industry. Having high levels of road transport accessibility via the Bruce Highway and Isis Highway, the area is ideally positioned to service markets both within and external to the region.
9. Childers	Low-medium impact industries located within the established and expanding industrial precinct, in the vicinity of Blacksmith Court and Browns Road, provide local employment and service Childers and the surrounding district. The highway location also provides opportunities for industry servicing catchments outside of the region. A proposed high impact industry area to the east of Childers on the Bruce Highway (opposite the Childers aerodrome) provides opportunities for highly accessible medium-high impact industry development that is well separated from sensitive land uses.
10. Gin Gin	Low-medium impact industries located within existing and proposed industry land within the township provide local employment and service Gin Gin and the surrounding district.
11. Gin Gin (north) 12. Gin Gin (south)	Defined areas close to Gin Gin, both to the north and south of the township, provide opportunity for a range of industrial activities including transport/logistics related industry, rural industry, industry servicing the mining sector, and other land expansive and/or medium-heavy impact industry. Having high levels of road transport accessibility via the Bruce Highway and/or Gin Gin-Mount Perry Road, these areas are well-located to service markets both within and external to the region.
13. Bingera	The Bingera Sugar Mill continues to service the surrounding agricultural district and sugar cane industry.
Industry investigation areas	
14. Fairymead	The future urban area (employment) at Fairymead is protected as a potential location for regionally significant business and industry development, with possible port facilities associated with Strategic Port Land on the northern side of the Burnett River. The Fairymead future urban area (employment) has the potential to:– (a) cater for additional demand from the resource sector, agriculture and other import and export commodities; (b) support port activities including a multi-modal freight node, storage and logistics; (c) provide for industrial activities that support port operations, including producing or manufacturing items that require quick transport or process imported goods for redistribution; and (d) be used for hard-to-locate industry where no other suitable site is available and where impacts can be appropriately managed.
15. Bargara	Low impact and service industry is established within a highly accessible location to provide local employment and to service future growth along the central coastal area.

- (c) Land expansive industrial uses are primarily directed to industrial land at Thabeban, Port of Bundaberg and near Isis Central Mill and Gin Gin, to capitalise on the port infrastructure and connection to major land freight routes. High impact industrial uses are also directed to these areas due to the greater capacity for uses in these areas to be separated or buffered from residential and other sensitive land uses.

- (d) The potential for industry and enterprise areas to be further developed at the following locations is maintained by ensuring that they are protected from land fragmentation and encroachment or establishment of inappropriate land use activities that may compromise their intended longer-term use:-
 - (i) Kensington and Thabeban, with potential for a rail freight terminal near the convergence of the Bundaberg Ring Road and the North Coast Rail Line;
 - (ii) the future urban area (employment) at Fairymead.
- (e) Marine-related industry is established adjacent to Port of Bundaberg, so as to consolidate and expand marine maintenance, servicing, repair and associated industries and services within the Bundaberg Region.
- (f) In rural and coastal towns and villages, small scale industrial development which provides for local employment and a range of services is accommodated in suitable locations where residential amenity is not compromised.
- (g) Industry and enterprise areas are well designed and serviced and provide a range of lot sizes and adaptable building configurations that cater for a variety of industry needs, to ensure economic diversity and greater variety of employment opportunities, as well as meeting the changing economic needs of the community over time.
- (h) Opportunities for employment generation are maximised in industrial areas by ensuring that development makes the most efficient use of available industrial land.
- (i) Development in industry and enterprise areas is limited to predominantly industrial uses and other uses that are compatible with and provide a desirable support activity to industrial uses and the industrial workforce.
- (j) To avoid or minimise land use conflicts, development for residential or other sensitive land uses is appropriately buffered and separated from industry and enterprise areas.
- (k) Industry and enterprise areas have access to high quality transport infrastructure networks that link local industry with regional, national and international markets.
- (l) Industry and enterprise areas provide high quality telecommunications networks to support the development of information technology, knowledge-based and creative industries.
- (m) Industry and enterprise areas are located in close proximity to transport networks to maximise accessibility and connectivity to residential areas.

3.4.4 Element 3 – Tourism and tourism focus areas

3.4.4.1 Specific outcomes

- (a) A range of tourism infrastructure and enterprises are located throughout the Bundaberg Region to build upon the diverse natural attributes of the area and provide a distinct and memorable visitor experience.
- (b) The region provides for a range of visitor accommodation and tourist services that are compatible with, and a complement to, existing tourism products.
- (c) Visitor accommodation and tourist attractions and facilities are located in areas that contribute to the wide range of tourism experiences on offer throughout the region including urban, coastal and hinterland locations.
- (d) Nature-based and eco-based tourist activities are sensitively located and carried out to ensure the natural values that underpin the regional tourism product are sustained.
- (e) Rural and agri-tourism experiences build upon the 'clean and green' identity of the region and do not prejudice the ongoing use of rural lands for rural production activities.

3.4.5 Element 4 – Rural enterprise and industry

3.4.5.1 Specific outcomes

- (a) Traditional agricultural and farming activities that underpin the character and identity of the region continue as viable and sustainable businesses that are recognised for their stewardship of the land for future generations.
- (b) The traditional rural production activities of the region continue as viable and valuable contributors to the regional economy and are complemented by on-farm rural workers' accommodation, rural businesses, rural service industries and tourist uses including farm stays, where such uses:-
 - (i) value-add to rural produce and resources and contribute to the diversification of the rural economy of the Bundaberg Region; and
 - (ii) are compatible with landscape character, scenic amenity, biodiversity and cultural heritage values and do not alienate important agricultural areas and agricultural land classification (ALC) Class A and Class B land.
- (c) Rural enterprises are based on a sustainable use of the resource that protects and capitalises upon the region's natural advantages.
- (d) The diversity of the rural landscape provides opportunities to locate green energy generating projects (such as wind or solar farms) in areas that protect the high scenic, landscape and primary production values of the region.

3.4.6 Element 5 – Home based business

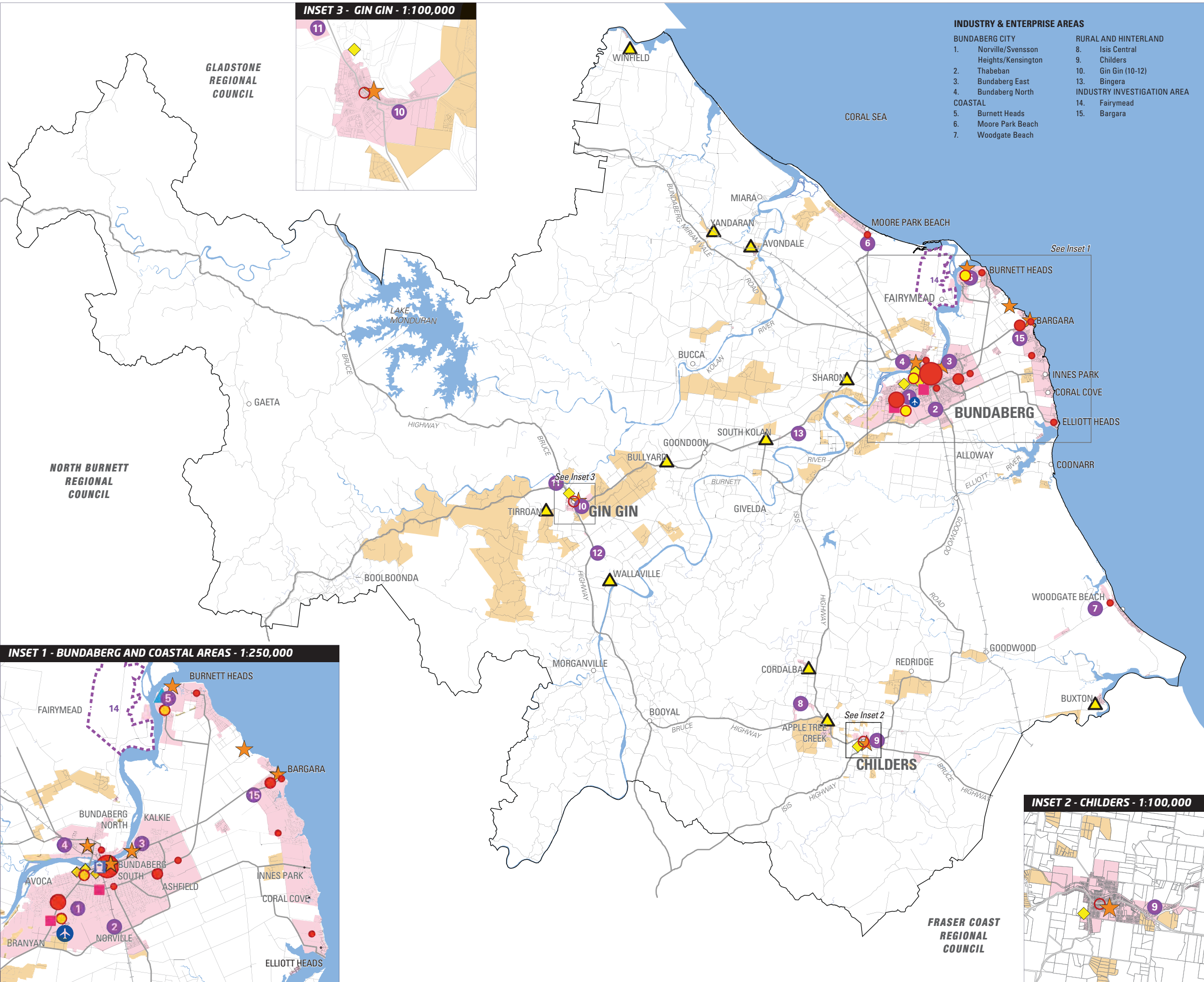
3.4.6.1 Specific outcomes

- (a) The range and scale of business opportunities in the region is enhanced through the establishment of a diverse range of home based businesses.
- (b) Home based businesses provide small businesses and single operators the opportunity to operate in residential, rural residential and rural areas and support a diversity of employment streams.
- (c) Home based businesses are of a scale and type that is appropriate for their setting and do not adversely impact upon the character or amenity of the neighbourhood or locality in which they are established.

3.4.7 Relevant strategic framework maps

Strategic Framework Map SFM-002 (Economic development elements) conceptually identifies elements of the strategic framework as relevant to the economic development theme and in particular identifies the following:-

- (a) the Bundaberg Region activity centre network;
- (b) existing and future industry and enterprise areas;
- (c) specialised activity centres;
- (d) tourism focus areas;
- (e) major health facilities; and
- (f) major tertiary education and training facilities.



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3.5 Access and mobility theme

Key concepts	
(a)	An integrated transport network is established that prioritises active modes of transport within a compact urban form and integrates land use with transport to minimise dependency on private motor vehicle use and take advantage of the region's climate and topography.
(b)	A range of sustainable travel choices links communities with activity centres and supports high levels of local and regional accessibility to services, employment nodes and community facilities.
(c)	Safe and efficient major transport corridors provide the basis for the movement of goods and people through and within the region and support economic development.
(d)	Transport corridors and networks respond sensitively to the environmental and landscape values of the region.
(e)	Bundaberg Airport and the Port of Bundaberg are enhanced and protected as significant transport gateways to the region for both goods and people and support a range of aviation, maritime and related industries and services.
(f)	The sugar cane rail network is protected as essential transport infrastructure supporting the rural economy.

3.5.1 Strategic outcomes

The strategic outcomes for the access and mobility theme are the following:-

- (a) The Bundaberg Region is effectively linked by an integrated transport network that safely and efficiently allows residents and visitors to move through and within the region.
- (b) Urban areas in the Bundaberg Region have a compact urban form that integrates land use and transport elements to improve the viability and efficiency of infrastructure and services, contributes to regional self-containment and maximise opportunities for affordable living.
- (c) Transport corridors and networks are coordinated to align with the settlement pattern of the Bundaberg Region in a way that protects regional landscape values, maintains nearby residents' quality of life, and provides efficient and safe access to necessary services and facilities.
- (d) Major transport corridors such as the Bruce Highway, the Isis Highway and the North Coast Rail Line are protected from encroachment by sensitive land uses and are maintained as safe and efficient high speed corridors for long distance passenger and freight transport.
- (e) Within and between Bundaberg City and the central coastal urban area, residents have access to reliable, comfortable and efficient public transport services that link residential areas with employment, entertainment, educational and medical services and minimise reliance on private motor vehicle transport.
- (f) The public transport network is supplemented and supported by active transport modes such as walking and cycling. Integrated into the urban fabric, a network of pedestrian and bicycle pathways creates attractive and walkable neighbourhoods that provide residents and visitors with a range of transport options to access local shopping, employment, service and transport hubs, as well as links to the public transport network to meet broader travel needs.
- (g) Major transport facilities such as Bundaberg Airport and the Port of Bundaberg are enhanced as integrated transport hubs, with development protecting the safety and efficiency of these major facilities. The airport receives daily flights from interstate cities, provides a fast and convenient gateway to the region for travellers and is an efficient supporter of regional business services. The Port of Bundaberg and Burnett Heads marinas are home to a varied commercial and leisure maritime fleet, acting as a bulk port to export the State and the region's bulk commodities as well as a base for tourist and leisure craft to conveniently access the southern Great Barrier Reef and islands.
- (h) The sugar cane rail network is protected as essential transport infrastructure supporting the regional economy by efficiently connecting sugar cane farms to the sugar mills and separating sugar industry traffic from road users.

3.5.2 Element 1 – Integrated transport network

3.5.2.1 Specific outcomes

- (a) New urban areas and communities are located to support and reinforce the sustainability and efficiency of the regional transport network identified in **Strategic Framework Map SFM-003 (Transport and infrastructure elements)**.
- (b) The urban form and settlement pattern of the region develops in close sequence with the roll out of the transport network, to maximise the use of existing infrastructure and align new communities with the delivery of new infrastructure and services.
- (c) Urban development in the Kalkie-Ashfield local development area, central coastal urban growth area and other major greenfield areas is linked to existing urban areas through a multi-modal transport network that provides a range of safe and convenient transport options.
- (d) Infill development is clustered around existing or future transport hubs and corridors, and increased densities in and around the Bundaberg CBD and other major centres, support increased use of active and public transport modes as viable alternatives to private motor vehicle travel.
- (e) New development integrates the transport network within the urban fabric by:-
 - (i) incorporating local street networks that are designed to allow access by public transport vehicles;
 - (ii) creating permeable and legible neighbourhoods that include safe and navigable walking and cycle networks that provide access to a variety of neighbourhood destinations;
 - (iii) minimising the direct interface of residential areas with major transport corridors to ensure neighbourhoods are attractive and safe places to live and move about in; and
 - (iv) prioritising active and public transport modes through establishment of a low speed street environment.

3.5.3 Element 2 – Sustainability and accessibility

3.5.3.1 Specific outcomes

- (a) The public transport network is a simple, safe, convenient and reliable network of services that connects significant trip generators, employment nodes, health and welfare services, education services and shopping precincts. The network is simple to understand and use and encourages the take up of public transport options as a viable transport choice whether for commuting or leisure travel purposes.
- (b) Active transport networks incorporate a network of connected pedestrian pathways and cycle ways. These networks are safe, convenient and legible and interface with the public transport network at safe and accessible interchanges to provide a seamless transition between travel modes.
- (c) In the smaller towns and villages where public transport options are limited, community-based transport services provide access to local level services.
- (d) Community-based transport services are provided for the elderly, the disabled or other persons who cannot access private transport modes to provide equitable access to services and facilities and promote social interaction.
- (e) Workplaces, educational and community facilities and mixed use centres encourage active transport modes through the provision of end-of-trip facilities for users of active and public transport modes.

3.5.4 Element 3 – Active transport

3.5.4.1 Specific outcomes

- (a) Development supports and contributes to the provision of a safe, convenient, connected and legible walk and cycle network, including on-road and off-road routes, in all urban areas and activity centres, and between activity centres where appropriate.
- (b) The walk and cycle network is effectively integrated with other travel modes, particularly public transport, to enhance linkages with activity centres, employment areas and community facilities.
- (c) To maximise opportunities for walking and cycling:-
 - (i) urban areas and residential neighbourhoods are designed to incorporate permeable and legible street networks with appropriate lighting and casual surveillance to facilitate safe and convenient use by pedestrians and cyclists;
 - (ii) safe, convenient and accessible pedestrian and cycle links are provided between residential areas and activity centres;
 - (iii) employment areas and areas accommodating social services and community facilities are effectively connected to walking and cycling networks;
 - (iv) development supports and contributes to pedestrian, cycling and recreation trails to link public park infrastructure internally within urban areas and externally to the wider open space network of the Bundaberg Region;
 - (v) high quality end-of-trip facilities are provided for the comfort and convenience of active transport users in those developments that are likely to attract or generate a significant volume of trips by pedestrians and cyclists; and
 - (vi) other facilities to enhance comfort and convenience to active transport users are provided, including weather protection and shelter along active frontages in activity centres.

3.5.5 Element 4 – Public transport

3.5.5.1 Specific outcomes

- (a) Development and the pattern of settlement supports the provision of connected, legible, safe and convenient public transport networks that provide for the efficient movement of passengers.
- (b) Development provides for and protects the viability of existing and planned public transport corridors within the Bundaberg Region.
- (c) New development provides legible local road connections and supporting collector streets that are sufficiently wide for buses to connect local areas by public transport, and which accommodate safe bus stopping situations.
- (d) Development supports and contributes to a high level of integration with existing and planned public transport networks including providing for transit-oriented communities principles, particularly in broad hectare development areas and infill development areas in Bundaberg City and Bargara.
- (e) Appropriately located and designed higher density residential development is established in Bundaberg City and Bargara to promote and support the provision of a frequent and high quality public transport system within these areas.
- (f) Employment areas and community infrastructure are effectively connected to existing public transport networks or have the ability to be connected to future planned public transport networks.
- (g) Development ensures that public transport facilities and infrastructure is designed to meet the needs of the community, including accessibility for elderly and less mobile users and the incorporation of crime prevention through environmental design (CPTED) principles.
- (h) Public transport facilities and infrastructure are provided in suitable locations and integrated with larger-scale development where appropriate.

3.5.6 Element 5 – Road transport

3.5.6.1 Specific outcomes

- (a) The provision, operational safety and efficiency of existing and future road transport corridors is protected, including but not limited to the following corridors identified conceptually on **Strategic Framework Map SFM-003 (Transport and infrastructure elements)**:-
 - (i) Bruce Highway;
 - (ii) Isis Highway;
 - (iii) Bundaberg – Gin Gin Road;
 - (iv) Bundaberg Ring Road – Burnett Heads Road – Bundaberg Port Road;
 - (v) Goodwood Road;
 - (vi) Bundaberg – Miriam Vale Road (Rosedale Road); and
 - (vii) proposed Childers bypass (future State-controlled road).
- (b) Roads are designed and constructed to also serve as active transport and priority public transport corridors.
- (c) Road corridors incorporate road safety measures to provide for safe, efficient and equitable movement.
- (d) Road corridors are designed and constructed to contribute to the built and urban environment by providing:-
 - (i) attractive streetscapes;
 - (ii) entry statements to Bundaberg City and the towns and villages of the region; and
 - (iii) attractive and safe corridors between urban areas.

3.5.7 Element 6 – Freight movement

3.5.7.1 Specific outcomes

- (a) Development provides for the efficient provision and operation of existing and future road, rail, air and marine freight movement networks so as to support the economic development of the Bundaberg Region.
- (b) Development in the vicinity of the major freight movement routes identified conceptually on **Strategic Framework Map SFM-003 (Transport and infrastructure elements)** protects the ongoing operational safety and efficiency of these routes and reverse amenity impacts are mitigated.
- (c) The Bundaberg Port Rail Link (preliminary investigation) corridor identified conceptually on **Strategic Framework Map SFM-003 (Transport and infrastructure elements)** is subject to further investigation as part of the planning process for the Fairymead future urban area (employment), recognising that there is no funding to secure or develop this corridor at this stage.
- (d) Transportation planning ensures that increased intrastate freight movement on the North Coast Rail Line and the road network does not create a barrier to east-to-west movement and accessibility across Bundaberg City and manages other potential impacts on the amenity of existing urban areas.

3.5.8 Element 7 – Airports and ports

3.5.8.1 Specific outcomes

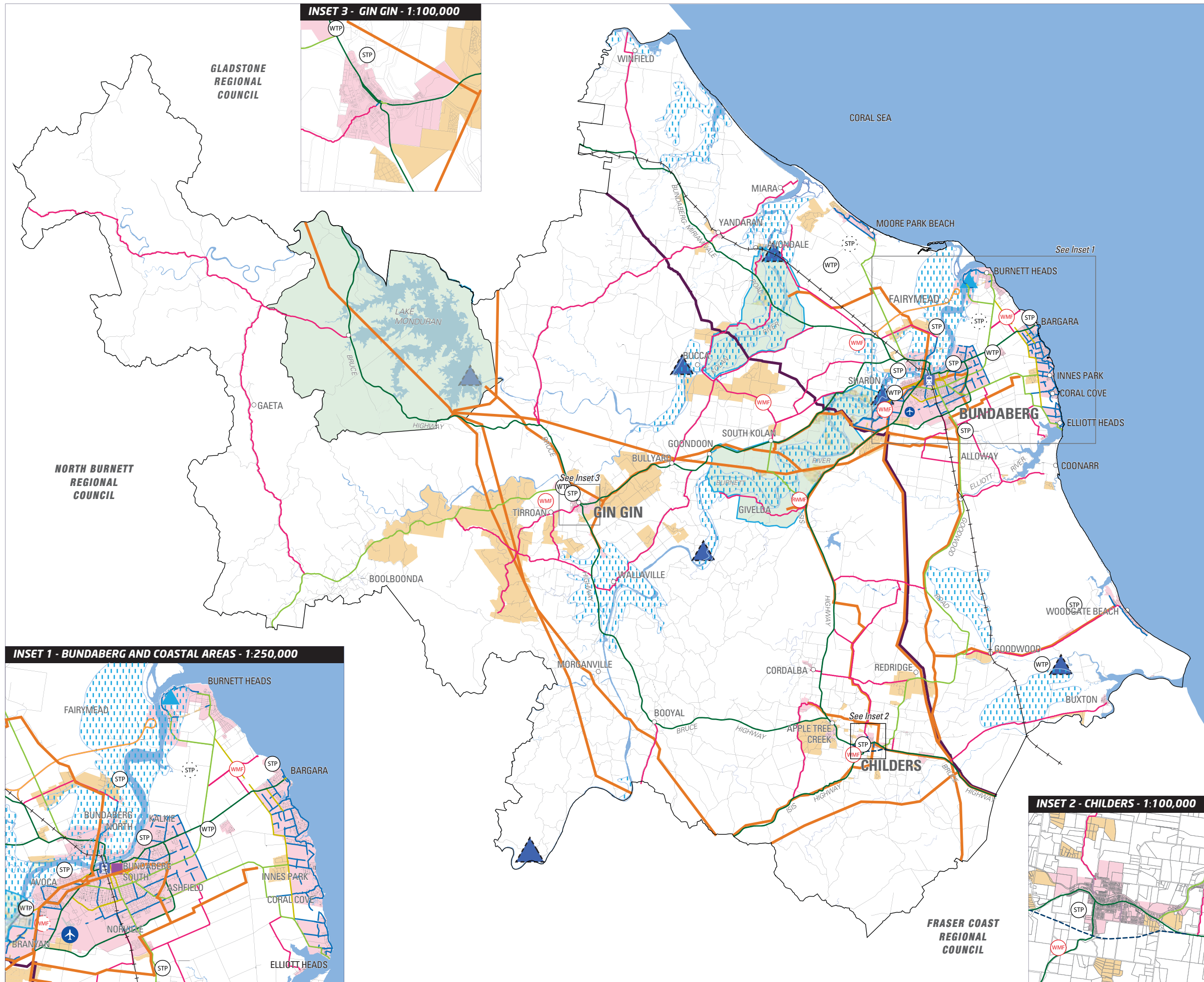
- (a) Development supports the continued operation, improvement and expansion of Bundaberg Airport as a significant passenger and freight transport gateway and base for general aviation facilities and other aviation industries in the Bundaberg Region.
- (b) Development supports the continued operation, improvement and expansion of Port of Bundaberg as a significant freight transport gateway and base for marine industry and commercial and recreational fishing and boating in the Bundaberg Region.
- (c) Development protects the safety and operational efficiency of Bundaberg Airport and the Port of Bundaberg.
- (d) To assist in the safe and efficient movement and operation of aircraft and vessels, development protects the functioning of aviation facilities and aids to marine navigation in the Bundaberg Region.

3.5.9 Relevant strategic framework maps

Strategic Framework Map SFM-003 (Transport and infrastructure elements) conceptually identifies elements of the strategic framework as relevant to the access and mobility theme and in particular identifies the following:-

- (a) the strategic road network;
- (b) railways and major public transport stations;
- (c) Bundaberg Airport;
- (d) The Port of Bundaberg; and
- (e) future rail corridors.

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LEGEND

Land Use Categories

- Urban Area
- Rural Residential Area

Major Transport Infrastructure Elements

2031 Road Hierarchy

- Highway
- Arterial
- Sub-Arterial
- Principal Rural Road
- Trunk Collector
- Future State Controlled Road (proposed Childers bypass)
- North Coast Rail Line
- Rail Station
- Bundaberg Port Rail Link (Preliminary Investigation) ⁽¹⁾
- Bundaberg Airport
- Port of Bundaberg

Major Water Cycle Management Infrastructure Elements

- Dam / Weir
- Declared Water Catchment Area
- Water Treatment Plant (Existing/Planned)
- Waste Water Treatment Plant (Existing/Planned)
- Declared Groundwater Area

Waste Management Infrastructure Elements

- Regional Waste Management Facility (RWMF)
- Other Waste Management Facility (WMF)

Major Energy Infrastructure Elements

- Petroleum / Gas Pipeline
- Major Electricity Infrastructure

Other Elements

- Ocean, Waterways and Waterbodies
- Bundaberg Regional Council Boundary

NOTES

Note 1: The Bundaberg Port Rail Link (Preliminary Investigation) corridor is subject to further planning and, at this stage, there is no funding to secure or develop this corridor.



Strategic Framework Map SFM-003

(Transport and infrastructure elements)

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3.6 Infrastructure and services theme

Key concepts	
(a)	Infrastructure and services that are provided in an integrated, timely, coordinated and efficient manner, in conjunction with development.
(b)	Protection of major infrastructure corridors and sites.
(c)	Co-location of infrastructure corridors and facilities wherever possible.
(d)	Management of water through an integrated water management approach.
(e)	Provision of a high quality Information technology and telecommunications infrastructure network.
(f)	Efficiency in the use of water, energy and reusable material in the waste stream as a necessary response to the finite nature and rising costs of raw materials.
(g)	Modern urban communities provided with efficient, reliable water, sewerage, power, communications, waste collection and emergency services.

3.6.1 Strategic outcomes

The strategic outcomes for the infrastructure and services theme are the following:-

- (a) Coordinated planning and delivery of infrastructure and services directs growth within the Bundaberg Region to reflect the pattern of settlement, best utilise public resources, efficiently meet the community's needs, preserve corridors and sites for essential infrastructure services and minimise impacts on the environment.
- (b) Water infrastructure, including water supply, sewerage and stormwater, is provided and sustainably managed on a total water cycle basis to maximise the efficient use of water resources and maintain the health and wellbeing of the community and the environment.
- (c) Energy infrastructure meets the needs of the community. The use of renewable energy sources and supplies is promoted.
- (d) The Bundaberg Region is well serviced by efficient and reliable telecommunications infrastructure to promote community wellbeing and economic development.
- (e) Waste management and recycling maximises the efficient reuse of finite materials, limits the volume of waste requiring long term disposal and minimises impacts to the environment.
- (f) Emergency services are provided to respond to accidents, natural disasters and other unanticipated events and to support the community's safety and wellbeing.

3.6.2 Element 1 – Coordinated planning and delivery

3.6.2.1 Specific outcomes

- (a) As far as possible, infrastructure provision in greenfield development areas and in infill development areas is provided ahead of, or in parallel with, new development.
- (b) Development occurs in an orderly manner and logical sequence so as to:-
 - (i) maximise the use and capacity of existing infrastructure;
 - (ii) maximise the efficiency of new infrastructure provision; and
 - (iii) promote the long term social, economic, financial and environmental sustainability of the Bundaberg Region as a whole.
- (c) Strategic sites and corridors for existing and proposed infrastructure services, including those elements identified conceptually on **Strategic Framework Map SFM-003 (Transport and**

infrastructure elements), are secured and protected to support the long-term essential infrastructure needs of the Bundaberg Region community.

- (d) Development contributes to a fair and equitable share of the cost of providing infrastructure in accordance with the priority infrastructure plan or any other applicable infrastructure funding instrument.
- (e) Infrastructure networks, corridors, services and facilities are:-
 - (i) planned and used as efficiently as possible and co-located wherever practicable;
 - (ii) designed to accommodate changes in use and densities over time in greenfield development areas and infill development areas;
 - (iii) designed to incorporate significant landscaping where appropriate;
 - (iv) protected from urban encroachment and other incompatible land uses to ensure their continued operation and viability;
 - (v) designed so as to protect the landscape and scenic amenity of the Bundaberg Region and make a positive contribution to the landscape character, identity and sense of place for the locality; and
 - (vi) sensitively located and designed to promote high quality urban design outcomes, integrate with the landscape, protect environmental values and ecological processes and provide continuity for wildlife movement.

3.6.3 Element 2 – Water cycle management

3.6.3.1 Specific outcomes

- (a) The water resources of the Bundaberg Region are utilised in an efficient and sustainable manner and are protected for future use without compromising the ecological health and functioning of watercourses.
- (b) Development in the major urban areas (Bundaberg City, Bargara, Burnett Heads, Innes Park, Coral Cove, Elliott Heads, Moore Park Beach, Woodgate Beach, Childers and Gin Gin) is connected to reticulated water supply and sewerage, consistent with the desired standard of service identified in Council's priority infrastructure plan or any other applicable infrastructure funding instrument.
- (c) Development in rural residential and rural areas has sustainable on-site potable water supply (where connection to the reticulated water supply system is not available) and on-site effluent treatment and disposal systems that protect human health, amenity and the natural environment.
- (d) Development maximises opportunities to reuse and recycle stormwater and treated wastewater.
- (e) Water sensitive urban design (WSUD) principles are effectively integrated into the layout and design of development to provide for the sustainable collection, treatment and conveyance of stormwater.
- (f) Stormwater is treated and managed in a manner that maintains the quality of terrestrial and coastal waters.

3.6.4 Element 3 – Energy infrastructure

3.6.4.1 Specific outcomes

- (a) The Bundaberg Region is serviced by energy infrastructure that meets the needs of the community and minimises adverse environmental and amenity impacts.
- (b) Demand for centralised energy generation and infrastructure is minimised through development incorporating best practice energy efficiency design principles and maximising the use of renewable and sustainable energy supplies and sources.
- (c) Development in greenfield areas provides land for energy infrastructure, including land for sub-stations and major electricity infrastructure, required to service or traverse the area.

- (d) Development for renewable energy projects is facilitated and encouraged where appropriately located and sensitively designed to respect agricultural land and regional landscape values and avoid adverse amenity impacts.

3.6.5 Element 4 – Telecommunications infrastructure

3.6.5.1 Specific outcomes

- (a) Development ensures that telecommunications infrastructures utilises the latest standards in technology, meets the needs of the community and minimises adverse environmental impacts.
- (b) The provision of high speed internet and telecommunications is facilitated.
- (c) Telecommunications and information infrastructure is:-
 - (i) located and designed to ensure its safe deployment and operation;
 - (ii) integrated in a sustainable and attractive manner which does not unduly impact on the amenity or landscape qualities of the area; and
 - (iii) co-located wherever possible.

3.6.6 Element 5 – Waste management and recycling

3.6.6.1 Specific outcomes

- (a) Development incorporates best practice measures to reduce waste generation and to maximise reuse and recycling of materials during the construction and operational stages of development.
- (b) Development ensures that waste management and recycling infrastructure and practices are sustainable, meet the needs of the community and minimise environmental impacts.
- (c) To protect the function and long term expansion opportunities of landfill and waste transfer station facilities, appropriate separation distances and buffers are provided and maintained to avoid encroachment from incompatible land uses and activities.

3.6.7 Element 6 – Emergency services

3.6.7.1 Specific outcomes

- (a) Emergency response facilities and services are provided to meet the needs of the community.
- (b) Development assists to provide emergency response facilities and services in appropriate locations.
- (c) The location and design of new development minimises the potential demand for emergency services while also providing for the timely and efficient operation of emergency services if and when required.

3.6.8 Relevant strategic framework maps

Strategic Framework Map SFM-003 (Transport and infrastructure elements) conceptually identifies elements of the strategic framework as relevant to the infrastructure and services theme and in particular identifies the following:-

- (a) major water supply infrastructure;
- (b) major sewerage infrastructure;
- (c) water supply catchment areas and declared catchment areas;
- (d) major gas and electricity transmission sites and corridors; and
- (e) major waste management infrastructure sites and facilities.

3.7 Natural environment and landscape character theme

Key concepts	
(a)	Protection of the natural environment is a major consideration in determining where and under what conditions and circumstances development occurs.
(b)	The natural environment not only has value in its own right, but provides an attractive and pleasant visual setting that contributes to the quality of life for residents and the richness of the experience for visitors.
(c)	The coastal environment and marine and fresh water bodies are key elements of the overall natural environment of the Bundaberg Region.

3.7.1 Strategic outcomes

The strategic outcomes for the natural environment and landscape character theme are the following:-

- (a) The form of development and pattern of settlement in the Bundaberg Region preserves biodiversity values and minimises impacts on ecosystems, habitats, vegetation and corridor connectivity.
- (b) The image, landscape character and scenic amenity values of the Bundaberg Region are preserved and enhanced, including elements and features which contribute to views to and from areas of high scenic amenity.
- (c) Natural coastal foreshores, land forms, processes and systems are protected.
- (d) The physical condition, ecological health, environmental and scenic values and water quality of the region's groundwater, wetlands and watercourses is conserved, enhanced or restored.

3.7.2 Element 1 – Habitat and biodiversity

3.7.2.1 Specific outcomes

- (a) Development minimises adverse impacts on areas of ecological significance identified conceptually on **Strategic Framework Map SFM-004 (Natural environment and landscape character elements)**, which include matters of State environmental significance (MSES), vegetation of local significance and regional and local ecological corridors.
- (b) Habitat for endangered, vulnerable, rare and other regionally and locally significant flora and fauna species are maintained, protected and enhanced.
- (c) Development is not located in an ecologically important area, unless:-
 - (i) there is an overriding need for the development in the public interest;
 - (ii) there is no feasible alternative; and
 - (iii) any adverse impacts incurred are minimised and, where appropriate to the circumstances, compensated by ecological improvements elsewhere that result in a net gain and enhancement to the overall habitat values of the Bundaberg Region.
- (d) A network of ecological corridors throughout the Bundaberg Region is established and maintained to provide connection and wildlife movement internally within urban areas and externally to the wider open space network of the Wide Bay Burnett region.
- (e) Within strategically important areas of connectivity between ecologically important areas, identified conceptually as local and regional corridors on **Strategic Framework Map SFM-004 (Natural environment and landscape character elements)**, development restores degraded areas to positively contribute to the habitat and biodiversity values of the Bundaberg Region.
- (f) To avoid edge effects, development incorporates buffers in accordance with current science and minimum best practice distances, or other suitable protective measures, without compromising the integrity of ecologically important areas associated with remnant vegetation, watercourses, wetlands and corridors.

- (g) Rivers, watercourses and wetlands are predominantly maintained in their natural state with development primarily providing for rehabilitation and enhancement to improve their ecological functioning and water quality.
- (h) As far as is practicable, infrastructure, particularly transport corridors, is sensitively located and designed to provide continuity of wildlife movement and ecological processes.
- (i) The hydrological and ecological functions of the Bundaberg Region's flood plains and their associated nature conservation, landscape character and outdoor recreation values are maintained and preserved.

3.7.3 Element 2 – Landscape and scenic amenity

3.7.3.1 Specific outcomes

- (a) In recognition of their visual amenity, economic and biodiversity values, the scenic amenity and landscape character of the following areas and features is preserved and maintained in a predominately natural form:-
 - (i) undeveloped coastal foreshore areas and coastal streams;
 - (ii) rural peaks and ridgelines particularly those visible from the main transport routes and strategic view points; and
 - (iii) the Burnett River and tributaries including riparian areas.
- (b) Development maintains, protects and enhances:-
 - (i) areas of high scenic amenity;
 - (ii) significant views and viewpoints, including the protection of scenic corridors and the experience they provide to residents and visitors travelling through the Bundaberg Region;
 - (iii) features, attributes and values of landscape character and scenic amenity and their contribution to image;
 - (iv) visually significant vegetation;
 - (v) edges, nodes, landmarks and pathways to reinforce their role and contribution to legibility and distinctiveness within each locality; and
 - (vi) the scenic value of agricultural land and other rural lands.
- (c) Substantial inter-urban breaks between Bundaberg City and the coastal towns to the east, between Burnett Heads and Bargara and between Coral Cove and Elliott Heads are maintained and preserved so as to provide a clearly defined edge between urban areas and green space, rural living and rural areas.
- (d) Development in inter-urban breaks is of a type and appearance which is consistent with maintaining the open, non-urbanised visual character of the inter-urban break, does not generate high levels of vehicle traffic, does not require substantial modification of or building over the surface of the land and does not alienate important agricultural areas and agricultural land classification (ALC) Class A and Class B land.
- (e) Intra-urban breaks within urban areas are established, maintained and where possible enhanced to create distinct neighbourhoods and to integrate these with ecologically important areas and the urban open space network, including public and private open space at the mouths of Moneys Creek, Rifle Range Creek and Palmers Creek between Bargara and Coral Cove.
- (f) Development which relies upon the Bundaberg Region's lifestyle and economic development opportunities preserves the significant outdoor recreation values and the diverse landscape, scenic amenity and natural resources available in rural areas of the region.
- (g) Development maintains and where possible enhances public access to landscape character areas, scenic amenity areas and significant viewpoints.

3.7.4 Element 3 – Coastal environment

3.7.4.1 Specific outcomes

- (a) Development is planned, located, designed, constructed and operated to avoid where possible or mitigate any adverse impacts on coastal resources, processes and values, including the Great Sandy Marine Park, sea turtle sensitive areas and declared fish habitat areas.
- (b) Development maintains the ability of coastal areas to naturally fluctuate without management.

3.7.5 Element 4 – Surface water, groundwater, watercourses and wetlands

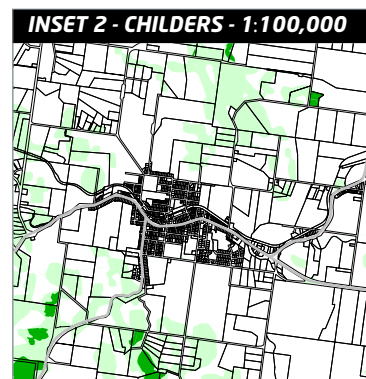
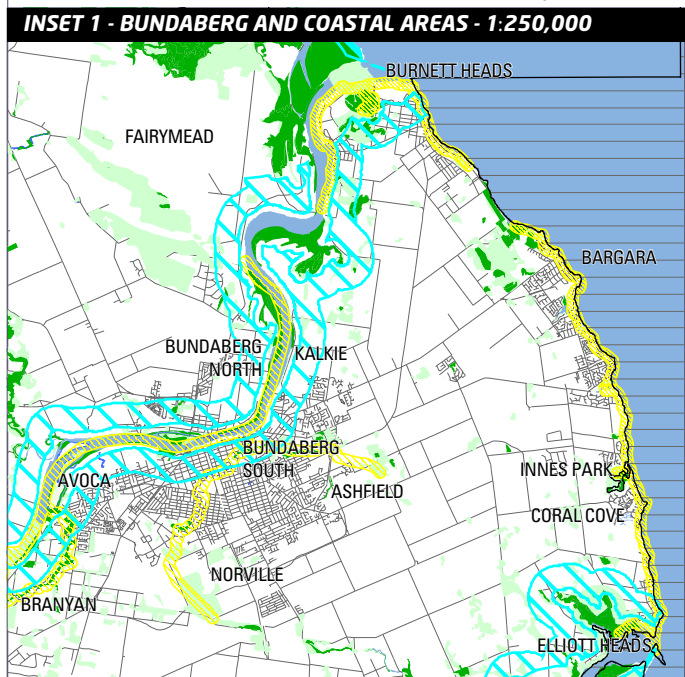
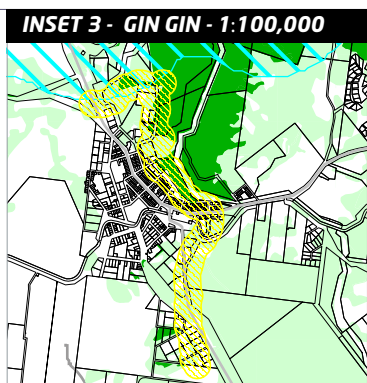
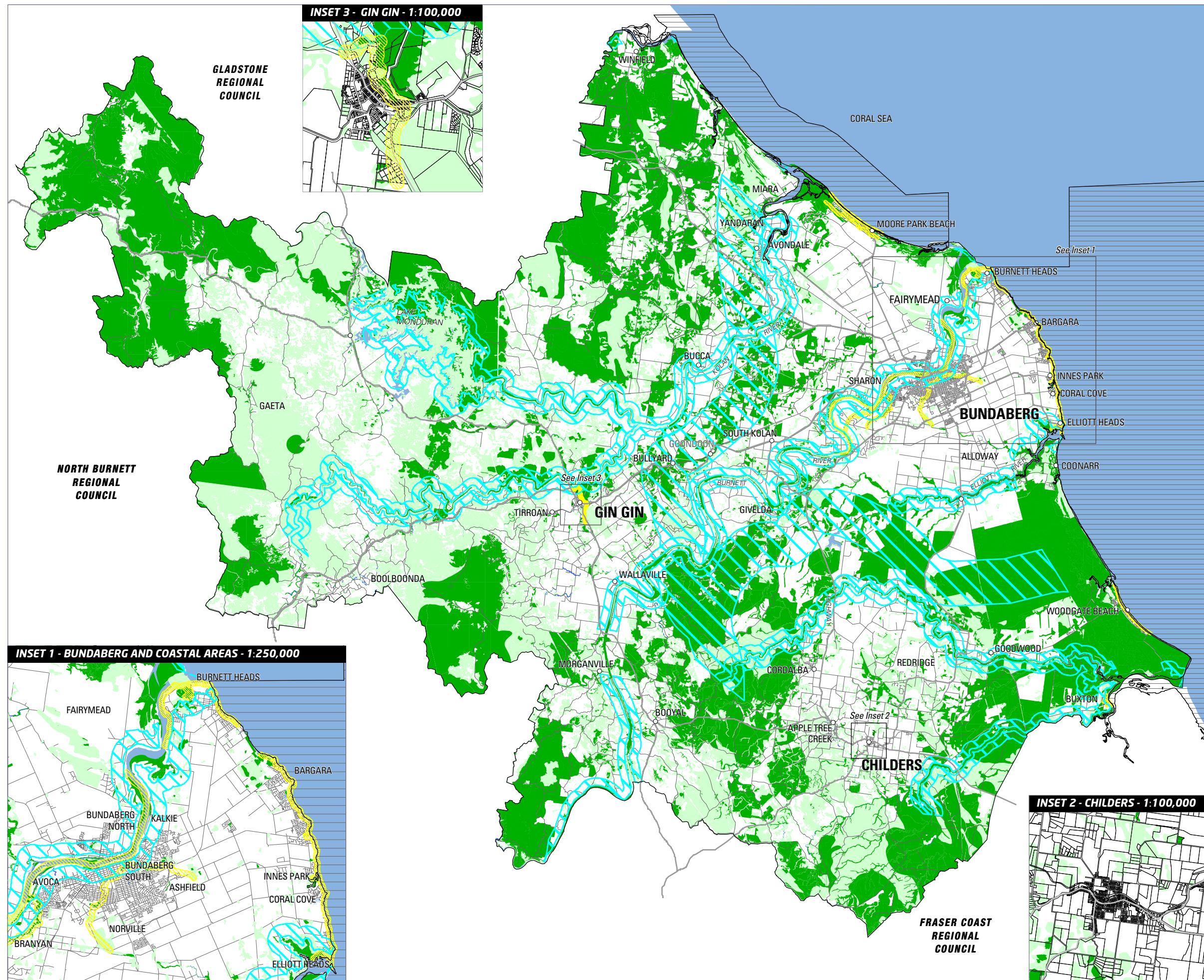
3.7.5.1 Specific outcomes

- (a) Development:-
 - (i) maintains ground and surface water quality and characteristics;
 - (ii) incorporates appropriate buffers to watercourses and wetland areas;
 - (iii) incorporates sustainable integrated catchment and land management practices and safeguards to mitigate the potentially adverse impacts from increased sediment or nutrient runoff and changed run off and flow characteristics; and
 - (iv) does not diminish groundwater recharge.
- (b) The Region's groundwater, watercourses and wetlands are protected and enhanced in a manner that ensures their long-term environmental values and sustainability.
- (c) The health of watercourses and wetlands in the Bundaberg Region is maintained or enhanced by applying best practice standards to the quality and quantity of groundwater, stormwater and wastewater discharge.

3.7.6 Relevant strategic framework maps

Strategic Framework Map SFM-004 (Natural environment and landscape character elements) conceptually identifies elements of the strategic framework as relevant to the natural environment and landscape character theme and in particular identifies the following:-

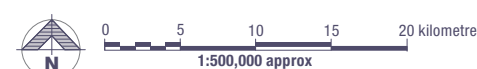
- (a) matters of State environmental significance (MSES);
- (b) vegetation of local significance;
- (c) regional and local ecological corridors; and
- (d) protected areas, including the Mon Repos Conservation Park and the Great Sandy Marine Park.



- LEGEND**
- Matters of State Environmental Significance ⁽¹⁾
 - Vegetation of Local Significance
 - Regional Ecological Corridor
 - Local Ecological Corridor
 - Great Sandy Marine Park
- Other Elements**
- Ocean, Waterways and Waterbodies
 - Bundaberg Regional Council Boundary
 - Highway / Arterial Road
 - Road Network

NOTES

Note 1: For legibility reasons, not all MSES mapping layers have been shown on this map. Please refer to the State Government's State Planning Policy interactive mapping system to view all MSES mapping layers applicable to the Bundaberg Regional Council local government area.



Strategic Framework Map

SFM-004

(Natural environment and landscape character elements)

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3.8 Community identity, culture and sport and recreation theme

Key concepts	
(a)	The contribution to the history and cultural richness of the Bundaberg Region of Indigenous people and people with a South Sea Islands background is appropriately recognised.
(b)	Indigenous landscapes, places and stories are protected and where appropriate celebrated.
(c)	Certain buildings and other places that provide an ongoing connection to past times, events and activities help the community to understand itself and are worth holding on to.
(d)	Connections between individuals and groups and a sense of belonging to the wider community is improved when people can readily access and participate in the life of the community, and this in turn happens more readily in well-designed and serviced places with good transport facilities.
(e)	The Bundaberg Region is of a sufficient size and has sufficient resources to offer the full range of services and facilities to meet the needs of a modern community and to contain a wide range of interesting, challenging and enjoyable things to do.
(f)	The ability to spend time outdoors in safe and attractive parks and other open spaces, whether for energetic or for relaxing forms of recreation, is an important element of peoples' quality of life.

3.8.1 Strategic outcomes

The strategic outcomes for the community identity, culture and sport and recreation theme are the following:-

- (a) Buildings, places and areas of Indigenous and non-Indigenous cultural heritage and character significance are identified and protected from the adverse impacts of development.
- (b) The quality of life, wellbeing and identity of residents of the Bundaberg Region is enhanced through provision of healthy and safe environments that promote active living, healthy lifestyles and accessibility to community services and facilities.
- (c) The Bundaberg Region is a more self-sufficient community with a range of community and cultural facilities provided, particularly in urban areas, to make the region a more interesting, safe and inclusive place in which to live and work.
- (d) Communities have access to open space and the opportunity to recreate in a diverse range of settings, which can be safely and conveniently accessed from homes and places of employment.

3.8.2 Element 1 – Cultural heritage and character

3.8.2.1 Specific outcomes

- (a) The Bundaberg Region's Indigenous and non-indigenous cultural heritage is recognised, maintained and protected.
- (b) Development is sensitive in its design response and the manner in which it relates to and addresses places of cultural heritage significance.
- (c) Where a distinctive historical character is formed by clusters of buildings and streetscapes, that character is maintained and, where possible, enhanced.
- (d) The adaptive re-use of heritage places is encouraged where sympathetic to cultural heritage values.

3.8.3 Element 2 – Healthy and strong communities

3.8.3.1 Specific outcomes

- (a) Development in the Bundaberg Region supports healthy lifestyles and strong communities by maximising accessibility to:-
 - (i) pedestrian, cycle and recreational trail networks;
 - (ii) sport and recreation, community and social facilities and services; and
 - (iii) education and employment opportunities.
- (b) Development supports and contributes to the provision of pedestrian, cycle and recreational trail networks to service and link residential development, employment areas, centres, public transport nodes, community facilities and sport and recreational facilities internally within urban areas and externally to the wider open space network of the Bundaberg Region.
- (c) Development in activity centres and employment areas contributes to infrastructure and facilities that support pedestrian and cycle options and usage.
- (d) Residential development and housing, community facilities and development in activity centres and employment areas is designed to promote social interaction and enhance a sense of community safety by incorporating best practice crime prevention through environmental design (CPTED) principles.
- (e) The safe, comfortable and convenient use of outdoor spaces and places is maximised through the use of awnings, shade trees and other sun-shading and weather protection measures.

3.8.4 Element 3 – Social infrastructure and services

3.8.4.1 Specific outcomes

- (a) Development provides and/or contributes to the provision of community facilities and/or land for community facilities that meets the needs of the community and is consistent with the planned community facilities infrastructure network in Council's priority infrastructure plan and any applicable infrastructure funding instrument.
- (b) A diverse and appropriate range of community services and facilities supporting the physical, safety, cultural, educational, health and social needs of the Bundaberg Region community are provided.
- (c) Major social infrastructure and services and community and cultural facilities and services within the Bundaberg Region are directed to Bundaberg City so as to reinforce the role of the city, provide a focus for facilities and services, reduce transport demands and provide better local access to facilities and services.
- (d) Lower order infrastructure, services and facilities are generally provided in Bargara, Childers and Gin Gin to support their role as secondary service centres for local communities and immediately surrounding rural and rural residential areas.
- (e) Community and cultural facilities:-
 - (i) are appropriately located to create community hubs which provide a focal point for community activity and interaction;
 - (ii) provide for the co-location of complementary services where appropriate;
 - (iii) maximise access and connectivity to public transport and active transport networks;
 - (iv) are successfully integrated with other community facilities, recreational uses, residential areas and centres in the urban fabric; and
 - (v) are designed to be attractive, address and enhance the public realm, be safe and user friendly and appropriate to the site and locality.

3.8.5 Element 4 – Open space and recreation

3.8.5.1 Specific outcomes

- (a) Development provides and/or contributes to the provision of land and/or embellishments for public open space that meets the sport, recreation and lifestyle needs of the community and is consistent with the planned public open space infrastructure network in Council's priority infrastructure plan and any applicable infrastructure funding instrument.
- (b) Parks, open space and sport and recreation facilities are appropriately located and designed to:-
 - (i) provide for a diverse range of open space values, functions, experiences and settings;
 - (ii) maximise integration with the broader open space network, community facilities, centres and residential areas to provide high levels of accessibility, proximity and connectivity for all users;
 - (iii) meet the needs of the community; and
 - (iv) maximise opportunities for co-location of complementary activities and facilities.
- (c) All communities have the opportunity to access green areas and green corridors throughout the urban environment including through ensuring that new development contributes to the availability of usable on-site open space, public space and communal areas to promote activity and community interaction.
- (d) Development in greenfield areas and infill areas contributes to establishing, maintaining and protecting green corridors of open space within urban areas to provide connectivity with the natural environment and landscape of the broader open space network of the Bundaberg Region.
- (e) Public park infrastructure and associated recreational and sporting facilities are designed and managed in accordance with best practice sustainability principles so as to:-
 - (i) maintain, protect and enhance the values and attributes of open space and ecologically important areas;
 - (ii) be compatible with the long term management of the values and other uses of the park;
 - (iii) maintain and protect the amenity of surrounding areas and land uses;
 - (iv) be safe for public use and maximise outdoor comfort for users; and
 - (v) minimise opportunities for crime and vandalism.
- (f) The open space, sport and recreation resources of the Bundaberg Region are protected from encroachment by incompatible land uses and other adverse impacts of development.

3.8.6 Relevant strategic framework maps

Strategic Framework Map SFM-001 (Settlement pattern elements) identifies major sport and recreation open space areas. Other elements of the community identity, culture and sport and recreation theme are not identified on the strategic framework maps but are reflected through measures in other parts of the planning scheme.

3.9 Natural resources theme

Key concepts	
(a)	The natural resources of the region are fundamental to providing an attractive and healthy living environment for people as well as economic prosperity through business opportunities and job creation.
(b)	Primary production and associated rural industries will remain a major component of the region's economy and productive agricultural land needs to be retained as the foundation on which primary production continues.
(c)	Reserves of rock, gravel and sand in accessible locations and economically winnable volumes are necessary to support the building and infrastructure construction industry and the ongoing physical and economic development of the Bundaberg Region.
(d)	Commercial and recreational fishing depends on the survival of the breeding, feeding and life cycle of preferred fish and other aquatic species which in turn requires fish habitats to be maintained and protected from pollution and damage.

3.9.1 Strategic outcomes

The strategic outcomes for the natural resources theme are the following:-

- (a) The Bundaberg Region's natural resources (biological, energy, soil, land, atmospheric (air and noise) and water) are protected and enhanced in a manner that ensures their long term sustainability as a valuable life-supporting and economic resource for future generations.
- (b) The region's rural areas are conserved and potential land use conflicts managed to enhance their contribution to the local economy, rural industries, regional environmental quality and the regional landscape.
- (c) Extractive resources of State, regional or local significance are identified and protected from incompatible development that may prevent or otherwise severely constrain current or future extraction when the need for the resource arises.
- (d) Fish habitats and fisheries resources are protected from the adverse impacts of development to help maintain biodiversity values and industry sectors that rely upon these resources.

3.9.2 Element 1 – Management of natural resources

3.9.2.1 Specific outcomes

- (a) Development:-
 - (i) incorporates sustainable natural resources (biological, energy, soil, land, atmospheric (air and noise) and water) management practices;
 - (ii) ensures that the generation or release of acid and metal contaminants from acid sulfate soils does not have an adverse impact on the natural and built environment, infrastructure and community health;
 - (iii) avoids the disturbance of acid sulfate or, where the disturbance of acid sulfate soils is unavoidable, effective treatment, management and remediation measures are implemented;
 - (iv) prevents an increase in soil salinity and, where located within a salinity affected area, is located, designed and constructed in a manner to mitigate the impacts of salinity upon the development;
 - (v) prevents the introduction of weeds and pest species and treats and manages these species where they already occur on a development site;
 - (vi) ensures that the Bundaberg Region's air quality and noise environment is protected from adverse impacts; and

- (vii) ensures that declared water catchments and declared groundwater areas are protected from adverse impacts.
- (b) Development ensures sensitive receiving environments are protected from adverse air quality and noise impacts, and incorporates appropriate buffers and separation distances to existing noise and odour generating uses or activities.
- (c) Wherever practicable, development incorporates renewable energy infrastructure and best practice energy conservation measures, so as to meaningfully reduce long-term reliance on non-renewable energy supplies and generation of greenhouse gases

3.9.3 Element 2 – Rural resources

3.9.3.1 Specific outcomes

- (a) Rural areas are retained predominantly for rural production, natural habitat and landscape protection purposes.
- (b) Development ensures that important agricultural areas identified conceptually on Strategic **Framework Map SFM-005 (Natural resource elements)** and agricultural land classification (ALC) Class A and Class B land is protected and remains available for productive and sustainable agricultural and rural pursuits, unless:-
 - (i) there is an overriding need in terms of public benefit; and
 - (ii) there is no alternative site suitable for the particular purpose; and
 - (iii) the impact on productive agricultural land has been avoided and minimised.
- (c) In such instances, adverse impacts on important agricultural areas and agricultural land classification (ALC) Class A and Class B land are minimised and measures established to mitigate any loss of agricultural productive value.
- (d) Further subdivision of rural lands is minimised and fragmentation is prevented, to maintain viable farm sizes and to support the ability of landowners to continue rural pursuits.
- (e) To help maintain the productive capacity of existing and potential future rural activities and avoid or minimise land use conflicts, effective separation distances and buffers are established and maintained between incompatible or sensitive land uses and important agricultural areas and agricultural land classification (ALC) Class A and Class B land or areas of intensive rural activity.
- (f) Infrastructure supporting the rural sector, including the sugar cane railway network identified on Strategic **Framework Map SFM-005 (Natural resource elements)**, is not adversely impacted by development.
- (g) Forestry resources, including native and plantation forests, are utilised in an efficient and sustainable manner and are protected from incompatible development which may compromise the future use of these resources and their contribution to the Bundaberg Region's economy.

3.9.4 Element 3 – Extractive resources

3.9.4.1 Specific outcomes

- (a) Development ensures that extractive resource areas identified conceptually on **Strategic Framework Map SFM-005 (Natural resource elements)** remain available for their effective and sustainable long-term use.
- (b) Extractive resource/processing areas, adjoining separation areas and associated transport routes (including a transport route's separation area) are protected from incompatible development that may compromise existing or potential future extractive industry operations.

3.9.5 Element 4 – Fisheries resources

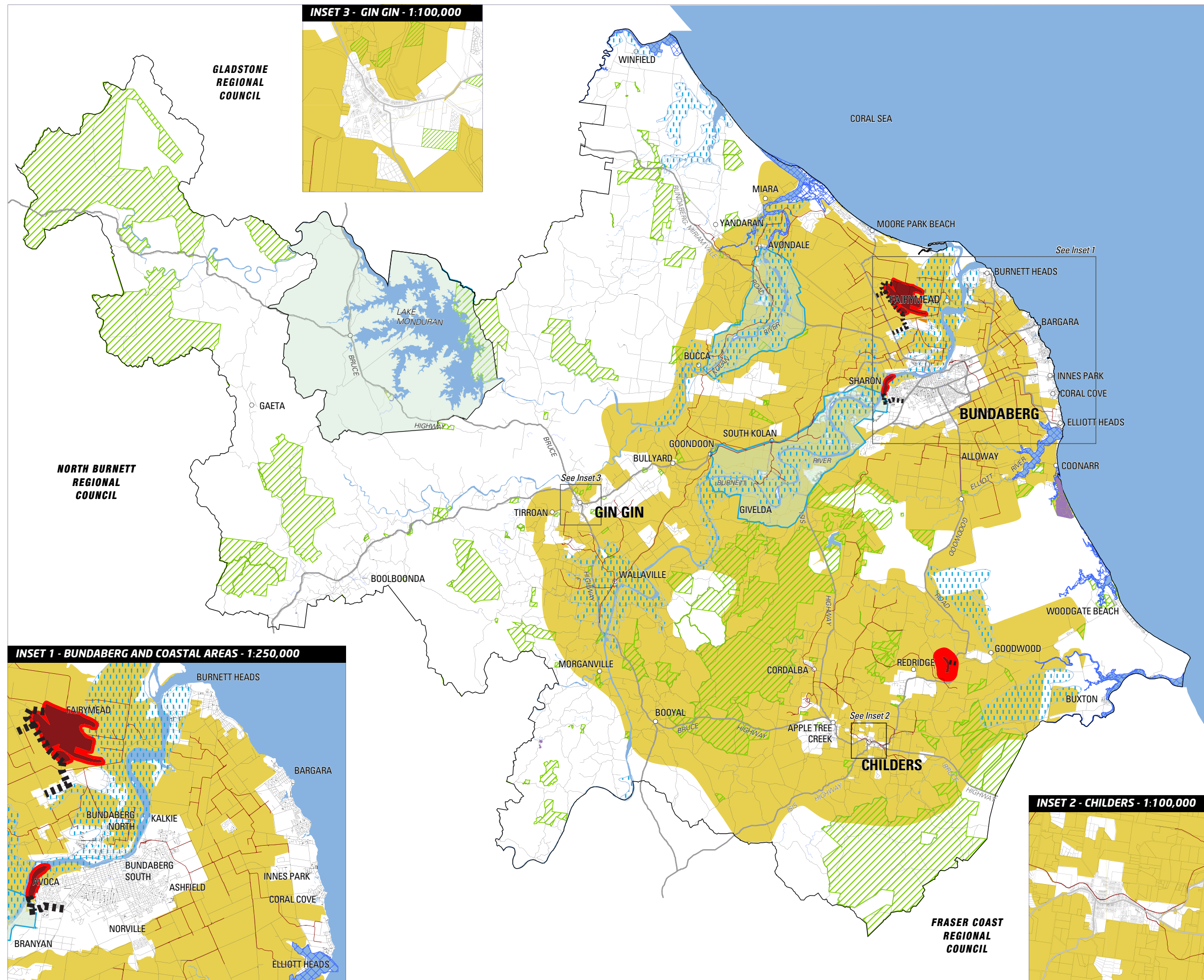
3.9.5.1 Specific outcomes

- (a) Marine, estuarine and freshwater habitats are protected, managed and enhanced to sustain fish stock levels and maximise fisheries production from wild sources.
- (b) Development protects the declared fish habitat areas identified conceptually on **Strategic Framework Map SFM-005 (Natural resource elements)**, and maintains natural fish passages along waterways/watercourses.

3.9.6 Relevant strategic framework maps

Strategic Framework Map SFM-005 (Natural resource elements) conceptually identifies elements of the strategic framework as relevant to the natural resources theme and in particular identifies the following:-

- (a) important agricultural areas;
- (b) the sugar cane railway network;
- (c) extractive resource areas;
- (d) declared fish habitat areas;
- (e) declared water catchment areas and declared groundwater areas; and
- (f) native and plantation forests on State land.



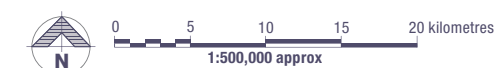
LEGEND

Natural Resource Elements

- Important Agricultural Areas
- Key Extractive Resource Area
- Key Extractive Resource Separation Area
- Key Extractive Resource Transport Route
- Other Extractive Resource Area
- Mining Area
- Native and Plantation Forests on State Land
- Declared Fish Habitat Area
- Declared Water Catchment Area
- Declared Groundwater Area
- Sugar Cane Rail Network

Other Elements

- Ocean, Waterways and Waterbodies
- Bundaberg Regional Council Boundary
- Highway / Arterial Road
- Road Network



Strategic Framework Map SFM-005

(Natural resource elements)

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3.10 Natural hazards theme

Key concepts

- | | |
|-----|--|
| (a) | Locations exposed to natural forces, such as hillsides, coastal edges and riverfronts, can provide attractive places to live or visit, but these opportunities must be balanced against the greater risks to occupants and property owners and greater costs to the community and other individuals to provide emergency services and recovery assistance in response to extreme events. |
| (b) | Climate change is predicted to be accompanied by higher temperature ranges, more extreme weather events and sea level rise, which may increase the frequency and severity of bushfires, floods, storms and cyclones. The location and design of new development should take account of the best available information about these factors. |

3.10.1 Strategic outcomes

The strategic outcomes for the natural hazards theme are the following:-

- (a) Development avoids or minimises the adverse impacts of natural hazards (including acid sulfate soils, flood and storm tide inundation, bushfire and landslide) in a sustainable and effective manner so as to protect people, property, economic activity and the environment.
- (b) Risks to people, property and the environment from the potential adverse impacts of climate change are avoided or minimised.

3.10.2 Element 1 – Natural hazards

3.10.2.1 Specific outcomes

Flood and storm tide inundation

- (a) The risk of harm to people and property due to flooding, including flooding associated with storm tides, mean sea level rise, a greater frequency of extreme weather events and increased rainfall intensities is minimised.
- (b) Urban and rural residential development and other development involving the erection of a significant building or structure, or significant earthworks:-
 - (i) avoids, as far as practicable, areas subject to flooding in the defined flood event or defined storm tide event; or
 - (ii) where avoidance is not practicable because of an existing development commitment or the development is infill development:-
 - (A) existing residential development is not intensified in high hazard areas;
 - (B) development is located, designed and constructed to be resilient to the adverse impacts of flood and storm tides;
 - (C) floor levels for habitable rooms are above the defined flood event or defined storm tide event; and
 - (D) there are safe evacuation routes for the residents or occupiers of the development.
- (c) Development ensures that:-
 - (i) the flood storage and conveyance capacity of flood plains and watercourses is maintained or enhanced;
 - (ii) there is a non-worsening of existing flood conditions; and
 - (iii) no areas of community isolation are created.
- (d) Essential services and community infrastructure is designed to be useable during and immediately after the defined flood event and defined storm tide event.

- (e) Development in the coastal zone is planned, located, designed, constructed and operated to mitigate the social, financial and environmental costs arising from the impacts of coastal hazards.
- (f) In assessing the potential adverse impacts of natural and coastal hazards, the predicted effects of climate change are appropriately taken into account.

Bushfire

- (g) The risk of harm to people and property due to bushfire hazard is minimised.
- (h) The use of areas and the design of development on land subject to bushfire hazard are compatible with the nature of the hazard and sensitively respond to the constraints imposed by the hazard, including the provision of safe evacuation routes for residents or occupiers of the development.
- (i) Essential services and community infrastructure is designed to be useable during and immediately after bushfire events.

Landslide hazard

- (j) The risk of harm to people and property due to landslide hazard is minimised.
- (k) The use of areas and the design of development on land subject to landslide hazard are compatible with the nature of the hazard and sensitively respond to the constraints imposed by the hazard.
- (l) The potential for erosion and land slippage associated with land use and development is minimised.
- (m) Essential services and community infrastructure is designed to be useable during and immediately after landslide hazard events.

3.10.3 Element 2 – Climate change

3.10.3.1 Specific outcomes

- (a) Wherever practicable, development incorporates renewable energy infrastructure and best practice energy conservation measures, so as to meaningfully reduce long-term reliance on non-renewable energy supplies and generation of greenhouse gases.
- (b) Development is suitably located, designed and constructed to take appropriate account of the predicted impacts of climate change.
- (c) Infrastructure networks, corridors and services are designed, located and operated to minimise the potential adverse impacts of climate change on the infrastructure itself and on communities.

3.10.4 Relevant strategic framework maps

Elements of the natural hazards theme are not identified on the strategic framework maps but are reflected through measures in other parts of the planning scheme (including overlays) and hazard mapping adopted by Council.

Part 4 Priority infrastructure plan

4.1 Preliminary

- (1) This priority infrastructure plan has been prepared in accordance with the requirements of the Act.
- (2) The purpose of the priority infrastructure plan is to:-
 - (a) integrate and coordinate land use planning and infrastructure planning;
 - (b) ensure that trunk infrastructure is planned and provided in an efficient and orderly manner.
- (3) The priority infrastructure plan:-
 - (a) states in **Section 4.2 (Planning assumptions)** the projections of future urban growth and the assumptions of demand for each trunk infrastructure network, which have informed the preparation of the priority infrastructure plan;
 - (b) identifies in **Section 4.3(Priority infrastructure area)** the prioritised area to accommodate growth for 10 to 15 years;
 - (c) states in **Section 4.4 (Desired standards of service)** for each network of development infrastructure the desired standard of performance of infrastructure; and
 - (d) identifies in **Section 4.5 (Plans for trunk infrastructure)** the existing and planned trunk infrastructure for the following networks:-
 - (i) water supply;
 - (ii) wastewater;
 - (iii) stormwater;
 - (iv) transport; and
 - (v) public parks and land for community facilities.

4.2 Planning assumptions

The planning assumptions form a logical and consistent basis for the planning of the trunk infrastructure networks and the determination of the priority infrastructure area.

4.2.1 Dwellings, non-residential floor space and land areas

The distribution and timing of future development (residential dwellings, non-residential floor space and land area) to accommodate projected population and employment growth have been estimated taking into account the following factors:-

- (a) physical constraints on the land;
- (b) land use planning provisions of the planning scheme;
- (c) current development applications and approvals;
- (d) development trends;
- (e) cost efficient provision of infrastructure;
- (f) average occupancy rate projections;
- (g) average floor space to land area ratios; and
- (h) existing level of development.

4.2.2 Geographical areas

- (1) The projections about residential and non-residential development are prepared using Statistical Area Level 2 (SA2) localities from the Australian Bureau of Statistics. There are thirteen SA2 localities in the Bundaberg Regional Council's Local Government Area. These SA2 localities allow re-aggregation of data into areas to support infrastructure planning for the service catchments of different trunk infrastructure networks and are shown in **Figure 4.2.2.1**.
- (2) The SA2 localities referred to in **Tables 4.2.10.1 to 4.2.10.5** provides a geographical overview of the growth projections for residential and non-residential development relative to the priority infrastructure area (PIA). The PIA is discussed in more detail in **Section 4.3 (Priority infrastructure area)**.

4.2.3 Time periods

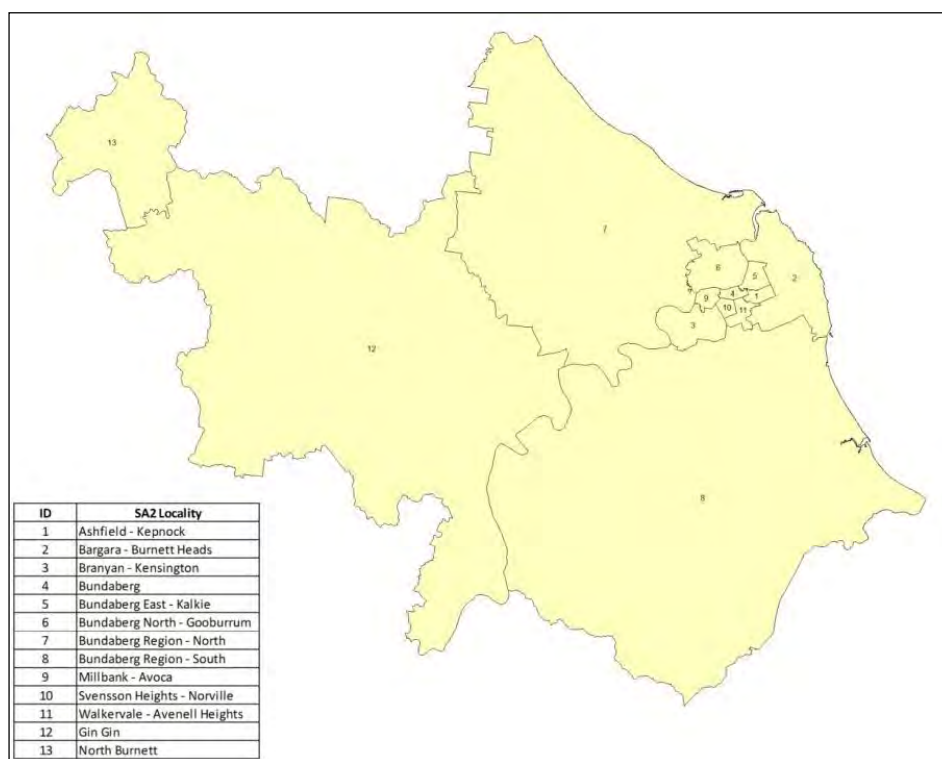
The planning assumptions have been prepared for the following time periods to align with the Australian Bureau of Statistics (ABS) census years:-

- (a) mid 2011 – mid 2016;
- (b) mid 2016 – mid 2021;
- (c) mid 2021 – mid 2026; and
- (d) mid 2026 – mid 2031.

4.2.4 Existing level of development

The existing level of development (base year for the PIP) has been estimated at 2011.

Figure 4.2.2.1 SA2 Localities



4.2.5 Development potential of land

The net developable area is land designated for urban purposes under the planning scheme minus land required for trunk infrastructure, easements or covenants which constrain development and land significantly affected by one or more of the following site constraints:-

- (a) land subject to the design flood event (Flood hazard overlay code);
- (b) land subject to the defined storm tide event (Coastal protection overlay code);
- (c) land containing an ecologically important area (Biodiversity, waterways and wetlands overlay code);
- (d) land subject to any resumption plans.

4.2.6 Assumed scale of development

- (1) The assumed scale of development for the purposes of the PIP has been determined to reflect the realistic level (scale and intensity) of development having regard to the land use planning provisions of the planning scheme, assessment of site constraints and development trends.
- (2) **Table 4.2.6.1 (Assumed scale of development for residential development)** identifies the assumed scale of residential development expressed as a number of equivalent dwellings per net developable hectare.

Table 4.2.6.1 Assumed scale of development for residential development

Zone		Density (dwellings per hectare)
High density residential zone		110
Medium density residential zone		50
Low density residential zone		7
Principal centre zone	Precinct PCZ1 (city centre core)	30
	Precinct PCZ2 (City centre riverfront)	60
	Precinct PCZ3 (City centre frame)	50
Major centre zone		50
District centre zone		30
Emerging community zone		12
Rural residential zone	Precinct RRZ1	5
	Precinct RRZ2	2
	Precinct RRZ3	1
	No Precinct	0.5

Note—within the Emerging community zone the equivalent dwellings per hectare are calculated based upon exclusion of constrained land, land required for trunk infrastructure (with the exception of local parks) and land for non-residential purposes.

- (3) **Table 4.2.6.2 (Assumed scale of development for non-residential development)** identifies the assumed scale of development for non-residential development expressed as floor space per net developable area.

Table 4.2.6.2 Assumed scale of development for non-residential development

Zone		Density (floor space per hectare)
Principal centre zone	Precinct PCZ1 (City centre core)	8,000m ²
	Precinct PCZ2 (City centre riverfront)	6,000m ²
	Precinct PCZ3 (City centre frame)	6,000m ²
Major centre zone		6,000m ²
District centre zone		6,000m ²
Local centre zone		6,000m ²
Neighbourhood centre zone		6,000m ²
Specialised centre zone	Precinct SCZ1	7,000m ²
	No Precinct	7,000m ²
Emerging community zone		7,000m ²
High impact industry zone		7,000m ²
Low impact industry zone		7,000m ²
Waterfront and marine industry zone		6,000m ²
Community purpose zone		2,000m ²
Rural zone		10m ²

4.2.7 Occupancy rates

Table 4.2.7.1 (Average residential occupancy rates) identifies average residential occupancy rates for different types of residential dwelling. These values were calculated from the average occupancy rates of Census 2011 Mesh Block data.

Table 4.2.7.1 Average residential occupancy rates

PIP projection category	Occupancy rates (persons/equivalent dwelling)
1. Ashfield – Kepnock	
Single dwelling	2.49
Multiple dwelling	2.02
Other dwelling	1.4
2. Bargara – Burnett Heads	
Single dwelling	2.37
Multiple dwelling	1.38
Other dwelling	1.4
3. Branyan – Kensington	
Single dwelling	2.48
Multiple dwelling	1.8
Other dwelling	1.4
4. Bundaberg	
Single dwelling	2.28
Multiple dwelling	1.84
Other dwelling	1.4
5. Bundaberg East – Kalkie	
Single dwelling	2.57
Multiple dwelling	1.8
Other dwelling	1.4
6. Bundaberg North – Gooburru	
Single dwelling	2.34
Multiple dwelling	1.48
Other dwelling	1.4
7. Bundaberg Region – North	
Single dwelling	2.28
Multiple dwelling	1.6
Other dwelling	1.4
8. Bundaberg Region – South	
Single dwelling	1.66
Multiple dwelling	0.79
Other dwelling	1.4
9. Millbank – Avoca	
Single dwelling	2.49
Multiple dwelling	1.7
Other dwelling	1.4
10. Svensson Heights – Norville	
Single dwelling	2.2
Multiple dwelling	1.56
Other dwelling	1.4
11. Walkervale – Avenell Heights	
Single dwelling	2.36
Multiple dwelling	1.71
Other dwelling	1.4
12. Gin Gin	
Single dwelling	2.09
Multiple dwelling	1.7
Other dwelling	1.4
13. North Burnett	
Single dwelling	1
Multiple dwelling	N/A
Other dwelling	N/A

4.2.8 Floor area and jobs

Table 4.2.8.1 (Average FTE job numbers) identifies the average number of full time equivalent (FTE) jobs per m² of floor space for different types of non-residential development.

Table 4.2.8.1 Average FTE job numbers

PIP projection category	Employment rate (FTE jobs/m ² floor space)
Retail	0.01
Commercial	0.05
Industrial	0.002
Community purposes	0.01
Rural and other purposes	0.005

4.2.9 PIP projection categories

Table 4.2.9.1 (PIP projection categories and residential land uses) and **Table 4.2.9.2 (PIP projection categories and non-residential land uses)** identify the relationships between the residential and non-residential land uses in the planning scheme and the PIP projection categories used in **Table 4.2.11.1 (Infrastructure demand rates)**.

Table 4.2.9.1 PIP projection categories and residential land uses

PIP projection category	Residential use type
Single dwelling	caretaker's accommodation, community residence, dwelling house, home based business, non-residential workforce accommodation
Multiple dwelling	dual occupation, dwelling unit, multiple dwelling, relocatable home park, retirement facility, short term accommodation, tourist park
Other	hostel, residential care facility

Table 4.2.9.2 PIP projection categories and non-residential land uses

PIP projection category	Non-residential use type
Retail	adult store, food and drink outlet, garden centre, hardware and trade supplies, hotel, outdoor sales, roadside stall, shop, shopping centre, showroom, wholesale nursery
Commercial	car park, bulk landscape supplies, child care centre, club, crematorium, function facility, funeral parlour, health care services, market, nightclub, office, sales office, theatre, tourist attraction, veterinary services
Industrial	air services, agricultural supplies store, extractive industry, high impact industry, low impact industry, medium impact industry, noxious and hazardous industry, port services, research and technology industry, rural industry, service industry, service station, telecommunications facility, utility installation, warehouse, marine industry, transport depot, substation
Community purposes	cemetery, community care centre, community use, correctional facility, educational establishment, emergency services, hospital, indoor sport and recreation, landing, major sport, recreation and entertainment facility, outdoor sport and recreation, park, place of worship
Rural and other purposes	animal husbandry, animal keeping, aquaculture, cropping, intensive animal industries, intensive horticulture, motor sport, permanent plantations, renewable energy facility, winery, major electricity infrastructure

4.2.10 Population and employment

Projections of population and employment growth expected to occur within the local government area are contained within **Tables 4.2.10.1 to 4.2.10.5**. The population projections are based on the Queensland Government population projections 2011 edition (medium series). These projections are produced by the Office of Economic and Statistical Research (OESR) and are available for the thirteen SA2 localities within the Bundaberg Region Local Government Area.

Table 4.2.10.1 Existing and projected population

Locality	PIP projection category		Existing and projected population				
			2011	2016	2021	2026	2031
1. Ashfield - Kepnock	Inside PIA	single dwelling	4632	5770	6992	6992	6992
		multiple dwelling	170	402	1124	1124	1124
		other dwelling	91	167	167	167	167
		total inside PIA	4893	6339	8283	8283	8283
	Outside PIA	single dwelling	71	73	77	1271.4	3688.8
		multiple dwelling	0	0	0	298.6	1155.2
		other dwelling	0	0	0	0	0
		total outside PIA	71	73	77	1570	4844
	Total		4964	6412	8360	9853	13127
	OESR forecast for SA2		5277	5522	6312	8155	10078
2. Bargara - Burnett Heads	Inside PIA	single dwelling	12192	16943.8	18328.6	18328.6	18328.6
		multiple dwelling	1378	2286.2	3217.4	3217.4	3217.4
		other dwelling	0	0	0	0	0
		total inside PIA	13570	19230	21546	21546	21546
	Outside PIA	single dwelling	1723	1750	1774	3914.8	6209.2
		multiple dwelling	3	3	3	1430.2	2959.8
		other dwelling	0	0	0	0	0
		total outside PIA	1726	1753	1777	5345	9169
	Total		15296	20983	23323	26891	30715
	OESR forecast for SA2		17026	20000	23187	26677	30613
3. Branyan - Kensington	Inside PIA	single dwelling	669	1130.6	1769	1769	1769
		multiple dwelling	12	127.4	553	553	553
		other dwelling	0	0	0	0	0
		total inside PIA	681	1258	2322	2322	2322
	Outside PIA	single dwelling	3201	3484	3724	4084	4144
		multiple dwelling	0	0	0	240	280
		other dwelling	0	0	0	0	0
		total outside PIA	3201	3484	3724	4324	4424
	Total		3882	4742	6046	6646	6746
	OESR forecast for SA2		4127	5941	7785	8161	8238
4. Bundaberg	Inside PIA	single dwelling	4305	4989.8	5340.2	5651.4	6002.6
		multiple dwelling	1588.7	1742.7	1821.6	1891.6	1970.6
		other dwelling	280.3	297.5	306.2	314	322.8
		total inside PIA	6174	7030	7468	7857	8296
	Outside PIA	single dwelling	0	0	0	0	0
		multiple dwelling	0	0	0	0	0
		other dwelling	0	0	0	0	0
		total outside PIA	0	0	0	0	0
	Total		6174	7030	7468	7857	8296
	OESR forecast for SA2		6614	7030	7468	7857	8296
5. Bundaberg East - Kalkie	Inside PIA	single dwelling	4857	5524	5982	6055	6136
		multiple dwelling	242	302	540	544	549
		other dwelling	30	31	33	33	33
		total inside PIA	5129	5857	6555	6632	6718
	Outside PIA	single dwelling	69	69	70	250.6	1404.4
		multiple dwelling	0	0	0	126.4	895.6
		other dwelling	0	0	0	0	0
		total outside PIA	69	69	70	377	2300
	Total		5198	5926	6625	7009	9018
	OESR forecast for SA2		5590	5936	6519	6903	7331
6. Bundaberg North - Gooburrum	Inside PIA	single dwelling	4867	6082	6948	6948	6948
		multiple dwelling	942	954	954	954	954
		other dwelling	79	79	79	79	79
		total inside PIA	5888	7115	7981	7981	7981
	Outside PIA	single dwelling	1368	1407	1411	1713.4	1996.8
		multiple dwelling	0	13	13	201.6	343.2
		other dwelling	0	0	0	0	0
		total outside PIA	1368	1420	1424	1915	2340
	Total		7256	8535	9405	9896	10321
	OESR forecast for SA2		8077	8909	9846	10234	10676
7. Bundaberg Region North	Inside PIA	single dwelling	2250	2543	2589	2828	2905
		multiple dwelling	175	543	910	911	912
		other dwelling	0	0	0	0	0
		total inside PIA	2425	3086	3499	3739	3817
	Outside PIA	single dwelling	5587	5674	5690	6817	7181
		multiple dwelling	3	3	3	3	3
		other dwelling	0	0	0	0	0
		total outside PIA	5590	5677	5693	6820	7184
	Total		8015	8763	9192	10559	11001

Locality	PIP projection category		Existing and projected population				
			2011	2016	2021	2026	2031
8. Bundaberg Region South	OESR forecast for SA2		8793	9741	10065	11728	13658
	Inside PIA	single dwelling	2020	3567	4593	4643	4696
		multiple dwelling	168	295	295	295	295
		other dwelling	90	91	93	93	93
		total inside PIA	2278	3953	4981	5031	5084
	Outside PIA	single dwelling	7175	7415	7494	7986.4	8608.6
		multiple dwelling	4	4	4	141.6	192.4
		other dwelling	0	0	0	0	0
		total outside PIA	7179	7419	7498	8128	8801
	Total		9457	11372	12479	13159	13885
9. Millbank - Avoca	OESR forecast for SA2		10445	11281	11917	12590	13296
	Inside PIA	single dwelling	6455	7529	7887	7887	7887
		multiple dwelling	1054	1075	1206	1930	1930
		other dwelling	102	107	137	142	142
		total inside PIA	7611	8711	9230	9959	9959
	Outside PIA	single dwelling	0	0	0	0	0
		multiple dwelling	0	0	0	0	0
		other dwelling	0	0	0	0	0
		total outside PIA	0	0	0	0	0
	Total		7611	8711	9230	9959	9959
10. Svensson Heights - Norville	OESR forecast for SA2		8543	8711	9264	10182	11172
	Inside PIA	single dwelling	5319	6140.8	6314.2	6332.2	6336.2
		multiple dwelling	401	860.2	975.8	975.8	975.8
		other dwelling	0	0	0	0	0
		total inside PIA	5720	7001	7290	7308	7312
	Outside PIA	single dwelling	0	0	0	0	0
		multiple dwelling	0	0	0	0	0
		other dwelling	0	0	0	0	0
		total outside PIA	0	0	0	0	0
	Total		5720	7001	7290	7308	7312
11. Walkervale - Avenell Heights	OESR forecast for SA2		6356	6742	7019	7035	7037
	Inside PIA	single dwelling	10022	11027	11023	11040	11072
		multiple dwelling	810	846	845	847	851
		other dwelling	0	0	0	0	0
		total inside PIA	10832	11873	11868	11887	11923
	Outside PIA	single dwelling	95	95	95	354	477
		multiple dwelling	0	0	0	0	0
		other dwelling	0	0	0	0	0
		total outside PIA	95	95	95	354	477
	Total		10927	11968	11963	12241	12400
	OESR forecast for SA2		12285	12219	12196	12295	12473
12. Gin Gin	Inside PIA	single dwelling	824	1465	1788	1801	1813
		multiple dwelling	27	27	27	27	27
		other dwelling	0	0	0	0	0
		total inside PIA	851	1492	1815	1828	1840
	Outside PIA	single dwelling	4110	4218	4251	4468	4699
		multiple dwelling	63	63	63	63	63
		other dwelling	0	0	0	0	0
		total outside PIA	4173	4281	4314	4531	4762
	Total		5024	5773	6129	6359	6602
	OESR forecast for SA2		5379	5761	5985	6216	6457
13. North Burnett	Inside PIA	single dwelling	0	0	0	0	0
		multiple dwelling	0	0	0	0	0
		other dwelling	0	0	0	0	0
		total inside PIA	0	0	0	0	0
	Outside PIA	single dwelling	6	12	18	24	25
		multiple dwelling	0	0	0	0	0
		other dwelling	0	0	0	0	0
		total outside PIA	6	12	18	24	25
	Total		6	12	18	24	25
	OESR forecast for SA2		20	22	23	24	25
Total - Bundaberg LGA	Inside PIA	single dwelling	58412	72712	79554	80275.2	80885.4
		multiple dwelling	6967.7	9460.53	12468.8	13269.79	13358.81
		other dwelling	672.3	772.47	815.2	828.01	836.79
		total inside PIA	66052	82945	92838	94373	95081
	Outside PIA	single dwelling	23405	24197	24604	30883.6	38433.8
		multiple dwelling	73	86	86	2504.4	5892.2
		other dwelling	0	0	0	0	0
		total outside PIA	23478	24283	24690	33388	44326
	Total		89530	107228	117528	127761	139407
	OESR forecast for SA2		98532	107815	117586	128057	139350

Part 4 – Priority Infrastructure Plan

Table 4.2.10.2 Existing and projected dwelling numbers

Locality	PIP projection category		Existing and projected dwelling numbers and net developable hectares									
			2011		2016		2021		2026		2031	
			Dwellings	Ha	Dwellings	Ha	Dwellings	Ha	Dwellings	Ha	Dwellings	Ha
1. Ashfield - Kepnock	Inside PIA	single dwelling	1860.2	265.7	2317.3	331.0	2808.0	401.1	2808.0	401.1	2808.0	401.1
		multiple dwelling	84.2	7.0	199.0	16.6	556.4	46.4	556.4	46.4	556.4	46.4
		other dwelling	65.0	0.7	119.3	1.3	119.3	1.3	119.3	1.3	119.3	1.3
		total inside PIA	2009.4	273.5	2635.6	348.9	3483.8	448.8	3483.8	448.8	3483.8	448.8
	Outside PIA	single dwelling	28.5	4.1	29.3	4.2	30.9	4.4	510.6	72.9	1481.4	211.6
		multiple dwelling	0.0	0.0	0.0	0.0	0.0	0.0	147.8	12.3	571.9	47.7
		other dwelling	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
		total outside PIA	28.5	4.1	29.3	4.2	30.9	4.4	658.4	85.3	2053.3	259.3
	Total		2037.9	277.6	2664.9	353.1	3514.7	453.3	4142.2	534.1	5537.1	708.1
2. Bargara - Burnett Heads	Inside PIA	single dwelling	5144.3	734.9	7149.3	1021.3	7733.6	1104.8	7733.6	1104.8	7733.6	1104.8
		multiple dwelling	998.6	83.2	1656.7	138.1	2331.4	194.3	2331.4	194.3	2331.4	194.3
		other dwelling	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
		total inside PIA	6142.9	818.1	8805.9	1159.4	10065.0	1299.1	10065.0	1299.1	10065.0	1299.1
	Outside PIA	single dwelling	727.0	103.9	738.4	105.5	748.5	106.9	1651.8	236.0	2619.9	374.3
		multiple dwelling	2.2	0.2	2.2	0.2	2.2	0.2	1036.4	86.4	2144.8	178.7
		other dwelling	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
		total outside PIA	729.2	104.0	740.6	105.7	750.7	107.1	2688.2	322.3	4764.7	553.0
	Total		6872.0	922.2	9546.5	1265.0	10815.7	1406.2	12753.2	1621.4	14829.7	1852.1
3. Branyan - Kensington	Inside PIA	single dwelling	269.8	38.5	455.9	65.1	713.3	101.9	713.3	101.9	713.3	101.9
		multiple dwelling	6.7	0.6	70.8	5.9	307.2	25.6	307.2	25.6	307.2	25.6
		other dwelling	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
		total inside PIA	276.4	39.1	526.7	71.0	1020.5	127.5	1020.5	127.5	1020.5	127.5
	Outside PIA	single dwelling	1290.7	184.4	1404.8	200.7	1501.6	214.5	1646.8	235.3	1671.0	238.7
		multiple dwelling	0.0	0.0	0.0	0.0	0.0	0.0	133.3	11.1	155.6	13.0
		other dwelling	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
		total outside PIA	1290.7	184.4	1404.8	200.7	1501.6	214.5	1780.1	246.4	1826.5	251.7
	Total		1567.2	223.5	1931.5	271.7	2522.1	342.0	2800.6	373.9	2847.1	379.2
4. Bundaberg	Inside PIA	single dwelling	1888.2	269.7	2188.5	312.6	2342.2	334.6	2478.7	354.1	2632.7	376.1
		multiple dwelling	863.4	17.3	947.1	18.9	990.0	19.8	1028.0	20.6	1071.0	21.4
		other dwelling	200.3	1.8	212.5	1.9	218.7	2.0	224.3	2.0	230.6	2.1
		total inside PIA	2951.8	288.8	3348.1	333.5	3550.9	356.4	3731.0	376.7	3934.3	399.6
	Outside PIA	single dwelling	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
		multiple dwelling	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
		other dwelling	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
		total outside PIA	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	Total		2951.8	288.8	3348.1	333.5	3550.9	356.4	3731.0	376.7	3934.3	399.6
5. Bundaberg East - Kalkie	Inside PIA	single dwelling	1889.9	270.0	2149.4	307.1	2327.6	332.5	2356.0	336.6	2387.5	341.1
		multiple dwelling	134.4	2.7	167.8	3.4	300.0	6.0	302.2	6.0	305.0	6.1
		other dwelling	21.4	0.2	22.1	0.2	23.6	0.3	23.6	0.3	23.6	0.3
		total inside PIA	2045.8	272.9	2339.3	310.7	2651.2	338.8	2681.8	342.9	2716.1	347.4

Locality	PIP projection category		Existing and projected dwelling numbers and net developable hectares									
			2011		2016		2021		2026		2031	
			Dwellings	Ha	Dwellings	Ha	Dwellings	Ha	Dwellings	Ha	Dwellings	Ha
6. Bundaberg North - Gooburrum	Outside PIA	single dwelling	26.8	3.8	26.8	3.8	27.2	3.9	97.5	13.9	546.5	78.1
		multiple dwelling	0.0	0.0	0.0	0.0	0.0	0.0	70.2	1.4	497.6	10.0
		other dwelling	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
		total outside PIA	26.8	3.8	26.8	3.8	27.2	3.9	167.7	15.3	1044.0	88.0
	Total		2072.6	276.7	2366.2	314.5	2678.4	342.7	2849.6	358.2	3760.1	435.5
	Inside PIA	single dwelling	2079.9	297.1	2599.1	371.3	2969.2	424.2	2969.2	424.2	2969.2	424.2
		multiple dwelling	636.5	12.7	644.6	12.9	644.6	12.9	644.6	12.9	644.6	12.9
		other dwelling	56.4	0.6	56.4	0.6	56.4	0.6	56.4	0.6	56.4	0.6
		total inside PIA	2772.8	310.5	3300.2	384.8	3670.3	437.7	3670.3	437.7	3670.3	437.7
	Outside PIA	single dwelling	584.6	83.5	601.3	85.9	603.0	86.1	732.2	104.6	853.3	121.9
		multiple dwelling	0.0	0.0	8.8	0.2	8.8	0.2	136.2	2.7	231.9	4.6
		other dwelling	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
		total outside PIA	584.6	83.5	610.1	86.1	611.8	86.3	868.4	107.3	1085.2	126.5
	Total		3357.4	394.0	3910.2	470.9	4282.0	524.0	4538.7	545.0	4755.5	564.2
7. Bundaberg Region North	Inside PIA	single dwelling	986.8	141.0	1115.4	159.3	1135.5	162.2	1240.4	177.2	1274.1	182.0
		multiple dwelling	109.4	2.2	339.4	6.8	568.8	11.4	569.4	11.4	570.0	11.4
		other dwelling	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
		total inside PIA	1096.2	143.2	1454.7	166.1	1704.3	173.6	1809.7	188.6	1844.1	193.4
	Outside PIA	single dwelling	2450.4	350.1	2488.6	355.5	2495.6	356.5	2989.9	427.1	3149.6	449.9
		multiple dwelling	1.9	0.0	1.9	0.0	1.9	0.0	1.9	0.0	1.9	0.0
		other dwelling	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
		total outside PIA	2452.3	350.1	2490.5	355.6	2497.5	356.6	2991.8	427.2	3151.4	450.0
	Total		3548.5	493.3	3945.2	521.7	4201.8	530.1	4801.5	615.7	4995.6	643.4
8. Bundaberg Region South	Inside PIA	single dwelling	886.0	126.6	1564.5	223.5	2014.5	287.8	2036.4	290.9	2059.6	294.2
		multiple dwelling	105.0	2.1	184.4	3.7	184.4	3.7	184.4	3.7	184.4	3.7
		other dwelling	64.3	0.7	65.0	0.7	66.4	0.7	66.4	0.7	66.4	0.7
		total inside PIA	1055.3	129.4	1813.8	227.9	2265.3	292.2	2287.2	295.3	2310.5	298.7
	Outside PIA	single dwelling	3146.9	449.6	3252.2	464.6	3286.8	469.5	3502.8	500.4	3775.7	539.4
		multiple dwelling	2.5	0.1	2.5	0.1	2.5	0.1	88.5	1.8	120.3	2.4
		other dwelling	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
		total outside PIA	3149.4	449.6	3254.7	464.6	3289.3	469.6	3591.3	502.2	3896.0	541.8
	Total		4204.7	579.0	5068.5	692.6	5554.6	761.8	5878.5	797.5	6206.4	840.5
9. Millbank - Avoca	Inside PIA	single dwelling	2592.4	370.3	3023.7	432.0	3167.5	452.5	3167.5	452.5	3167.5	452.5
		multiple dwelling	620.0	12.4	632.4	12.6	709.4	14.2	1135.3	22.7	1135.3	22.7
		other dwelling	72.9	0.8	76.4	0.8	97.9	1.1	101.4	1.1	101.4	1.1
		total inside PIA	3285.2	383.5	3732.5	445.5	3974.7	467.8	4404.2	476.3	4404.2	476.3
	Outside PIA	single dwelling	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
		multiple dwelling	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
		other dwelling	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
		total outside PIA	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	Total		3285.2	383.5	3732.5	445.5	3974.7	467.8	4404.2	476.3	4404.2	476.3
10. Svensson Heights - Norville	Inside PIA	single dwelling	2417.7	345.4	2791.3	398.8	2870.1	410.0	2878.3	411.2	2880.1	411.4
		multiple dwelling	257.1	5.1	551.4	11.0	625.5	12.5	625.5	12.5	625.5	12.5

Part 4 – Priority Infrastructure Plan

Part 4 – Priority Infrastructure Plan

Locality		PIP projection category		Existing and projected dwelling numbers and net developable hectares									
				2011		2016		2021		2026		2031	
				Dwellings	Ha	Dwellings	Ha	Dwellings	Ha	Dwellings	Ha	Dwellings	Ha
	Outside PIA	other dwelling	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
		total inside PIA	2674.8	350.5	3342.7	409.8	3495.6	422.5	3503.8	423.7	3505.6	424.0	
		single dwelling	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
		multiple dwelling	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
		other dwelling	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
		total outside PIA	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
		Total	2674.8	350.5	3342.7	409.8	3495.6	422.5	3503.8	423.7	3505.6	424.0	
	11. Walkervale - Avenell Heights	Inside PIA	single dwelling	4246.6	606.7	4672.5	667.5	4670.8	667.3	4678.0	668.3	4691.5	670.2
multiple dwelling			473.7	9.5	494.7	9.9	494.2	9.9	495.3	9.9	497.7	10.0	
other dwelling			0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
total inside PIA			4720.3	616.1	5167.2	677.4	5164.9	677.1	5173.3	678.2	5189.2	680.2	
Outside PIA		single dwelling	40.3	5.8	40.3	5.8	40.3	5.8	150.0	21.4	202.1	28.9	
		multiple dwelling	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
		other dwelling	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
		total outside PIA	40.3	5.8	40.3	5.8	40.3	5.8	150.0	21.4	202.1	28.9	
Total		4760.5	621.9	5207.4	683.1	5205.2	682.9	5323.3	699.6	5391.3	709.0		
12. Gin Gin		Inside PIA	single dwelling	394.3	56.3	701.0	100.1	855.5	122.2	861.7	123.1	867.5	123.9
			multiple dwelling	15.9	0.3	15.9	0.3	15.9	0.3	15.9	0.3	15.9	0.3
			other dwelling	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	total inside PIA		410.1	56.6	716.8	100.5	871.4	122.5	877.6	123.4	883.3	124.2	
	Outside PIA	single dwelling	1966.5	280.9	2018.2	288.3	2034.0	290.6	2137.8	305.4	2248.3	321.2	
		multiple dwelling	37.1	0.7	37.1	0.7	37.1	0.7	37.1	0.7	37.1	0.7	
		other dwelling	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
		total outside PIA	2003.6	281.7	2055.2	289.1	2071.0	291.3	2174.9	306.1	2285.4	321.9	
	Total	2413.7	338.3	2772.1	389.5	2942.4	413.8	3052.5	429.6	3168.7	446.2		
	13. North Burnett	Inside PIA	single dwelling	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
			multiple dwelling	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
			other dwelling	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
total inside PIA			0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Outside PIA		single dwelling	6.0	0.9	12.0	1.7	18.0	2.6	24.0	3.4	25.0	3.6	
		multiple dwelling	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
		other dwelling	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
		total outside PIA	6.0	0.9	12.0	1.7	18.0	2.6	24.0	3.4	25.0	3.6	
Total		6.0	0.9	12.0	1.7	18.0	2.6	24.0	3.4	25.0	3.6		
Total - Bundaberg LGA		Inside PIA	single dwelling	24656.0	3522.3	30727.7	4389.7	33607.8	4801.1	33921.1	4845.9	34184.7	4883.5
			multiple dwelling	4304.7	155.1	5904.1	240.1	7727.8	356.9	8195.7	366.3	8244.4	367.2
			other dwelling	480.3	4.9	551.8	5.7	582.3	6.0	591.4	6.1	597.7	6.2
	total inside PIA		29441.0	3682.3	37183.6	4635.5	41917.9	5164.1	42708.2	5218.3	43026.9	5257.0	
	Outside PIA	single dwelling	10267.8	1466.8	10611.9	1516.0	10786.0	1540.9	13443.4	1920.5	16572.8	2367.5	
		multiple dwelling	43.6	1.0	52.4	1.2	52.4	1.2	1651.4	116.5	3760.9	257.1	
		other dwelling	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
		total outside PIA	10311.4	1467.8	10664.3	1517.2	10838.4	1542.0	15094.8	2037.0	20333.7	2624.7	
	Total	39752.4	5150.2	47847.9	6152.6	52756.2	6706.1	57803.1	7255.2	63360.5	7881.6		

Table 4.2.10.3 Existing and projected employment

Locality	PIP projection category	Existing and projected employees (FTE)					
		2011	2016	2021	2026	2031	
1. Ashfield - Kepnock	Inside PIA	Retail	110	370	410	462	520
		Commercial	66	316	366	412	464
		Industrial	104	117	132	148	167
		Community purposes	392	441	497	559	630
		Rural and other purposes	6	3	0	0	0
		Total inside PIA	678	1247	1405	1582	1781
	Outside PIA	Retail	0	0	0	0	0
		Commercial	0	0	0	0	0
		Industrial	20	23	25	29	32
		Community purposes	74	83	94	106	119
		Rural and other purposes	5	5	5	5	5
		Total outside PIA	99	111	124	139	156
	Total		777	1358	1529	1721	1937
2. Bargara - Burnett Heads	Inside PIA	Retail	480	545	610	687	773
		Commercial	234	409	584	658	740
		Industrial	14	16	18	20	22
		Community purposes	171	193	217	244	275
		Rural and other purposes	10	12	12	6	0
		Total inside PIA	909	1174	1441	1614	1811
	Outside PIA	Retail	10	20	30	100	113
		Commercial	0	0	0	50	56
		Industrial	300	338	380	428	482
		Community purposes	72	81	91	103	116
		Rural and other purposes	257	289	326	367	413
		Total outside PIA	639	728	827	1048	1180
	Total		1548	1902	2268	2662	2991
3. Branyan - Kensington	Inside PIA	Retail	190	340	490	552	621
		Commercial	73	120	180	189	228
		Industrial	200	225	254	285	321
		Community purposes	100	113	127	143	161
		Rural and other purposes	0	0	0	0	0
		Total inside PIA	563	798	1050	1169	1331
	Outside PIA	Retail	20	23	25	65	70
		Commercial	0	0	0	0	0
		Industrial	35	39	44	50	56
		Community purposes	40	45	51	57	64
		Rural and other purposes	39	44	49	49	40
		Total outside PIA	134	151	170	221	231
	Total		697	949	1220	1390	1562
4. Bundaberg	Inside PIA	Retail	2097	2361	2658	2993	3370
		Commercial	1776	2000	2251	2535	2854
		Industrial	500	563	600	580	570
		Community purposes	2492	2806	3159	3557	4004
		Rural and other purposes	64	69	74	79	85
		Total inside PIA	6929	7798	8742	9743	10883
	Outside PIA	Retail	0	0	0	0	0
		Commercial	0	0	0	0	0
		Industrial	0	0	0	0	0
		Community purposes	0	0	0	0	0
		Rural and other purposes	0	0	0	0	0
		Total outside PIA	0	0	0	0	0
	Total		6929	7798	8742	9743	10883
5. Bundaberg East - Kalkie	Inside PIA	Retail	375	422	475	535	603
		Commercial	267	301	338	381	429
		Industrial	850	957	977	1047	1122
		Community purposes	435	490	551	621	699
		Rural and other purposes	0	0	0	0	0
		Total inside PIA	1927	2170	2342	2584	2853
	Outside PIA	Retail	0	0	0	20	75
		Commercial	0	0	0	15	25
		Industrial	12	14	15	15	10
		Community purposes	0	0	0	0	0
		Rural and other purposes	40	40	42	38	30
		Total outside PIA	52	54	57	88	140
	Total		1979	2223	2399	2672	2993

Locality	PIP projection category		Existing and projected employees (FTE)				
			2011	2016	2021	2026	2031
6. Bundaberg North - Gooburru	Inside PIA	Retail	257	276	295	317	339
		Commercial	91	98	105	112	120
		Industrial	500	536	575	616	660
		Community purposes	290	311	333	357	383
		Rural and other purposes	0	0	0	0	0
		Total inside PIA	1138	1220	1308	1402	1503
	Outside PIA	Retail	30	32	34	37	40
		Commercial	0	0	0	0	0
		Industrial	45	48	52	55	59
		Community purposes	31	33	36	38	41
		Rural and other purposes	142	152	163	175	188
		Total outside PIA	248	266	285	306	327
	Total		1386	1486	1593	1707	1830
7. Bundaberg Region - North	Inside PIA	Retail	48	53	59	65	71
		Commercial	32	35	39	43	48
		Industrial	0	0	0	0	0
		Community purposes	0	0	0	0	0
		Rural and other purposes	0	0	0	0	0
		Total inside PIA	80	88	98	108	119
	Outside PIA	Retail	90	99	110	121	134
		Commercial	38	42	46	51	56
		Industrial	236	261	288	318	351
		Community purposes	97	107	118	131	144
		Rural and other purposes	477	527	581	642	709
		Total outside PIA	938	1036	1143	1262	1394
	Total		1018	1124	1241	1370	1513
8. Bundaberg Region - South	Inside PIA	Retail	372	411	453	501	553
		Commercial	199	220	243	268	296
		Industrial	336	371	410	452	499
		Community purposes	237	262	289	319	352
		Rural and other purposes	0	0	0	0	0
		Total inside PIA	1144	1263	1395	1540	1700
	Outside PIA	Retail	100	110	122	135	149
		Commercial	10	11	12	13	15
		Industrial	200	221	244	269	297
		Community purposes	60	66	73	81	89
		Rural and other purposes	820	905	1000	1104	1218
		Total outside PIA	1190	1314	1451	1602	1768
	Total		2334	2577	2845	3141	3468
9. Millbank - Avoca	Inside PIA	Retail	616	694	781	879	990
		Commercial	113	127	143	161	182
		Industrial	93	105	118	133	149
		Community purposes	415	467	526	592	667
		Rural and other purposes	26	29	33	37	42
		Total inside PIA	1263	1422	1601	1803	2030
	Outside PIA	Retail	0	0	0	0	0
		Commercial	0	0	0	0	0
		Industrial	0	0	0	0	0
		Community purposes	0	0	0	0	0
		Rural and other purposes	0	0	0	0	0
		Total outside PIA	0	0	0	0	0
	Total		1263	1422	1601	1803	2030
10. Svensson Heights - Norville	Inside PIA	Retail	428	482	543	611	688
		Commercial	207	233	262	295	333
		Industrial	872	982	1105	1245	1401
		Community purposes	666	750	844	951	1070
		Rural and other purposes	17	19	22	24	27
		Total inside PIA	2190	2466	2776	3126	3519
	Outside PIA	Retail	0	0	0	0	0
		Commercial	0	0	0	0	0
		Industrial	0	0	0	0	0
		Community purposes	0	0	0	0	0
		Rural and other purposes	0	0	0	0	0
		Total outside PIA	0	0	0	0	0
	Total		2190	2466	2776	3126	3519
11. Walkervale - Avenell Heights	Inside PIA	Retail	172	184	198	212	227
		Commercial	102	109	117	126	135
		Industrial	321	391	475	578	703
		Community purposes	343	368	394	423	453
		Rural and other purposes	26	28	30	32	34
		Total inside PIA	964	1080	1214	1370	1552

Locality	PIP projection category		Existing and projected employees (FTE)				
			2011	2016	2021	2026	2031
	Outside PIA	Retail	0	0	0	0	0
		Commercial	0	0	0	0	0
		Industrial	0	0	0	0	100
		Community purposes	0	0	0	0	0
		Rural and other purposes	5	6	7	9	11
		Total outside PIA	5	6	7	9	111
	Total		969	1086	1221	1379	1663
12. Gin Gin	Inside PIA	Retail	149	165	182	201	221
		Commercial	77	85	94	104	114
		Industrial	98	108	119	132	146
		Community purposes	90	99	110	121	134
		Rural and other purposes	10	11	12	13	15
		Total inside PIA	424	468	517	571	630
	Outside PIA	Retail	30	33	37	40	45
		Commercial	0	0	0	0	0
		Industrial	39	43	48	52	58
		Community purposes	121	134	147	163	180
		Rural and other purposes	263	290	321	354	391
		Total outside PIA	453	500	552	610	673
	Total		877	968	1069	1180	1303
13. North Burnett	Inside PIA	Retail	0	0	0	0	0
		Commercial	0	0	0	0	0
		Industrial	0	0	0	0	0
		Community purposes	0	0	0	0	0
		Rural and other purposes	0	0	0	0	0
		Total inside PIA	0	0	0	0	0
	Outside PIA	Retail	0	0	0	0	0
		Commercial	0	0	0	0	0
		Industrial	0	0	0	0	0
		Community purposes	0	0	0	0	0
		Rural and other purposes	0	0	0	0	0
		Total outside PIA	0	0	0	0	0
	Total		0	0	0	0	0
Total Bundaberg LGA	Inside PIA	Retail	5294	6302	7154	8013	8976
		Commercial	3237	4052	4723	5284	5942
		Industrial	3888	4370	4782	5236	5763
		Community purposes	5631	6299	7047	7887	8828
		Rural and other purposes	159	171	182	192	203
		Total inside PIA	18209	21194	23888	26611	29712
	Outside PIA	Retail	280	318	358	518	624
		Commercial	48	53	59	130	153
		Industrial	887	986	1096	1216	1446
		Community purposes	495	550	610	678	753
		Rural and other purposes	2048	2259	2494	2742	3005
		Total outside PIA	3758	4165	4617	5284	5980
	Total		21967	25359	28505	31895	35692

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Table 4.2.10.4 Existing and projected non-residential floor space and land area

Locality	PIP projection category		Existing and projected non-residential floor space (m²) and land area (net developable hectares)									
			2011		2016		2021		2026		2031	
			m²	ha	m²	ha	m²	ha	m²	ha	m²	ha
1. Ashfield - Kepnock	Inside PIA	Retail	11,000	1.8	37,000	6.2	41,000	6.8	46,162	7.7	51,974	8.7
		Commercial	1,320	0.2	6,320	1.1	7,320	1.2	8,242	1.4	9,279	1.5
		Industrial	52,000	7.4	58,547	8.4	65,918	9.4	74,217	10.6	83,561	11.9
		Community purposes	39,200	19.6	44,135	22.1	49,692	24.8	55,948	28.0	62,992	31.5
		Rural and other purposes	1,200	120.0	600	60.0	0	0.0	0	0.0	0	0.0
		total inside PIA	104,720	149.1	146,602	97.7	163,930	42.3	184,568	47.6	207,806	53.6
	Outside PIA	Retail	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
		Commercial	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
		Industrial	10,000	1.4	11,259	1.6	12,677	1.8	14,272	2.0	16,069	2.3
		Community purposes	7,400	3.7	8,332	4.2	9,381	4.7	10,562	5.3	11,891	5.9
		Rural and other purposes	1,000	100.0	1,000	100.0	1,000	100.0	1,000	100.0	1,000	100.0
		total outside PIA	18,400	105.1	20,591	105.8	23,057	106.5	25,834	107.3	28,961	108.2
	Total		123,120	254.2	167,193	203.4	186,987	148.8	210,403	155.0	236,766	161.9
2. Bargara - Burnett Heads	Inside PIA	Retail	48,000	8.0	54,500	9.1	61,000	10.2	68,680	11.4	77,327	12.9
		Commercial	4,680	0.8	8,180	1.4	11,680	1.9	13,151	2.2	14,806	2.5
		Industrial	7,000	1.0	7,881	1.1	8,874	1.3	9,991	1.4	11,249	1.6
		Community purposes	17,100	8.6	19,253	9.6	21,677	10.8	24,406	12.2	27,479	13.7
		Rural and other purposes	2,000	200.0	2,400	240.0	2,400	240.0	1,200	120.0	0	0.0
		total inside PIA	78,780	218.3	92,214	261.2	105,630	264.2	117,427	147.3	130,860	30.7
	Outside PIA	Retail	1,000	0.2	2,000	0.3	3,000	0.5	10,000	1.7	11,259	1.9
		Commercial	0	0.0	0	0.0	0	0.0	1,000	0.2	1,126	0.2
		Industrial	150,000	21.4	168,885	24.1	190,148	27.2	214,087	30.6	241,041	34.4
		Community purposes	7,200	3.6	8,106	4.1	9,127	4.6	10,276	5.1	11,570	5.8
		Rural and other purposes	51,400	5,140.0	57,871	5,787.1	65,157	6,515.7	73,361	7,336.1	82,597	8,259.7
		total outside PIA	209,600	5,165.2	236,863	5,815.6	267,432	6,548.0	308,724	7,373.6	347,592	8,301.9
	Total		288,380	5,383.5	329,077	6,076.8	373,062	6,812.2	426,151	7,520.9	478,452	8,332.6
3. Branyan - Kensington	Inside PIA	Retail	19,000	3.2	34,000	5.7	49,000	8.2	55,169	9.2	62,115	10.4
		Commercial	1,460	0.2	2,400	0.4	3,600	0.6	3,784	0.6	4,564	0.8
		Industrial	100,000	14.3	112,590	16.1	126,765	18.1	142,725	20.4	160,694	23.0
		Community purposes	10,000	5.0	11,259	5.6	12,677	6.3	14,272	7.1	16,069	8.0
		Rural and other purposes	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
		total inside PIA	130,460	22.7	160,249	27.8	192,042	33.2	215,950	37.4	243,442	42.1
	Outside PIA	Retail	2,000	0.3	2,252	0.4	2,535	0.4	6,500	1.1	7,000	1.2
		Commercial	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
		Industrial	17,500	2.5	19,703	2.8	22,184	3.2	24,977	3.6	28,121	4.0
		Community purposes	4,000	2.0	4,504	2.3	5,071	2.5	5,709	2.9	6,428	3.2
		Rural and other purposes	7,800	780.0	8,782	878.2	9,888	988.8	9,800	980.0	8,000	800.0
		total outside PIA	31,300	784.8	35,241	883.6	39,677	994.9	46,986	987.5	49,549	808.4
	Total		161,760	807.5	195,490	911.4	231,719	1,028.1	262,936	1,024.9	292,991	850.5

Locality	PIP projection category		Existing and projected non-residential floor space (m²) and land area (net developable hectares)									
			2011		2016		2021		2026		2031	
			m²	ha	m²	ha	m²	ha	m²	ha	m²	ha
4. Bundaberg	Inside PIA	Retail	209,700	35.0	236,101	39.4	265,826	44.3	299,294	49.9	336,975	56.2
		Commercial	35,520	5.9	39,992	6.7	45,027	7.5	50,696	8.4	57,078	9.5
		Industrial	250,000	35.7	281,475	40.2	300,000	42.9	290,000	41.4	285,000	40.7
		Community purposes	249,200	124.6	280,574	140.3	315,899	157.9	355,670	177.8	400,449	200.2
		Rural and other purposes	12,800	1,280.0	13,721	1,372.1	14,709	1,470.9	15,768	1,576.8	16,903	1,690.3
		total inside PIA	757,220	1,481.2	851,864	1,598.7	941,461	1,723.5	1,011,428	1,854.4	1,096,406	1,996.9
	Outside PIA	Retail	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
		Commercial	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
		Industrial	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
		Community purposes	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
		Rural and other purposes	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
		total outside PIA	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	Total		757,220	1,481.2	851,864	1,598.7	941,461	1,723.5	1,011,428	1,854.4	1,096,406	1,996.9
5. Bundaberg East - Kalkie	Inside PIA	Retail	37,500	6.3	42,221	7.0	47,537	7.9	53,522	8.9	60,260	10.0
		Commercial	5,340	0.9	6,012	1.0	6,769	1.1	7,622	1.3	8,581	1.4
		Industrial	425,000	60.7	478,507	68.4	488,392	69.8	523,550	74.8	561,239	80.2
		Community purposes	43,500	21.8	48,977	24.5	55,143	27.6	62,085	31.0	69,902	35.0
		Rural and other purposes	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
		total inside PIA	511,340	89.6	575,718	100.9	597,841	106.4	646,779	116.0	699,982	126.6
	Outside PIA	Retail	0	0.0	0	0.0	0	0.0	2,000	0.3	7,500	1.3
		Commercial	0	0.0	0	0.0	0	0.0	300	0.1	500	0.1
		Industrial	6,000	0.9	6,755	1.0	7,606	1.1	7,500	1.1	5,000	0.7
		Community purposes	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
		Rural and other purposes	8,000	800.0	8,000	800.0	8,400	840.0	7,600	760.0	6,000	600.0
		total outside PIA	14,000	800.9	14,755	801.0	16,006	841.1	17,400	761.5	19,000	602.0
	Total		525,340	890.5	590,473	901.9	613,847	947.5	664,179	877.5	718,982	728.6
6. Bundaberg North - Gooburrum	Inside PIA	Retail	25,700	4.3	27,550	4.6	29,533	4.9	31,659	5.3	33,938	5.7
		Commercial	1,820	0.3	1,951	0.3	2,091	0.3	2,242	0.4	2,403	0.4
		Industrial	250,000	35.7	267,997	38.3	287,289	41.0	307,971	44.0	330,141	47.2
		Community purposes	29,000	14.5	31,088	15.5	33,326	16.7	35,725	17.9	38,296	19.1
		Rural and other purposes	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
		total inside PIA	306,520	54.8	328,586	58.7	352,240	63.0	377,597	67.5	404,779	72.4
	Outside PIA	Retail	3,000	0.5	3,216	0.5	3,447	0.6	3,696	0.6	3,962	0.7
		Commercial	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
		Industrial	22,500	3.2	24,120	3.4	25,856	3.7	27,717	4.0	29,713	4.2
		Community purposes	3,100	1.6	3,323	1.7	3,562	1.8	3,819	1.9	4,094	2.0
		Rural and other purposes	28,400	2,840.0	30,444	3,044.4	32,636	3,263.6	34,985	3,498.5	37,504	3,750.4
		total outside PIA	57,000	2,845.3	61,103	3,050.1	65,502	3,269.7	70,217	3,505.0	75,272	3,757.4
	Total		363,520	2,900.1	389,689	3,108.8	417,742	3,332.6	447,814	3,572.5	480,051	3,829.7

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Locality	PIP projection category		Existing and projected non-residential floor space (m²) and land area (net developable hectares)									
			2011		2016		2021		2026		2031	
			m²	ha	m²	ha	m²	ha	m²	ha	m²	ha
7. Bundaberg Region - North	Inside PIA	Retail	4,800	0.8	5,300	0.9	5,851	1.0	6,460	1.1	7,133	1.2
		Commercial	640	0.1	707	0.1	780	0.1	861	0.1	951	0.2
		Industrial	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
		Community purposes	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
		Rural and other purposes	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
		total inside PIA	5,440	0.9	6,006	1.0	6,631	1.1	7,322	1.2	8,084	1.3
	Outside PIA	Retail	9,000	1.5	9,937	1.7	10,971	1.8	12,113	2.0	13,374	2.2
		Commercial	760	0.1	839	0.1	926	0.2	1,023	0.2	1,129	0.2
		Industrial	118,000	16.9	130,282	18.6	143,841	20.5	158,812	22.7	175,342	25.0
		Community purposes	9,700	4.9	10,710	5.4	11,824	5.9	13,055	6.5	14,414	7.2
		Rural and other purposes	95,400	9,540.0	105,329	10,532.9	116,292	11,629.2	128,396	12,839.6	141,759	14,175.9
		total outside PIA	232,860	9,563.3	257,096	10,558.7	283,855	11,657.7	313,399	12,871.0	346,018	14,210.6
	Total		238,300	9,564.2	263,102	10,559.7	290,486	11,658.8	320,720	12,872.2	354,101	14,212.0
8. Bundaberg Region - South	Inside PIA	Retail	37,200	6.2	41,072	6.8	45,347	7.6	50,066	8.3	55,277	9.2
		Commercial	3,980	0.7	4,394	0.7	4,852	0.8	5,357	0.9	5,914	1.0
		Industrial	168,000	24.0	185,486	26.5	204,791	29.3	226,106	32.3	249,639	35.7
		Community purposes	23,700	11.9	26,167	13.1	28,890	14.4	31,897	15.9	35,217	17.6
		Rural and other purposes	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
		total inside PIA	232,880	42.7	257,118	47.2	283,879	52.1	313,426	57.5	346,047	63.5
	Outside PIA	Retail	10,000	1.7	11,041	1.8	12,190	2.0	13,459	2.2	14,859	2.5
		Commercial	200	0.0	221	0.0	244	0.0	269	0.0	297	0.0
		Industrial	100,000	14.3	110,408	15.8	121,899	17.4	134,587	19.2	148,595	21.2
		Community purposes	6,000	3.0	6,624	3.3	7,314	3.7	8,075	4.0	8,916	4.5
		Rural and other purposes	164,000	16,400.0	181,069	18,106.9	199,915	19,991.5	220,722	22,072.2	243,695	24,369.5
		total outside PIA	280,200	16,419.0	309,363	18,127.9	341,562	20,014.7	377,112	22,097.8	416,362	24,397.7
	Total		513,080	16,461.7	566,482	18,175.0	625,442	20,066.7	690,538	22,155.3	762,410	24,461.2
9. Millbank - Avoca	Inside PIA	Retail	61,600	10.3	69,355	11.6	78,087	13.0	87,918	14.7	98,987	16.5
		Commercial	2,260	0.4	2,545	0.4	2,865	0.5	3,226	0.5	3,632	0.6
		Industrial	46,500	6.6	52,354	7.5	58,946	8.4	66,367	9.5	74,723	10.7
		Community purposes	41,500	20.8	46,725	23.4	52,607	26.3	59,231	29.6	66,688	33.3
		Rural and other purposes	5,200	520.0	5,855	585.5	6,592	659.2	7,422	742.2	8,356	835.6
		total inside PIA	157,060	558.0	176,834	628.3	199,097	707.4	224,164	796.5	252,386	896.7
	Outside PIA	Retail	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
		Commercial	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
		Industrial	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
		Community purposes	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
		Rural and other purposes	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
		total outside PIA	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	Total		157,060	558.0	176,834	628.3	199,097	707.4	224,164	796.5	252,386	896.7

Locality		PIP projection category	Existing and projected non-residential floor space (m²) and land area (net developable hectares)									
			2011		2016		2021		2026		2031	
			m²	ha	m²	ha	m²	ha	m²	ha	m²	ha
10. Svensson Heights - Norville	Inside PIA	Retail	42,800	7.1	48,189	8.0	54,255	9.0	61,086	10.2	68,777	11.5
		Commercial	4,140	0.7	4,661	0.8	5,248	0.9	5,909	1.0	6,653	1.1
		Industrial	436,000	62.3	490,892	70.1	552,696	79.0	622,280	88.9	700,625	100.1
		Community purposes	66,600	33.3	74,985	37.5	84,426	42.2	95,055	47.5	107,022	53.5
		Rural and other purposes	3,400	340.0	3,828	382.8	4,310	431.0	4,853	485.3	5,464	546.4
		total inside PIA	552,940	443.4	622,555	499.2	700,935	562.1	789,182	632.9	888,540	712.5
	Outside PIA	Retail	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
		Commercial	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
		Industrial	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
		Community purposes	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
		Rural and other purposes	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
		total outside PIA	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	Total		552,940	443.4	622,555	499.2	700,935	562.1	789,182	632.9	888,540	712.5
	11. Walkervale - Avenell Heights	Inside PIA	Retail	17,200	2.9	18,438	3.1	19,766	3.3	21,188	3.5	22,714
Commercial			2,040	0.3	2,187	0.4	2,344	0.4	2,513	0.4	2,694	0.4
Industrial			160,500	22.9	195,273	27.9	237,579	33.9	289,051	41.3	351,675	50.2
Community purposes			34,300	17.2	36,769	18.4	39,416	19.7	42,254	21.1	45,295	22.6
Rural and other purposes			5,200	520.0	5,574	557.4	5,976	597.6	6,406	640.6	6,867	686.7
total inside PIA			219,240	563.3	258,241	607.2	305,081	654.9	361,412	706.9	429,245	763.8
Outside PIA		Retail	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
		Commercial	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
		Industrial	0	0.0	0	0.0	0	0.0	0	0.0	50,000	7.1
		Community purposes	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
		Rural and other purposes	1,000	100.0	1,217	121.7	1,480	148.0	1,801	180.1	2,191	219.1
		total outside PIA	1,000	100.0	1,217	121.7	1,480	148.0	1,801	180.1	52,191	226.3
Total		220,240	663.3	259,458	728.8	306,561	802.9	363,213	887.0	481,436	990.1	
12. Gin Gin	Inside PIA	Retail	14,900	2.5	16,451	2.7	18,163	3.0	20,053	3.3	22,141	3.7
		Commercial	1,540	0.3	1,700	0.3	1,877	0.3	2,073	0.3	2,288	0.4
		Industrial	49,000	7.0	54,100	7.7	59,731	8.5	65,948	9.4	72,811	10.4
		Community purposes	9,000	4.5	9,937	5.0	10,971	5.5	12,113	6.1	13,374	6.7
		Rural and other purposes	2,000	200.0	2,208	220.8	2,438	243.8	2,692	269.2	2,972	297.2
		total inside PIA	76,440	214.2	84,396	236.5	93,180	261.2	102,878	288.3	113,586	318.3
	Outside PIA	Retail	3,000	0.5	3,312	0.6	3,657	0.6	4,038	0.7	4,458	0.7
		Commercial	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
		Industrial	19,500	2.8	21,530	3.1	23,770	3.4	26,244	3.7	28,976	4.1
		Community purposes	12,100	6.1	13,359	6.7	14,750	7.4	16,285	8.1	17,980	9.0
		Rural and other purposes	52,600	5,260.0	58,075	5,807.5	64,119	6,411.9	70,793	7,079.3	78,161	7,816.1
		total outside PIA	87,200	5,269.3	96,276	5,817.8	106,296	6,423.3	117,360	7,091.8	129,575	7,830.0
	Total		163,640	5,483.6	180,672	6,054.3	199,476	6,684.4	220,238	7,380.2	243,160	8,148.3

Part 4 – Priority Infrastructure Plan

Part 4 – Priority Infrastructure Plan

Locality	PIP projection category		Existing and projected non-residential floor space (m²) and land area (net developable hectares)									
			2011		2016		2021		2026		2031	
			m²	ha	m²	ha	m²	ha	m²	ha	m²	ha
13. North Burnett	Inside PIA	Retail	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
		Commercial	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
		Industrial	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
		Community purposes	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
		Rural and other purposes	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
		total inside PIA	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	Outside PIA	Retail	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
		Commercial	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
		Industrial	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
		Community purposes	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
		Rural and other purposes	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
		total outside PIA	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	Total		0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	Total Bundaberg LGA	Inside PIA	Retail	529,400	88.2	630,177	105.0	715,366	119.2	801,259	133.5	897,617
Commercial			64,740	10.8	81,049	13.5	94,454	15.7	105,673	17.6	118,844	19.8
Industrial			1,944,000	277.7	2,185,102	312.2	2,390,980	341.6	2,618,205	374.0	2,881,357	411.6
Community purposes			563,100	281.6	629,868	314.9	704,722	352.4	788,655	394.3	882,783	441.4
Rural and other purposes			31,800	3,180.0	34,187	3,418.7	36,425	3,642.5	38,340	3,834.0	40,562	4,056.2
total inside PIA			3,133,040	3,838.3	3,560,383	4,164.3	3,941,947	4,471.4	4,352,132	4,753.5	4,821,162	5,078.6
Outside PIA		Retail	28,000	4.7	31,758	5.3	35,801	6.0	51,805	8.6	62,412	10.4
		Commercial	960	0.2	1,060	0.2	1,170	0.2	2,592	0.4	3,052	0.5
		Industrial	443,500	63.4	492,942	70.4	547,981	78.3	608,198	86.9	722,857	103.3
		Community purposes	49,500	24.8	54,958	27.5	61,029	30.5	67,781	33.9	75,292	37.6
		Rural and other purposes	409,600	40,960.0	451,788	45,178.8	498,887	49,888.7	548,458	54,845.8	600,907	60,090.7
		total outside PIA	931,560	41,052.9	1,032,505	45,282.1	1,144,868	50,003.7	1,278,833	54,975.6	1,464,520	60,242.6
Total			4,064,600	44,891.2	4,592,888	49,446.4	5,086,815	54,475.1	5,630,965	59,729.1	6,285,682	65,321.1

4.2.11 Planned infrastructure demand rates

- (1) **Table 4.2.11.1 (Infrastructure demand rates)** specifies the average demand each zone type has on trunk infrastructure networks. For specific demand rates, refer to the Planning scheme policy for development works.

Table 4.2.11.1 Infrastructure demand rates

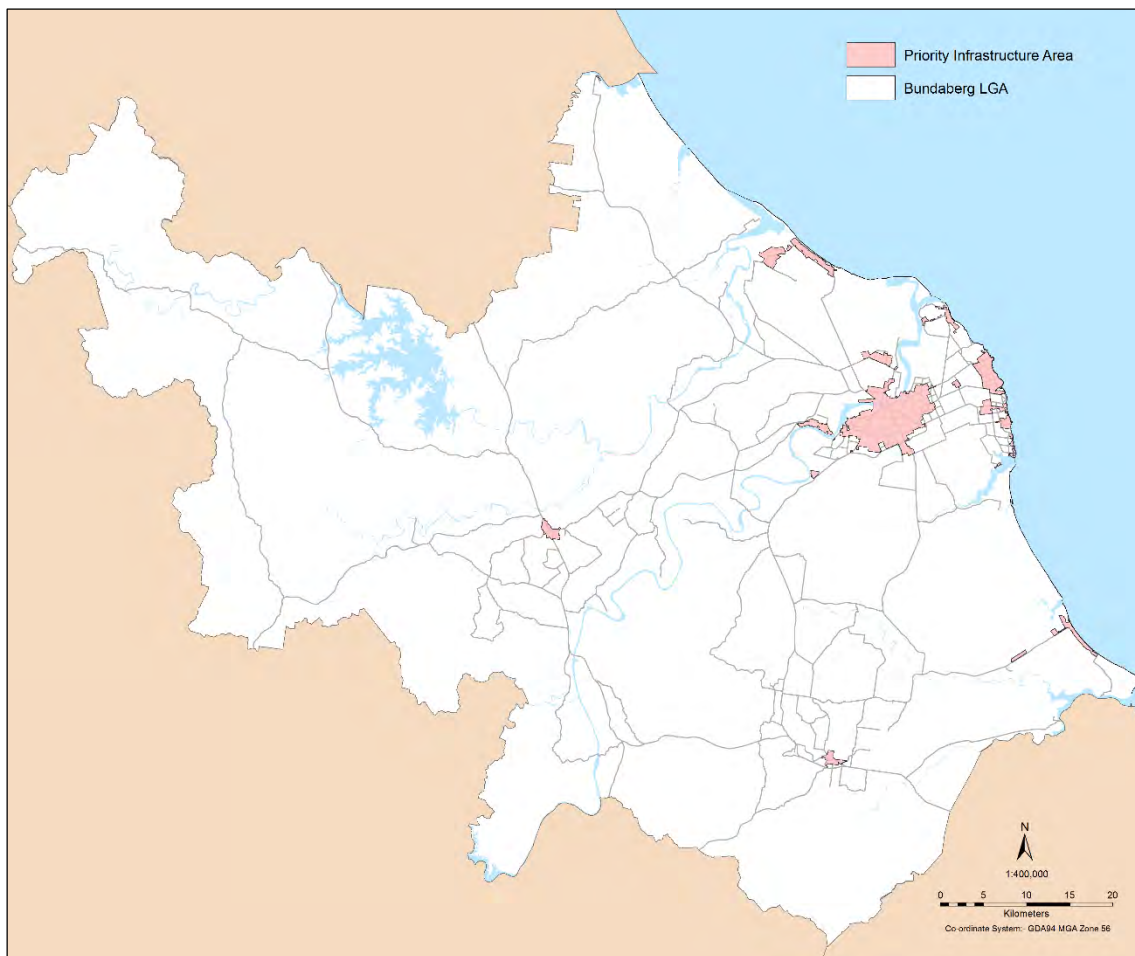
Planning scheme zone	Water supply (EP/net dev ha)	Waste water (EP/net dev ha)	Demand rate Stormwater (imp area m2/ net dev ha)	Transport (trips/day/ net dev ha)	Public parks and land for community facilities (EP/net dev ha)
Residential Zones					
High density residential	154	154	9000	220	154
Medium density residential	85	85	7000	250	85
Low density residential	17.5	17.5	5000	70	17.5
Emerging communities	22.5	22.5	7000	120/3000 ¹	22.5
Rural residential - Precinct RRZ1	11.5	11.5	2000	45	11.5
Rural residential - Precinct RRZ2	4.6	4.6	1000	18	4.6
Rural residential - Precinct RRZ3 and No Precinct	1.15	1.15	1000	4.5	1.15
Centre Zones					
Principal centre - Precinct PCZ1 (City centre core)	200.4	200.4	10000	800	200.4
Principal centre - Precinct PCZ2 (City centre riverfront)	164.4	164.4	9000	600	164.4
Principal centre - Precinct PCZ3 (City centre frame)	161	161	8500	600	161
Major centre	161	161	8000	3000	161
District centre	154.2	154.2	7500	3780	154.2
Local centre	180	180	7500	4680	180
Neighbourhood centre	180	180	7500	7260	180
Specialised centre - Precinct SCZ1	210	210	8000	3500	210
Specialised centre - No Precinct	210	210	8000	3500	210
Industrial Zones					
High impact industry	120	120	9000	350	120
Industry	66	66	9000	350	66
Other Zones					
Community facilities (school)	20	20	7000 (2000)	200	20
Split zone	16.25	16.25	7000	50	16.25
Sport and recreation	5	5	3000	50	5
Open space	0	0	0	30	0
Environmental management and conservation	0	0	0	10	0
Limited development (constrained land)	0	0	0	0	0
Rural	0.2625	0.2625	0	2	0.2625

¹ Note—A higher rate of 3000 (trips/day/net dev ha) has been used in emerging community zones where specific areas have been identified as activity centres within the strategic framework.

4.3 Priority infrastructure area

- (1) The priority infrastructure area is the area where suitable and adequate development infrastructure exists, or where it can be provided most efficiently.
- (2) The priority infrastructure area identifies the area where Bundaberg Regional Council gives priority to provide trunk infrastructure for urban development up to 2021 (i.e., a 10 year PIA).
- (3) The priority infrastructure area (PIA) is identified in **Figure 4.3.1 (Priority infrastructure area)** and **Schedule 3 (Priority infrastructure plan mapping and supporting material)**.

Figure 4.3.1 Priority infrastructure area



4.4 Desired standards of service

- (1) The desired standard of service details the standards that comprise an infrastructure network most suitable for the local context.
- (2) The desired standard of service is supported by the more detailed network design standards included in planning scheme policies, legislation, statutory guidelines and other relevant controlled documents and design standards identified below.

Table 4.4.1 Water supply network desired standards of service

Measure	Planning criteria	Design criteria
Reliability/continuity of supply	All development receives a reliable supply of potable water with	<ul style="list-style-type: none"> BRC's standards in planning scheme and Planning Scheme Policy for Development Works

Measure	Planning criteria	Design criteria
	minimal interruptions to their service.	<ul style="list-style-type: none"> BRC's Customer Service Standards for Water Supply and Sewerage Services Compliance with the Water Supply (Safety and Reliability) Act 2008
Adequacy of supply	All development is provided with a water supply that is adequate for the intended use.	<ul style="list-style-type: none"> Water Service Association of Australia codes IPWEA standards BRC's standards in planning scheme and Planning Scheme Policy for Development Works BRC's Customer Service Standards for Water Supply and Sewerage Services
Quality of supply	Provide a uniform water quality in accordance with recognised standards that safeguards community health and is free from objectionable taste and odour.	<ul style="list-style-type: none"> The Australian Drinking Water Guidelines developed by the National Health and Medical Research Council
Environmental impacts	The environmental impacts of the water supply network are minimised in accordance with community expectations.	<ul style="list-style-type: none"> Compliance with the requirements of the Environmental Protection Act 1994 and associated Environmental Protection Policies and the Water Act 2000
Pressure and leakage management	The water supply network is monitored and managed to maintain the reliability and adequacy of supply and to minimise environmental impacts.	<ul style="list-style-type: none"> System Leakage Management Plan (Chapter 2, Part 4, Division 2, Water Supply (Safety and Reliability) Act 2008)
Infrastructure design/ planning standards	Design of the water supply network will comply with established codes and standards.	<ul style="list-style-type: none"> Water Supply Code of Australia, WSA 03–2002, Water Services Association of Australia The Australian Drinking Water Guidelines developed by the National Health and Medical Research Council Planning Guidelines for Water Supply and Sewerage, Department of Environment and Resource Management, 2010 BRC's standards in planning scheme and Planning Scheme Policy for Development Works

Table 4.4.2 Wastewater network desired standards of service

Measure	Planning criteria	Design criteria
Reliability	All development has access to a reliable sewerage collection, conveyance, treatment and disposal system.	<ul style="list-style-type: none"> BRC's standards in planning scheme and Planning Scheme Policy for Development Works BRC's Customer Service Standards for Water Supply and Sewerage Services
Quality of treatment	Ensures the health of the community and the safe and appropriate level of treatment and disposal of treated effluent.	<ul style="list-style-type: none"> Local water quality guidelines prepared in accordance with the National Water Quality Management Strategy Queensland Water Quality Guidelines 2006—Environmental Protection Agency (where local guidelines do not exist) National Water Quality Guidelines—National Water Quality Management Strategy (where local or regional guidelines do not exist)
Environmental impacts	The environmental impacts of the sewerage network are minimised in accordance with community expectations.	<ul style="list-style-type: none"> Compliance with the requirements of the Environmental Protection Act 1994 and associated Environmental Protection Policies
Effluent re-use	Reuse effluent wherever possible.	<ul style="list-style-type: none"> Guidelines for Sewerage Systems: Reclaimed Water—February 2000 Queensland Water Recycling Guidelines—December 2005
Infrastructure design/ planning standards	Design of the sewerage network will comply with established codes and standards.	<ul style="list-style-type: none"> Planning Guidelines for Water Supply and Sewerage, Department of Environment and Resource Management, 2010

Measure	Planning criteria	Design criteria
		<ul style="list-style-type: none"> Sewerage Code of Australia— Water Services Association of Australia—WSA 02—2002 Sewerage Pumping Station Code of Australia— Water Services Association of Australia—WSA 04—2005 BRC's standards in planning scheme and Planning Scheme Policy for Development Works

Table 4.4.3 Stormwater network desired standards of service

Measure	Planning criteria	Design criteria
Quantity	Collect and convey stormwater in natural and engineered channels, a piped, drainage network and system of overland flow paths to a lawful point of discharge, in a safe manner that minimises the inundation of habitable rooms and protects life.	<ul style="list-style-type: none"> Queensland Urban Drainage Manual— NRW Local government standards in planning scheme and planning scheme policies Department of Transport and Main Roads - Road Drainage Design Manual
Quality	The water quality of urban catchments and waterways is managed to protect and enhance environmental values and pose no health risk to the community.	<ul style="list-style-type: none"> Local water quality guidelines prepared in accordance with the National Water Quality Management Strategy Queensland Water Quality Guidelines 2006— Environmental Protection Agency (EPA) (where local guidelines do not exist) National Water Quality Guidelines— National Water Quality Management Strategy (where local or regional guidelines do not exist)
Environmental impacts	Adopt water-sensitive urban design principles and on-site water quality management to achieve EPA water quality objectives.	<ul style="list-style-type: none"> Section 42 Environmental Protection [Water] Policy 1997) Local Government standards in planning scheme and planning scheme policies
Infrastructure design/ planning standards	Design of the stormwater network will comply with established codes and standards.	<ul style="list-style-type: none"> Queensland Urban Drainage Manual— NRW BRC's standards in planning scheme and Planning Scheme Policy for Development Works Natural Channel Design Guidelines Department of Transport and Main Roads - Road Drainage Design Manual

Table 4.4.4 Transport network desired standards of service

Measure	Planning criteria	Design criteria
Efficiency	Design an integrated transport network that will improve the efficiency of all modes of transport (i.e., active, public, private and freight modes).	<ul style="list-style-type: none"> BRC's road design and development manual/standards/codes in planning scheme and Planning Scheme Policy for Development Works Guide to Road Transport Planning, Austroads, 2009 Complete Streets: Guidelines for urban street design, 2010
Safety	Design an integrated transport network that will improve the safety of all modes of transport (i.e., active, public, private and freight modes).	<ul style="list-style-type: none"> BRC's road design and development manual/standards/codes in planning scheme and Planning Scheme Policy for Development Works Guide to Road Transport Planning, Austroads, 2009 Complete Streets: Guidelines for urban street design, 2010
Road network design/ planning standards	The road network provides a functional urban and rural hierarchy that supports settlement patterns, commercial	<ul style="list-style-type: none"> BRC's road design and development manual/standards/codes in planning scheme and Planning Scheme Policy for Development Works

Measure	Planning criteria	Design criteria
	and economic activities, and freight movement. Design of the road system will comply with established codes and standards.	<ul style="list-style-type: none"> Interim Guide to Road Planning and Design Practice developed by the Department of Transport and Main Roads Australian Standards AUSTROADS guides
Public transport design/ planning standards	New urban development is designed to achieve safe and convenient walking distance to existing or potential bus stops, or existing or proposed demand responsive public transport routes.	<ul style="list-style-type: none"> BRC's road design and development manual/standards/codes in planning scheme and Planning Scheme Policy for Development Works Design accords with the performance criteria set by Department of Transport and Main Roads AUSTROADS guides for road-based public transport and high-occupancy vehicles
Cycleway and pathway design/ planning standards	Cycleways and pathways provide a safe and convenient network that encourages walking and cycling as acceptable alternatives. Design of the network will comply with established codes and standards.	<ul style="list-style-type: none"> BRC's road design and development manual/standards/codes in planning scheme and Planning Scheme Policy for Development Works Australian Standards AUSTROADS Guide to Road Design – Part 6A: Pedestrian and Cycle Paths' Complete Streets: Guidelines for urban street design, 2010

Table 4.4.5 Public parks and land for community infrastructure network desired standards of service

Measure	Planning criteria	Design criteria
Functional network	A network of parks and land for community facilities is established to provide for the full range of recreational and sporting activities and provide for development of community facilities.	<ul style="list-style-type: none"> Parks and land for community facilities are provided at a local, neighbourhood and regional level (refer Bundaberg Regional Council Parks and Open Space Study, 2012). Parks and land for community facilities addresses the needs of both recreation and provides for development of community facilities.
Land quality	Public parks and land for community facilities will be provided at a rate that matches population growth and development activity in the region.	<ul style="list-style-type: none"> The rate of land provision for public park and land for community facilities is identified in Table 4.4.5.1.
Accessibility	Public parks and land for community facilities will be located to ensure adequate pedestrian, cycle and vehicle access.	<ul style="list-style-type: none"> Accessibility standards are identified in Table 4.4.5.2.
Land characteristics	Public parks and land for community facilities will be provided to a standard that supports a diverse range of recreational, sporting, health and services—promoting activities to meet community expectations. This includes ensuring land is of an appropriate size, configuration and slope, and has an acceptable level of flood immunity.	<ul style="list-style-type: none"> Land characteristics for each type of park are identified in Table 4.4.5.3.
Facilities/ embellishments	Public parks contain a range of embellishments to complement the type and purpose of the park.	<ul style="list-style-type: none"> Standard embellishments for each type of park are identified in Table 4.4.5.4.
Infrastructure design/ performance standards	Maximise opportunities to collocate recreational parks and community facilities in proximity to other community infrastructure, transport hubs and valued environmental and cultural assets.	<ul style="list-style-type: none"> BRC's standards in planning scheme and Planning Scheme Policy for Development Works Australian Standards

Table 4.4.5.1 Rate of land provision for parks and land for community facilities

Area	Infrastructure type	Rate of provision (ha/1000 people)		
		Local	Neighbourhood	Regional
Bundaberg City Urban Area	Recreation park	1.2	0.5	1
	Sport park	-	1	1
	Land for community facilities	-	0.5	-
Burnett Heads to Elliott Heads Urban Area	Recreation park	2	-	2.2
	Sport park	-	0.5	-
	Land for community facilities	-	0.5	-
Hinterland Areas	Recreation park	2.2	-	0.5
	Sport park	-	2	-
	Land for community facilities	-	0.5	-

Table 4.4.5.2 Accessibility standard for parks

Infrastructure type	Accessibility standard (km)		
	Local	District	Local government wide
Recreation park	0.6 km in urban areas	2 km in urban areas	Generally within a 30 minute drive (50km)
Sport park	N/A	Generally within a 15 minute drive (25km)	Generally within a 30 minute drive (50km)

Table 4.4.5.3 Land characteristics of parks and land for community facilities

Type	Characteristics	Local	Neighbourhood	Regional
Recreation park	Minimum size (ha)	0.5 ha minimum of usable space	2 ha of usable space	6 ha of usable space
	Shape of land	The preferred shape for a park is square to rectangular with the sides no greater than 2:1		
	Minimum desired flood immunity	Park to be above the 20% AEP (Q5/5yr ARI) localised flood level with 15% of total area above Q100 and free of hazards.	Park to be above the 20% AEP (Q5/5yr ARI) localised flood level with at least 25% of total area above Q50 with main activity area/s above Q100	Park to be above the 20% AEP (Q5/5yr ARI) localised flood level with at least 50% of total area above Q50 with main activity area/s above Q100 and free of hazards
	Maximum desired grade	Maximum grade of 1:10 for 80% of the area of the park (i.e. a maximum of 20% of the land may have a greater grade than 1:10)	Average grade of 1:10 for 80% of the area of the park. To facilitate wheelchair access to parks, areas with a grade of 1:14 will also be provided, where possible. Variable topography is satisfactory for the remaining area	Average grade of 1:20 for main use areas, 1:50 for kick about area, and variable topography for remainder
	Road frontage	50% local road frontage where possible	50% of the park perimeter to have direct road frontage, preferably on a collector road	
Sport park	Minimum size (ha)	N/A	A minimum of 3ha. This is sufficient to boast two fields/one oval collocating plus room for ancillary facilities (club house, toilets, car parking).	Minimum of 10ha. This is sufficient to allow for six fields/three ovals plus room for ancillary facilities (club house, toilets, car parking).

Type	Characteristics	Local	Neighbourhood	Regional
	Shape of land	N/A	To maximise the area available for playing fields, a square or rectangular shape is considered most efficient.	
	Minimum desired flood immunity	N/A	Free of hazards. 90% of land above Q20. Fields/courts above Q50. Facilities above Q100.	Free of hazards. 90% of land above Q20. Fields/courts above Q50. Built Facilities above Q100.
	Maximum desired grade	N/A	1:80 for all playing surfaces.	Laser levelling to a maximum gradient of playing surface 1:100.
	Road frontage	N/A	30 - 50% of the park perimeter to have direct road frontage, with vehicular access preferably via a collector road.	

Table 4.4.5.4 Standard facilities/embellishments for parks

Infrastructure type	Recreation parks			Sports parks	
	Local	Neighbour-hood	Regional	Neighbour-hood	Regional
Recreation activity areas – elements selected to be sensitive to the setting of the park and provide a mix of opportunities	Mix of 3 activity options	Mix of 4 to 8, clustered in two or more nodes	Mix of 8 or more, as required, dispersed across well defined nodes of activity focus	Mix of 4 to 8, clustered in two or more nodes	Mix of 8 or more, as required, dispersed across well defined nodes of activity focus
Fencing/bollards, lock rail	Yes				
Landscaping	Minimal	Moderate	Significant	Trees/shade provision for spectators, landscaping of boundaries to buffer noise and light spill	
Irrigation	No	Yes, in high use areas		Main field as a minimum	
Lighting	No	Yes, picnic nodes	Yes, picnic nodes and pathways	Yes and ensure lighting is possible on main field if demand emerges	Yes, main field
Paths (pedestrian/cycle)	Minimal	Access paths. May contain walk/ cycle circuit within park, 1.8m width minimum	Entrance and access paths, walking/cycling network. Minimum 1.8m width, but up to 3.5 to 4m in high use areas	Yes	
Bike racks	No	Yes			
Signage	Park name sign, located at main entrance. Generic 'Local Park' street signage where entrances are on cul-de-sacs	As required, located at key entrances	As required, located at key entrances. Interpretive signage and/or trail signage (e.g. distance markers on recreation corridors)	Yes, including internal directional signage	
Shade structures (playgrounds)	Yes			N/A	

Infrastructure type	Recreation parks			Sports parks	
	Local	Neighbourhood	Regional	Neighbourhood	Regional
Tap/bubbler	Yes		Yes, one at each activity node and servicing picnic areas.	Yes, located near activity areas and canteen/clubhouse area	
Bench seating	1 to 2 (if no other seating is provided), positioned for supervision of any play area, or for views/appreciation of the surrounding park/area	3 to 4 depending on need. Located for supervision of any play area and/or along recreational corridors to provide rest stops	Yes, located for supervision of any play area; along recreation corridors to provide rest stops; and/or enjoyment of views /amenity	N/A	
Barbecues	No	Minimum of one.	Yes, multiple double barbecues located to service picnic nodes for individuals, families and large groups	N/A	
Shelters/gazebo with tables/seats	May be provided as an activity area (e.g., a scenic viewing area)	1 to 3	4 to 8	N/A	
Spectator seating	N/A			Earth mounds, or as required	
Rubbish bins	Yes, located near activity area, or at key access points	2 or more as required to service activity area/picnic nodes	Several, as required to service activity areas, picnic nodes, key access/egress areas and pathways	2 or more as required to service activity area/fields	Several, as required to service activity areas, fields and pathways
Toilets	No	Yes	Yes	See clubhouse facilities	
Clubhouse facilities	N/A			Yes, minimum of toilet /change room, canteen, storage and administrative /office space	
Public artwork	If available	Possible	Yes	Possible	Yes
Internal roads	No	No	As required to service car parking and access requirements	Yes	
Car parking	On-road only	Yes, 10 to 20 spaces with additional on-road parking	Yes, minimum of 50 spaces, with additional provision available within close proximity	Yes, minimum of 100 spaces for a 2 field complex or 12 per court	Yes, minimum of 200 spaces for a 4 field complex or 12 per court
Bus pull-through parking	No	On-road parking	Yes		
Bus parking	No			Yes	
Wheelchair accessibility	Yes				
Court/fields	N/A			2 rectangular fields	6 rectangular fields minimum

Infrastructure type	Recreation parks			Sports parks	
	Local	Neighbourhood	Regional	Neighbourhood	Regional
				minimum, with capacity for additional facilities/courts as required	with capacity for additional facilities/courts as required
Goal posts/line marking	N/A			Yes	

4.5 Plans for trunk infrastructure

4.5.1 Purpose

The plans for trunk infrastructure identify the existing and proposed trunk infrastructure networks intended to service the assumed development at the desired standard of service stated in the PIP.

4.5.2 Trunk infrastructure networks, systems and items

- (1) The identification of specific trunk infrastructure is in accordance with the definitions in the Act.
- (2) **Table 4.5.2.1 (Trunk infrastructure networks, systems and items)** broadly outlines the trunk infrastructure networks, systems and items covered by the PIP.

Table 4.5.2.1 Trunk infrastructure networks, systems and items

Network	Systems	Item
Water Supply	Bulk supply	(1) Water sources (dams, bores, bulk supply mains) (2) Raw water mains (including associated pump stations and fittings) (3) Water treatment facilities (including chlorination, fluoridation and recycled water) (4) Associated monitoring systems (5) Bulk Supply Mains (6) Reservoirs and storage facilities (including associated pump stations)
	Distribution	(1) Re-chlorination facilities (2) Distribution mains generally ≥ 200 mm diameter (3) Associated pump stations, valves and fittings (4) Associated telemetry, monitoring and control systems (5) Fire fighting devices
Wastewater	Reticulation	(1) All rising mains from a trunk pump station (2) Gravity sewers generally ≥ 225 mm diameter (3) Associated pump stations, manholes and fittings (4) Odour and corrosion control systems (5) Associated monitoring and control systems
	Wastewater treatment	(1) Wastewater treatment reclamation facilities (2) Storage facilities (3) Release systems (4) Associated monitoring and control systems
	Effluent reuse	(1) All effluent pump stations and rising mains (2) Effluent Storage Dams (3) Effluent distribution and irrigation systems (4) Reuse Plantations including land component
Stormwater management	Quantity	(1) Natural, formed and unformed waterways (2) Overland flow paths/channels (natural and constructed) (3) Piped drainage (including pipes, culverts, manholes, inlets and outlets) (4) Detention/retention facilities and energy dissipaters
	Quality	(1) Stormwater Quality Infrastructure Devices (2) Gross Pollutant Traps (3) Wetlands, ponds and lakes

Network	Systems	Item
		(4) Riparian corridors (5) Bio-retention facilities (6) Bank stabilisation, erosion protection and revegetation
Transport	Local government and state-controlled roads	(1) Highway, arterial, sub-arterial, trunk collector, Industrial collector, principal rural road, village/township collector, and rural/rural residential collector roads (2) Associated intersections, traffic lights, lighting, bridges, drainage & culverts, kerb and channel, local road drainage
	Public Transport	(1) Bus stops and shelters (2) Associated infrastructure
	Pathways	(1) Cycleways and pedestrian pathways (2) Associated lighting, culverts, bridges, directional and information signage, surface marking
Public parks and land for community facilities	Public parks	(1) Land, works and embellishments for local, district and local government-wide parks for formal and informal recreation and sporting purposes.
	Land for community facilities	(1) Land for Community Facilities

4.5.3 Plans for trunk infrastructure

The Plans identifying the existing and future trunk infrastructure for each infrastructure network are included in **Schedule 3 (Priority infrastructure plan mapping and supporting material)**. These plans include:-

- (a) plans for trunk water infrastructure;
- (b) plans for trunk wastewater infrastructure;
- (c) plans for trunk stormwater infrastructure;
- (d) plans for trunk transport infrastructure; and
- (e) plans for trunk public parks and land for community facilities.

4.5.4 Service areas

All areas within the Bundaberg Regional Council are will be serviced by transport, stormwater, parks and community facilities. The areas serviced by water supply and wastewater infrastructure are shown on the relevant plans for trunk infrastructure in **Schedule 3 (Priority infrastructure plan mapping and supporting material)**.

4.5.5 Schedule of works

- (1) The schedule of works for priority trunk infrastructure identify the future trunk infrastructure items to service anticipated growth. The schedules are shown in **Tables 4.5.5.1 to 4.5.5.6**.
- (2) The schedules of works for future assets identify the estimated establishment cost of each asset, the service catchment(s) to which it relates and the estimated time of completion. The location of these future assets are cross-referenced and identified in the plans for trunk infrastructure.
- (3) The full schedule of works, including details of existing and future trunk infrastructure, is provided as extrinsic material.

Table 4.5.5.1 Water supply network schedule of works

PIP Asset ID	Future infrastructure asset description (Water supply network)	Estimated Year of Completion	Estimated Cost
Future Water Structures			
P.WE.00001	Proposed New Hummock Reservoir	2013	\$2,500,000
P.WTP.0001	Proposed Wallaville WTP upgrade	2013	\$50,000
P.WTP.0002	Proposed Lake Monduran WTP upgrade	2013	\$100,000
P.WTP.0003	Proposed Branyan WTP Stage 2 automation	2014	\$450,000
P.WE.00002	Proposed Gin Gin WTP inlet works upgrade	2015	\$1,050,000
P.WE.00003	Proposed New Mellifont Reservoir	2015	\$2,700,000
P.WE.00004	Proposed New Mellifont Pump Station	2016	\$700,000
P.WTP.0004	Proposed Gregory River WTP upgrade	2016	\$4,250,000
P.WE.00005	Proposed Childers Pump Station upgrade	2018	\$1,800,000
P.WE.00006	Proposed New Ashfield Booster Pump	2018	\$1,200,000
P.WE.00007	Proposed New Gin Gin Reservoir William Street duplication	2021	\$3,000,000
P.WTP.0005	Proposed Kalkie WTP upgrade	2021	\$5,000,000
P.WE.00008	Proposed New Kensington Booster Pump	2022	\$500,000
P.WE.00009	Proposed New Reservoir (Branyan WTP)	2022	\$5,000,000
P.WE.00010	Proposed New Moore Park reservoir	2022	\$500,000
P.WE.00011	Proposed New Pump Station	2022	\$500,000
P.WE.00012	Proposed New Burnett Heads Reservoir	2022	\$1,700,000
P.WE.00013	Proposed New Kensington reservoir	2026	\$3,500,000
P.WE.00014	Proposed New School Lane Reservoir 9 ML	2031	\$3,500,000
P.WE.00015	Proposed New Barolin Homestead Road 9 ML reservoir	2031	\$3,500,000
P.WE.00016	Proposed New Pump Station (Branyan to Heaps St Transfer)	2031	\$700,000
P.WE.00017	Proposed New Pump Station (Heaps St to Mellifont Transfer)	2031	\$700,000
Total Future Water Structures			\$42,900,000
Future Water Mains			
P.WP.00001	Proposed New Water Main (Transfer)(Kalkie WTP to Hummock 600mm)	2013	\$4,100,000
P.WP.00002	Proposed New Water Main (Distribution)(Gahans Rd)	2014	\$114,000
P.WP.00003	Proposed New Water Main (Transfer)(Transfer Main Hummock to North Bargara 500mm)	2015	\$1,300,000
P.WP.00004	Proposed New Water Main (Transfer)(Mellifont to Kalkie WTP 600mm)	2016	\$2,200,000
P.WP.00005	Proposed New Water Main (Transfer)(Gregory to Woodgate trunk transfer mains 600mm)	2016	\$1,500,000
P.WP.00006	Proposed New Water Main (Distribution)(Sienna Blvd)	2017	\$1,145,000
P.WP.00007	Proposed New Water Main (Distribution)(Sutherland Dr)	2018	\$154,000
P.WP.00008	Proposed New Water Main (Transfer)(New Transfer Main Hummock to Innes Park Road 600mm)	2019	\$2,700,000
P.WP.00009	Proposed New Water Main (Distribution)(Sutherland Dr South)	2020	\$115,000
P.WP.00010	Proposed New Water Main (Distribution)(Goodwood Rd)	2020	\$307,000
P.WP.00011	Proposed New Water Main(Distribution)(Woodgate)	2021	\$290,000
P.WP.00012	Proposed New Water Main(Distribution)(Woodgate)	2021	\$50,000
P.WP.00013	Proposed New Water Main (Distribution)(Unnamed Road)	2021	\$190,000
P.WP.00014	Proposed New Water Main (Distribution)(Unnamed Road)	2021	\$203,000
P.WP.00015	Proposed New Water Main (Distribution)(Langbeckers Rd, East)	2021	\$80,000
P.WP.00016	Proposed New Water Main (Distribution)(Telegraph Road)	2021	\$170,000
P.WP.00017	Proposed New Water Main (Distribution)(Burnett Heads Reservoir)	2022	\$500,000
P.WP.00018	Proposed New Water Main (Distribution)(Burnett Heads Reservoir)	2022	\$500,000
P.WP.00019	Proposed New Water Main (Distribution)(Gahans Road)	2022	\$79,000
P.WP.00020	Proposed New Water Main (Distribution)(Unnamed Road)	2022	\$350,000
P.WP.00021	Proposed New Water Main (Distribution)(Branyan Dr)	2022	\$668,000
P.WP.00022	Proposed New Water Main (Distribution)(375mm)	2024	\$616,000
P.WP.00023	Proposed New Water Main (Distribution)(Loeskow St North)	2024	\$748,000
P.WP.00024	Proposed New Water Main (Distribution)(Gorlicks Road)	2024	\$80,000
P.WP.00025	Proposed New Water Main (Distribution)(Branyan Dr)	2024	\$743,000
P.WP.00026	Proposed New Water Main (Distribution)(375 mm)	2025	\$968,000
P.WP.00027	Proposed New Water Main (Distribution)(Whittingtons Rd)	2025	\$327,000
P.WP.00028	Proposed New Water Main (Distribution)(Langbeckers Rd, West)	2025	\$80,000
P.WP.00029	Proposed New Water Main (Distribution)(Fairymead Rd)	2026	\$172,000
P.WP.00030	Proposed New Water Main (Distribution)(Bathholdt Dr)	2026	\$164,000
P.WP.00031	Proposed New Water Main (Distribution)	2026	\$310,000
P.WP.00032	Proposed New Water Main (Distribution)	2026	\$237,000
P.WP.00033	Proposed New Water Main (Distribution)(Tantitha Rd)	2027	\$1,052,000
P.WP.00034	Proposed New Water Main (Distribution)(Acacia Dr)	2028	\$80,000
P.WP.00035	Proposed New Water Main (Distribution)(Von Deest Rd)	2028	\$533,000
P.WP.00036	Proposed New Water Main (Distribution)(Unnamed Road)	2029	\$290,000
P.WP.00037	Proposed New Water Main (Distribution)(Acacia Dr)	2030	\$80,000

PIP Asset ID	Future infrastructure asset description (Water supply network)	Estimated Year of Completion	Estimated Cost
P.WP.00038	Proposed New Water Main (Distribution)	2030	\$253,000
P.WP.00039	Proposed New Water Main (Transfer)(Transfer Mains Innes Park to Barolin Homestead Rd)	2031	\$1,200,000
P.WP.00040	Proposed New Water Main (Distribution)(Acacia Dr)	2031	\$80,000
P.WP.00041	Proposed New Water Main (Distribution)	2031	\$330,000
P.WP.00042	Proposed New Water Main (Distribution)	2031	\$337,000
P.WP.00043	Proposed New Water Main (Distribution)(Branyan WTP to Heaps St)	2031	\$14,179,881
P.WP.00044	Proposed New Water Main (Distribution)(Heaps St and Mellifont)	2031	\$8,803,965
Total Future Water Mains			\$48,378,846

Table 4.5.5.2 Wastewater network schedule of works

PIP Asset ID	Future infrastructure asset description (Wastewater network)	Estimated Year of Completion	Estimated Cost
Future Wastewater Structures			
P.SE.00001	Proposed New Odour Control (Coastal Odour control)	2013	\$80,000
P.SE.00002	Proposed New Odour Control (Millbank Odour Control Unit)	2013	\$60,000
P.SE.00003	Proposed Upgrade Pump Station (Bourbong Street SPS Upgrade)	2013	\$300,000
P.SE.00004	Proposed New New Pump Station (Watsons Road "R" SPS)	2014	\$1,200,000
P.SE.00005	Proposed Upgrade Wastewater Treatment Plant (Thabeban WWTP Upgrade)	2015	\$13,250,000
P.SE.00006	Proposed Upgrade Wastewater Treatment Plant (Gin Gin Replace WWTP and reuse)	2015	\$6,900,000
P.SE.00007	Proposed New New Pump Station (Bundaberg East WWTP New Pump Station)	2015	\$1,200,000
P.SE.00008	Proposed Upgrade Wastewater Treatment Plant (Bargara WWTP upgrade)	2016	\$300,000
P.SE.00009	Proposed Upgrade Wastewater Treatment Plant (Millbank WWTP Upgrades)	2016	\$600,000
P.SE.00010	Proposed Upgrade Pump Station (Hartnell St Upgrade)	2016	\$1,500,000
P.SE.00011	Proposed New Wastewater Treatment Plant (Rubyanna WWTP Stage 1)	2017	\$74,700,000
P.SE.00012	Proposed Upgrade Pump Station (Wattle Street SPS Upgrade)	2017	\$120,000
P.SE.00013	Proposed Upgrade Decommission Pump Station (Limpus Crescent SPS Decommission)	2017	\$100,000
P.SE.00014	Proposed New Decommission WWTP (Bundaberg East WWTP decommission)	2018	\$500,000
P.SE.00015	Proposed New Reuse Plant (Woodgate Reuse)	2018	\$200,000
P.SE.00016	Proposed Upgrade Wastewater Treatment Plant (Childers Upgrade)	2018	\$3,000,000
P.SE.00017	Proposed Upgrade Pump Station (McLucas Street SPS Upgrade)	2018	\$172,000
P.SE.00018	Proposed New New Pump Station (North WWTP New Pump Station)	2018	\$400,000
P.SE.00019	Proposed New Decommission WWTP (Bundaberg North WWTP Decommission)	2019	\$100,000
P.SE.00020	Proposed Upgrade Pump Station (Gin Gin WTP SPS Upgrade)	2020	\$175,000
P.SE.00021	Proposed New New Pump Station (Gin Gin North PS)	2020	\$350,000
P.SE.00022	Proposed Upgrade Pump Station (Sutherland Road SPS Upgrade)	2021	\$385,000
P.SE.00023	Proposed New New Pump Station (Burnett Heads PS)	2021	\$1,330,000
P.SE.00044	Proposed New Pump Station (Woodgate Transfer Pump Station)	2021	\$1,015,000
P.SE.00045	Proposed New Pump Station (Woodgate Vacuum Pump Station)	2021	\$1,164,000
P.SE.00024	Proposed New Reuse Plant (Reuse Plant Stage 1)	2022	\$1,800,000
P.SE.00025	Proposed Upgrade Decommission Pump Station (Agro Trend SPS Decommission)	2022	\$100,000
P.SE.00026	Proposed New Reuse Storage (Reuse storage Stage 1)	2023	\$500,000
P.SE.00027	Proposed Upgrade Decommission Pump Station (Cocas Drive SPS Decommission)	2023	\$100,000
P.SE.00028	Proposed Upgrade Decommission Pump Station (Waste Management Facility SPS Decommission)	2024	\$100,000
P.SE.00029	Proposed Upgrade Pump Station (Gahans Road SPS Upgrade)	2024	\$200,000
P.SE.00030	Proposed New Reuse Storage (Reuse Storage Stage 2)	2026	\$350,000
P.SE.00031	Proposed New Reuse Plant (Reuse Plant Stage 2)	2026	\$700,000
P.SE.00032	Proposed New Reuse Plant (Millbank WWTP Upgrade and reuse)	2026	\$9,000,000
P.SE.00033	Proposed New New Pump Station (Elliott Heads North)	2026	\$478,000
P.SE.00034	Proposed New New Pump Station (Gahans Road Region)	2026	\$550,000
P.SE.00035	Proposed New Wastewater Treatment Plant (Rubyanna WWTP Stage 2)	2027	\$24,000,000
P.SE.00036	Proposed Upgrade Pump Station (Croucher Street SPS Upgrade "Belmont Park")	2027	\$150,000
P.SE.00037	Proposed New New Pump Station (Innes Park North Region)	2029	\$368,000
P.SE.00038	Proposed New New Pump Station (Innes Park Pump Station)	2029	\$413,000

PIP Asset ID	Future infrastructure asset description (Wastewater network)	Estimated Year of Completion	Estimated Cost
P.SE.00039	Proposed New New Pump Station (Coral Cove WWTP Pump Station)	2029	\$368,000
P.SE.00040	Proposed New New Pump Station (Bargara Treatment Plant Reuse Pump Station)	2029	\$900,000
P.SE.00041	Proposed Upgrade Wastewater Treatment Plant (Woodgate WWTP duplication)	2030	\$4,000,000
P.SE.00042	Proposed New Reuse Plant (Bargara)	2030	\$1,000,000
Total Future Wastewater Structures			\$154,178,000
Future Wastewater Mains			
P.SP.00001	Proposed New Sewer Gravity Overflow Pipe SS (RTP Overflow)	2016	\$5,000,000
P.SP.00002	Proposed New Sewer Pressure Pipe	2016	\$580,000
P.SP.00003	Proposed New Sewer Pressure Pipe (Hughes Road)	2017	\$846,000
P.SP.00004	Proposed New Sewer Pressure Pipe (McCavanagh - Grange Rd)	2017	\$1,863,705
P.SP.00005	Proposed New Sewer Pressure Pipe (Grange to RTP)	2017	\$1,201,121
P.SP.00006	Proposed New Sewer Gravity Trunk Pipe	2017	\$271,000
P.SP.00007	Proposed New Sewer Gravity Trunk Pipe (Watson Road to Wearing Road)	2018	\$3,000,000
P.SP.00008	Proposed New Sewer Pressure Pipe (Back Windermere Road)	2018	\$610,000
P.SP.00009	Proposed New Sewer Pressure Pipe (Back Windermere Road)	2018	\$610,000
P.SP.00010	Proposed New Sewer Pressure Pipe (East TP to RTP)	2018	\$8,000,000
P.SP.00011	Proposed New Sewer Gravity Trunk Pipe	2018	\$900,000
P.SP.00012	Proposed New Sewer Gravity Trunk Pipe (Ashfield North)	2018	\$350,000
P.SP.00013	Proposed New Sewer Gravity Trunk Pipe (Penny Lane)	2018	\$250,000
P.SP.00014	Proposed New Sewer Pressure Pipe (NTP to River crossing)	2020	\$2,000,000
P.SP.00015	Proposed New Sewer Pressure Pipe (Cocas)	2020	\$324,000
P.SP.00016	Proposed New Sewer Pressure Pipe (Agrotrend)	2020	\$201,000
P.SP.00017	Proposed New Sewer Gravity Trunk Pipe (Gin Gin South East PIA)	2020	\$650,000
P.SP.00018	Proposed New Sewer Pressure Pipe (Gin Gin North)	2020	\$224,000
P.SP.00019	Proposed New Sewer Pressure Pipe (Burnett Heads to RTP)	2021	\$1,950,000
P.SP.00020	Proposed New Sewer Gravity Trunk Pipe	2021	\$210,000
P.SP.00021	Proposed New Sewer Gravity Trunk Pipe (Ashfield North)	2021	\$627,000
P.SP.00022	Proposed New Sewer Gravity Trunk Pipe (Hanbury Area Stage 1)	2021	\$600,000
P.SP.00023	Proposed New Sewer Gravity Trunk Pipe (transfer to KMCD SPS)	2021	\$480,000
P.SP.00024	Proposed New Sewer Gravity Trunk Pipe (Gorlicks)	2021	\$260,000
P.SP.00025	Proposed New Sewer Gravity Trunk Pipe (Woodgate Dev Area North)	2021	\$960,000
P.SP.00026	Proposed New Sewer Gravity Trunk Pipe (Part of Croucher to Queen)	2022	\$350,000
P.SP.00027	Proposed New Sewer Pressure Pipe (Part of Croucher to Queen)	2022	\$670,000
P.SP.00028	Proposed New Sewer Gravity Trunk Pipe (Mark St to Jefferis)	2024	\$654,000
P.SP.00029	Proposed New Sewer Gravity Trunk Pipe (WMF decomm)	2024	\$491,000
P.SP.00030	Proposed New Sewer Pressure Pipe (Elliott Heads North to Back Windermere)	2026	\$1,000,000
P.SP.00031	Proposed New Sewer Gravity Trunk Pipe	2026	\$566,000
P.SP.00032	Proposed New Sewer Pressure Pipe (to RTP)	2026	\$40,000
P.SP.00033	Proposed New Sewer Gravity Trunk Pipe (Samuels)	2026	\$290,000
P.SP.00034	Proposed New Sewer Gravity Trunk Pipe (Branyan North West)	2026	\$640,000
P.SP.00035	Proposed New Sewer Gravity Trunk Pipe (Branyan Drive)	2026	\$882,000
P.SP.00036	Proposed New Sewer Gravity Trunk Pipe (Branyan)	2027	\$276,300
P.SP.00037	Proposed New Sewer Gravity Trunk Pipe	2028	\$237,000
P.SP.00038	Proposed New Sewer Gravity Trunk Pipe	2028	\$300,000
P.SP.00039	Proposed New Sewer Gravity Trunk Pipe (Unnamed)	2028	\$570,000
P.SP.00040	Proposed New Sewer Gravity Trunk Pipe (Arcadia Drive)	2028	\$592,000
P.SP.00052	Proposed New Sewer Pressure Pipe (Sutherland Rd SPS to Avoca Rd SPS)	2028	\$2,400,000
P.SP.00041	Proposed New Sewer Pressure Pipe (North Innes Park RM)	2029	\$280,000
P.SP.00042	Proposed New Sewer Pressure Pipe (Innes Park to Back Windermere Road)	2029	\$390,000
P.SP.00043	Proposed New Sewer Pressure Pipe (RTP to BTP reuse)	2029	\$1,900,000
P.SP.00044	Proposed New Sewer Gravity Trunk Pipe (Hanbury Area Stage 2)	2029	\$800,000
P.SP.00045	Proposed New Sewer Gravity Trunk Pipe (Telegraph Road East)	2030	\$465,000
P.SP.00046	Proposed New Sewer Pressure Pipe (Woodgate to TP duplication)	2030	\$4,000,000
P.SP.00048	Proposed New Sewer Gravity Trunk Pipe (Ashfield South)	2031	\$462,000
P.SP.00049	Proposed New Sewer Gravity Trunk Pipe (Branyan south west)	2031	\$1,000,000
P.SP.00050	Proposed New Sewer Gravity Trunk Pipe (Branyan West)	2031	\$800,000
P.SP.00051	Proposed New Sewer Gravity Trunk Pipe (Bartholdt Drive)	2031	\$400,000
Total Future Wastewater Mains			\$52,423,126

Table 4.5.5.3 Stormwater network schedule of works

PIP Asset ID	Future infrastructure asset description (Stormwater network)	Estimated Year of Completion	Estimated Cost
Future Stormwater Structures and Mains			
P.BSN.0001	Proposed new detention basin (McCavanagh Street)	2014	\$1,200,000
P.DP.0001	Proposed new Open Channel (Grass/Earth)(Belluna Street)	2014	\$700,000
P.DP.0002	Proposed new Open Channel (Grass/Earth)(Burns St Upgrade)	2014	\$380,000
P.DP.0003	Proposed new Open Channel (Grass/Earth)(Jones St Upgrade)	2014	\$130,000
P.DP.0004	Proposed new Open Channel (Grass/Earth)(Avondale Drainage Improvements)	2014	\$250,000
P.DP.0005	Proposed new Open Channel (Grass/Earth)(River Park Estate Improvements)	2014	\$150,000
P.DP.0006	Proposed new Stormwater Pipe(Hughes Road extension drainage upgrade)	2015	\$668,459
P.DP.0007	Proposed new Open Channel (Grass/Earth)(Murdochs Road drain outlet)	2015	\$500,000
P.DP.0008	Proposed new Open Channel (Grass/Earth)(Beach Mileu Estate (Bargara Golf Club))	2015	\$1,000,000
P.DP.0009	Proposed new Stormwater Pipe(McNeilly/Grange St)	2015	\$200,000
P.DP.0010	Proposed new Stormwater Pipe(Barolin Street upgrades)	2015	\$200,000
P.DP.0011	Proposed new Stormwater Pipe(Ashfield Upgrade Stage 1)	2016	\$90,167
P.DP.0012	Proposed new Stormwater Pipe(Hughes Road North Stage 1)	2016	\$723,288
P.DP.0013	Proposed new Stormwater Pipe(Hughes Road North Stage 2)	2016	\$209,431
P.DP.0014	Proposed new Stormwater Pipe(West Bundaberg Drainage Scheme - Stage 3 of 12)	2016	\$1,440,000
P.DP.0015	Proposed new Open Channel (Grass/Earth)(Bundaberg Port improvements)	2016	\$1,350,000
P.DP.0016	Proposed new Open Channel (Grass/Earth)(Innes Park Drainage improvements)	2016	\$400,000
P.DP.0017	Proposed new Stormwater Pipe(Cortes Dr/Wilmington St/Wylie St)	2016	\$2,000,000
P.DP.0018	Proposed new Open Channel (Concrete/Stone)(Airport detention basin outlet drain)	2016	\$200,000
P.DP.0019	Proposed new Stormwater Pipe(Scherer Bvd to Walker Street)	2017	\$329,596
P.DP.0020	Proposed new Stormwater Pipe(Greathead Road to Walker Street)	2017	\$138,694
P.DP.0021	Proposed new Stormwater Pipe(Wearing Road drainage upgrade)	2018	\$338,689
P.DP.0022	Proposed new Stormwater Pipe(Watsons Road)	2018	\$311,261
P.DP.0023	Proposed new Stormwater Pipe(West Bundaberg Drainage Scheme - Stage 4 of 12)	2018	\$1,405,000
P.DP.0024	Proposed new Stormwater Pipe(West Bundaberg Drainage Scheme - Stage 5 of 12)	2019	\$1,779,000
P.DP.0025	Proposed new Stormwater Pipe(New unnamed road off Seaview Road South)	2020	\$393,738
P.DP.0026	Proposed new Stormwater Pipe(West Bundaberg Drainage Scheme - Stage 6 of 12)	2020	\$902,000
P.DP.0027	Proposed new Stormwater Pipe(Langbeckers Road growth area)	2021	\$352,152
P.DP.0028	Proposed new Stormwater Pipe(Gorlicks Road to Branyan Drive)	2021	\$362,664
P.DP.0029	Proposed new Stormwater Pipe(Sutherland Road South)	2021	\$223,420
P.DP.0030	Proposed new Stormwater Pipe(Ashfield Upgrade Stage 2)	2021	\$415,398
P.DP.0031	Proposed new Stormwater Pipe(Ashfield Upgrade Stage 3)	2021	\$259,112
P.DP.0032	Proposed new Stormwater Pipe(Ashfield Upgrade Stage 6)	2021	\$293,980
P.DP.0033	Proposed new Stormwater Pipe(Woodgate North)	2021	\$598,437
P.DP.0034	Proposed new Open Channel (Concrete/Stone)(Kensington Channel Upgrade)	2021	\$570,964
P.DP.0035	Proposed new Stormwater Pipe(West Bundaberg Drainage Scheme - Stage 7 of 12)	2021	\$733,000
P.DP.0036	Proposed new Stormwater Pipe(West Bundaberg Drainage Scheme - Stage 8 of 12)	2022	\$492,000
P.DP.0037	Proposed new Stormwater Pipe(West Bundaberg Drainage Scheme - Stage 9 of 12)	2023	\$1,516,000
P.DP.0038	Proposed new Stormwater Pipe(West Bundaberg Drainage Scheme - Stage 10 of 12)	2024	\$182,000
P.DP.0039	Proposed new Stormwater Pipe(Ashfield Upgrade Stage 4)	2025	\$318,684
P.DP.0040	Proposed new Stormwater Pipe(West Bundaberg Drainage Scheme - Stage 11 of 12)	2025	\$141,000
P.DP.0041	Proposed new Stormwater Pipe(Norgrove Road West)	2026	\$477,460
P.DP.0042	Proposed new Stormwater Pipe(Branyan Drive Upgrade)	2026	\$598,092
P.DP.0043	Proposed new Stormwater Pipe(Johanna Bvd South Upgrade)	2026	\$1,376,453
P.DP.0044	Proposed new Stormwater Pipe(Ashfield Upgrade Stage 9)	2026	\$625,355
P.DP.0045	Proposed new Stormwater Pipe(Logan Road upgrade)	2026	\$515,196
P.DP.0046	Proposed new Open Channel (Concrete/Stone)(Goodwood Road drainage upgrade)	2026	\$1,090,607

PIP Asset ID	Future infrastructure asset description (Stormwater network)	Estimated Year of Completion	Estimated Cost
P.DP.0047	Proposed new Stormwater Pipe(West Bundaberg Drainage Scheme - Stage 12 of 12)	2026	\$74,000
P.DP.0048	Proposed new Open Channel (Concrete/Stone)(Low Street urban growth area)	2028	\$549,845
P.DP.0049	Proposed new Stormwater Pipe(Ashfield Upgrade Stage 8)	2028	\$367,288
P.DP.0050	Proposed new Stormwater Pipe(Kalkie Upgrade Stage 1)	2028	\$488,828
P.DP.0051	Proposed new Stormwater Pipe(Cockerills Rd to Innes Park Rd)	2028	\$314,873
P.DP.0052	Proposed new Stormwater Pipe(Innes Park South urban development area)	2028	\$296,302
P.DP.0053	Proposed new Stormwater Pipe(Langbeckers Road growth area)	2030	\$596,114
P.DP.0054	Proposed new Open Channel (Concrete/Stone)(Low Street urban growth area)	2030	\$238,583
P.DP.0055	Proposed new Stormwater Pipe(Arcadia Drive South Stage 1)	2030	\$606,817
P.DP.0056	Proposed new Stormwater Pipe(Ashfield Upgrade Stage 5)	2030	\$749,853
P.DP.0057	Proposed new Stormwater Pipe(Ashfield Upgrade Stage 7)	2030	\$714,370
P.DP.0058	Proposed new Stormwater Pipe(Elliott Heads Stage 2)	2030	\$234,939
P.DP.0059	Proposed new Open Channel (Grass/Earth)(Bartholdt Drive)	2031	\$182,477
P.DP.0060	Proposed new Stormwater Pipe(Arcadia Drive South Stage 2)	2031	\$174,218
P.DP.0061	Proposed new Stormwater Pipe(Kalkie Upgrade Stage 2)	2031	\$517,577
P.DP.0062	Proposed new Stormwater Pipe(Kalkie Upgrade Stage 3)	2031	\$548,592
P.DP.0063	Proposed new Open Channel (Grass/Earth)(Kalkie Upgrade Stage 4)	2031	\$118,639
P.DP.0064	Proposed new Stormwater Pipe(Elliott Heads Stage 6)	2031	\$323,035
P.DP.0065	Proposed new Stormwater Pipe(Elliott Heads Stage 4)	2031	\$598,831
P.DP.0066	Proposed new Stormwater Pipe(Elliott Heads Stage 7)	2031	\$330,150
P.DP.0067	Proposed new Stormwater Pipe(Elliott Heads Stage 3)	2031	\$250,991
P.DP.0068	Proposed new Stormwater Pipe(Elliott Heads Stage 1)	2031	\$680,253
P.DP.0069	Proposed new Stormwater Pipe(Elliott Heads Stage 5)	2031	\$1,059,415
Total Future Structures and Mains			\$38,547,285

Table 4.5.5.4 Transport network schedule of works (local government roads only)

PIP Asset ID	Future infrastructure asset description (Transport network – local government roads)	Estimated Year of Completion	Estimated Cost
Future Road Structures			
P.INT.0007	Proposed new roundabout	2014	\$1,020,000
U.INT.0038	Proposed new roundabout (IRD1208.2011)	2014	\$550,000
P.INT.0008	Proposed Upgrade	2014	\$210,000
P.INT.0004	Proposed upgrade sign controlled intersection	2014	\$800,000
P.BRDG.002	Proposed upgrade to major culvert	2014	\$200,000
U.INT.0035	Proposed upgrade to major culvert	2014	\$180,000
P.INT.0006	Proposed new roundabout	2015	\$1,100,000
U.INT.0039	Proposed new sign controlled intersection (IRD1535.2013)	2015	\$203,000
U.INT.0036	Proposed upgrade to major culvert (options analysis only)	2015	\$150,000
P.BRDG.001	Proposed new bridge	2016	\$6,800,000
P.INT.0004	Proposed new roundabout	2016	\$180,000
P.INT.0005	Proposed new signal controlled intersection (replace roundabout)	2016	\$2,500,000
P.BRDG.003	Proposed upgrade to major culvert	2016	\$170,000
P.BRDG.004	Proposed upgrade to major culvert	2016	\$170,000
P.BRDG.005	Proposed upgrade to major culvert	2016	\$160,000
U.INT.0037	Proposed upgrade to major culvert	2016	\$500,000
P.INT.0003	Proposed new roundabout Back Windermere Rd & Innes Park Rd	2028	\$4,265,000
P.INT.0002	Proposed new roundabout Back Windermere Rd & Coral Cove Rd	2033	\$5,500,000
P.INT.0001	Proposed new sign controlled intersection at Back Windermere Rd & Atkinsons Rd	2033	\$3,500,000
Total Future Road Structures			\$28,158,000
Future Roads			
P.RD.0002	Proposed New Trunk Collector at New Road	2014	\$740,668
P.RD.0058	Proposed Upgrade Rural/Rural Residential Collector at Delan Rd	2014	\$660,000
P.RD.0059	Proposed Upgrade Principal Rural Rd at St Kilda Rd	2014	\$380,000
P.RD.0060	Proposed Upgrade Principal Rural Rd at Wallaville Goondoon Rd	2014	\$350,000
P.RD.0061	Proposed Upgrade Sub Arterial at Barolin St	2014	\$1,000,000
P.RD.0063	Proposed Upgrade Rural/Rural Residential Collector	2014	\$400,000
P.RD.0064	Proposed Upgrade Rural/Rural Residential Collector	2014	\$700,000
P.RD.0067	Proposed Upgrade Trunk Collector	2014	\$450,000
P.RD.0069	Proposed Upgrade Principal Rural Road at IRD1430.2012	2014	\$250,000
P.RD.0074	Proposed Upgrade Trunk Collector at IRD1422.2012	2014	\$500,000
P.RD.0004	Proposed New Trunk Collector at New Rd	2015	\$2,237,167
P.RD.0053	Proposed Upgrade Industrial Collector	2015	\$800,000

PIP Asset ID	Future infrastructure asset description (Transport network – local government roads)	Estimated Year of Completion	Estimated Cost
P.RD.0056	Proposed Upgrade Principal Rural Road	2015	\$230,000
P.RD.0065	Proposed Upgrade Principal Rural Road	2015	\$500,000
P.RD.0068	Proposed Upgrade Rural/Rural Residential Collector at IRD1431.2013	2015	\$455,000
P.RD.0072	Proposed Upgrade Rural/Rural Residential Collector at IRD1533.2013	2015	\$165,000
P.RD.0001	Proposed New Sub Arterial at New Road	2016	\$1,000,000
P.RD.0005	Proposed New Trunk Collector at New Road	2016	\$3,833,587
RD.3111	Proposed Upgrade Trunk Collector at Logan Road	2016	\$105,187
P.RD.0006	Proposed New Trunk Collector at New Road	2016	\$2,554,700
P.RD.0021	Proposed New Trunk Collector at New Road IRD1552.2013	2016	\$2,000,000
P.RD.0007	Proposed New Trunk Collector at New Road	2016	\$4,932,662
P.RD.0008	Proposed New Trunk Collector at New Road	2016	\$2,354,685
P.RD.0054	Proposed Upgrade Principal Rural Road at	2016	\$1,200,000
P.RD.0055	Proposed Upgrade Principal Rural Road at	2016	\$500,000
P.RD.0057	Proposed Upgrade Principal Rural Road at	2016	\$800,000
P.RD.0062	Proposed Upgrade Principal Rural Road at	2016	\$1,200,000
P.RD.0066	Proposed Upgrade Principal Rural Road at	2016	\$1,200,000
P.RD.0070	Proposed Upgrade Principal Rural Road at	2016	\$1,400,000
P.RD.0071	Proposed Upgrade Rural/Rural Residential Collector at IRD1532.2013	2016	\$800,000
P.RD.0073	Proposed Upgrade Rural/Rural Residential Collector at IRD1534.2013	2016	\$400,000
P.RD.0075	Proposed Upgrade Trunk Collector at IRD1538.2013	2016	\$200,000
P.RD.0003	Proposed New Sub Arterial at New Road	2017	\$4,686,413
P.RD.0009	Proposed New Trunk Collector at New Road	2021	\$3,376,148
P.RD.0010	Proposed New Trunk Collector at New Road	2021	\$3,573,527
P.RD.0011	Proposed Upgrade Trunk Collector at Brumby Lane	2021	\$313,125
P.RD.0012	Proposed New Trunk Collector at New Road	2021	\$1,407,547
P.RD.0013	Proposed New Trunk Collector at New Road	2021	\$1,795,537
P.RD.0014	Proposed New Trunk Collector at New Road	2021	\$1,248,738
P.RD.0015	Proposed New Trunk Collector at New Road	2021	\$2,627,574
P.RD.0016	Proposed New Trunk Collector at New Road	2021	\$1,794,487
P.RD.0017	Proposed New Trunk Collector at New Road	2021	\$7,041,658
P.RD.0018	Proposed New Trunk Collector at New Road	2021	\$1,795,363
P.RD.0019	Proposed New Trunk Collector at New Road	2021	\$1,855,305
P.RD.0020	Proposed New Trunk Collector at New Road	2021	\$3,467,365
P.RD.0022	Proposed New Trunk Collector at New Road	2021	\$4,425,696
P.RD.0023	Proposed New Trunk Collector at New Road	2021	\$2,580,404
P.RD.0024	Proposed New Trunk Collector at New Road	2021	\$1,417,720
P.RD.0025	Proposed New Trunk Collector at New Road	2021	\$3,767,217
RD.1974	Proposed Upgrade Sub Arterial at Back Windermere Road	2026	\$266,154
RD.0121	Proposed Upgrade Sub Arterial at Barolin Street	2026	\$166,900
RD.0121	Proposed Upgrade Sub Arterial at Barolin Street	2026	\$166,900
RD.1974	Proposed Upgrade Sub Arterial at Back Windermere Road	2026	\$266,154
RD.1974	Proposed Upgrade Sub Arterial at Back Windermere Road	2026	\$266,154
RD.1455	Proposed Upgrade Trunk Collector at Thabeban Street	2026	\$807,451
RD.1455	Proposed Upgrade Trunk Collector at Thabeban Street	2026	\$807,451
RD.1455	Proposed Upgrade Trunk Collector at Thabeban Street	2026	\$807,451
RD.1455	Proposed Upgrade Trunk Collector at Thabeban Street	2026	\$807,451
RD.4255	Proposed Upgrade Principal Rural Road at Windermere Road	2026	\$1,047,204
RD.4256	Proposed Upgrade Principal Rural Road at Windermere Road	2026	\$1,524,298
P.RD.0026	Proposed New Trunk Collector at New Road	2026	\$6,120,965
P.RD.0027	Proposed New Trunk Collector at New Road	2026	\$3,106,618
P.RD.0028	Proposed New Trunk Collector at Shine Street	2026	\$2,203,607
RD.3934	Proposed Upgrade Trunk Collector at Shine Street	2026	\$189,173
RD.2234	Proposed Upgrade Trunk Collector at Breusch Road	2026	\$167,864
RD.2233	Proposed Upgrade Trunk Collector at Breusch Road	2026	\$451,840
RD.2236	Proposed Upgrade Trunk Collector at Brieschke Street	2026	\$99,965
P.RD.0029	Proposed New Trunk Collector at New Road	2026	\$3,497,615
P.RD.0030	Proposed New Trunk Collector at New Road	2026	\$3,454,243
P.RD.0031	Proposed New Trunk Collector at New Road	2026	\$2,954,009
P.RD.0032	Proposed New Trunk Collector at New Road	2026	\$6,677,697
P.RD.0033	Proposed New Trunk Collector at New Road	2026	\$3,890,313
P.RD.0034	Proposed New Trunk Collector at New Road	2026	\$2,229,576
P.RD.0035	Proposed New Industrial Collector at New Road	2026	\$7,649,563
P.RD.0036	Proposed New Industrial Collector at New Road	2026	\$4,444,153
P.RD.0052	Proposed New Trunk Collector at Cockerills Road	2026	\$2,944,820
RD.0230	Proposed Upgrade Trunk Collector at Branyan Drive	2030	\$287,369
RD.0231	Proposed Upgrade Trunk Collector at Branyan Drive	2030	\$401,601

PIP Asset ID	Future infrastructure asset description (Transport network – local government roads)	Estimated Year of Completion	Estimated Cost
RD.0120	Proposed Upgrade Sub Arterial at Barolin Street	2030	\$83,391
RD.0120	Proposed Upgrade Sub Arterial at Barolin Street	2030	\$83,391
P.RD.0051	Proposed New Trunk Collector at Atkinsons Road	2030	\$2,052,287
RD.1949	Proposed Upgrade Trunk Collector at Atkinsons Road	2030	\$156,933
RD.1951	Proposed Upgrade Trunk Collector at Atkinsons Road	2030	\$45,391
RD.1949	Proposed Upgrade Trunk Collector at Atkinsons Road	2030	\$156,933
P.RD.0037	Proposed New Trunk Collector at College Place	2030	\$3,033,667
P.RD.0038	Proposed New Trunk Collector at New Road	2030	\$3,701,556
P.RD.0039	Proposed New Trunk Collector at New Road	2030	\$3,456,874
P.RD.0040	Proposed New Trunk Collector at New Road	2030	\$4,100,847
P.RD.0041	Proposed New Trunk Collector at New Road	2030	\$2,519,712
RD.0427	Proposed Upgrade Trunk Collector at Cummins Road	2030	\$451,429
RD.0426	Proposed Upgrade Trunk Collector at Cummins Road	2030	\$408,499
RD.0044	Proposed Upgrade Trunk Collector at Arcadia Drive	2030	\$184,357
RD.0127	Proposed Upgrade Trunk Collector at Bartholdt Drive	2030	\$218,962
RD.0044	Proposed Upgrade Trunk Collector at Arcadia Drive	2030	\$184,357
RD.0044	Proposed Upgrade Trunk Collector at Arcadia Drive	2030	\$184,357
RD.0044	Proposed Upgrade Trunk Collector at Arcadia Drive	2030	\$184,357
RD.1490	Proposed Upgrade Trunk Collector at Tranquil Avenue	2030	\$92,760
RD.2194	Proposed Upgrade Trunk Collector at Bonna Road	2030	\$547,623
P.RD.0042	Proposed New Trunk Collector at New Road	2030	\$3,218,779
P.RD.0043	Proposed New Trunk Collector at New Road	2030	\$2,523,554
P.RD.0044	Proposed New Trunk Collector at New Road	2030	\$4,264,849
RD.1284	Proposed Upgrade Trunk Collector at Samuels Road	2030	\$345,501
RD.1284	Proposed Upgrade Trunk Collector at Samuels Road	2030	\$345,501
P.RD.0045	Proposed New Trunk Collector at New Road	2030	\$2,600,283
P.RD.0046	Proposed New Trunk Collector at Bartholdt Drive	2030	\$2,478,936
RD.0128	Proposed Upgrade Trunk Collector at Bartholdt Drive	2030	\$378,998
RD.2040	Proposed Upgrade Trunk Collector at Bartholdt South Drive	2030	\$242,011
RD.0128	Proposed Upgrade Trunk Collector at Bartholdt Drive	2030	\$378,998
RD.2195	Proposed Upgrade Trunk Collector at Bonna Road	2030	\$515,007
RD.2040	Proposed Upgrade Trunk Collector at Bartholdt South Drive	2030	\$242,011
P.RD.0047	Proposed New Trunk Collector at New Road	2030	\$1,957,566
P.RD.0048	Proposed New Trunk Collector at New Road	2030	\$442,091
P.RD.0049	Proposed New Trunk Collector at New Road	2030	\$675,318
P.RD.0050	Proposed New Sub Arterial at New Road	2031	\$8,273,744
Total Future Roads			\$189,907,865

Table 4.5.5.5 Transport network schedule of works (pathways)

PIP Asset ID	Future infrastructure asset description (Transport network – pathways)	Estimated Year of Completion	Estimated Cost
Future Pathway Structures			
P.ATS.00001	Proposed New Pathway Bridge at Rifle Range Creek	2014	\$520,000
P.ATS.00002	Proposed New Pathway Bridge	2015	\$100,000
P.ATS.00008	Proposed New Pathway Bridge	2018	\$100,000
P.ATS.00006	Proposed New Pathway Bridge	2021	\$100,000
P.ATS.00007	Proposed New Pathway Bridge	2021	\$200,000
P.ATS.00009	Proposed New Pathway Bridge at Ring Road	2021	\$1,000,000
P.ATS.00010	Proposed New Pathway Bridge	2021	\$100,000
P.ATS.00015	Proposed New Pathway Bridge	2021	\$150,000
P.ATS.00003	Proposed New Pathway Bridge	2026	\$100,000
P.ATS.00004	Proposed New Pathway Bridge	2026	\$100,000
P.ATS.00005	Proposed New Pathway Bridge	2026	\$100,000
P.ATS.00011	Proposed New Pathway Bridge	2031	\$150,000
P.ATS.00012	Proposed New Pathway Bridge	2031	\$150,000
P.ATS.00013	Proposed New Pathway Bridge	2031	\$150,000
P.ATS.00014	Proposed New Pathway Bridge	2031	\$150,000
Total Future Pathway Structures			\$3,170,000
Future Pathways			
P.ATP.00001	Proposed New Distributor Pathway at Moore Park Road Path	2014	\$120,000
P.ATP.00002	Proposed New Principal Pathway at Rifle Range Creek Path	2014	\$250,000
P.ATP.00003	Proposed New Collector Pathway at Nelson St and Mcllwraith St	2014	\$85,000
P.ATP.00004	Proposed New Collector Pathway at King St and Aplin St	2014	\$75,000
P.ATP.00007	Proposed New Distributor Pathway at Kookaburra Way/Ocean View Dr	2014	\$75,000
P.ATP.00010	Proposed New Principal Pathway at Quay St	2014	\$140,000
P.ATP.00022	Proposed New Distributor Pathway at Barolin St	2014	\$100,000

PIP Asset ID	Future infrastructure asset description (Transport network – pathways)	Estimated Year of Completion	Estimated Cost
P.ATP.00024	Proposed New Principal Pathway at Barolin Esplanade	2014	\$80,000
P.ATP.00025	Proposed New Distributor Pathway at Twyford Street	2014	\$120,000
P.ATP.00036	Proposed New Principal Pathway at Princess St Upgrade	2014	\$40,000
P.ATP.00040	Proposed New Distributor Pathway at Scotland St	2014	\$80,000
P.ATP.00041	Proposed New Distributor Pathway at Burnett Heads Road	2014	\$80,000
P.ATP.00016	Proposed New Principal Pathway at Hinkler Ave	2015	\$100,000
P.ATP.00023	Proposed New Principal Pathway at Avoca St	2015	\$130,000
P.ATP.00056	Proposed New Collector Pathway at Bourbong/ O'Connell St	2015	\$132,000
P.ATP.00058	Proposed New Collector Pathway Bundy Rum Tourist Trail Part1	2015	\$40,000
P.ATP.00059	Proposed New Principal Pathway Bundy Rum Tourist Trail Part2	2015	\$49,000
P.ATP.00060	Proposed New Collector Pathway at Cause Way Dr	2015	\$90,000
P.ATP.00061	Proposed New Collector Pathway at Cause Way Dr	2015	\$4,000
P.ATP.00067	Proposed New Principal Pathway at Avoca St	2015	\$172,000
P.ATP.00068	Proposed New Principal Pathway at Hughes Road 3	2015	\$70,000
P.ATP.00069	Proposed New Distributor Pathway at Walker St	2015	\$228,000
P.ATP.00077	Proposed New Distributor Pathway at Walla Street	2015	\$72,000
P.ATP.00078	Proposed New Principal Pathway at Hughes Rd 2	2015	\$125,000
P.ATP.00080	Proposed New Principal Pathway at Baldwin Swamp East	2015	\$370,000
P.ATP.00084	Proposed New Distributor Pathway at Elliott Heads Road	2015	\$102,000
P.ATP.00127	Proposed New Collector Pathway at Innes Park Road (East)	2015	\$122,000
P.ATP.00085	Proposed New Distributor Pathway at Novakoski St	2016	\$88,000
P.ATP.00088	Proposed New Distributor Pathway at Kepnock Road Part 1	2016	\$60,000
P.ATP.00089	Proposed New Distributor Pathway at Kepnock Road Part 2	2016	\$65,000
P.ATP.00090	Proposed New Distributor Pathway at Kepnock Road Part 3	2016	\$70,000
P.ATP.00091	Proposed New Distributor Pathway at Que Hee St	2016	\$87,000
P.ATP.00097	Proposed New Distributor Pathway at George St (South side)	2016	\$20,000
P.ATP.00098	Proposed New Distributor Pathway at George St (North side)	2016	\$32,000
P.ATP.00103	Proposed New Distributor Pathway at Elliott Heads Road	2016	\$102,000
P.ATP.00107	Proposed New Collector Pathway at Burrum St	2016	\$177,000
P.ATP.00118	Proposed New Distributor Pathway at Boundary Road	2016	\$158,000
P.ATP.00119	Proposed New Distributor Pathway at Sims Road	2016	\$266,000
P.ATP.00123	Proposed New Distributor Pathway at Rickerts Road	2016	\$86,000
P.ATP.00125	Proposed New Distributor Pathway at Tirroan Bikeway	2016	\$61,000
P.ATP.00129	Proposed New Distributor Pathway at Breusch St	2016	\$39,000
P.ATP.00130	Proposed New Collector Pathway at Moore Street	2016	\$99,000
P.ATP.00131	Proposed New Collector Pathway at Elliott Heads Roads	2016	\$129,000
P.ATP.00200	Proposed New Collector Pathway	2018	\$128,191
P.ATP.00205	Proposed New Principal Pathway	2018	\$91,386
P.ATP.00209	Proposed New Distributor Pathway	2018	\$19,844
P.ATP.00222	Proposed New Principal Pathway	2018	\$418,215
P.ATP.00386	Proposed New Principal Pathway	2018	\$49,028
P.ATP.00465	Proposed New Distributor Pathway	2018	\$22,923
P.ATP.00466	Proposed New Distributor Pathway	2018	\$15,652
P.ATP.00468	Proposed New Distributor Pathway	2018	\$6,594
P.ATP.00472	Proposed New Distributor Pathway	2018	\$59,909
P.ATP.00477	Proposed New Distributor Pathway	2018	\$5,481
P.ATP.00478	Proposed New Distributor Pathway	2018	\$13,558
P.ATP.00483	Proposed New Distributor Pathway	2018	\$50,701
P.ATP.00484	Proposed New Distributor Pathway	2018	\$8,279
P.ATP.00504	Proposed New Collector Pathway	2018	\$10,978
P.ATP.00601	Proposed New Collector Pathway	2018	\$29,202
P.ATP.00602	Proposed New Collector Pathway	2018	\$6,925
P.ATP.00603	Proposed New Collector Pathway	2018	\$19,054
P.ATP.00734	Proposed New Principal Pathway	2018	\$15,602
P.ATP.00778	Proposed New Collector Pathway	2018	\$20,481
P.ATP.00830	Proposed New Distributor Pathway	2018	\$15,758
P.ATP.00858	Proposed New Distributor Pathway	2018	\$68,151
P.ATP.00860	Proposed New Distributor Pathway	2018	\$33,557
P.ATP.00864	Proposed New Distributor Pathway	2018	\$24,599
P.ATP.00148	Proposed New Collector Pathway	2021	\$14,591
P.ATP.00153	Proposed New Distributor Pathway	2021	\$15,111
P.ATP.00157	Proposed New Distributor Pathway	2021	\$21,419
P.ATP.00206	Proposed New Principal Pathway	2021	\$149,754
P.ATP.00207	Proposed New Principal Pathway	2021	\$104,763
P.ATP.00225	Proposed New Distributor Pathway	2021	\$284,746
P.ATP.00238	Proposed New Principal Pathway	2021	\$136,350
P.ATP.00261	Proposed New Principal Pathway	2021	\$14,656
P.ATP.00262	Proposed New Principal Pathway	2021	\$10,642
P.ATP.00263	Proposed New Principal Pathway	2021	\$16,862
P.ATP.00265	Proposed New Principal Pathway	2021	\$38,441

PIP Asset ID	Future infrastructure asset description (Transport network – pathways)	Estimated Year of Completion	Estimated Cost
P.ATP.00272	Proposed New Principal Pathway	2021	\$37,863
P.ATP.00273	Proposed New Principal Pathway	2021	\$25,123
P.ATP.00274	Proposed New Collector Pathway	2021	\$36,844
P.ATP.00280	Proposed New Principal Pathway	2021	\$9,060
P.ATP.00281	Proposed New Principal Pathway	2021	\$41,136
P.ATP.00282	Proposed New Principal Pathway	2021	\$65,779
P.ATP.00283	Proposed New Principal Pathway	2021	\$78,841
P.ATP.00285	Proposed New Principal Pathway	2021	\$102,862
P.ATP.00288	Proposed New Distributor Pathway	2021	\$47,225
P.ATP.00289	Proposed New Distributor Pathway	2021	\$25,597
P.ATP.00337	Proposed New Distributor Pathway	2021	\$37,491
P.ATP.00341	Proposed New Distributor Pathway	2021	\$103,496
P.ATP.00342	Proposed New Distributor Pathway	2021	\$35,381
P.ATP.00373	Proposed New Principal Pathway	2021	\$79,556
P.ATP.00381	Proposed New Distributor Pathway	2021	\$14,474
P.ATP.00382	Proposed New Distributor Pathway	2021	\$27,689
P.ATP.00407	Proposed New Distributor Pathway	2021	\$30,155
P.ATP.00408	Proposed New Distributor Pathway	2021	\$30,795
P.ATP.00410	Proposed New Distributor Pathway	2021	\$39,531
P.ATP.00411	Proposed New Distributor Pathway	2021	\$39,768
P.ATP.00439	Proposed New Distributor Pathway	2021	\$36,454
P.ATP.00440	Proposed New Distributor Pathway	2021	\$15,401
P.ATP.00443	Proposed New Distributor Pathway	2021	\$47,427
P.ATP.00445	Proposed New Distributor Pathway	2021	\$108,294
P.ATP.00447	Proposed New Distributor Pathway	2021	\$42,447
P.ATP.00448	Proposed New Distributor Pathway	2021	\$21,252
P.ATP.00449	Proposed New Distributor Pathway	2021	\$16,955
P.ATP.00450	Proposed New Distributor Pathway	2021	\$111,891
P.ATP.00453	Proposed New Distributor Pathway	2021	\$3,937
P.ATP.00454	Proposed New Distributor Pathway	2021	\$43,658
P.ATP.00493	Proposed New Distributor Pathway	2021	\$69,174
P.ATP.00494	Proposed New Distributor Pathway	2021	\$14,054
P.ATP.00600	Proposed New Distributor Pathway	2021	\$218,672
P.ATP.00607	Proposed New Principal Pathway	2021	\$39,264
P.ATP.00608	Proposed New Principal Pathway	2021	\$81,602
P.ATP.00610	Proposed New Distributor Pathway	2021	\$36,545
P.ATP.00665	Proposed New Distributor Pathway	2021	\$39,858
P.ATP.00780	Proposed New Collector Pathway	2021	\$103,945
P.ATP.00814	Proposed New Distributor Pathway	2021	\$9,157
P.ATP.00815	Proposed New Distributor Pathway	2021	\$10,519
P.ATP.00847	Proposed New Distributor Pathway	2021	\$126,600
P.ATP.00847	Proposed New Distributor Pathway	2021	\$281,000
P.ATP.00853	Proposed New Collector Pathway	2021	\$18,222
P.ORB.00008	Proposed New On Road Principal Cycleway	2021	\$719,207
P.ORB.00009	Proposed New On Road Principal Cycleway	2021	\$723,322
P.ORB.00014	Proposed New On Road Principal Cycleway	2021	\$276,550
P.ORB.00015	Proposed New On Road Principal Cycleway	2021	\$280,660
P.ORB.00020	Proposed New On Road Principal Cycleway	2021	\$980,577
P.ORB.00021	Proposed New On Road Principal Cycleway	2021	\$973,656
P.ORB.00022	Proposed New On Road Principal Cycleway	2021	\$1,091,661
P.ORB.00023	Proposed New On Road Principal Cycleway	2021	\$1,097,001
P.ORB.00024	Proposed New On Road Principal Cycleway	2021	\$383,168
P.ORB.00027	Proposed New On Road Principal Cycleway	2021	\$374,049
P.ORB.00028	Proposed New On Road Principal Cycleway	2021	\$2,153,119
P.ORB.00029	Proposed New On Road Principal Cycleway	2021	\$2,157,070
P.ORB.00030	Proposed New On Road Principal Cycleway	2021	\$352,238
P.ORB.00035	Proposed New On Road Principal Cycleway	2021	\$155,944
P.ORB.00036	Proposed New On Road Principal Cycleway	2021	\$195,774
P.ORB.00037	Proposed New On Road Principal Cycleway	2021	\$172,367
P.ORB.00038	Proposed New On Road Principal Cycleway	2021	\$62,305
P.ORB.00039	Proposed New On Road Principal Cycleway	2021	\$58,096
P.ORB.00040	Proposed New On Road Principal Cycleway	2021	\$168,175
P.ORB.00051	Proposed New On Road Principal Cycleway	2021	\$313,405
P.ORB.00052	Proposed New On Road Principal Cycleway	2021	\$313,061
P.ORB.00057	Proposed New On Road Principal Cycleway	2021	\$500,886
P.ORB.00058	Proposed New On Road Principal Cycleway	2021	\$502,877
P.ORB.00067	Proposed New On Road Principal Cycleway	2021	\$450,344
P.ORB.00068	Proposed New On Road Principal Cycleway	2021	\$449,762
P.ORB.00085	Proposed New On Road Principal Cycleway	2021	\$243,687
P.ORB.00086	Proposed New On Road Principal Cycleway	2021	\$238,699

PIP Asset ID	Future infrastructure asset description (Transport network – pathways)	Estimated Year of Completion	Estimated Cost
P.ORB.00097	Proposed New On Road Principal Cycleway	2021	\$607,076
P.ORB.00098	Proposed New On Road Principal Cycleway	2021	\$603,445
P.ORB.00099	Proposed New On Road Principal Cycleway	2021	\$617,368
P.ORB.00100	Proposed New On Road Principal Cycleway	2021	\$618,532
P.ORB.00101	Proposed New On Road Principal Cycleway	2021	\$329,070
P.ORB.00102	Proposed New On Road Principal Cycleway	2021	\$329,501
P.ORB.00109	Proposed New On Road Principal Cycleway	2021	\$588,881
P.ORB.00110	Proposed New On Road Principal Cycleway	2021	\$588,507
P.ORB.00111	Proposed New On Road Principal Cycleway	2021	\$816,271
P.ORB.00112	Proposed New On Road Principal Cycleway	2021	\$819,453
P.ORB.00121	Proposed New On Road Principal Cycleway	2021	\$334,439
P.ORB.00122	Proposed New On Road Principal Cycleway	2021	\$338,815
P.ORB.00127	Proposed New On Road Principal Cycleway	2021	\$450,653
P.ORB.00128	Proposed New On Road Principal Cycleway	2021	\$448,397
P.ORB.00129	Proposed New On Road Principal Cycleway	2021	\$1,203,918
P.ATP.00136	Proposed New Collector Pathway	2026	\$178,966
P.ATP.00158	Proposed New Distributor Pathway	2026	\$255,717
P.ATP.00159	Proposed New Distributor Pathway	2026	\$63,798
P.ATP.00160	Proposed New Distributor Pathway	2026	\$163,757
P.ATP.00161	Proposed New Collector Pathway	2026	\$116,284
P.ATP.00221	Proposed New Collector Pathway	2026	\$136,841
P.ATP.00233	Proposed New Principal Pathway	2026	\$380,052
P.ATP.00234	Proposed New Collector Pathway	2026	\$108,549
P.ATP.00237	Proposed New Collector Pathway	2026	\$189,124
P.ATP.00239	Proposed New Principal Pathway	2026	\$295,811
P.ATP.00245	Proposed New Distributor Pathway	2026	\$150,641
P.ATP.00266	Proposed New Distributor Pathway	2026	\$453,815
P.ATP.00292	Proposed New Distributor Pathway	2026	\$34,813
P.ATP.00293	Proposed New Distributor Pathway	2026	\$150,060
P.ATP.00296	Proposed New Distributor Pathway	2026	\$25,088
P.ATP.00298	Proposed New Distributor Pathway	2026	\$28,704
P.ATP.00299	Proposed New Distributor Pathway	2026	\$146,715
P.ATP.00323	Proposed New Distributor Pathway	2026	\$97,195
P.ATP.00351	Proposed New Collector Pathway	2026	\$62,552
P.ATP.00353	Proposed New Collector Pathway	2026	\$21,594
P.ATP.00355	Proposed New Collector Pathway	2026	\$27,082
P.ATP.00366	Proposed New Collector Pathway	2026	\$59,199
P.ATP.00368	Proposed New Collector Pathway	2026	\$6,116
P.ATP.00379	Proposed New Distributor Pathway	2026	\$8,028
P.ATP.00380	Proposed New Distributor Pathway	2026	\$100,349
P.ATP.00426	Proposed New Distributor Pathway	2026	\$43,402
P.ATP.00428	Proposed New Distributor Pathway	2026	\$7,076
P.ATP.00429	Proposed New Distributor Pathway	2026	\$14,058
P.ATP.00431	Proposed New Distributor Pathway	2026	\$21,111
P.ATP.00433	Proposed New Distributor Pathway	2026	\$45,179
P.ATP.00436	Proposed New Distributor Pathway	2026	\$6,821
P.ATP.00496	Proposed New Collector Pathway	2026	\$224,665
P.ATP.00498	Proposed New Collector Pathway	2026	\$25,343
P.ATP.00501	Proposed New Collector Pathway	2026	\$21,473
P.ATP.00611	Proposed New Principal Pathway	2026	\$38,133
P.ATP.00612	Proposed New Principal Pathway	2026	\$5,347
P.ATP.00613	Proposed New Principal Pathway	2026	\$6,851
P.ATP.00614	Proposed New Principal Pathway	2026	\$5,662
P.ATP.00615	Proposed New Principal Pathway	2026	\$26,669
P.ATP.00616	Proposed New Principal Pathway	2026	\$10,620
P.ATP.00617	Proposed New Principal Pathway	2026	\$28,108
P.ATP.00618	Proposed New Principal Pathway	2026	\$29,287
P.ATP.00619	Proposed New Principal Pathway	2026	\$36,621
P.ATP.00620	Proposed New Collector Pathway	2026	\$252,681
P.ATP.00621	Proposed New Collector Pathway	2026	\$18,586
P.ATP.00624	Proposed New Principal Pathway	2026	\$45,825
P.ATP.00635	Proposed New Distributor Pathway	2026	\$118,634
P.ATP.00661	Proposed New Distributor Pathway	2026	\$110,443
P.ATP.00669	Proposed New Distributor Pathway	2026	\$37,306
P.ATP.00670	Proposed New Distributor Pathway	2026	\$89,533
P.ATP.00671	Proposed New Distributor Pathway	2026	\$74,852
P.ATP.00682	Proposed New Principal Pathway	2026	\$284,707
P.ATP.00684	Proposed New Collector Pathway	2026	\$203,096
P.ATP.00691	Proposed New Principal Pathway	2026	\$34,156
P.ATP.00692	Proposed New Distributor Pathway	2026	\$90,221

PIP Asset ID	Future infrastructure asset description (Transport network – pathways)	Estimated Year of Completion	Estimated Cost
P.ATP.00693	Proposed New Distributor Pathway	2026	\$139,738
P.ATP.00694	Proposed New Principal Pathway	2026	\$318,405
P.ATP.00698	Proposed New Principal Pathway	2026	\$140,608
P.ATP.00713	Proposed New Distributor Pathway	2026	\$160,967
P.ATP.00714	Proposed New Distributor Pathway	2026	\$9,706
P.ATP.00715	Proposed New Distributor Pathway	2026	\$67,987
P.ATP.00716	Proposed New Distributor Pathway	2026	\$269,346
P.ATP.00717	Proposed New Distributor Pathway	2026	\$132,899
P.ATP.00736	Proposed New Distributor Pathway	2026	\$89,122
P.ATP.00737	Proposed New Distributor Pathway	2026	\$10,628
P.ATP.00738	Proposed New Distributor Pathway	2026	\$19,232
P.ATP.00739	Proposed New Distributor Pathway	2026	\$10,885
P.ATP.00740	Proposed New Distributor Pathway	2026	\$21,295
P.ATP.00741	Proposed New Distributor Pathway	2026	\$9,405
P.ATP.00742	Proposed New Distributor Pathway	2026	\$18,042
P.ATP.00743	Proposed New Distributor Pathway	2026	\$10,926
P.ATP.00747	Proposed New Collector Pathway	2026	\$144,780
P.ATP.00749	Proposed New Collector Pathway	2026	\$29,921
P.ATP.00752	Proposed New Collector Pathway	2026	\$13,088
P.ATP.00753	Proposed New Principal Pathway	2026	\$35,511
P.ATP.00768	Proposed New Distributor Pathway	2026	\$43,834
P.ATP.00770	Proposed New Distributor Pathway	2026	\$40,091
P.ATP.00772	Proposed New Collector Pathway	2026	\$443,836
P.ATP.00789	Proposed New Distributor Pathway	2026	\$31,024
P.ATP.00813	Proposed New Collector Pathway	2026	\$25,650
P.ATP.00817	Proposed New Collector Pathway	2026	\$111,783
P.ATP.00835	Proposed New Distributor Pathway	2026	\$30,298
P.ATP.00846	Proposed New Distributor Pathway	2026	\$46,501
P.ATP.00848	Proposed New Collector Pathway	2026	\$243,122
P.ATP.00866	Proposed New Collector Pathway	2026	\$150,862
P.ATP.00880	Proposed New Collector Pathway	2026	\$14,250
P.ATP.00881	Proposed New Collector Pathway	2026	\$38,600
P.ATP.00883	Proposed New Collector Pathway	2026	\$39,200
P.ATP.00884	Proposed New Collector Pathway	2026	\$39,600
P.ATP.00885	Proposed New Collector Pathway	2026	\$39,200
P.ORB.00001	Proposed New On Road Distributor Cycleway	2026	\$1,195,846
P.ORB.00002	Proposed New On Road Distributor Cycleway	2026	\$464,081
P.ORB.00003	Proposed New On Road Distributor Cycleway	2026	\$464,365
P.ORB.00004	Proposed New On Road Distributor Cycleway	2026	\$478,440
P.ORB.00005	Proposed New On Road Distributor Cycleway	2026	\$479,922
P.ORB.00006	Proposed New On Road Distributor Cycleway	2026	\$302,512
P.ORB.00007	Proposed New On Road Distributor Cycleway	2026	\$302,196
P.ORB.00012	Proposed New On Road Distributor Cycleway	2026	\$217,380
P.ORB.00013	Proposed New On Road Distributor Cycleway	2026	\$217,422
P.ORB.00025	Proposed New On Road Distributor Cycleway	2026	\$457,457
P.ORB.00026	Proposed New On Road Distributor Cycleway	2026	\$453,198
P.ORB.00031	Proposed New On Road Distributor Cycleway	2026	\$161,581
P.ORB.00032	Proposed New On Road Distributor Cycleway	2026	\$161,499
P.ORB.00033	Proposed New On Road Distributor Cycleway	2026	\$511,486
P.ORB.00034	Proposed New On Road Distributor Cycleway	2026	\$510,310
P.ORB.00041	Proposed New On Road Distributor Cycleway	2026	\$670,297
P.ORB.00042	Proposed New On Road Distributor Cycleway	2026	\$671,614
P.ORB.00043	Proposed New On Road Distributor Cycleway	2026	\$974,190
P.ORB.00044	Proposed New On Road Distributor Cycleway	2026	\$974,523
P.ORB.00045	Proposed New On Road Distributor Cycleway	2026	\$1,315,799
P.ORB.00046	Proposed New On Road Distributor Cycleway	2026	\$1,316,049
P.ORB.00047	Proposed New On Road Distributor Cycleway	2026	\$1,287,294
P.ORB.00048	Proposed New On Road Distributor Cycleway	2026	\$1,287,422
P.ORB.00049	Proposed New On Road Distributor Cycleway	2026	\$193,554
P.ORB.00050	Proposed New On Road Distributor Cycleway	2026	\$193,770
P.ORB.00053	Proposed New On Road Distributor Cycleway	2026	\$570,484
P.ORB.00054	Proposed New On Road Distributor Cycleway	2026	\$566,055
P.ORB.00055	Proposed New On Road Distributor Cycleway	2026	\$484,156
P.ORB.00056	Proposed New On Road Distributor Cycleway	2026	\$503,010
P.ORB.00059	Proposed New On Road Distributor Cycleway	2026	\$777,465
P.ORB.00060	Proposed New On Road Distributor Cycleway	2026	\$770,928
P.ORB.00061	Proposed New On Road Distributor Cycleway	2026	\$442,158
P.ORB.00062	Proposed New On Road Distributor Cycleway	2026	\$446,738
P.ORB.00063	Proposed New On Road Distributor Cycleway	2026	\$194,944
P.ORB.00064	Proposed New On Road Distributor Cycleway	2026	\$195,288

PIP Asset ID	Future infrastructure asset description (Transport network – pathways)	Estimated Year of Completion	Estimated Cost
P.ORB.00065	Proposed New On Road Distributor Cycleway	2026	\$561,966
P.ORB.00066	Proposed New On Road Distributor Cycleway	2026	\$559,943
P.ORB.00069	Proposed New On Road Distributor Cycleway	2026	\$553,466
P.ORB.00070	Proposed New On Road Distributor Cycleway	2026	\$562,093
P.ORB.00071	Proposed New On Road Distributor Cycleway	2026	\$489,707
P.ORB.00072	Proposed New On Road Distributor Cycleway	2026	\$488,935
P.ORB.00073	Proposed New On Road Distributor Cycleway	2026	\$437,244
P.ORB.00074	Proposed New On Road Distributor Cycleway	2026	\$445,330
P.ORB.00075	Proposed New On Road Distributor Cycleway	2026	\$482,325
P.ORB.00076	Proposed New On Road Distributor Cycleway	2026	\$481,796
P.ORB.00077	Proposed New On Road Distributor Cycleway	2026	\$120,527
P.ORB.00078	Proposed New On Road Distributor Cycleway	2026	\$118,780
P.ORB.00079	Proposed New On Road Distributor Cycleway	2026	\$592,903
P.ORB.00080	Proposed New On Road Distributor Cycleway	2026	\$606,349
P.ORB.00081	Proposed New On Road Distributor Cycleway	2026	\$146,675
P.ORB.00082	Proposed New On Road Distributor Cycleway	2026	\$145,956
P.ORB.00083	Proposed New On Road Distributor Cycleway	2026	\$274,796
P.ORB.00084	Proposed New On Road Distributor Cycleway	2026	\$375,094
P.ORB.00087	Proposed New On Road Distributor Cycleway	2026	\$21,024
P.ORB.00088	Proposed New On Road Distributor Cycleway	2026	\$486,155
P.ORB.00089	Proposed New On Road Distributor Cycleway	2026	\$488,296
P.ORB.00090	Proposed New On Road Distributor Cycleway	2026	\$169,029
P.ORB.00091	Proposed New On Road Distributor Cycleway	2026	\$169,926
P.ORB.00092	Proposed New On Road Distributor Cycleway	2026	\$372,540
P.ORB.00093	Proposed New On Road Distributor Cycleway	2026	\$364,609
P.ORB.00094	Proposed New On Road Distributor Cycleway	2026	\$1,667,928
P.ORB.00095	Proposed New On Road Distributor Cycleway	2026	\$485,618
P.ORB.00096	Proposed New On Road Distributor Cycleway	2026	\$493,245
P.ORB.00103	Proposed New On Road Distributor Cycleway	2026	\$1,659,223
P.ORB.00104	Proposed New On Road Distributor Cycleway	2026	\$417,297
P.ORB.00113	Proposed New On Road Distributor Cycleway	2026	\$413,536
P.ORB.00114	Proposed New On Road Distributor Cycleway	2026	\$1,387,887
P.ORB.00115	Proposed New On Road Distributor Cycleway	2026	\$1,387,140
P.ORB.00116	Proposed New On Road Distributor Cycleway	2026	\$763,162
P.ORB.00117	Proposed New On Road Distributor Cycleway	2026	\$766,944
P.ORB.00118	Proposed New On Road Distributor Cycleway	2026	\$110,707
P.ORB.00119	Proposed New On Road Distributor Cycleway	2026	\$111,797
P.ORB.00120	Proposed New On Road Distributor Cycleway	2026	\$38,113
P.ORB.00123	Proposed New On Road Distributor Cycleway	2026	\$38,323
P.ORB.00124	Proposed New On Road Distributor Cycleway	2026	\$73,602
P.ATP.00137	Proposed New Collector Pathway	2031	\$209,878
P.ATP.00141	Proposed New Collector Pathway	2031	\$369,875
P.ATP.00142	Proposed New Collector Pathway	2031	\$102,708
P.ATP.00143	Proposed New Collector Pathway	2031	\$102,375
P.ATP.00210	Proposed New Principal Pathway	2031	\$1,513,777
P.ATP.00223	Proposed New Principal Pathway	2031	\$1,369,386
P.ATP.00224	Proposed New Principal Pathway	2031	\$286,684
P.ATP.00226	Proposed New Distributor Pathway	2031	\$200,533
P.ATP.00230	Proposed New Principal Pathway	2031	\$480,314
P.ATP.00235	Proposed New Collector Pathway	2031	\$172,963
P.ATP.00242	Proposed New Distributor Pathway	2031	\$246,344
P.ATP.00243	Proposed New Distributor Pathway	2031	\$395,203
P.ATP.00244	Proposed New Distributor Pathway	2031	\$176,864
P.ATP.00300	Proposed New Distributor Pathway	2031	\$162,459
P.ATP.00301	Proposed New Distributor Pathway	2031	\$175,321
P.ATP.00302	Proposed New Distributor Pathway	2031	\$132,081
P.ATP.00303	Proposed New Distributor Pathway	2031	\$381,197
P.ATP.00308	Proposed New Distributor Pathway	2031	\$55,917
P.ATP.00311	Proposed New Distributor Pathway	2031	\$369,888
P.ATP.00312	Proposed New Distributor Pathway	2031	\$152,433
P.ATP.00314	Proposed New Principal Pathway	2031	\$364,738
P.ATP.00315	Proposed New Distributor Pathway	2031	\$159,670
P.ATP.00317	Proposed New Distributor Pathway	2031	\$191,929
P.ATP.00318	Proposed New Distributor Pathway	2031	\$321,614
P.ATP.00319	Proposed New Distributor Pathway	2031	\$129,925
P.ATP.00320	Proposed New Distributor Pathway	2031	\$174,548
P.ATP.00325	Proposed New Distributor Pathway	2031	\$299,619
P.ATP.00327	Proposed New Distributor Pathway	2031	\$84,989
P.ATP.00329	Proposed New Distributor Pathway	2031	\$119,445
P.ATP.00330	Proposed New Distributor Pathway	2031	\$95,220

PIP Asset ID	Future infrastructure asset description (Transport network – pathways)	Estimated Year of Completion	Estimated Cost
P.ATP.00333	Proposed New Distributor Pathway	2031	\$35,929
P.ATP.00340	Proposed New Distributor Pathway	2031	\$250,754
P.ATP.00347	Proposed New Collector Pathway	2031	\$34,794
P.ATP.00349	Proposed New Collector Pathway	2031	\$16,413
P.ATP.00350	Proposed New Collector Pathway	2031	\$57,407
P.ATP.00414	Proposed New Collector Pathway	2031	\$163,019
P.ATP.00636	Proposed New Collector Pathway	2031	\$20,972
P.ATP.00637	Proposed New Collector Pathway	2031	\$65,626
P.ATP.00656	Proposed New Collector Pathway	2031	\$71,592
P.ATP.00657	Proposed New Distributor Pathway	2031	\$246,172
P.ATP.00658	Proposed New Collector Pathway	2031	\$73,530
P.ATP.00659	Proposed New Distributor Pathway	2031	\$254,134
P.ATP.00683	Proposed New Collector Pathway	2031	\$595,713
P.ATP.00703	Proposed New Distributor Pathway	2031	\$594,637
P.ATP.00704	Proposed New Collector Pathway	2031	\$140,585
P.ATP.00705	Proposed New Collector Pathway	2031	\$680,421
P.ATP.00706	Proposed New Collector Pathway	2031	\$509,837
P.ATP.00708	Proposed New Collector Pathway	2031	\$206,775
P.ATP.00709	Proposed New Collector Pathway	2031	\$137,692
P.ATP.00710	Proposed New Collector Pathway	2031	\$176,700
P.ATP.00719	Proposed New Distributor Pathway	2031	\$139,598
P.ATP.00720	Proposed New Collector Pathway	2031	\$220,590
P.ATP.00724	Proposed New Principal Pathway	2031	\$30,156
P.ATP.00725	Proposed New Principal Pathway	2031	\$245,369
P.ATP.00726	Proposed New Principal Pathway	2031	\$134,815
P.ATP.00727	Proposed New Principal Pathway	2031	\$881,000
P.ATP.00728	Proposed New Principal Pathway	2031	\$1,333,846
P.ATP.00760	Proposed New Distributor Pathway	2031	\$131,750
P.ATP.00763	Proposed New Distributor Pathway	2031	\$138,667
P.ATP.00764	Proposed New Distributor Pathway	2031	\$486,897
P.ATP.00765	Proposed New Distributor Pathway	2031	\$23,479
P.ATP.00771	Proposed New Collector Pathway	2031	\$443,836
P.ATP.00775	Proposed New Distributor Pathway	2031	\$333,362
P.ATP.00791	Proposed New Collector Pathway	2031	\$440,960
P.ATP.00792	Proposed New Collector Pathway	2031	\$17,317
P.ATP.00812	Proposed New Collector Pathway	2031	\$76,743
P.ATP.00827	Proposed New Distributor Pathway	2031	\$103,138
P.ATP.00834	Proposed New Distributor Pathway	2031	\$41,176
P.ATP.00836	Proposed New Collector Pathway	2031	\$81,183
P.ATP.00837	Proposed New Distributor Pathway	2031	\$37,455
P.ATP.00865	Proposed New Collector Pathway	2031	\$111,503
P.ATP.00867	Proposed New Collector Pathway	2031	\$105,614
P.ATP.00874	Proposed New Collector Pathway	2031	\$144,700
P.ATP.00875	Proposed New Collector Pathway	2031	\$106,404
P.ATP.00886	Proposed New Collector Pathway	2031	\$135,300
P.ATP.00887	Proposed New Collector Pathway	2031	\$261,000
P.ORB.00010	Proposed New On Road Regional Recreational Cycleway	2031	\$69,085
P.ORB.00011	Proposed New On Road Regional Recreational Cycleway	2031	\$165,800
P.ORB.00016	Proposed New On Road Regional Recreational Cycleway	2031	\$166,456
P.ORB.00017	Proposed New On Road Regional Recreational Cycleway	2031	\$1,108,570
P.ORB.00018	Proposed New On Road Regional Recreational Cycleway	2031	\$1,110,150
P.ORB.00019	Proposed New On Road Regional Recreational Cycleway	2031	\$217,596
P.ORB.00105	Proposed New On Road Regional Recreational Cycleway	2031	\$215,978
P.ORB.00106	Proposed New On Road Regional Recreational Cycleway	2031	\$1,614,797
P.ORB.00107	Proposed New On Road Regional Recreational Cycleway	2031	\$1,614,870
P.ORB.00108	Proposed New On Road Regional Recreational Cycleway	2031	\$133,788
P.ORB.00125	Proposed New On Road Regional Recreational Cycleway	2031	\$222,590
P.ORB.00126	Proposed New On Road Regional Recreational Cycleway	2031	\$88,320
Total Future Pathway Structures			\$107,033,921

Table 4.5.5.6 Public parks and land for community facilities schedule of works

PIP Asset ID	Future infrastructure asset description (Public parks and land for community facilities)	Estimated Year of Completion	Estimated Size (Ha)
Future Parks			
P.PCL.00004	Local Recreation Park at RP7229/10 Bargara	2016	2.00
P.PCL.00013	Local Recreation Park in Bundaberg South	2016	2.00
P.PCL.00021	Local Recreation Park at Bundaberg West	2016	2.00
P.PCL.00024	Local Recreation Park at Innes Park North	2016	2.00
P.PCL.00028	Local Recreation Park at RP7246/8 Bargara	2016	2.00
P.PCL.00032	Neighbourhood Recreation Park in old Show Grounds	2016	4.00
P.PCL.00036	Upgrade existing Innes Park to Regional Recreation Park	2016	7.96
P.PCL.00039	Investigate land tenure for road reserve parks and make Regional Recreation Park at Gin Gin	2016	0.90
P.PCL.00002	Local Recreation Park at CK3120/112 Woodgate	2021	1.84
P.PCL.00003	Local Recreation Park at SP134443/2 Innes Park	2021	4.00
P.PCL.00005	Local Recreation Park at RP7229/21 Bargara	2021	2.00
P.PCL.00006	Local Recreation Park at RP912068/5 Bargara	2021	2.00
P.PCL.00007	Local Recreation Park at SP199362/300 Moore Park	2021	2.00
P.PCL.00008	Local Recreation Park at C37650/16 Bundaberg West	2021	2.00
P.PCL.00009	Local Recreation Park Bundaberg Wes	2021	2.00
P.PCL.00011	Local Recreation Park at SP150032/2 Bundaberg East	2021	2.00
P.PCL.00012	Local Recreation Park at SP117736/1 Bundaberg West	2021	2.00
P.PCL.00014	Local Recreation Park at SP182598/2 Bundaberg East	2021	2.00
P.PCL.00023	Local Recreation Park at RP811749/6 Bargara	2021	2.00
P.PCL.00030	Neighbourhood Recreation Park in Ashfield	2021	4.00
P.PCL.00037	Upgrade various town centre parks to one Regional Recreation Park in Childers	2021	3.00
P.PCL.00038	Upgrade Christsen Park to Regional Recreation Park at Bargara	2021	1.20
P.PCL.00001	Local Recreation Park at CK3120/112 Woodgate	2026	1.84
P.PCL.00010	Local Recreation Park at SP225014/50 Bundaberg W	2026	2.50
P.PCL.00017	Local Recreation Park at RP65111/2 Bundaberg East	2026	2.00
P.PCL.00018	Local Recreation Park at RP53195/2 Bundaberg East	2026	2.00
P.PCL.00019	Local Recreation Park in North Bundaberg	2026	2.00
P.PCL.00034	Upgrade Life Savers Park to Regional Recreation Park	2026	2.00
P.PCL.00035	Upgrade Youth Centre Complex to Regional Recreation Park	2026	4.00
P.PCL.00015	Local Recreation Park at RP899236/1 Bundaberg East	2031	2.00
P.PCL.00016	Local Recreation Park at SP182626/1 Bundaberg East	2031	2.00
P.PCL.00020	Local Recreation Park at RP13529/9 Bundaberg West	2031	2.00
P.PCL.00022	Local Recreation Park at SP228699/506 Bundaberg W	2031	2.00
P.PCL.00025	Local Recreation Park at Burnett Heads	2031	1.50
P.PCL.00026	Local Recreation Park at Burnett Heads	2031	2.00
P.PCL.00027	Local Recreation Park at Burnett Heads	2031	2.00
P.PCL.00029	Neighbourhood Recreation Park in Kalkie	2031	4.00
P.PCL.00031	Neighbourhood Recreation Park in Ashfield	2031	4.00
P.PCL.00040	Upgrade Jack Norgate Oval to Regional Sports Park	2031	1.90
P.PCL.00041	Neighbourhood Recreation Park at Branyan South	2031	4.00
P.PCL.00042	Neighbourhood Recreation Park at Branyan North	2031	4.00
P.PCL.00043	Local Recreation Park at Branyan West	2031	2.00
Total Future Parks (Ha)			104.64

Editor's note—the documents identified in the following table assist in the interpretation of the PIP, and are extrinsic material under the *Statutory Instruments Act 1992*.

Title of document	Date	Author or organisation who prepared document	Other relevant information
Multi Modal Pathway Strategy: Connecting our Region	February 2012	GHD	
Bundaberg Regional Council Parks and Open Space Study	April 2012	Ross Planning	

Part 5 Tables of assessment

5.1 Preliminary

The tables in this part identify the level of assessment and assessment criteria for development within the planning scheme area.

5.2 Reading the tables

The tables identify the following:-

- (1) development that is prohibited, exempt or requires self, compliance, code or impact assessment;
- (2) the level of assessment for development in:-
 - (a) a zone and, where used, a precinct of a zone;
 - (b) a local plan and, where used, a precinct of a local plan;
 - (c) an overlay where used;
- (3) the assessment criteria for development, including:-
 - (a) whether a zone code or specific provisions in the zone code apply (shown in the “assessment criteria” column);
 - (b) if there is a local plan, whether a local plan code or specific provisions in the local plan code apply (shown in the “assessment criteria” column);
 - (c) if there is an overlay:-
 - (i) whether an overlay code applies (shown in **section 5.10 (Levels of assessment – Overlays)**); or
 - (ii) whether the assessment criteria as shown on the overlay map¹ (noted in the “assessment criteria” column) applies;
 - (d) any other applicable code(s) (shown in the “assessment criteria” column);
- (4) any variation to the level of assessment (shown as an “if” in the “level of assessment” column) that applies to the development.

Note—development will only be taken to be prohibited development under the planning scheme if it is identified in Schedule 1 of the Act or within the standard planning scheme provisions.

Editor’s note—examples of a variation are gross floor area, height, numbers of people or precinct provisions.

5.3 Levels of assessment

5.3.1 Process for determining the level of assessment

The process for determining a level of assessment is:-

- (1) for a material change of use, establish the use by reference to the use definitions in **Schedule 1 (Definitions)**;
- (2) for all development, identify the following:-
 - (a) the zone or zone precinct that applies to the premises, by reference to the zone map in **Schedule 2 (Mapping)**;

¹ Note—this planning scheme uses the SPP interactive mapping system (plan making) to identify particular overlays, or overlay elements. **Section 5.10 (Levels of assessment – Overlays)** and each code in **Part 8 (Overlays)** identifies which elements are mapped in **Schedule 2 (Mapping)** and which elements are identified in the SPP interactive mapping system (plan making).

- (b) if a local plan or local plan precinct applies to the premises, by reference to the local plan map in **Schedule 2 (Mapping)**;
- (c) if an overlay applies to the premises, by reference to the overlay mapping in **Schedule 2 (Mapping)** and the SPP interactive mapping system (plan making);
- (3) determine if the development has a prescribed level of assessment, by reference to the tables in **section 5.4 (Prescribed levels of assessment)**;
- (4) if the development is not listed in the tables in **section 5.4 (Prescribed levels of assessment)**, determine the initial level of assessment by reference to the tables in:-
 - **section 5.5 (Levels of assessment – Material change of use)**;
 - **section 5.6 (Levels of assessment – Reconfiguring a lot)**;
 - **section 5.7 (Levels of assessment – Building work)**;
 - **section 5.8 (Levels of assessment – Operational work)**;
- (5) a precinct of a zone may change the level of assessment and this will be shown in the “level of assessment” column of the tables in **sections 5.5, 5.6, 5.7 and 5.8**;
- (6) if a local plan applies, refer to the table(s) in **section 5.9 (Levels of assessment – Local plans)**, to determine if the local plan changes the level of assessment for the zone;
- (7) if a precinct of a local plan changes the level of assessment this will be shown in the “level of assessment” column of the table(s) in **section 5.9 (Levels of assessment – Local plans)**;
- (8) if an overlay applies refer to **section 5.10 (Levels of assessment – Overlays)** to determine if the overlay further changes the level of assessment.

5.3.2 Determining the level of assessment

- (1) A material change of use is impact assessable:-
 - (a) unless the table of assessment states otherwise; or
 - (b) if a use is not listed or defined; or
 - (c) unless otherwise prescribed within the Act or the Regulation.
- (2) Reconfiguring a lot is code assessable unless the tables of assessment state otherwise or unless otherwise prescribed within the Act or the Regulation.
- (3) Building work and operational work is exempt development, unless the tables of assessment state otherwise or unless otherwise prescribed within the Act or the Regulation.
- (4) Where development is proposed on premises included in more than one zone, local plan or overlay, the level of assessment is the highest level for each aspect of the development under each of the applicable zones, local plans or overlays.
- (5) Where development is proposed on premises partly affected by an overlay, the level of assessment for the overlay only relates to the part of the premises affected by the overlay.
- (6) For the purposes of Schedule 4, table 2, item 2 of the Regulation, an overlay does not apply to the premises if the development meets the self-assessable acceptable outcomes of the relevant overlay code.
- (7) If development is identified as having a different level of assessment under a zone than under a local plan or an overlay, the highest level of assessment applies as follows:-
 - (a) self-assessable prevails over exempt;
 - (b) compliance assessment prevails over self-assessable and exempt;
 - (c) code assessable prevails over self-assessable and exempt;

- (d) impact assessable prevails over code assessable, self-assessable and exempt.

Note—where a development is comprised of a number of defined uses (not in an activity group), the highest level of assessment applies.

- (8) Despite **sub-sections 5.3.2(4) and (7)** above, a level of assessment in a local plan overrides a level of assessment in a zone and a level of assessment in an overlay overrides a level of assessment in a zone or local plan.
- (9) Provisions of **Part 10 (Other plans)** may override any of the above.
- (10) State prescribed levels of assessment identified in **section 5.4 (Prescribed levels of assessment)** override all other levels of assessment for that development, with the exception of the Act or the Regulation.
- (11) Despite all of the above, if development is listed as prohibited development under Schedule 1 of the Act, a development application cannot be made.

Note—development is to be only taken to be prohibited development under the planning scheme if it is identified in Schedule 1 of the Act, a state planning regulatory provision or in section 5.4 of the standard planning scheme provisions.

5.3.3 Determining the assessment criteria

The following rules apply in determining assessment criteria for each level of assessment:-

- (1) self-assessable development:-
- (a) is to be assessed against all of the identified self-assessable acceptable outcomes of the applicable code(s) identified in the assessment criteria column;
 - (b) that complies with the self-assessable acceptable outcomes of the applicable code(s) complies with the code(s);
 - (c) that does not comply with one or more of the identified self-assessable acceptable outcomes of the applicable code(s) becomes code assessable development unless otherwise specified.
- (2) development requiring compliance assessment:-
- (a) is to be assessed against all the identified compliance outcomes of the applicable code(s) identified in the assessment criteria column;
 - (b) that complies with, or is conditioned to comply with, the compliance outcome(s) complies with the code(s);
- (3) code assessable development:-
- (a) is to be assessed against all of the applicable code(s) identified in the assessment criteria column;
 - (b) that occurs as a result of development becoming code assessable pursuant to **sub-section 5.3.3(1)(c)**, should:-
 - (i) be assessed against the assessment criteria for the development application, limited to the subject matter of the self-assessable acceptable outcomes that were not complied with or were not capable of being complied with under **sub-section 5.3.3(1)(c)**;
 - (ii) comply with all self-assessable acceptable outcomes identified in **sub-section 5.3.3(1)(a)**, other than those mentioned in **subsection 5.3.3(1)(c)**;
 - (c) that complies with:-
 - (i) the purpose and overall outcomes of the code complies with the code;
 - (ii) the performance outcomes or acceptable outcomes of the code complies with the purpose and overall outcomes of the code;

- (d) is to have regard to the purpose of any instrument containing an applicable code.

Note—in relation to **sub-section 5.3.3(3)(d)** above, and in regard to section 313(3)(d) of the Act, the strategic framework is considered to be the purpose of the instrument containing an applicable code.

- (4) impact assessable development:-

- (a) is to be assessed against all identified code(s) in the assessment criteria column (where relevant); and
- (b) is to be assessed against the planning scheme, to the extent relevant.

Note—the first row of each table of assessment is to be checked to confirm if there are assessment criteria that commonly apply to generic scenarios in the zone, local plan or overlay.

5.4 Prescribed levels of assessment

For the development specified in the “use” or “zone” columns, the levels of assessment are prescribed.

Table 5.4.1 Prescribed levels of assessment: Material change of use

Use	Level of assessment	Assessment criteria
Community residence	Self assessment if in a residential zone or residential zone category or a rural residential zone	Community residence code
Dwelling house	Exempt if in a residential zone and identified in Schedule 4, Table 2 of the Regulation	Not applicable

Table 5.4.2 Prescribed levels of assessment: Reconfiguring a lot

Zone	Level of assessment	Assessment criteria
Residential zone category or zone industry category	Compliance assessment subdivision of one lot into two lots (and associated operational work) if compliance assessment is required under Schedule 18 of the Regulation	Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code

Table 5.4.3 Prescribed levels of assessment: Building work

Table not used.

Table 5.4.4 Prescribed levels of assessment: Operational work

Zone	Level of assessment	Assessment criteria
Residential zone category or zone industry category	Compliance assessment operational work associated with reconfiguring a lot if compliance assessment is required under Schedule 18 of the Regulation	Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code

Table 5.4.5 Prescribed levels of assessment: Overlays

Table not used.

5.5 Levels of assessment – Material change of use

The following tables identify the levels of assessment for development in a zone for making a material change of use.

Table 5.5.1 Low density residential zone

Use	Level of assessment	Assessment criteria					
		Low density residential zone code	Landscaping code	Nuisance code	Transport and parking code	Works, services and infrastructure code	Applicable use code
Residential activities							
Dual occupancy	Self assessment						Dual occupancy code
Dwelling house	Exempt	Not applicable					
Dwelling unit	Code assessment	✓	✓	✓	✓	✓	Multi-unit residential uses code
Home based business	Exempt if involving a home based child care service licensed under the <i>Child Care Act 2002</i> .	Not applicable					
	Self assessment if not exempt.						Home based business code
Relocatable home park	Code assessment	✓	✓	✓	✓	✓	Relocatable home park and tourist park code
Residential care facility	Code assessment	✓	✓	✓	✓	✓	Residential care facility and retirement facility code
Retirement facility	Code assessment	✓	✓	✓	✓	✓	Residential care facility and retirement facility code
Business activities							
Sales office	Self assessment						Sales office code
Community activities							
Community use	Exempt if undertaken by or on behalf of the Council on land owned or controlled by Council.	Not applicable					
Recreation activities							
Environment facility	Exempt	Not applicable					
Park	Exempt	Not applicable					
Other activities							
Utility installation	Exempt if a local utility.	Not applicable					
Not specified							
Uses not specified and uses that do not meet the description in the level of assessment column	Impact assessment	The planning scheme					

Table 5.5.2 Medium density residential zone

Use	Level of assessment	Medium density residential zone code	Landscaping code	Nuisance code	Transport and parking code	Works, services and infrastructure code	Applicable use code
Residential activities							
Caretaker's accommodation	Code assessment						Caretaker's accommodation code
Dual occupancy	Self assessment						Dual occupancy code
Dwelling house	Exempt	Not applicable					
Dwelling unit	Code assessment	✓	✓	✓	✓	✓	Multi-unit residential uses code
Home based business	Exempt if involving a home based child care service licensed under the <i>Child Care Act 2002</i> .	Not applicable					
	Self assessment if not exempt.						Home based business code
Multiple dwelling	Code assessment	✓	✓	✓	✓	✓	Multi-unit residential uses code
Relocatable home park	Code assessment	✓	✓	✓	✓	✓	Relocatable home park and tourist park code
Residential care facility	Code assessment	✓	✓	✓	✓	✓	Residential care facility and retirement facility code
Retirement facility	Code assessment	✓	✓	✓	✓	✓	Residential care facility and retirement facility code
Rooming accommodation	Self assessment if:- (a) within an existing dwelling house; (b) providing accommodation for not more than 5 residents; and (c) not involving any assessable building work against the Building Act other than a change of classification.	AO1.3 and AO1.5 of Table 9.4.5.3.1 of the Transport and parking code					
	Code assessment if not otherwise specified.	✓	✓	✓	✓	✓	Multi-unit residential uses code
Short-term accommodation	Code assessment	✓	✓	✓	✓	✓	Multi-unit residential uses code
Tourist park	Code assessment	✓	✓	✓	✓	✓	Relocatable home park and tourist park code
Business activities							
Food and drink outlet	Self assessment if:- (a) within an existing commercial building; (b) the existing development footprint of the site is not altered; and (c) located in Precinct MDRZ1 (Bundaberg West medical/health hub) or Precinct MDRZ2 (Barolin Street office precinct).	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code					
	Code assessment if located in Precinct MDRZ1 (Bundaberg West medical/health hub) or Precinct MDRZ2 (Barolin Street office precinct).	✓	✓	✓	✓	✓	Business uses code
Office	Self assessment if:- (a) within an existing commercial building; (b) the existing development footprint is not altered; and (c) located in Precinct MDRZ1 (Bundaberg West medical/health hub) or Precinct MDRZ2 (Barolin Street office precinct).	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code					

Use	Level of assessment	Assessment criteria					Applicable use code
		Medium density residential zone code	Landscaping code	Nuisance code	Transport and parking code	Works, services and infrastructure code	
	Code assessment if located in Precinct MDRZ1 (Bundaberg West medical/health hub) or Precinct MDRZ2 (Barolin Street office precinct).	✓	✓	✓	✓	✓	Business uses code
Sales office	Self assessment						Sales office code
Shop	Self assessment if:- (a) within an existing commercial building; (b) the existing development footprint is not altered; (c) located in Precinct MDRZ1 (Bundaberg West medical/health hub); and (d) not involving a department store, discount department store or full line supermarket.	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code					
	Code assessment if located in Precinct MDRZ1 (Bundaberg West medical/health hub) and not involving a department store, discount department store or full line supermarket.	✓	✓	✓	✓	✓	Business uses code
Shopping centre	Self assessment if:- (a) within an existing commercial building; (b) the existing development footprint is not altered; (c) located in Precinct MDRZ1 (Bundaberg West medical/health hub); and (d) having a gross leasable floor area not exceeding 1,200m ² for all shop tenancies and 300m ² for any single shop tenancy.	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code					
	Code assessment if located in Precinct MDRZ1 (Bundaberg West medical/health hub) and having a gross leasable floor area not exceeding 1,200m ² for all shop tenancies and 300m ² for any single shop tenancy.	✓	✓	✓	✓	✓	Business uses code
Showroom	Self assessment if:- (a) within an existing commercial building; (b) the existing development footprint is not altered; (c) located in Precinct MDRZ1 (Bundaberg West medical/health hub); and (d) predominantly involving the sale of health or medical related goods.	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code					
	Code assessment if located in Precinct MDRZ1 (Bundaberg West medical/health hub) and predominantly involving the sale of health or medical related goods.	✓	✓	✓	✓	✓	Business uses code
Community activities							
Community care centre	Code assessment	✓	✓	✓	✓	✓	Community activities code
Community use	Exempt if undertaken by or on behalf of the Council on land owned or controlled by Council.	Not applicable					

Use	Level of assessment	Assessment criteria					
		Medium density residential zone code	Landscaping code	Nuisance code	Transport and parking code	Works, services and infrastructure code	Applicable use code
	Code assessment if located in Precinct MDRZ1 (Bundaberg West medical/health hub).	✓	✓	✓	✓	✓	Community activities code
Emergency services	Code assessment	✓	✓	✓	✓	✓	Community activities code
Health care services	Self assessment if:- (a) within an existing commercial building; (b) the existing development footprint is not altered; and (c) located in Precinct MDRZ1 (Bundaberg West medical/health hub) or Precinct MDRZ2 (Barolin Street office precinct).	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code					
	Code assessment if located in Precinct MDRZ1 (Bundaberg West medical/health hub) or Precinct MDRZ2 (Barolin Street office precinct).	✓	✓	✓	✓	✓	Business uses code
Hospital	Code assessment if located in Precinct MDRZ1 (Bundaberg West medical/health hub).	✓	✓	✓	✓	✓	Community activities code
Recreation activities							
Environment facility	Exempt	Not applicable					
Park	Exempt	Not applicable					
Other activities							
Parking station	Code assessment if located in Precinct MDRZ1 (Bundaberg West medical/health hub).	✓	✓	✓	✓	✓	Business uses code
Utility installation	Exempt if a local utility.	Not applicable					
Not specified							
Uses not specified and uses that do not meet the description in the level of assessment column	Impact assessment	The planning scheme					

Table 5.5.3 High density residential zone

Use	Level of assessment	Assessment criteria					Applicable use code
		High density residential zone code	Landscaping code	Nuisance code	Transport and parking code	Works, services and infrastructure code	
Residential activities							
Caretaker's accommodation	Code assessment						Caretaker's accommodation code
Dual occupancy	Code assessment if forming part of a mixed use building.	✓	✓	✓	✓	✓	Multi-unit residential uses code
Dwelling house	Exempt	Not applicable					
Dwelling unit	Code assessment	✓	✓	✓	✓	✓	Multi-unit residential uses code
Home based business	Exempt if involving a home based child care service licensed under the <i>Child Care Act 2002</i> .	Not applicable					
	Self assessment if not exempt.						Home based business code
Multiple dwelling	Code assessment	✓	✓	✓	✓	✓	Multi-unit residential uses code
Residential care facility	Code assessment	✓	✓	✓	✓	✓	Residential care facility and retirement facility code
Resort complex	Code assessment	✓	✓	✓	✓	✓	Relocatable home park and tourist park code
Retirement facility	Code assessment	✓	✓	✓	✓	✓	Residential care facility and retirement facility code
Rooming accommodation	Code assessment	✓	✓	✓	✓	✓	Multi-unit residential uses code
Short-term accommodation	Code assessment	✓	✓	✓	✓	✓	Multi-unit residential uses code
Business activities							
Food and drink outlet	Self assessment if located in an existing commercial building and the existing development footprint is not altered.	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code					
	Code assessment if forming part of a mixed use building.	✓	✓	✓	✓	✓	Business uses code
Office	Self assessment if located in an existing commercial building and the existing development footprint is not altered.	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code					
	Code assessment if:- (a) forming part of a mixed use building and having a GLA not exceeding 400m ² ; or (b) expanding an existing commercial building and the total GLA of the business activities on the site does not exceed 400m ² .	✓	✓	✓	✓	✓	Business uses code
Sales office	Self assessment						Sales office code
Shop	Self assessment if located in an existing commercial building and the existing development footprint is not altered.	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code					
	Code assessment if:- (a) forming part of a mixed use building and having a GLA not exceeding 400m ² ; or (b) expanding an existing commercial building and the total GLA of the business activities on the site does not exceed 400m ² .	✓	✓	✓	✓	✓	Business uses code
Shopping centre	Code assessment if forming part of a mixed use building and having a GLA not exceeding 1,200m ² for all shop tenancies and 400m ² for any single shop	✓	✓	✓	✓	✓	Business uses code

Use	Level of assessment	Assessment criteria					
		High density residential zone code	Landscaping code	Nuisance code	Transport and parking code	Works, services and infrastructure code	Applicable use code
	tenancy.						
Entertainment activities							
Function facility	Code assessment if forming part of a mixed use building providing short-term accommodation.	✓	✓	✓	✓	✓	Business uses code
Hotel	Code assessment if forming part of a mixed use building providing short-term accommodation.	✓	✓	✓	✓	✓	Business uses code
Industry activities							
Service industry	Self assessment if located in an existing commercial building and the existing development footprint is not altered.	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code					
	Code assessment if forming part of a mixed use building.	✓	✓	✓	✓	✓	Business uses code
Community activities							
Community use	Exempt if undertaken by or on behalf of the Council on land owned or controlled by Council.	Not applicable					
	Code assessment if not exempt.	✓	✓	✓	✓	✓	Community activities code
Emergency services	Code assessment	✓	✓	✓	✓	✓	Community activities code
Health care services	Self assessment if located in an existing commercial building and the existing development footprint is not altered.	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code					
	Code assessment if forming part of a mixed use building.	✓	✓	✓	✓	✓	Business uses code
Recreation activities							
Environment facility	Exempt	Not applicable					
Indoor sport and recreation	Exempt if located in an existing commercial building and the existing development footprint is not altered.	Not applicable					
	Code assessment if forming part of a mixed use building.	✓	✓	✓	✓	✓	Business uses code
Park	Exempt	Not applicable					
Other activities							
Utility installation	Exempt if a local utility.	Not applicable					
Not specified							
Uses not specified and uses that do not meet the description in the level of assessment column	Impact assessment	The planning scheme					

Table 5.5.4 Principal centre zone

Use	Level of assessment	Assessment criteria					Applicable use code
		Principal centre zone code	Landscaping code	Nuisance code	Transport and parking code	Works, services and infrastructure code	
Residential activities							
Caretaker's accommodation	Code assessment						Caretaker's accommodation code
Dual occupancy	Code assessment if forming part of a mixed use building.	✓	✓	✓	✓	✓	Multi-unit residential uses code
Dwelling unit	Code assessment	✓	✓	✓	✓	✓	Multi-unit residential uses code
Home based business	Exempt if involving a home based child care service licensed under the <i>Child Care Act 2002</i> .	Not applicable					
	Self assessment if not exempt.						Home based business code
Multiple dwelling	Code assessment	✓	✓	✓	✓	✓	Multi-unit residential uses code
Residential care facility	Code assessment	✓	✓	✓	✓	✓	Residential care facility and retirement facility code
Retirement facility	Code assessment	✓	✓	✓	✓	✓	Residential care facility and retirement facility code
Resort complex	Code assessment if located in Precinct PCZ2 (City centre riverfront).	✓	✓	✓	✓	✓	Relocatable home park and tourist park code
Rooming accommodation	Code assessment	✓	✓	✓	✓	✓	Multi-unit residential uses code
Short-term accommodation	Code assessment	✓	✓	✓	✓	✓	Multi-unit residential uses code
Business activities							
Adult store	Exempt if within an existing commercial building and the existing development footprint is not altered.	Not applicable					
	Code assessment if not exempt.	✓	✓	✓	✓	✓	Business uses code
Agricultural supplies store	Exempt if:- (a) within an existing commercial building; (b) the existing development footprint is not altered; and (c) in Precinct PCZ3 (City centre frame).	Not applicable					
	Code assessment if not exempt, and located in Precinct PCZ3 (City centre frame).	✓	✓	✓	✓	✓	Business uses code
Bar	Exempt if within an existing commercial building and the existing development footprint is not altered.	Not applicable					
	Code assessment if not exempt.	✓	✓	✓	✓	✓	Business uses code
Car wash	Code assessment if located in Precinct PCZ3 (City centre frame).	✓	✓	✓	✓	✓	Business uses code
Food and drink outlet	Exempt if within an existing commercial building and the existing development footprint is not altered.	Not applicable					
	Code assessment if not exempt.	✓	✓	✓	✓	✓	Business uses code
Garden centre	Exempt if the existing development footprint is not altered and in Precinct PCZ3 (City centre frame).	Not applicable					
	Code assessment if not exempt, and located in Precinct PCZ3 (City centre frame).	✓	✓	✓	✓	✓	Business uses code

Use	Level of assessment	Assessment criteria					
		Principal centre zone code	Landscaping code	Nuisance code	Transport and parking code	Works, services and infrastructure code	Applicable use code
Hardware and trade supplies	Exempt if:- (a) within an existing commercial building; (b) the existing development footprint is not altered; and (c) in Precinct PCZ3 (City centre frame).	Not applicable					
	Code assessment if not exempt, and located in Precinct PCZ3 (City centre frame).	✓	✓	✓	✓	✓	Business uses code
Market	Self assessment				✓		Market code
Office	Exempt if within an existing commercial building and the existing development footprint is not altered.	Not applicable					
	Code assessment if not exempt.	✓	✓	✓	✓	✓	Business uses code
Outdoor sales	Code assessment if located in Precinct PCZ3 (City centre frame).	✓	✓	✓	✓	✓	Business uses code
Sales office	Self assessment						Sales office code
Service station	Code assessment if located in Precinct PCZ3 (City centre frame).	✓	✓	✓	✓	✓	Service station code
Shop	Exempt if within an existing commercial building and the existing development footprint is not altered.	Not applicable					
	Code assessment if not exempt.	✓	✓	✓	✓	✓	Business uses code
Shopping centre	Exempt if within an existing commercial building and the existing development footprint is not altered.	Not applicable					
	Code assessment if not exempt.	✓	✓	✓	✓	✓	Business uses code
Showroom	Exempt if within an existing commercial building and the existing development footprint is not altered.	Not applicable					
	Code assessment if not exempt.	✓	✓	✓	✓	✓	Business uses code
Veterinary services	Exempt if:- (a) within an existing commercial building; (b) the existing development footprint is not altered; and (c) in Precinct PCZ3 (City centre frame).	Not applicable					
	Code assessment if not exempt, and located in Precinct PCZ3 (City centre frame).	✓	✓	✓	✓	✓	Business uses code
Entertainment activities							
Club	Code assessment	✓	✓	✓	✓	✓	Business uses code
Function facility	Code assessment	✓	✓	✓	✓	✓	Business uses code
Hotel	Code assessment	✓	✓	✓	✓	✓	<ul style="list-style-type: none">Business uses codeMulti-unit residential uses code (if incorporating short term accommodation)
Nightclub entertainment facility	Code assessment	✓	✓	✓	✓	✓	Business uses code
Theatre	Code assessment	✓	✓	✓	✓	✓	Business uses code
Industry activities							
Low impact industry	Exempt if within an existing commercial building, the	Not applicable					

Use	Level of assessment	Assessment criteria					
		Principal centre zone code	Landscaping code	Nuisance code	Transport and parking code	Works, services and infrastructure code	Applicable use code
	existing development footprint is not altered, and in Precinct PCZ3 (City centre frame).						
	Code assessment if not exempt.	✓	✓	✓	✓	✓	Industry uses code
Marine industry	Code assessment if located in Precinct PCZ2 (City centre riverfront).	✓	✓	✓	✓	✓	Industry uses code
Service industry	Exempt if within an existing commercial building and the existing development footprint is not altered.	Not applicable					
	Code assessment if not exempt.	✓	✓	✓	✓	✓	Business uses code
Community activities							
Child care centre	Code assessment	✓	✓	✓	✓	✓	Child care centre code
Community care centre	Code assessment	✓	✓	✓	✓	✓	Community activities code
Community use	Exempt if:- (a) within an existing commercial building and the existing development footprint is not altered; or (b) if undertaken by or on behalf of the Council on land owned or controlled by Council.	Not applicable					
	Code assessment if not exempt.	✓	✓	✓	✓	✓	Community activities code
Educational establishment	Exempt if within an existing commercial building and the existing development footprint is not altered.	Not applicable					
	Code assessment if not exempt.	✓	✓	✓	✓	✓	Community activities code
Emergency services	Exempt if within an existing commercial building and the existing development footprint is not altered.	Not applicable					
	Code assessment if not exempt.	✓	✓	✓	✓	✓	Community activities code
Funeral parlour	Code assessment	✓	✓	✓	✓	✓	Community activities code
Health care services	Exempt if within an existing commercial building and the existing development footprint is not altered.	Not applicable					
	Code assessment if not exempt.	✓	✓	✓	✓	✓	Business uses code
Hospital	Code assessment	✓	✓	✓	✓	✓	Community activities code
Place of worship	Exempt if within an existing commercial building and the existing development footprint is not altered.	Not applicable					
	Code assessment if not exempt.	✓	✓	✓	✓	✓	Community activities code
Recreation activities							
Environment facility	Exempt	Not applicable					
Indoor sport and recreation	Exempt if within an existing commercial building and the existing development footprint is not altered.	Not applicable					
	Code assessment if not exempt.	✓	✓	✓	✓	✓	Business uses code
Park	Exempt	Not applicable					
Other activities							
Landing	Exempt	Not applicable					

Use	Level of assessment	Assessment criteria					
		Principal centre zone code	Landscaping code	Nuisance code	Transport and parking code	Works, services and infrastructure code	Applicable use code
Parking station	Exempt if undertaken by or on behalf of the Council on land owned or controlled by Council.	Not applicable					
	Code assessment if not exempt.	✓	✓	✓	✓	✓	Business uses code
Port services	Code assessment if located in Precinct PCZ2 (City centre riverfront).	✓	✓	✓	✓	✓	
Substation	Code assessment	✓	✓	✓	✓	✓	Utility code
Utility installation	Exempt if a local utility.	Not applicable					
	Code assessment if not exempt.	✓	✓	✓	✓	✓	Utility code
Not specified							
Uses not specified and uses that do not meet the description in the level of assessment column	Impact assessment	The planning scheme					

Table 5.5.5 Major centre zone

Use	Level of assessment	Assessment criteria					Applicable use code
		Major centre zone code	Landscaping code	Nuisance code	Transport and parking code	Works, services and infrastructure code	
Residential activities							
Caretaker's accommodation	Code assessment						Caretaker's accommodation code
Dual occupancy	Code assessment if forming part of a mixed use building.	✓	✓	✓	✓	✓	Multi-unit residential uses code
Dwelling unit	Code assessment	✓	✓	✓	✓	✓	Multi-unit residential uses code
Home based business	Exempt if involving a home based child care service licensed under the <i>Child Care Act 2002</i> .	Not applicable					
	Self assessment if not exempt.						Home based business code
Multiple dwelling	Code assessment	✓	✓	✓	✓	✓	Multi-unit residential uses code
Residential care facility	Code assessment	✓	✓	✓	✓	✓	<ul style="list-style-type: none">Multi-unit residential uses code (if in a building greater than 2 storeys in height)Residential care facility and retirement facility code
Retirement facility	Code assessment	✓	✓	✓	✓	✓	<ul style="list-style-type: none">Multi-unit residential uses code (if in a building greater than 2 storeys in height)Residential care facility and retirement facility code
Rooming accommodation	Code assessment	✓	✓	✓	✓	✓	Multi-unit residential uses code
Short-term accommodation	Code assessment	✓	✓	✓	✓	✓	Multi-unit residential uses code
Business activities							
Adult store	Self assessment if within an existing commercial building and the existing development footprint is not altered.	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code					
	Code assessment if not self assessment.	✓	✓	✓	✓	✓	Business uses code
Agricultural supplies store	Self assessment if within an existing commercial building and the existing development footprint is not altered.	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code					
	Code assessment if not self assessment.	✓	✓	✓	✓	✓	Business uses code
Bar	Self assessment if within an existing commercial building and the existing development footprint is not altered.	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code					
	Code assessment if not self assessment.	✓	✓	✓	✓	✓	Business uses code
Car wash	Code assessment	✓	✓	✓	✓	✓	Business uses code
Food and drink outlet	Self assessment if within an existing commercial building and the existing development footprint is not altered.	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code					
	Code assessment if not if not self assessment.	✓	✓	✓	✓	✓	Business uses code
Garden centre	Self assessment if within an existing commercial building and the existing development footprint is not altered.	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code					
	Code assessment if not self assessment.	✓	✓	✓	✓	✓	Business uses code

Use	Level of assessment	Assessment criteria					
		Major centre zone code	Landscaping code	Nuisance code	Transport and parking code	Works, services and infrastructure code	Applicable use code
Hardware and trade supplies	Self assessment if within an existing commercial building and the existing development footprint is not altered.	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code					
	Code assessment if not self assessment.	✓	✓	✓	✓	✓	Business uses code
Market	Self assessment				✓		Market code
Office	Self assessment if within an existing commercial building and the existing development footprint is not altered.	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code					
	Code assessment if not self assessment.	✓	✓	✓	✓	✓	Business uses code
Outdoor sales	Code assessment	✓	✓	✓	✓	✓	Business uses code
Sales office	Self assessment						Sales office code
Service station	Code assessment	✓	✓	✓	✓	✓	Service station code
Shop	Self assessment if within an existing commercial building, the existing development footprint is not altered, and not incorporating a department store.	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code					
	Code assessment if not incorporating a department store.	✓	✓	✓	✓	✓	Business uses code
Shopping centre	Self assessment if:- (a) within an existing commercial building; (b) the existing development footprint is not altered; and (c) not incorporating a department store.	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code					
	Code assessment if not incorporating a department store.	✓	✓	✓	✓	✓	Business uses code
Showroom	Self assessment if within an existing commercial building and the existing development footprint is not altered.	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code					
	Code assessment if not self assessment.	✓	✓	✓	✓	✓	Business uses code
Veterinary services	Self assessment if within an existing commercial building and the existing development footprint is not altered.	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code					
	Code assessment if not self assessment.	✓	✓	✓	✓	✓	Business uses code
Entertainment activities							
Club	Code assessment	✓	✓	✓	✓	✓	Business uses code
Function facility	Code assessment	✓	✓	✓	✓	✓	Business uses code
Hotel	Code assessment	✓	✓	✓	✓	✓	<ul style="list-style-type: none"> Business uses code Multi-unit residential uses code (if incorporating short term accommodation)
Theatre	Code assessment	✓	✓	✓	✓	✓	Business uses code
Industry activities							
Service industry	Self assessment if within an existing commercial building and the existing development footprint is not altered.	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code					
	Code assessment if not self assessment.	✓	✓	✓	✓	✓	Business uses code
Community activities							
Child care centre	Code assessment	✓	✓	✓	✓	✓	Child care centre code
Community care centre	Code assessment	✓	✓	✓	✓	✓	Community activities code

Use	Level of assessment	Assessment criteria					
		Major centre zone code	Landscaping code	Nuisance code	Transport and parking code	Works, services and infrastructure code	Applicable use code
Community use	Exempt if:- (a) within an existing commercial building and the existing development footprint is not altered; or (b) if undertaken by or on behalf of the Council on land owned or controlled by Council.	Not applicable					
	Code assessment if not self assessment.	✓	✓	✓	✓	✓	Community activities code
Educational establishment	Self assessment if within an existing commercial building and the existing development footprint is not altered.	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code					
	Code assessment if not self assessment.	✓	✓	✓	✓	✓	Community activities code
Emergency services	Self assessment if within an existing commercial building and the existing development footprint is not altered.	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code					
	Code assessment if not self assessment.	✓	✓	✓	✓	✓	Community activities code
Health care services	Self assessment if within an existing commercial building and the existing development footprint is not altered.	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code					
	Code assessment if not self assessment.	✓	✓	✓	✓	✓	Business uses code
Place of worship	Code assessment	✓	✓	✓	✓	✓	Business uses code
Recreation activities							
Indoor sport and recreation	Self assessment if within an existing commercial building and the existing development footprint is not altered.	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code					
	Code assessment if not self assessment.	✓	✓	✓	✓	✓	Business uses code
Park	Exempt	Not applicable					
Other activities							
Parking station	Code assessment	✓	✓	✓	✓	✓	Business uses code
Substation	Code assessment	✓	✓	✓	✓	✓	Utility code
Utility installation	Exempt if a local utility.	Not applicable					
	Code assessment if not exempt.	✓	✓	✓	✓	✓	Utility code
Not specified							
Uses not specified and uses that do not meet the description in the level of assessment column	Impact assessment	The planning scheme					

Table 5.5.6 District centre zone

Use	Level of assessment	Assessment criteria					Applicable use code
		District centre zone code	Landscaping code	Nuisance code	Transport and parking code	Works, services and infrastructure code	
Residential activities							
Caretaker's accommodation	Code assessment						Caretaker's accommodation code
Dual occupancy	Code assessment if forming part of a mixed use building.	✓	✓	✓	✓	✓	Multi-unit residential uses code
Dwelling unit	Code assessment	✓	✓	✓	✓	✓	Multi-unit residential uses code
Home based business	Exempt if involving a home based child care service licensed under the <i>Child Care Act 2002</i> .	Not applicable					
	Self assessment if not exempt.						Home based business code
Multiple dwelling	Code assessment	✓	✓	✓	✓	✓	Multi-unit residential uses code
Residential care facility	Code assessment	✓	✓	✓	✓	✓	<ul style="list-style-type: none"> Multi-unit residential uses code (if in a building greater than 2 storeys in height) Residential care facility and retirement facility code
Retirement facility	Code assessment	✓	✓	✓	✓	✓	<ul style="list-style-type: none"> Multi-unit residential uses code (if in a building greater than 2 storeys in height) Residential care facility and retirement facility code
Rooming accommodation	Code assessment	✓	✓	✓	✓	✓	Multi-unit residential uses code
Short-term accommodation	Code assessment	✓	✓	✓	✓	✓	Multi-unit residential uses code
Business activities							
Adult store	Exempt if:- (a) in Childers or Gin Gin; (b) within an existing commercial building; and (c) the existing development footprint is not altered.	Not applicable					
	Self assessment if:- (a) not in Childers or Gin Gin; (b) within an existing commercial building; and (c) the existing development footprint is not altered.	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code.					
	Code assessment if not otherwise specified.	✓	✓	✓	✓	✓	Business uses code
Agricultural supplies store	Exempt if:- (a) in Childers or Gin Gin; (b) within an existing commercial building; and (c) the existing development footprint is not altered.	Not applicable					
	Self assessment if:- (a) not in Childers or Gin Gin; (b) within an existing commercial building; and (c) the existing development footprint is not altered.	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code.					
	Code assessment if not otherwise specified.	✓	✓	✓	✓	✓	Business uses code
Bar	Exempt if:- (a) in Childers or Gin Gin; (b) within an existing	Not applicable					

Use	Level of assessment	Assessment criteria					
		District centre zone code	Landscaping code	Nuisance code	Transport and parking code	Works, services and infrastructure code	Applicable use code
	commercial building; and (c) the existing development footprint is not altered.						
	Self assessment if:- (a) not in Childers or Gin Gin; (b) within an existing commercial building; and (c) the existing development footprint is not altered.	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code.					
	Code assessment if not otherwise specified.	✓	✓	✓	✓	✓	Business uses code
Car wash	Code assessment	✓	✓	✓	✓	✓	Business uses code
Food and drink	Exempt if:- (a) in Childers or Gin Gin; (b) within an existing commercial building; and (c) the existing development footprint is not altered.	Not applicable					
	Self assessment if:- (a) not in Childers or Gin Gin; (b) within an existing commercial building; and (c) the existing development footprint is not altered.	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code.					
	Code assessment if not otherwise specified.	✓	✓	✓	✓	✓	Business uses code
Garden centre	Exempt if in Childers or Gin Gin and the existing development footprint is not altered.	Not applicable					
	Self assessment if not in Childers or Gin Gin and the existing development footprint is not altered.	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code.					
	Code assessment if not otherwise specified.	✓	✓	✓	✓	✓	Business uses code
Hardware and trade supplies	Exempt if:- (a) in Childers or Gin Gin; (b) within an existing commercial building; and (c) the existing development footprint is not altered.	Not applicable					
	Self assessment if:- (a) not in Childers or Gin Gin; (b) within an existing commercial building; and (c) the existing development footprint is not altered.	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code.					
	Code assessment if not otherwise specified.	✓	✓	✓	✓	✓	Business uses code
Market	Self assessment				✓		Market code
Office	Exempt if:- (a) in Childers or Gin Gin; (b) within an existing commercial building; and (c) the existing development footprint is not altered.	Not applicable					
	Self assessment if:- (a) not in Childers or Gin Gin; (b) within an existing commercial building; and (c) the existing development footprint is not altered.	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code.					
	Code assessment if not otherwise specified.	✓	✓	✓	✓	✓	Business uses code
Outdoor sales	Code assessment	✓	✓	✓	✓	✓	Business uses code
Sales office	Self assessment						Sales office code

Use	Level of assessment	Assessment criteria					
		District centre zone code	Landscaping code	Nuisance code	Transport and parking code	Works, services and infrastructure code	Applicable use code
Service station	Code assessment	✓	✓	✓	✓	✓	Service station code
Shop	Exempt if:- (a) in Childers or Gin Gin; (b) within an existing commercial building; (c) the existing development footprint is not altered; and (d) not incorporating a department store or discount department store.	Not applicable					
	Self assessment if:- (a) not in Childers or Gin Gin; (b) within an existing commercial building; (c) the existing development footprint is not altered; and (d) not incorporating a department store or discount department store.	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code.					
	Code assessment if not otherwise specified and not incorporating a department store or discount department store.	✓	✓	✓	✓	✓	Business uses code
Shopping centre	Exempt if:- (a) in Childers or Gin Gin; (b) within an existing commercial building; (c) the existing development footprint is not altered; and (d) not incorporating a department store or discount department store.	Not applicable					
	Self assessment if:- (a) not in Childers or Gin Gin; (b) within an existing commercial building; (c) the existing development footprint is not altered; and (d) not incorporating a department store or discount department store.	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code.					
	Code assessment if not otherwise specified and not incorporating a department store or discount department store.	✓	✓	✓	✓	✓	Business uses code
Veterinary services	Exempt if:- (a) in Childers or Gin Gin; (b) within an existing commercial building; and (c) the existing development footprint is not altered.	Not applicable					
	Self assessment if:- (a) not in Childers or Gin Gin; (b) within an existing commercial building; and (c) the existing development footprint is not altered.	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code.					
	Code assessment if not otherwise specified.	✓	✓	✓	✓	✓	Business uses code
Entertainment activities							
Club	Code assessment	✓	✓	✓	✓	✓	Business uses code
Function facility	Code assessment	✓	✓	✓	✓	✓	Business uses code
Hotel	Code assessment	✓	✓	✓	✓	✓	<ul style="list-style-type: none">Business uses codeMulti-unit residential uses code (if incorporating

Table 5.5.6 District centre zone

Use	Level of assessment	Assessment criteria					Applicable use code
		District centre zone code	Landscaping code	Nuisance code	Transport and parking code	Works, services and infrastructure code	
							short term accommodation)
Theatre	Code assessment	✓	✓	✓	✓	✓	Business uses code
Industry activities							
Service industry	Exempt if:- (a) in Childers or Gin Gin; (b) within an existing commercial building; and (c) the existing development footprint is not altered.	Not applicable					
	Self assessment if:- (a) not in Childers or Gin Gin; (b) within an existing commercial building; and (c) the existing development footprint is not altered.	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code.					
	Code assessment if not otherwise specified.	✓	✓	✓	✓	✓	Business uses code
Community activities							
Child care centre	Code assessment	✓	✓	✓	✓	✓	Child care centre code
Community care centre	Code assessment	✓	✓	✓	✓	✓	Community activities code
Community use	Exempt if:- (a) within an existing commercial building and the existing development footprint is not altered; or (b) if undertaken by or on behalf of the Council on land owned or controlled by Council.	Not applicable					
	Code assessment if not exempt.	✓	✓	✓	✓	✓	Community activities code
Educational establishment	Exempt if:- (a) in Childers or Gin Gin; (b) within an existing commercial building; and (c) the existing development footprint is not altered.	Not applicable					
	Self assessment if:- (a) not in Childers or Gin Gin; (b) within an existing commercial building; and (c) the existing development footprint is not altered.	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code.					
	Code assessment if not otherwise specified.	✓	✓	✓	✓	✓	Business uses code
Emergency services	Exempt if:- (a) in Childers or Gin Gin; (b) within an existing commercial building; and (c) the existing development footprint is not altered.	Not applicable					
	Self assessment if:- (a) not in Childers or Gin Gin; (b) within an existing commercial building; and (c) the existing development footprint is not altered.	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code.					
	Code assessment if not otherwise specified.	✓	✓	✓	✓	✓	Business uses code
Health care services	Exempt if:- (a) in Childers or Gin Gin; (b) within an existing commercial building; and (c) the existing development footprint is not altered.	Not applicable					

Use	Level of assessment	Assessment criteria					
		District centre zone code	Landscaping code	Nuisance code	Transport and parking code	Works, services and infrastructure code	Applicable use code
	Self assessment if:- (a) not in Childers or Gin Gin; (b) within an existing commercial building; and (c) the existing development footprint is not altered.	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code.					
	Code assessment if not otherwise specified.	✓	✓	✓	✓	✓	Business uses code
Place of worship	Code assessment	✓	✓	✓	✓	✓	Business uses code
Recreation activities							
Indoor sport and recreation	Exempt if:- (a) in Childers or Gin Gin; (b) within an existing commercial building; and (c) the existing development footprint is not altered.	Not applicable					
	Self assessment if:- (a) not in Childers or Gin Gin; (b) within an existing commercial building; and (c) the existing development footprint is not altered.	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code.					
	Code assessment if not otherwise specified.	✓	✓	✓	✓	✓	Business uses code
Park	Exempt	Not applicable					
Other activities							
Parking station	Code assessment	✓	✓	✓	✓	✓	Business uses code
Substation	Code assessment	✓	✓	✓	✓	✓	Utility code
Utility installation	Exempt if a local utility.	Not applicable					
	Code assessment if not exempt.	✓	✓	✓	✓	✓	Utility code
Not specified							
Uses not specified and uses that do not meet the description in the level of assessment column	Impact assessment	The planning scheme					

Table 5.5.7 Local centre zone

Use	Level of assessment	Assessment criteria					Applicable use code
		Local centre zone code	Landscaping code	Nuisance code	Transport and parking code	Works, services and infrastructure code	
Residential activities							
Caretaker's accommodation	Code assessment						Caretaker's accommodation code
Dual occupancy	Code assessment if forming part of a mixed use building.	✓	✓	✓	✓	✓	Multi-unit residential uses code
Dwelling unit	Code assessment	✓	✓	✓	✓	✓	Multi-unit residential uses code
Home based business	Exempt if involving a home based child care service licensed under the <i>Child Care Act 2002</i> .	Not applicable					
	Self assessment if not exempt.						Home based business code
Multiple dwelling	Code assessment if forming part of a mixed use building.	✓	✓	✓	✓	✓	Multi-unit residential uses code
Resort complex	Code assessment if forming part of a mixed use building located in Bargara.	✓	✓	✓	✓	✓	Multi-unit residential uses code
Short-term accommodation	Code assessment if forming part of a mixed use building located in Bargara.	✓	✓	✓	✓	✓	Multi-unit residential uses code
Business activities							
Bar	Code assessment	✓	✓	✓	✓	✓	Business uses code
Food and drink outlet	Self assessment if within an existing commercial building and the existing development footprint is not altered.	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code					
	Code assessment if not self assessment.	✓	✓	✓	✓	✓	Business uses code
Garden centre	Self assessment if the existing development footprint is not altered and having a GLA not exceeding 400m ² .	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code					
	Code assessment if having a GLA not exceeding 400m ² and not self assessment.	✓	✓	✓	✓	✓	Business uses code
Hardware and trade supplies	Self assessment if:- (a) within an existing commercial building; (b) the existing development footprint is not altered; and (c) having a GLA not exceeding 400m ² .	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code					
	Code assessment if having a GLA not exceeding 400m ² and not self assessment.	✓	✓	✓	✓	✓	Business uses code
Market	Self assessment				✓		Market code
Office	Self assessment if within an existing commercial building and the existing development footprint is not altered.	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code					
	Code assessment if not self assessment.	✓	✓	✓	✓	✓	Business uses code
Sales office	Self assessment						Sales office code
Shop	Self assessment if:- (a) within an existing commercial building; (b) the existing development footprint is not altered; and (c) not incorporating a department store, discount department store or major full line supermarket.	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code					
	Code assessment if not incorporating a department store, discount department store	✓	✓	✓	✓	✓	Business uses code

Use	Level of assessment	Assessment criteria					Applicable use code
		Local centre zone code	Landscaping code	Nuisance code	Transport and parking code	Works, services and infrastructure code	
	or major full line supermarket.						
Shopping centre	Self assessment if:- (a) within an existing commercial building; (b) the existing development footprint is not altered; and (c) not incorporating a department store, discount department store or major full line supermarket.	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code					
	Code assessment if not incorporating a department store, discount department store or major full line supermarket.	✓	✓	✓	✓	✓	Business uses code
Veterinary services	Self assessment if within an existing commercial building and the existing development footprint is not altered.	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code					
	Code assessment if not self assessment.	✓	✓	✓	✓	✓	Business uses code
Entertainment activities							
Club	Code assessment	✓	✓	✓	✓	✓	Business uses code
Function facility	Code assessment	✓	✓	✓	✓	✓	Business uses code
Hotel	Code assessment	✓	✓	✓	✓	✓	<ul style="list-style-type: none"> Business uses code Multi-unit residential uses code (if incorporating short term accommodation)
Theatre	Code assessment	✓	✓	✓	✓	✓	Business uses code
Industry activities							
Service industry	Self assessment if within an existing commercial building and the existing development footprint is not altered.	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code					
	Code assessment if not self assessment.	✓	✓	✓	✓	✓	Business uses code
Community activities							
Child care centre	Code assessment	✓	✓	✓	✓	✓	Child care centre code
Community care centre	Code assessment	✓	✓	✓	✓	✓	Community activities code
Community use	Exempt if:- (a) within an existing commercial building and the existing development footprint is not altered; or (b) if undertaken by or on behalf of the Council on land owned or controlled by Council.	Not applicable					
	Code assessment if not self assessment.	✓	✓	✓	✓	✓	Community activities code
Educational establishment	Self assessment if within an existing commercial building and the existing development footprint is not altered.	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code					
	Code assessment if not self assessment.	✓	✓	✓	✓	✓	Community activities code
Emergency services	Self assessment if within an existing commercial building and the existing development footprint is not altered.	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code					
	Code assessment if not self assessment.	✓	✓	✓	✓	✓	Community activities code
Health care services	Self assessment if within an existing commercial building and the existing development footprint is not altered.	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code					

Table 5.5.7 Local centre zone

Use	Level of assessment	Assessment criteria					Applicable use code
		Local centre zone code	Landscaping code	Nuisance code	Transport and parking code	Works, services and infrastructure code	
	Code assessment if not self assessment.	✓	✓	✓	✓	✓	Business uses code
Place of worship	Code assessment	✓	✓	✓	✓	✓	Business uses code
Recreation activities							
Environment facility	Exempt	Not applicable					
Indoor sport and recreation	Self assessment if within an existing commercial building and the existing development footprint is not altered.	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code					
	Code assessment if not self assessment.	✓	✓	✓	✓	✓	Business uses code
Park	Exempt	Not applicable					
Other activities							
Parking station	Code assessment	✓	✓	✓	✓	✓	Business uses code
Substation	Code assessment	✓	✓	✓	✓	✓	Utility code
Utility installation	Exempt if a local utility.	Not applicable					
	Code assessment if not exempt.	✓	✓	✓	✓	✓	Utility code
Not specified							
Uses not specified and uses that do not meet the description in the level of assessment column	Impact assessment	The planning scheme					

Table 5.5.8 Neighbourhood centre zone

Use	Level of assessment	Assessment criteria					Applicable use code
		Neighbourhood centre zone code	Landscaping code	Nuisance code	Transport and parking code	Works, services and infrastructure code	
Residential activities							
Caretaker's accommodation	Code assessment						Caretaker's accommodation code
Dual occupancy	Code assessment if forming part of a mixed use building.	✓	✓	✓	✓	✓	Multi-unit residential uses code
Dwelling unit	Code assessment	✓	✓	✓	✓	✓	Multi-unit residential uses code
Home based business	Exempt if involving a home based child care service licensed under the <i>Child Care Act 2002</i> . Self assessment if not exempt.	Not applicable					Home based business code
Multiple dwelling	Code assessment if forming part of a mixed use building.	✓	✓	✓	✓	✓	Multi-unit residential uses code
Business activities							
Agricultural supplies store	Self assessment if:- (a) within an existing commercial building; (b) the existing development footprint is not altered; and (c) located in a village.	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code					
	Code assessment if located in a village and not self assessment.	✓	✓	✓	✓	✓	Business uses code
Food and drink outlet	Self assessment if:- (a) within an existing commercial building; (b) the existing development footprint is not altered; and (c) not incorporating a drive through facility.	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code					
	Code assessment if not incorporating a drive through facility and not self assessment.	✓	✓	✓	✓	✓	Business uses code
Office	Self assessment if:- (a) within an existing commercial building; (b) the existing development footprint is not altered; and (c) having a GLA not exceeding 400m ² .	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code					
	Code assessment if having a GLA not exceeding 400m ² and not self assessment.	✓	✓	✓	✓	✓	Business uses code
Sales office	Self assessment						Sales office code
Shop	Self assessment if:- (a) within an existing commercial building; (b) the existing development footprint is not altered; and (c) having a GLA not exceeding 400m ² .	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code					
	Code assessment if having a GLA not exceeding 400m ² and not self assessment.	✓	✓	✓	✓	✓	Business uses code
Shopping centre	Self assessment if:- (a) within an existing commercial building; (b) the existing development footprint is not altered; and (c) having a GLA not exceeding 2,500m ² for all shop tenancies and 400m ² for any single shop tenancy.	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code					
	Code assessment if having a	✓	✓	✓	✓	✓	Business uses code

Table 5.5.8 Neighbourhood centre zone

Use	Level of assessment	Assessment criteria					
		Neighbourhood centre zone code	Landscaping code	Nuisance code	Transport and parking code	Works, services and infrastructure code	Applicable use code
	GLA not exceeding 2,500m ² for all shop tenancies and 400m ² for any single shop tenancy and not self assessment.						
Veterinary services	Self assessment if within an existing commercial building and the existing development footprint is not altered.	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code					
	Code assessment if not self assessment.	✓	✓	✓	✓	✓	Business uses code
Industry activities							
Service industry	Self assessment if within an existing commercial building and the existing development footprint is not altered.	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code					
	Code assessment if not self assessment.	✓	✓	✓	✓	✓	Business uses code
Community activities							
Child care centre	Code assessment	✓	✓	✓	✓	✓	Child care centre code
Community care centre	Code assessment	✓	✓	✓	✓	✓	Community activities code
Community use	Exempt if:- (a) within an existing commercial building and the existing development footprint is not altered; or (b) if undertaken by or on behalf of the Council on land owned or controlled by Council.	Not applicable					
	Code assessment if not exempt.	✓	✓	✓	✓	✓	Community activities code
Educational establishment	Self assessment if within an existing commercial building and the existing development footprint is not altered.	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code					
	Code assessment if not self assessment.	✓	✓	✓	✓	✓	Business uses code
Emergency services	Self assessment if within an existing commercial building and the existing development footprint is not altered.	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code					
	Code assessment if not self assessment.	✓	✓	✓	✓	✓	Business uses code
Health care services	Self assessment if:- (a) within an existing commercial building; (b) the existing development footprint is not altered; and (c) having a GLA not exceeding 400m ² .	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code					
	Code assessment if having a GLA not exceeding 400m ² and not self assessment.	✓	✓	✓	✓	✓	Business uses code
Recreation activities							
Environment facility	Exempt	Not applicable					
Park	Exempt	Not applicable					
Other activities							
Utility installation	Exempt if a local utility.	Not applicable					
	Code assessment if not exempt.	✓	✓	✓	✓	✓	Utility code
Not specified							
Uses not specified and uses that do not meet the description in the level of assessment column	Impact assessment	The planning scheme					

Table 5.5.9 Industry zone

Use	Level of assessment	Assessment criteria					Applicable use code
		Industry zone code	Landscaping code	Nuisance code	Transport and parking code	Works, services and infrastructure code	
Residential activities							
Caretaker's accommodation	Self assessment						Caretaker's accommodation code
Business activities							
Agricultural supplies store	Self assessment if within an existing commercial building and the existing development footprint is not altered.	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code					
	Code assessment if not self assessment.	✓	✓	✓	✓	✓	Business uses code
Car wash	Code assessment	✓	✓	✓	✓	✓	Business uses code
Food and drink outlet	Code assessment if having a GLA not exceeding 200m ² and not incorporating a drive through facility.	✓	✓	✓	✓	✓	Business uses code
Hardware and trade supplies	Code assessment	✓	✓	✓	✓	✓	Business uses code
Service station	Code assessment	✓	✓	✓	✓	✓	Business uses code
Veterinary services	Self assessment if within an existing commercial building and the existing development footprint is not altered.	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code					
	Code assessment if not self assessment.	✓	✓	✓	✓	✓	Business uses code
Industry activities							
Bulk landscape supplies	Self assessment if within an existing commercial building and the existing development footprint is not altered.	<ul style="list-style-type: none"> AO5.1 to AO5.5, AO6.1 to AO6.4 and AO7.1 to AO7.2 of Table 9.3.9.3.1 of the Industry uses code AO1.3 of Table 9.4.5.3.1 of the Transport and parking code 					
	Self assessment if not otherwise specified.				✓		Industry uses code
High impact industry	Code assessment if involving a change to an existing High impact industry use on the premises.	✓	✓	✓	✓	✓	Industry uses code
Low impact industry	Self assessment if within an existing commercial building and the existing development footprint is not altered.	<ul style="list-style-type: none"> AO5.1 to AO5.5, AO6.1 to AO6.4 and AO7.1 to AO7.2 of Table 9.3.9.3.1 of the Industry uses code AO1.3 of Table 9.4.5.3.1 of the Transport and parking code 					
	Self assessment if not otherwise specified.				✓		Industry uses code
Marine industry	Self assessment if within an existing commercial building and the existing development footprint is not altered.	<ul style="list-style-type: none"> AO5.1 to AO5.5, AO6.1 to AO6.4 and AO7.1 to AO7.2 of Table 9.3.9.3.1 of the Industry uses code AO1.3 of Table 9.4.5.3.1 of the Transport and parking code 					
	Self assessment if not otherwise specified.				✓		Industry uses code
Medium impact industry	Self assessment if within an existing commercial building and the existing development footprint is not altered.	<ul style="list-style-type: none"> AO5.1 to AO5.5, AO6.1 to AO6.4 and AO7.1 to AO7.2 of Table 9.3.9.3.1 of the Industry uses code AO1.3 of Table 9.4.5.3.1 of the Transport and parking code 					
	Self assessment if not otherwise specified.				✓		Industry uses code
Research and technology industry	Self assessment if within an existing commercial building and the existing development footprint is not altered.	<ul style="list-style-type: none"> AO5.1 to AO5.5, AO6.1 to AO6.4 and AO7.1 to AO7.2 of Table 9.3.9.3.1 of the Industry uses code AO1.3 of Table 9.4.5.3.1 of the Transport and parking code 					
	Self assessment if not otherwise specified.				✓		Industry uses code
Service industry	Self assessment if within an existing commercial building and the existing development footprint is not altered.	<ul style="list-style-type: none"> AO5.1 to AO5.5, AO6.1 to AO6.4 and AO7.1 to AO7.2 of Table 9.3.9.3.1 of the Industry uses code AO1.3 of Table 9.4.5.3.1 of the Transport and parking code 					

Use	Level of assessment	Assessment criteria					
		Industry zone code	Landscaping code	Nuisance code	Transport and parking code	Works, services and infrastructure code	Applicable use code
	Self assessment if not otherwise specified.				✓		Industry uses code
Transport depot	Self assessment if within an existing commercial building and the existing development footprint is not altered.	• AO5.1 to AO5.5, AO6.1 to AO6.4 and AO7.1 to AO7.2 of Table 9.3.9.3.1 of the Industry uses code • AO1.3 of Table 9.4.5.3.1 of the Transport and parking code					
	Self assessment if not otherwise specified.				✓		Industry uses code
Warehouse	Self assessment if within an existing commercial building and the existing development footprint is not altered.	• AO5.1 to AO5.5, AO6.1 to AO6.4 and AO7.1 to AO7.2 of Table 9.3.9.3.1 of the Industry uses code • AO1.3 of Table 9.4.5.3.1 of the Transport and parking code					
	Self assessment if not otherwise specified.				✓		Industry uses code
Community activities							
Community use	Exempt if undertaken by or on behalf of the Council on land owned or controlled by Council.	Not applicable					
Crematorium	Code assessment	✓	✓	✓	✓	✓	Community activities code
Educational establishment	Code assessment if associated with an industrial use on the same site.	✓	✓	✓	✓	✓	Community activities code
Emergency services	Self assessment if within an existing commercial building and the existing development footprint is not altered.	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code					
	Code assessment if not self assessment.	✓	✓	✓	✓	✓	Community activities code
Place of worship	Code assessment	✓	✓	✓	✓	✓	Community activities code
Recreation activities							
Environment facility	Exempt	Not applicable					
Indoor sport and recreation	Code assessment	✓	✓	✓	✓	✓	Business uses code
Park	Exempt	Not applicable					
Rural activities							
Aquaculture	Self assessment if minor aquaculture within an existing commercial building and the existing development footprint is not altered.	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code					
	Self assessment if minor aquaculture and not otherwise specified.				✓		Industry uses code
Other activities							
Major electricity infrastructure	Code assessment	✓	✓	✓	✓	✓	Utility code
Parking station	Code assessment	✓	✓	✓	✓	✓	
Substation	Code assessment	✓	✓	✓	✓	✓	Utility code
Telecommunications facility	Code assessment	✓	✓	✓	✓	✓	Telecommunications facility code
Utility installation	Exempt if a local utility.	Not applicable					
	Code assessment if not exempt.	✓	✓	✓	✓	✓	Utility code
Not specified							
Uses not specified and uses that do not meet the description in the level of assessment column	Impact assessment	The planning scheme					

Table 5.5.10 High impact industry zone

Use	Level of assessment	Assessment criteria					
		High impact industry zone code	Landscaping code	Nuisance code	Transport and parking code	Works, services and infrastructure code	Applicable use code
Residential activities							
Caretaker's accommodation	Self assessment						Caretaker's accommodation code
Business activities							
Food and drink outlet	Code assessment if having a GLA not exceeding 200m ² and not incorporating a drive through facility.	✓	✓	✓	✓	✓	Business uses code
Service station	Code assessment	✓	✓	✓	✓	✓	Business uses code
Industry activities							
High impact industry	Self assessment if within an existing commercial building and the existing development footprint is not altered.	• AO5.1 to AO5.5, AO6.1 to AO6.4 and AO7.1 to AO7.2 of Table 9.3.9.3.1 of the Industry uses code • AO1.3 of Table 9.4.5.3.1 of the Transport and parking code					
	Self assessment if not otherwise specified.				✓		Industry uses code
Low impact industry	Self assessment if within an existing commercial building and the existing development footprint is not altered.	• AO5.1 to AO5.5, AO6.1 to AO6.4 and AO7.1 to AO7.2 of Table 9.3.9.3.1 of the Industry uses code • AO1.3 of Table 9.4.5.3.1 of the Transport and parking code					
	Self assessment if not otherwise specified.				✓		Industry uses code
Marine industry	Self assessment if within an existing commercial building and the existing development footprint is not altered.	• AO5.1 to AO5.5, AO6.1 to AO6.4 and AO7.1 to AO7.2 of Table 9.3.9.3.1 of the Industry uses code • AO1.3 of Table 9.4.5.3.1 of the Transport and parking code					
	Self assessment if not otherwise specified.				✓		Industry uses code
Medium impact industry	Self assessment if within an existing commercial building and the existing development footprint is not altered.	• AO5.1 to AO5.5, AO6.1 to AO6.4 and AO7.1 to AO7.2 of Table 9.3.9.3.1 of the Industry uses code • AO1.3 of Table 9.4.5.3.1 of the Transport and parking code					
	Self assessment if not otherwise specified.				✓		Industry uses code
Research and technology industry	Self assessment if within an existing commercial building and the existing development footprint is not altered.	• AO5.1 to AO5.5, AO6.1 to AO6.4 and AO7.1 to AO7.2 of Table 9.3.9.3.1 of the Industry uses code • AO1.3 of Table 9.4.5.3.1 of the Transport and parking code					
	Self assessment if not otherwise specified.				✓		Industry uses code
Transport depot	Self assessment if within an existing commercial building and the existing development footprint is not altered.	• AO5.1 to AO5.5, AO6.1 to AO6.4 and AO7.1 to AO7.2 of Table 9.3.9.3.1 of the Industry uses code • AO1.3 of Table 9.4.5.3.1 of the Transport and parking code					
	Self assessment if not otherwise specified.				✓		Industry uses code
Warehouse	Self assessment if within an existing commercial building and the existing development footprint is not altered.	• AO5.1 to AO5.5, AO6.1 to AO6.4 and AO7.1 to AO7.2 of Table 9.3.9.3.1 of the Industry uses code • AO1.3 of Table 9.4.5.3.1 of the Transport and parking code					
	Self assessment if not otherwise specified.				✓		Industry uses code
Community activities							
Community use	Exempt if undertaken by or on behalf of the Council on land owned or controlled by Council.	Not applicable					
Crematorium	Code assessment	✓	✓	✓	✓	✓	Community activities code
Emergency services	Self assessment if within an existing commercial building and the existing development footprint is not altered.	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code					
	Code assessment if not self assessment.	✓	✓	✓	✓	✓	Community activities code

Use	Level of assessment	Assessment criteria					Applicable use code
		High impact industry zone code	Landscaping code	Nuisance code	Transport and parking code	Works, services and infrastructure code	
Recreation activities							
Environment facility	Exempt	Not applicable					
Park	Exempt	Not applicable					
Rural activities							
Aquaculture	Code assessment if minor aquaculture	✓	✓	✓	✓	✓	Industry uses code
Other activities							
Major electricity infrastructure	Code assessment	✓	✓	✓	✓	✓	Utility code
Parking station	Code assessment	✓	✓	✓	✓	✓	
Substation	Code assessment	✓	✓	✓	✓	✓	Utility code
Telecommunications facility	Code assessment	✓	✓	✓	✓	✓	Telecommunications facility code
Utility installation	Exempt if a local utility.	Not applicable					
	Code assessment if not exempt.	✓	✓	✓	✓	✓	Utility code
Not specified							
Uses not specified and uses that do not meet the description in the level of assessment column	Impact assessment	The planning scheme					

Table 5.5.11 Sport and recreation zone

Use	Level of assessment	Assessment criteria					
		Sport and recreation zone code	Landscaping code	Nuisance code	Transport and parking code	Works, services and infrastructure code	Applicable use code
Residential activities							
Caretaker's accommodation	Self assessment						Caretaker's accommodation code
Short term accommodation	Code assessment if associated with a sport and recreation activity conducted on the same site.	✓	✓	✓	✓	✓	Multi-unit residential uses code
Business activities							
Food and drink outlet	Code assessment if associated with a sport and recreation activity conducted on the same site.	✓	✓	✓	✓	✓	Business uses code
Market	Self assessment				✓		Market code
Shop	Code assessment if associated with a sport and recreation activity conducted on the same site.	✓	✓	✓	✓	✓	Business uses code
Entertainment activities							
Club	Code assessment	✓	✓	✓	✓	✓	Business uses code
Function facility	Code assessment if associated with a sport and recreation activity conducted on the same site.	✓	✓	✓	✓	✓	Business uses code
Theatre	Code assessment if associated with a sport and recreation activity conducted on the same site.	✓	✓	✓	✓	✓	Business uses code
Community activities							
Community use	Exempt if:- (a) within an existing commercial building and the existing development footprint is not altered; or (b) if undertaken by or on behalf of the Council on land owned or controlled by Council.	Not applicable					
	Code assessment if not exempt.	✓	✓	✓	✓	✓	Community activities code
Recreation activities							
Environment facility	Exempt	Not applicable					
Indoor sport and recreation	Exempt if:- (a) within an existing commercial building and the existing development footprint is not altered; or (b) if undertaken by or on behalf of the Council on land owned or controlled by Council.	Not applicable					
	Code assessment if not exempt.	✓	✓	✓	✓	✓	Business uses code
Outdoor sport and recreation	Exempt if:- (a) the existing development footprint is not altered; or (b) if undertaken by or on behalf of the Council on land owned or controlled by Council.	Not applicable					
	Code assessment if not exempt.	✓	✓	✓	✓	✓	Community activities code
Park	Exempt	Not applicable					
Other activities							
Landing	Exempt	Not applicable					

Use	Level of assessment	Assessment criteria					Applicable use code
		Sport and recreation zone code	Landscaping code	Nuisance code	Transport and parking code	Works, services and infrastructure code	
Utility installation	Exempt if a local utility.	Not applicable					
Not specified							
Uses not specified and uses that do not meet the description in the level of assessment column	Impact assessment	The planning scheme					

Table 5.5.12 Open space zone

Use	Level of assessment	Assessment criteria					Applicable use code
		Open space zone code	Landscaping code	Nuisance code	Transport and parking code	Works, services and infrastructure code	
Residential activities							
Caretaker's accommodation	Code assessment						Caretaker's accommodation code
Nature-based tourism	Code assessment	✓	✓	✓	✓	✓	Nature and rural based tourism code
Business activities							
Food and drink outlet	Code assessment if ancillary to a park and on land owned or controlled by the Council.	✓	✓	✓	✓	✓	Business uses code
Market	Self assessment				✓		Market code
Community activities							
Community use	Exempt if:- (a) within an existing commercial building and the existing development footprint is not altered; or (b) if undertaken by or on behalf of the Council on land owned or controlled by Council.	Not applicable					
	Code assessment if not exempt.	✓	✓	✓	✓	✓	Community activities code
Recreation activities							
Environment facility	Exempt	Not applicable					
Outdoor sport and recreation	Exempt if:- (a) the existing development footprint is not altered; or (b) if undertaken by or on behalf of the Council on land owned or controlled by Council.	Not applicable					
	Code assessment if not exempt.	✓	✓	✓	✓	✓	Community activities code
Park	Exempt	Not applicable					
Other activities							
Landing	Exempt	Not applicable					
Utility installation	Exempt if a local utility.	Not applicable					
Not specified							
Uses not specified and uses that do not meet the description in the level of assessment column	Impact assessment	The planning scheme					

Table 5.5.13 Environmental management and conservation zone

Use	Level of assessment	Assessment criteria					Applicable use code
		Environmental management and conservation zone code	Landscaping code	Nuisance code	Transport and parking code	Works, services and infrastructure code	
Residential activities							
Caretaker's accommodation	Code assessment						Caretaker's accommodation code
Nature-based tourism	Code assessment	✓	✓	✓	✓	✓	Nature and rural based tourism code
Recreation activities							
Environment facility	Exempt	Not applicable					
Park	Exempt	Not applicable					
Other activities							
Landing	Exempt	Not applicable					
Utility installation	Exempt if a local utility.	Not applicable					
Not specified							
Uses not specified and uses that do not meet the description in the level of assessment column	Impact assessment	The planning scheme					

Table 5.5.14 Community facilities zone^{2 3}

Use	Level of assessment	Assessment criteria					Applicable use code
		Community facilities zone code	Landscaping code	Nuisance code	Transport and parking code	Works, services and infrastructure code	
Community facilities zone annotations							
Any use	Exempt if annotated on a Community facilities zone and either:- (a) the existing development footprint is not altered; or (b) on land owned or controlled by Council.	Not applicable					
	Code assessment if annotated on a Community facilities zone and not otherwise specified.	✓	✓	✓	✓	✓	Community activities code or other use code as relevant to the annotated use
Residential activities							
Caretaker's accommodation	Code assessment						Caretaker's accommodation code
Business activities							
Market	Self assessment				✓		Market code
Entertainment activities							
Club	Code assessment	✓	✓	✓	✓	✓	Business uses code
Function facility	Code assessment if associated with a community activity conducted on the same site.	✓	✓	✓	✓	✓	Business uses code
Theatre	Code assessment if associated with a community activity conducted on the same site.	✓	✓	✓	✓	✓	Business uses code
Community activities (where not provided for in the applicable Community facilities zone annotation)							
Child care centre	Code assessment	✓	✓	✓	✓	✓	Child care centre code
Community care centre	Exempt if the existing development footprint is not altered.	Not applicable					
	Code assessment if not exempt.	✓	✓	✓	✓	✓	Community activities code
Community use	Code assessment	✓	✓	✓	✓	✓	Community activities code
Educational establishment	Code assessment	✓	✓	✓	✓	✓	Community activities code
Health care services	Code assessment	✓	✓	✓	✓	✓	Business uses code
Emergency services	Exempt	Not applicable					
Place of worship	Code assessment	✓	✓	✓	✓	✓	Community activities code
Recreation activities							
Environment facility	Exempt	Not applicable					
Indoor sport and recreation	Exempt if:- (a) within an existing commercial building and the existing development footprint is not altered; or (b) if undertaken by or on behalf of the Council on land owned or controlled by Council.	Not applicable					
	Code assessment if not exempt.	✓	✓	✓	✓	✓	Community activities code
Outdoor sport and recreation	Exempt if:- (a) the existing development footprint is not altered; or (b) if undertaken by or on behalf of the Council on land owned or controlled by Council.	Not applicable					

² Editor's note—in accordance with section 232(2) of the Act, and as prescribed in Schedule 4 of the Regulation, the planning scheme cannot declare certain community infrastructure activities to be self-assessable development, development requiring compliance assessment, assessable development or prohibited development.

³ Editor's note—Community facilities zone annotations referred to in this table are further described in **Schedule 1 (Definitions)**.

Use	Level of assessment	Assessment criteria					Applicable use code
		Community facilities zone code	Landscaping code	Nuisance code	Transport and parking code	Works, services and infrastructure code	
	Code assessment if not exempt.	✓	✓	✓	✓	✓	Community activities code
Park	Exempt	Not applicable					
Other activities							
Major electricity infrastructure	Code assessment	✓	✓	✓	✓	✓	Utility code
Landing	Exempt	Not applicable					
Substation	Code assessment	✓	✓	✓	✓	✓	Utility code
Utility installation	Exempt if a local utility.	Not applicable					
Not specified							
Uses not specified and uses that do not meet the description in the level of assessment column	Impact assessment	The planning scheme					

Table 5.5.15 Emerging community zone

Use	Level of assessment	Assessment criteria						
		Emerging community zone code	Landscaping code	Nuisance code	Transport and parking code	Works, services and infrastructure code	Applicable use code	
Residential activities								
Caretaker's accommodation	Code assessment						Caretaker's accommodation code	
Dwelling house	Exempt	Not applicable						
Home based business	Exempt if involving a home based child care service licensed under the <i>Child Care Act 2002</i> .	Not applicable						
	Self assessment if not exempt.						Home based business code	
Business activities								
Sales office	Self assessment						Sales office code	
Community activities								
Community use	Exempt if undertaken by or on behalf of the Council on land owned or controlled by Council.	Not applicable						
Emergency service	Code assessment	✓	✓	✓	✓	✓	Community activities code	
Recreation activities								
Environment facility	Exempt	Not applicable						
Park	Exempt	Not applicable						
Rural activities								
Animal husbandry	Self assessment						Rural uses code	
Cropping	Self assessment						Rural uses code	
Roadside stall	Self assessment						Rural uses code	
Wholesale nursery	Self assessment						Rural uses code	
Other activities								
Major electricity infrastructure	Code assessment	✓	✓	✓	✓	✓	Utility code	
Landing	Exempt	Not applicable						
Substation	Code assessment	✓	✓	✓	✓	✓	Utility code	
Utility installation	Exempt if a local utility	Not applicable						
Not specified								
Uses not specified and uses that do not meet the description in the level of assessment column	Impact assessment	The planning scheme						

Table 5.5.16 Limited development (constrained land) zone

Use	Level of assessment	Assessment criteria					
		Limited development (constrained land) zone code	Landscaping code	Nuisance code	Transport and parking code	Works, services and infrastructure code	Applicable use code
Residential activities							
Dwelling house	Exempt if located in Precinct LDZ1 (Limited residential)	Not applicable					
Home based business	Exempt if involving a home based child care service licensed under the <i>Child Care Act 2002</i> .	Not applicable					
	Self assessment if not exempt.						Home based business code
Community activities							
Community use	Exempt if undertaken by or on behalf of the Council on land owned or controlled by Council.	Not applicable					
Recreation activities							
Environment facility	Exempt	Not applicable					
Park	Exempt	Not applicable					
Rural activities							
Animal husbandry	Self assessment						Rural uses code
Cropping	Self assessment						Rural uses code
Roadside stall	Self assessment						Rural uses code
Wholesale nursery	Self assessment						Rural uses code
Other activities							
Utility installation	Exempt if a local utility	Not applicable					
Not specified							
Uses not specified and uses that do not meet the description in the level of assessment column	Impact assessment	The planning scheme					

Table 5.5.17 Rural zone

Use	Level of assessment	Assessment criteria					
		Rural zone code	Landscaping code	Nuisance code	Transport and parking code	Works, services and infrastructure code	Applicable use code
Residential activities							
Caretaker's accommodation	Code assessment						Caretaker's accommodation code
Dwelling house	Exempt	Not applicable					
Home based business	Exempt if involving a home based child care service licensed under the <i>Child Care Act 2002</i> .	Not applicable					
	Self assessment if not exempt.						Home based business code
Nature-based tourism	Self assessment if for a camping ground; or involving not more than 8 holiday cabins.						Nature and rural based tourism code
	Code assessment if not self assessment.	✓	✓	✓	✓	✓	Nature and rural based tourism code
Rural workers accommodation	Code assessment	✓	✓	✓	✓	✓	Multi-unit residential uses code
Short-term accommodation	Code assessment if associated with rural based tourism.	✓	✓	✓	✓	✓	Nature and rural based tourism code
Tourist park	Code assessment if for a camping ground or involving a material increase in the intensity or scale of an existing tourist park.	✓	✓	✓	✓	✓	Relocatable home park and tourist park code
Industry activities							
High impact industry	Code assessment if involving a change to an existing High impact industry (sugar milling or refining) use on the premises.	✓	✓	✓	✓	✓	Industry code
Transport depot	Exempt if involving the storage of not more than 2 vehicles.	Not applicable					
Community activities							
Community use	Exempt if undertaken by or on behalf of the Council on land owned or controlled by Council.	Not applicable					
Emergency services	Code assessment	✓	✓	✓	✓	✓	Community activities code
Recreation activities							
Environment facility	Exempt	Not applicable					
Park	Exempt	Not applicable					
Rural activities							
Animal husbandry	Exempt	Not applicable					
Aquaculture	Self assessment if minor aquaculture.						Rural uses code
Cropping	Exempt	Not applicable					
Intensive animal industry	Code assessment if involving the keeping of less than:- (a) 1000 birds or poultry; (b) 400 standard pig units; (c) 150 standard cattle units; or (d) 1000 standard sheep units.	✓	✓	✓	✓	✓	Rural uses code
Intensive horticulture	Self assessment						Rural uses code
Permanent plantation	Self assessment						Rural uses code
Roadside stall	Self assessment						Rural uses code
Rural industry	Exempt if:- (a) employing not more than 6 persons (including those resident); (b) having a total use area not exceeding 400m ² ; and (c) no part of the use area is within 250m of a premises in the Rural residential zone or 500m in a residential zone.	Not applicable					

Use	Level of assessment	Assessment criteria					Applicable use code
		Rural zone code	Landscaping code	Nuisance code	Transport and parking code	Works, services and infrastructure code	
	Code assessment if not exempt.	✓	✓	✓	✓	✓	Rural uses code
Wholesale nursery	Self assessment						Rural uses code
Winery	Code assessment	✓	✓	✓	✓	✓	Rural uses code
Other activities							
Landing	Exempt	Not applicable					
Major electricity infrastructure	Code assessment	✓	✓	✓	✓	✓	Utility code
Renewable energy facility	Code assessment	✓	✓		✓	✓	Utility code
Substation	Code assessment	✓	✓	✓	✓	✓	Utility code
Utility installation	Exempt if a local utility.	Not applicable					
Not specified							
Uses not specified and uses that do not meet the description in the level of assessment column	Impact assessment	The planning scheme					

Table 5.5.18 Rural residential zone

Use	Level of assessment	Assessment criteria					
		Rural residential zone code	Landscaping code	Nuisance code	Transport and parking code	Works, services and infrastructure code	Applicable use code
Residential activities							
Dwelling house	Exempt	Not applicable					
Home based business	Exempt if involving a home based child care service licensed under the <i>Child Care Act 2002</i> .	Not applicable					
	Self assessment if not exempt.						Home based business code
Nature-based tourism	Code assessment	✓	✓	✓	✓	✓	Nature and rural based tourism code
Business activities							
Sales office	Code assessment						Sales office code
Community activities							
Community use	Exempt if undertaken by or on behalf of the Council on land owned or controlled by Council.	Not applicable					
Emergency services	Code assessment	✓	✓	✓	✓	✓	Community activities code
Recreation activities							
Environment facility	Exempt	Not applicable					
Park	Exempt	Not applicable					
Rural activities							
Aquaculture	Code assessment if minor aquaculture.	✓	✓	✓	✓	✓	Rural uses code
Animal husbandry	Self assessment if involving the grazing of livestock only.						Rural uses code
Cropping	Self assessment if not involving the mechanical spraying of any fertilizer, herbicide or pesticide.						Rural uses code
Other activities							
Substation	Code assessment	✓	✓	✓	✓	✓	Utility code
Utility installation	Exempt if a local utility.	Not applicable					
Not specified							
Uses not specified and uses that do not meet the description in the level of assessment column	Impact assessment	The planning scheme					

Table 5.5.19 Specialised centre zone

Use	Level of assessment	Assessment criteria					Applicable use code
		Specialised centre zone code	Landscaping code	Nuisance code	Transport and parking code	Works, services and infrastructure code	
Residential activities							
Caretaker's accommodation	Code assessment						Caretaker's accommodation code
Rooming accommodation	Code assessment	✓	✓	✓	✓	✓	Multi-unit residential uses code
Short-term accommodation	Code assessment	✓	✓	✓	✓	✓	Multi-unit residential uses code
Tourist park	Code assessment	✓	✓	✓	✓	✓	Relocatable home park and tourist park code
Business activities							
Adult store	Self assessment if within an existing commercial building and the existing development footprint is not altered.	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code					
	Code assessment if not self assessment.	✓	✓	✓	✓	✓	Business uses code
Agricultural supplies store	Self assessment if within an existing commercial building and the existing development footprint is not altered.	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code					
	Code assessment if not self assessment.	✓	✓	✓	✓	✓	Business uses code
Car wash	Code assessment	✓	✓	✓	✓	✓	Business uses code
Food and drink outlet	Self assessment if within an existing commercial building and the existing development footprint is not altered.	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code					
	Code assessment if not if not self assessment.	✓	✓	✓	✓	✓	Business uses code
Garden centre	Self assessment if within an existing commercial building and the existing development footprint is not altered.	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code					
	Code assessment if not self assessment.	✓	✓	✓	✓	✓	Business uses code
Hardware and trade supplies	Self assessment if within an existing commercial building and the existing development footprint is not altered.	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code					
	Code assessment if not self assessment.	✓	✓	✓	✓	✓	Business uses code
Market	Self assessment				✓		Market code
Office	Self assessment if within an existing commercial building and the existing development footprint is not altered.	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code					
	Code assessment if not self assessment.	✓	✓	✓	✓	✓	Business uses code
Outdoor sales	Code assessment	✓	✓	✓	✓	✓	Business uses code
Sales office	Self assessment						Sales office code
Service station	Code assessment	✓	✓	✓	✓	✓	Service station code
Shop	Self assessment if:- (a) within an existing commercial building; (b) the existing development footprint is not altered; (c) not incorporating a department store, discount department store or supermarket; and (d) having a GLA not less than 250m ² .	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code					
	Code assessment if not incorporating a department	✓	✓	✓	✓	✓	Business uses code

Use	Level of assessment	Assessment criteria					
		Specialised centre zone code	Landscaping code	Nuisance code	Transport and parking code	Works, services and infrastructure code	Applicable use code
	store, discount department store or supermarket, and having a GLA not less than 250m ² .						
Shopping centre	Self assessment if:- (a) within an existing commercial building; (b) the existing development footprint is not altered; (c) having a GLA not less than 250m ² for any single shop tenancy; and (d) not incorporating a department store, discount department store or supermarket.	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code					
	Code assessment if having a GLA not less than 250m ² for any single shop tenancy, and not incorporating a department store, discount department store or supermarket.	✓	✓	✓	✓	✓	Business uses code
Showroom	Self assessment if within an existing commercial building and the existing development footprint is not altered.	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code					
	Code assessment if not self assessment.	✓	✓	✓	✓	✓	Business uses code
Veterinary services	Self assessment if within an existing commercial building and the existing development footprint is not altered.	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code					
	Code assessment if not self assessment.	✓	✓	✓	✓	✓	Business uses code
Entertainment activities							
Club	Code assessment	✓	✓	✓	✓	✓	Business uses code
Function facility	Code assessment	✓	✓	✓	✓	✓	Business uses code
Hotel	Code assessment	✓	✓	✓	✓	✓	<ul style="list-style-type: none"> Business uses code Multi-unit residential uses code (if incorporating short term accommodation)
Industry activities							
Low impact industry	Self assessment if within an existing commercial building and the existing development footprint is not altered.	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code					
	Code assessment	✓	✓	✓	✓	✓	Industry uses code
Research and technology industry	Self assessment if within an existing commercial building and the existing development footprint is not altered.	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code					
	Code assessment	✓	✓	✓	✓	✓	Industry uses code
Service industry	Self assessment if within an existing commercial building and the existing development footprint is not altered.	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code					
	Code assessment if not self assessment.	✓	✓	✓	✓	✓	Industry uses code
Community activities							
Community use	Exempt if:- (a) within an existing commercial building and the existing development footprint is not altered; or (b) if undertaken by or on behalf of the Council on	Not applicable					

Use	Level of assessment	Assessment criteria					
		Specialised centre zone code	Landscaping code	Nuisance code	Transport and parking code	Works, services and infrastructure code	Applicable use code
	land owned or controlled by Council.						
	Code assessment if not self assessment.	✓	✓	✓	✓	✓	Community activities code
Crematorium	Code assessment	✓	✓	✓	✓	✓	Business uses code
Emergency services	Self assessment if within an existing commercial building and the existing development footprint is not altered.	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code					
	Code assessment if not self assessment.	✓	✓	✓	✓	✓	Community activities code
Funeral parlour	Self assessment if within an existing commercial building and the existing development footprint is not altered.	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code					
	Code assessment if not self assessment.	✓	✓	✓	✓	✓	Business uses code
Health care services	Self assessment if within an existing commercial building and the existing development footprint is not altered.	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code					
	Code assessment if not self assessment.	✓	✓	✓	✓	✓	Business uses code
Place of worship	Code assessment	✓	✓	✓	✓	✓	Business uses code
Recreation activities							
Environment facility	Exempt	Not applicable					
Indoor sport and recreation	Self assessment if within an existing commercial building and the existing development footprint is not altered.	AO1.3 of Table 9.4.5.3.1 of the Transport and parking code					
	Code assessment if not exempt.	✓	✓	✓	✓	✓	Business uses code
Park	Exempt	Not applicable					
Other activities							
Parking station	Code assessment	✓	✓	✓	✓	✓	Business uses code
Substation	Code assessment	✓	✓	✓	✓	✓	Utility code
Utility installation	Exempt if a local utility.	Not applicable					
	Code assessment if not exempt.	✓	✓	✓	✓	✓	Utility code
Not specified							
Uses not specified and uses that do not meet the description in the level of assessment column	Impact assessment	The planning scheme					

5.6 Levels of assessment – Reconfiguring a lot ^{4 5}

The following table identifies the levels of assessment for reconfiguring a lot.

Table 5.6.1 Reconfiguring a lot

Zone	Level of assessment	Assessment criteria
Low density residential zone	Impact assessment If:- (a) creating one or more additional lots in the Low density residential zone, excluding the creation of lots within a community title scheme of an existing, or consistent with an approved, Dual occupancy or Multiple dwelling development; and (b) not complying with the minimum lot size specified in Column 2 of Table 9.4.4.3.2 (Minimum lot size and dimensions) of the Reconfiguring a lot code.	The planning scheme
Emerging community zone	Impact assessment If creating one or more additional lots in the Emerging community zone, unless:- (a) in accordance with an approved plan of development forming part of a preliminary approval to which section 242 of the Act applies; or (b) the subdivision is for the purposes of accommodating any of the following:- (i) emergency services; (ii) water cycle management infrastructure; (iii) a telecommunications facility; or (iv) electricity infrastructure.	The planning scheme
Limited development (constrained land) zone	Impact assessment If creating one or more additional lots in the Limited development (constrained land) zone, unless the subdivision is for the purposes of accommodating any of the following:- (a) emergency services; (b) water cycle management infrastructure; (c) a telecommunications facility; or (d) electricity infrastructure.	The planning scheme
Rural zone	Impact assessment If:- (a) creating one or more additional lots in the Rural zone; and (b) not complying with the minimum lot size specified in Column 2 of Table 9.4.4.3.2 (Minimum lot size and dimensions) of the Reconfiguring a lot code.	The planning scheme
Rural residential zone	Impact assessment If:- (a) creating one or more additional lots in the Rural residential zone; and (b) not complying with the minimum lot size specified in Column 2 of Table 9.4.4.3.2 (Minimum lot size and dimensions) of the Reconfiguring a lot code, except where the non-compliance with the minimum lot size does not result in an increased lot yield.	The planning scheme
All zones	Code assessment If not otherwise specified in this table as being subject to impact assessment.	<ul style="list-style-type: none"> • Applicable local plan code • Applicable zone code • Reconfiguring a lot code • Landscaping code • Nuisance code • Transport and parking code • Works, services and infrastructure code

⁴ Editor's note—under Schedule 4 of the Regulation, certain reconfiguring a lot is exempt development and cannot be declared to be self-assessable development, development requiring compliance assessment, assessable development or prohibited development by a planning scheme (examples—amalgamating two or more lots or a building format plan of subdivision that does not subdivide land).

⁵ Editor's note—despite the levels of assessment identified in this section for reconfiguring a lot, in the circumstances identified in **Section 5.4 (Prescribed levels of assessment)**, subdivision of one lot into two lots is development requiring compliance assessment, in accordance with Schedule 18 of the Regulation.

5.7 Levels of assessment – Building work

The following table identifies the levels of assessment for building work regulated under the planning scheme.

Table 5.7.1 Building work

Editor's note—Council may adopt an amenity and aesthetics policy for particular class 1(a) and class 10 buildings and structures. The requirements contained within any amenity and aesthetics policy are in addition to the assessment criteria identified within the planning scheme.

Zone	Level of assessment	Assessment criteria
Building work associated with a material change of use		
Low density residential zone	Self assessment if for a dwelling house.	Dwelling house code
Medium density residential zone	Self assessment if for a dwelling house.	Dwelling house code
High density residential zone	Self assessment if for a dwelling house.	Dwelling house code
Limited development (constrained land) zone	Self assessment if:- (a) for a dwelling house; and (b) located in Precinct LDZ1 (Limited residential).	Dwelling house code
Rural zone	Self assessment if for a dwelling house.	Dwelling house code
Rural residential zone	Self assessment if for a dwelling house.	Dwelling house code
Emerging community zone	Self assessment if for a dwelling house.	Dwelling house code
Building work not associated with a material change of use		
All zones	Self assessment if for Caretaker's accommodation, Dual occupancy, Dwelling house, Home based business, Nature-based tourism, Market, Sales office, Industry activities (except Extractive industry) and Rural activities.	<ul style="list-style-type: none"> The use code applicable to the use for which the building work is to be undertaken Transport and parking code
	Exempt if not self assessment.	Not applicable

5.8 Levels of assessment – Operational work⁶

The following table identifies the levels of assessment for operational work.

Table 5.8.1 Operational work

Development	Level of assessment	Assessment criteria
Operational work - minor operational work⁷		
Operational work involving only minor operational work.	Exempt	Not applicable
Operational work - engineering work or landscaping work		
Operational work involving engineering work or landscaping work associated with a material change of use.	Self assessment if for the following work:- (a) on-site landscaping; (b) internal vehicle circulation, manoeuvring and car parking areas; (c) on-site stormwater management and incidental stormwater pipe and outlets ⁸ ; (d) access driveways.	<ul style="list-style-type: none"> • AO5.1, AO5.2 and AO9.1 to AO9.5 of Table 9.4.2.3.2 of the Landscaping code • Table 9.4.7.3.1 of the Works, services and infrastructure code
	Code assessment if not self assessment.	<ul style="list-style-type: none"> • Landscaping code • Nuisance code • Transport and parking code • Works, services and infrastructure code
Operational work involving engineering work or landscaping work associated with reconfiguring a lot.	Code assessment	<ul style="list-style-type: none"> • Landscaping code • Nuisance code • Transport and parking code • Works, services and infrastructure code • Reconfiguring a lot code
Operational work involving engineering work <u>not</u> associated with a material change of use or reconfiguring a lot.	Code assessment	<ul style="list-style-type: none"> • Landscaping code • Nuisance code • Transport and parking code • Works, services and infrastructure code
Operational work - excavating or filling		
Operational work involving excavating or filling.	Exempt if:- (a) on Council owned or controlled land; and (b) undertaken by or on behalf of the Council; OR (c) on Rural zoned land; and (d) associated with the use of the land for a rural activity; OR (e) involving:- (i) excavating or filling of not more than 50m ³ of material; and (ii) filling of not more than 10m ³ with an average depth not more than 150mm above natural ground level; and (iii) excavating to a depth of not more than 1m; and (iv) filling does not cause ponding of overland runoff flows on adjacent land.	Not applicable
	Code assessment if not exempt.	Works, services and infrastructure code

⁶ Editor's note—despite the levels of assessment identified in this section for operational work, in the circumstances identified in **Section 5.4 (Prescribed levels of assessment)**, operational work associated with a subdivision of one lot into two lots is development requiring compliance assessment, in accordance with Schedule 18 of the Regulation.

⁷ Editor's note—the term "minor operational work" is defined in **Schedule 1 (Definitions)**.

⁸ Note—work involving "incidental stormwater pipe and outlets" includes underground stormwater pipes and stormwater outlets which convey stormwater from the site to the point of discharge when within a road reserve verge or drainage reserve and within 5 metres of the site boundary.

Development	Level of assessment	Assessment criteria
Operational work - placing an advertising device on premises		
Operational work involving placing an advertising device on premises.	Self assessment if:- (a) for a sign type described in the Advertising devices code other than one of the following:- (i) above awning sign; (ii) projecting sign; (iii) roof sign; (iv) roof-top sign; and (b) not a third party advertising device; OR (c) an advertising device associated with a home based business.	<ul style="list-style-type: none"> Advertising devices code (other than for an advertising device associated with a home based business) Acceptable outcome AO7 of the Home based business code (for an advertising device associated with a home based business)
	Code assessment if not self assessment.	Advertising devices code
Vegetation clearing		
Operational work involving vegetation clearing.	Exempt if exempt vegetation clearing ⁹ .	Not applicable
	Code assessment if not exempt.	Vegetation management code
Operational work not otherwise specified in this table		
Operational work not otherwise specified in this table.	Exempt ¹⁰	Not applicable

⁹ Editor's note—the term "exempt vegetation clearing" is defined in **Schedule 1 (Definitions)**.

¹⁰ Editor's note—operational work that is identified as exempt development in the planning scheme may be prescribed as assessable development or self-assessable development in Schedule 3 of the Regulation.

5.9 Levels of assessment – Local plans

There are no local plans in the planning scheme that change the level of assessment from that stated in a zone.

5.10 Levels of assessment – Overlays

The following table identifies where an overlay changes the level of assessment from that stated in a zone or local plan and the relevant assessment criteria.

Table 5.10.1 Assessment criteria for overlays

Development ¹¹	Level of assessment	Assessment criteria
Acid sulfate soils overlay		
Any development if:- (a) within Area 1 as identified on an Acid sulfate soils overlay map and involving:- (i) excavating or otherwise removing 100m ³ or more of soil or sediment; or (ii) filling of land with 500m ³ or more of material with an average depth of 0.5m or greater; or (b) within Area 2 as identified on an Acid sulfate soils overlay map and involving excavating or otherwise removing 100m ³ or more of soil or sediment at or below 5m AHD.	No change	Acid sulfate soils overlay code Note—for self-assessable development, no self-assessable acceptable outcomes are identified in the Acid sulfate soils overlay code
Agricultural land overlay		
Material change of use , other than in an existing building, if on land in the Rural zone and identified as Agricultural Land Classification (ALC) Class A and Class B in the SPP interactive mapping system (plan making).	No change	Agricultural land overlay code Note—for self-assessable development, no self-assessable acceptable outcomes are identified in the Agricultural land overlay code
Reconfiguring a lot if on land in the Rural zone and identified as Agricultural Land Classification (ALC) Class A and Class B in the SPP interactive mapping system (plan making).	No change	Agricultural land overlay code
Operational work involving excavation and filling not associated with a material change of use or reconfiguring a lot if:- (a) on land in the Rural zone and identified as Agricultural Land Classification (ALC) Class A and Class B in the SPP interactive mapping system (plan making); and (b) involving more than 50m ³ of material.	No change	Agricultural land overlay code
Airport and aviation facilities overlay – if within or under operational airspace		
Material change of use if:- (a) within or under operational airspace as identified in the SPP interactive mapping system (plan making); and (b) involving the following:- (i) buildings or works that intrude into the operational airspace; or (ii) the emission of gaseous plumes, smoke, dust, ash or steam.	Code assessment if the change of use is provisionally made exempt or self-assessable by a table of assessment in Section 5.5 (Levels of assessment – Material change of use). No change if not otherwise specified.	Airport and aviation facilities overlay code Note—for self-assessable development, no self-assessable acceptable outcomes are identified in the Airport and aviation facilities overlay code
Operational work if:- (a) within or under operational airspace as identified in the SPP interactive mapping system (plan making); and (b) involving the following:- (i) the emission of gaseous plumes, smoke, dust, ash or steam; or (ii) external lighting not associated with a material change of use that includes the following:- (A) straight parallel lines 500m to 1,000m long; or (B) flare plumes, buildings or machinery with reflective cladding, upward shining lights, flashing or sodium lights.	No change	

¹¹ Note—where development is not identified in this column of the table as being subject to a particular overlay, then that overlay is not applicable to the development.

Development ¹¹	Level of assessment	Assessment criteria
Airport and aviation facilities overlay – if within a lighting area buffer zone or wildlife hazard buffer zone		
Material change of use if involving the following in a lighting area buffer or wildlife hazard buffer zone identified in the SPP interactive mapping system (plan making):- (a) the disposal of putrescible waste within a wildlife hazard buffer zone (i.e. within 13km of a runway); or (b) the following uses within the 8km wildlife hazard buffer zone:- (i) aquaculture (other than minor aquaculture); (ii) animal keeping, where involving a wildlife or bird sanctuary; (iii) any industrial activity involving food processing or an abattoir; (iv) intensive animal industry; or (c) the following within a lighting area buffer zone:- (i) external lighting that includes straight parallel lines 500m to 1,000m long; or (ii) external lighting that includes flare plumes, buildings with reflective cladding, upward shining lights, flashing or sodium lights; or (d) major sports, recreation and entertainment facilities or outdoor sport and recreation facilities involving fair grounds, show grounds, outdoor theatres or outdoor cinemas within the 3km wildlife hazard buffer zone; or (e) the creation of a constructed waterbody within the 3km wildlife hazard buffer zone.	Code assessment if the change of use is provisionally made exempt or self-assessable by a table of assessment in Section 5.5 (Levels of assessment – Material change of use). No change if not otherwise specified.	Airport and aviation facilities overlay code
Reconfiguring a lot if involving the following:- (a) the construction of a new road within a lighting area buffer zone identified in the SPP interactive mapping system (plan making); or (b) the creation of a constructed waterbody within the 3km wildlife hazard buffer zone identified in the SPP interactive mapping system (plan making).	No change	Airport and aviation facilities overlay code
Operational work if involving the creation of a constructed waterbody within the 3km wildlife hazard buffer zone identified in the SPP interactive mapping system (plan making).	No change	Airport and aviation facilities overlay code
Airport and aviation facilities overlay – if within ANEF contours		
Material change of use if:- (a) involving the following uses within the 20 ANEF contour as identified in the SPP interactive mapping system (plan making):- (i) a use in the residential activities activity group; (ii) a use in the community activities activity group, other than emergency services; (iii) a use in the recreation activities activity group; (iv) a use in the business activities activity group being a function facility, market, shopping centre or tourist attraction; or (b) involving a use in the business activities activity group not mentioned in clause (a)(iv), other than a sales office, and located within the 25 ANEF contour as identified in the SPP interactive mapping system (plan making); or (c) involving one or more of the following uses in the industrial activities activity group where located within the 30 ANEF contour as identified in the SPP interactive mapping system (plan making):- (i) low impact industry; (ii) research and technology industry; or (iii) service industry.	No change	Airport and aviation facilities overlay code
Reconfiguring a lot if creating additional lots within an ANEF contour as identified in the SPP interactive mapping system (plan making).	No change	Airport and aviation facilities overlay code
Airport and aviation facilities overlay – if within the public safety area		
Material change of use if within the public safety area as identified in the SPP interactive mapping system (plan making), other than for the following:- (a) animal husbandry; (b) cropping;	Code assessment if the change of use is provisionally made self-assessable by a table of assessment in Section 5.5	Airport and aviation facilities overlay code

Development ¹¹	Level of assessment	Assessment criteria
(a) home based business (excluding where for a bed and breakfast, farm stay or similar visitor accommodation).	(Levels of assessment – Material change of use). No change if not otherwise specified.	
Reconfiguring a lot if creating additional lots within the public safety area as identified in the SPP interactive mapping system (plan making).	No change	Airport and aviation facilities overlay code
Airport and aviation facilities overlay – if within an aviation facility building restricted area¹²		
Material change of use if involving the construction of temporary or permanent physical structures:- (a) within an aviation facility building restricted area, as identified in the SPP interactive mapping system (plan making); and (b) for the Sloping Hummock VHF aviation facility, within 1km of the aviation facility identified in the SPP interactive mapping system (plan making).	Code assessment if the change of use is provisionally made exempt or self-assessable by a table of assessment in Section 5.5 (Levels of assessment – Material change of use). No change if not otherwise specified.	Airport and aviation facilities overlay code
Building work if involving the construction of temporary or permanent physical structures:- (a) within an aviation facility building restricted area, other than for the Sloping Hummock VHF facility, as identified in the SPP interactive mapping system; or (b) for the Sloping Hummock VHF aviation facility, within 1km of the aviation facility identified in the SPP interactive mapping system (plan making).	No change	Airport and aviation facilities overlay code
Biodiversity areas overlay¹³		
Material change of use , other than in an existing building, if within an area identified as Matters of State Environmental Significance (MSES) in the SPP interactive mapping system (plan making) or within the following buffer areas for MSES:- (a) where in an urban area or rural residential area – within 50m of a watercourse or wetland; (b) where not in an urban or rural residential area – (i) within 50m of a watercourse (stream order 1 or 2); (ii) within 100m of a watercourse (stream order 3 or greater); or (iii) within 200m of a wetland.	No change	Biodiversity areas overlay code Note—for self-assessable development, no self-assessable acceptable outcomes are identified in the Biodiversity areas overlay code
Reconfiguring a lot if within an area identified as Matters of State Environmental Significance (MSES) in the SPP interactive mapping system (plan making) or within the following buffer areas for MSES:- (a) where in an urban area or rural residential area – within 50m of a watercourse or wetland; (b) where not in an urban or rural residential area – (i) within 50m of a watercourse (stream order 1 or 2); (ii) within 100m of a watercourse (stream order 3 or greater); or (iii) within 200m of a wetland.	No change	Biodiversity areas overlay code
Operational work , other than placing an advertising device on premises, if within an area identified as Matters of State Environmental Significance (MSES) in the SPP interactive mapping system (plan making) or within the following buffer areas for MSES:- (a) where in an urban area or rural residential area – within 50m of a watercourse or wetland; (b) where not in an urban or rural residential area – (i) within 50m of a watercourse (stream order 1 or 2); (ii) within 100m of a watercourse (stream order 3 or greater); or (iii) within 200m of a wetland.	No change	Biodiversity areas overlay code Note—for self-assessable development, no self-assessable acceptable outcomes are identified in the Biodiversity areas overlay code

¹² Note—development within a building restricted area only requires assessment if the height of the development is such that it will encroach into the building restricted area airspace (i.e. “zone A” or “area A”). **Section 8.2.3 (Airport and aviation facilities code)** and the *State Planning Policy Guideline: State interest—Airports and aviation facilities* provide guidance on the building restricted areas for aviation facilities.

¹³ Note—the Biodiversity areas overlay identifies areas which available data indicate contain ecologically important areas at the date of commencement of the planning scheme. Other ecologically important areas not identified in the SPP interactive mapping system (plan making) may also contain significant habitat and biodiversity values. Development occurring in such areas may be assessable against the Biodiversity areas overlay code where specified in this table of assessment.

Development ¹⁴	Level of assessment	Assessment criteria
Bushfire hazard overlay		
Material change of use if within a medium, high or very high bushfire hazard area as identified in the SPP interactive mapping system (plan making), other than for the following:- (a) an extractive industry; (b) a use in the rural activities activity group; or (c) a use in the other activities activity group.	No change	Bushfire hazard overlay code
Reconfiguring a lot if within a medium, high or very high bushfire hazard area as identified in the SPP interactive mapping system (plan making).	No change	Bushfire hazard overlay code
Building work other than if in a Residential zone or Emerging community zone, if:- (a) within a designated bushfire prone area as identified in Table 1.6.1 (Building assessment provisions) of the planning scheme; and (b) involving a dwelling house.	No change	Bushfire hazard overlay code
Coastal protection overlay – if within a coastal management district, erosion prone area or coastal setback line		
Material change of use involving the construction of a new building or structure, or an increase in the gross floor area of an existing building or structure, if:- (a) within a coastal management district or erosion prone area as identified in the SPP interactive mapping system (plan making); or (b) located on a site that is subject to a coastal setback line as identified on a Coastal protection overlay map.	No change	Coastal protection overlay code
Reconfiguring a lot if:- (a) within a coastal management district or erosion prone area as identified on in the SPP interactive mapping system (plan making); or (b) located on a site that is subject to a coastal setback line as identified on a Coastal protection overlay map.	No change	Coastal protection overlay code
Operational work involving tidal work or other work as identified in Schedule 3, part 1, table 4, item 5 of the Regulation if:- (c) within a coastal management district or erosion prone area as identified on in the SPP interactive mapping system (plan making); or (d) located on a site that is subject to a coastal setback line as identified on a Coastal protection overlay map.	No change	Coastal protection overlay code
Building work if located on a site that is subject to a coastal setback line as identified on a Coastal protection overlay map, other than building work for the following - (a) an acceptable temporary, relocatable or expendable structure for safety and recreational purposes ¹⁴ ; or (b) an extension to an existing building or structure that is landward of the seaward alignment of the existing building or structure.	No change	Coastal protection overlay code
Extractive resources overlay – if within a resource/processing area		
Material change of use if within a resource/processing area as identified in the SPP interactive mapping system (plan making), other than for the following:- (a) animal husbandry; (b) cropping; (c) home based business (excluding where for a bed and breakfast, farm stay or similar visitor accommodation).	Code assessment if the change of use is provisionally made exempt or self-assessable by a table of assessment in Section 5.5 (Levels of assessment – Material change of use).	Extractive resources overlay code
	No change if not otherwise specified.	
Reconfiguring a lot if within a resource/processing area as identified in the SPP interactive mapping system (plan making).	No change	Extractive resources overlay code

¹⁴ Note—acceptable temporary, relocatable or expendable structures for safety of recreational purposes include:-
(a) picnic tables, barbecues, coastal trails and bikeways that are considered to be expendable when threatened by erosion; and
(b) specially designed portable or demountable towers, equipment sheds, lookouts, shelter sheds, decks and pergolas that are unattached and non-permanent structures capable of being easily and quickly removed when threatened by erosion.

Development ¹⁵	Level of assessment	Assessment criteria
Extractive resources overlay – if within an extractive resource separation area		
Material change of use if within a separation area for a resource/processing area as identified in the SPP interactive mapping system (plan making), except where:- (a) in an existing building; or (b) for the following:- (i) a home based business (excluding where for a bed and breakfast, farm stay or similar visitor accommodation); (ii) caretaker's accommodation (where associated with the extractive industry); (iii) utility installation (where a waste management facility); or (iv) a use in the rural activities activity group other than intensive animal industry or winery.	Code assessment if the change of use is provisionally made self-assessable by a table of assessment in Section 5.5 (Levels of assessment – Material change of use). No change if not otherwise specified.	Extractive resources overlay code
Reconfiguring a lot if within a separation area for a resource/processing area as identified in the SPP interactive mapping system (plan making).	No change	Extractive resources overlay code
Extractive resources overlay – if within a transport route separation area		
Material change of use , other than in an existing building, if:- (a) within a transport route separation area as identified in the SPP interactive mapping system (plan making); and (b) involving the following:- (i) a use in the residential activities activity group; or (ii) a use in the community activities activity group.	No change	Extractive resources overlay code
Reconfiguring a lot if:- (a) within a transport route separation area as identified in the SPP interactive mapping system (plan making); and (b) increasing the number of lots.	No change	Extractive resources overlay code
Operational work if:- (a) within a transport route separation area as identified in the SPP interactive mapping system (plan making); and (b) associated with the creation of, or upgrade to, a vehicular access point to the transport route.	No change	Extractive resources overlay code
Flood hazard overlay¹⁵		
Material change of use if within a flood hazard area or storm tide inundation area as identified on a Flood hazard map adopted by Council, other than for the following:- (a) animal husbandry; (b) cropping; (c) home based business (excluding where for a bed and breakfast, farm stay or similar visitor accommodation); (d) outdoor sport and recreation.	Code assessment if the change of use is provisionally made self-assessable by a table of assessment in Section 5.5 (Levels of assessment – Material change of use). No change if not otherwise specified.	Flood hazard overlay code
Reconfiguring a lot if within a flood hazard area or storm tide inundation area as identified on a Flood hazard map adopted by Council.	No change	Flood hazard overlay code
Operational work if:- (a) within a flood hazard area or storm tide inundation area as identified on a Flood hazard map adopted by Council; and (b) involving excavating or filling.	Code assessment if the operational work is provisionally made exempt by the table of assessment in Section 5.8 (Levels of assessment – Operational work). No change if not otherwise specified.	Flood hazard overlay code
Building work if:- (a) within a flood hazard area or storm tide inundation area as identified on a Flood hazard map adopted by Council; and (b) involving a dwelling house.	No change	Flood hazard overlay code

¹⁵ Note—the Flood hazard maps adopted by Council identify flood hazard areas (including storm tide inundation areas) for the Bundaberg Region declared by Council resolution under section 13 of the Building Regulation 2006, as referenced at **Section 1.7.4 (Other documents incorporated in the planning scheme)**.

Development ¹¹	Level of assessment	Assessment criteria
Heritage and neighbourhood character overlay – if involving or adjoining a heritage place		
Material change of use if:- (a) involving a local heritage place as identified on a Heritage and neighbourhood character overlay map; and (b) the change of use will result in building work involving the alteration, demolition, relocation or removal of the local heritage place.	Code assessment if the change of use is provisionally made exempt or self-assessable by a table of assessment in section 5.5 (Levels of assessment – Material change of use). No change if not otherwise specified.	Heritage and neighbourhood character overlay code Note—for self-assessable development, no self-assessable acceptable outcomes are identified in the Heritage and neighbourhood character overlay code
Material change of use if on a lot or premises adjoining:- (a) a national or Queensland heritage place as identified in the SPP interactive mapping system (plan making); or (b) a local heritage place as identified on a Heritage and neighbourhood character overlay map.	No change	
Reconfiguring a lot if:- (a) involving a local heritage place as identified on a Heritage and neighbourhood character overlay map; or (b) on a lot or premises adjoining:- (i) a national or Queensland heritage place as identified in the SPP interactive mapping system (plan making); or (ii) a local heritage place as identified on a Heritage and neighbourhood character overlay map.	No change	Heritage and neighbourhood character overlay code
Building work if:- (a) involving a local heritage place as identified on a Heritage and neighbourhood character overlay map; and (b) the building work involves the alteration, demolition, relocation or removal of the local heritage place.	Code assessment if the building work is provisionally made exempt or self-assessable by the table of assessment in Section 5.7 (Levels of assessment – Building work). No change if not otherwise specified.	Heritage and neighbourhood character overlay code
Building work , other than minor building work, if on a lot or premises adjoining:- (a) a national or Queensland heritage place as identified in the SPP interactive mapping system (plan making); or (b) a local heritage place as identified on a Heritage and neighbourhood character overlay map.	No change	Heritage and neighbourhood character overlay code Note—for self-assessable development, no self-assessable acceptable outcomes are identified in the Heritage and neighbourhood character overlay code
Operational work involving excavating or filling exceeding 50m ³ if on a local heritage place as identified on a Heritage and neighbourhood character overlay map.	No change	Heritage and neighbourhood character overlay code
Operational work involving placing an advertising device on premises if:- (a) involving a local heritage place as identified on a Heritage and neighbourhood character overlay map; or (b) on a lot or premises adjoining:- (i) a national or Queensland heritage place as identified in the SPP interactive mapping system (plan making); or (ii) a local heritage place as identified on a Heritage and neighbourhood character overlay map.	No change	Heritage and neighbourhood character overlay code Note—for self-assessable development, no self-assessable acceptable outcomes are identified in the Heritage and neighbourhood character overlay code
Heritage and neighbourhood character overlay – if within a neighbourhood character area		
Material change of use if:- (a) within a neighbourhood character area as identified on a Heritage and neighbourhood character overlay map; and (b) involving building work (other than an internal fitout to an existing building).	Code assessment if the change of use is provisionally made exempt or self-assessable by a table of assessment in section 5.5 (Levels of assessment – Material change of use). No change if not otherwise specified.	Heritage and neighbourhood character overlay code

Development ¹⁶	Level of assessment	Assessment criteria
Reconfiguring a lot if within a neighbourhood character area as identified on a Heritage and neighbourhood character overlay map.	No change	Heritage and neighbourhood character overlay code
Building work if:- (a) within a neighbourhood character area as identified on a Heritage and neighbourhood character overlay map; and (b) involving:- (i) the demolition, relocation or removal of a Victorian, Federation or Interwar building or structure; or (ii) any of the following external changes to a Victorian, Federation or Interwar building or structure:- (A) extensions forward of the existing front building alignment; or (B) extensions not forward of the existing front building but visible from the street; or (C) enclosing a front verandah; or (D) a change of external building material or cladding to the front or side elevation; or (E) raising the building.	Code assessment if the building work is provisionally made exempt or self-assessable by the table of assessment in Section 5.7 (Levels of assessment – Building work). No change if not otherwise specified.	Heritage and neighbourhood character overlay code
Operational work involving excavating or filling exceeding 50m ³ if within a neighbourhood character area as identified on a Heritage and neighbourhood character overlay map.	No change	Heritage and neighbourhood character overlay code
Operational work involving placing an advertising device on premises if within a neighbourhood character area as identified on a Heritage and neighbourhood character overlay map.	No change	Heritage and neighbourhood character overlay code Note—for self-assessable development, no self-assessable acceptable outcomes are identified in the Heritage and neighbourhood character overlay code
Infrastructure overlay – if within a gas pipeline buffer		
Material change of use if within a gas pipeline buffer as identified on an Infrastructure overlay map, except where:- (a) in an existing building; or (b) a home based business, animal husbandry, cropping, permanent plantation, roadside stall or wholesale nursery.	No change	Infrastructure overlay code Note—for self-assessable development, no self-assessable acceptable outcomes are identified in the Infrastructure overlay code
Reconfiguring a lot if:- (a) within a gas pipeline buffer as identified on an Infrastructure overlay map; and (b) increasing the number of lots.	No change	Infrastructure overlay code
Operational work associated with reconfiguring a lot if within a gas pipeline buffer as identified on an Infrastructure overlay map.	No change	Infrastructure overlay code
Operational work involving excavating or filling not associated with a material change of use or reconfiguring a lot if within a gas pipeline buffer as identified on an Infrastructure overlay map.	Code assessment if the operational work is provisionally made exempt or self-assessable by the table of assessment in Section 5.8 (Levels of assessment – Operational work).	Infrastructure overlay code
	No change if not otherwise specified.	Infrastructure overlay code
Infrastructure overlay – electricity substations and major electricity infrastructure		
Material change of use if within 40m of an electricity substation or major electricity infrastructure as identified in the SPP interactive mapping system (plan making), except where:- (a) in an existing building and not involving a sensitive land use ¹⁶ ; or (b) a home based business, animal husbandry, cropping, permanent plantation, roadside stall or wholesale nursery.	No change	Infrastructure overlay code Note—for self-assessable development, no self-assessable acceptable outcomes are identified in the Infrastructure overlay code

¹⁶ Editor's note—the term "sensitive land use" is defined in **Schedule 1 (Definitions)**.

Development ¹¹	Level of assessment	Assessment criteria
Reconfiguring a lot if:- (a) within 40m of an electricity substation or major electricity infrastructure as identified in the SPP interactive mapping system (plan making); and (b) increasing the number of lots.	No change	Infrastructure overlay code
Operational work associated with reconfiguring a lot if within 40m of an electricity substation or major electricity infrastructure as identified in the SPP interactive mapping system (plan making).	No change	Infrastructure overlay code
Operational work involving excavating or filling not associated with a material change of use or reconfiguring a lot if:- (a) within 40m of an electricity substation or major electricity infrastructure as identified in the SPP interactive mapping system (plan making); and (b) involving excavation or filling of more than 50m ³ of material.	No change	Infrastructure overlay code
Infrastructure overlay – if within a wastewater treatment plant buffer		
Material change of use if within a wastewater treatment plant buffer as identified on an Infrastructure overlay map, except where:- (a) in an existing building and not involving a sensitive land use ¹⁷ ; or (b) a home based business or a use in the industry activities activity group, rural activities activity group or other activities activity group.	Code assessment if the change of use involves a sensitive land use in the Rural zone and is provisionally made exempt or self-assessable by a table of assessment in section 5.5 (Levels of assessment – Material change of use). No change if not otherwise specified.	Infrastructure overlay code
Reconfiguring a lot if:- (a) within a wastewater treatment plant buffer as identified on an Infrastructure overlay map; and (b) increasing the number of lots.	No change	Infrastructure overlay code
Infrastructure overlay – if within a waste management facility buffer		
Material change of use if:- (a) within a waste management facility buffer as identified on an Infrastructure overlay map; and (b) involving a sensitive land use ¹⁸ .	Code assessment if in the Rural zone and the change of use is provisionally made exempt or self-assessable by a table of assessment in section 5.5 (Levels of assessment – Material change of use). No change if not otherwise specified.	Infrastructure overlay code
Reconfiguring a lot if:- (a) within a waste management facility buffer as identified on an Infrastructure overlay map; and (b) increasing the number of lots.	No change	Infrastructure overlay code
Infrastructure overlay – State controlled road, railway and cane railway corridors		
Material change of use involving a sensitive land use ¹⁹ if:- (a) within 25m of a State controlled road or railway corridor as identified in the SPP interactive mapping system (plan making), excluding where QDC MP4.4 applies; or (b) within a cane railway corridor buffer as identified on an Infrastructure overlay map.	Code assessment if the change of use is provisionally made exempt or self-assessable by a table of assessment in section 5.5 (Levels of assessment – Material change of use). No change if not otherwise specified.	Infrastructure overlay code
Reconfiguring a lot increasing the number of lots if:- (a) within 25m of a State controlled road or railway corridor as identified in the SPP interactive mapping system (plan making); or (b) within a cane railway corridor buffer as identified on an Infrastructure overlay map.	No change	Infrastructure overlay code
Steep land (slopes >15%) overlay		
Material change of use , other than in an existing building, if within an area identified as steep land on a Steep land (slopes >15%) overlay map.	No change	Steep land (slopes >15%) overlay code

¹⁷ Editor's note—the term "sensitive land use" is defined in **Schedule 1 (Definitions)**.

¹⁸ Editor's note—the term "sensitive land use" is defined in **Schedule 1 (Definitions)**.

¹⁹ Editor's note—the term "sensitive land use" is defined in **Schedule 1 (Definitions)**.

Development ¹¹	Level of assessment	Assessment criteria
Reconfiguring a lot if within an area identified as steep land on a Steep land (slopes >15%) overlay map.	No change	Steep land (slopes >15%) overlay code
Building work if within an area identified as steep land on a Steep land (slopes >15%) overlay map.	No change	Steep land (slopes >15%) overlay code
Operational work associated with a material change of use or reconfiguring a lot if:- (a) within an area identified as steep land on a Steep land (slopes >15%) overlay map; and (b) involving:- (i) excavation or filling of more than 50m ³ of material; (ii) vegetation clearing; or (iii) redirecting the existing flow of surface or ground water.	No change	Steep land (slopes >15%) overlay code
Operational work involving excavating or filling not associated with a material change of use or reconfiguring a lot if:- (a) within an area identified as steep land on a Steep land (slopes >15%) overlay map; and (b) involving:- (i) excavation or filling of more than 50m ³ of material; or (ii) redirecting the existing flow of surface or ground water.	Code assessment if the operational work is provisionally made exempt or self-assessable by the table of assessment in Section 5.8 (Levels of assessment – Operational work).	Steep land (slopes >15%) overlay code
	No change if not otherwise specified.	Steep land (slopes >15%) overlay code
Water resource catchments overlay		
Material change of use if:- (a) within a water resource catchment area as identified on a Water resource catchments overlay map; and (b) involving any of the following uses:- (i) a use in the industry activities activity group; (ii) animal keeping; (iii) aquaculture (other than minor aquaculture); (iv) cemetery; (v) intensive animal industry; (vi) motor sport facility; (vii) service station; or (viii) utility installation (where a landfill or refuse transfer station).	No change	Water resource catchment overlay code Note—for self-assessable development, no self-assessable acceptable outcomes are identified in the Water resource catchments overlay code
Reconfiguring a lot if:- (a) within a water resource catchment area as identified on a Water resource catchments overlay map; and (b) increasing the number of lots.	No change	Water resource catchment overlay code
Operational work involving excavating or filling not associated with a material change of use or reconfiguring a lot if:- (a) within a water resource catchment area as identified on a Water resource catchments overlay map; and (b) involving excavating or filling of more than 50m ³ of material.	No change	Water resource catchment overlay code

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Part 6 Zones

6.1 Preliminary

- (1) Zones organise the planning scheme area in a way that facilitates the location of preferred or acceptable land uses.
- (2) Zones are mapped and included in **Schedule 2 (Mapping)**.
- (3) The levels of assessment for development in a zone are in **Part 5 (Tables of assessment)**.
- (4) Assessment criteria for zones are contained in a zone code.
- (5) A precinct may be identified for part of a zone.
- (6) Precinct provisions are contained in the zone code.
- (7) Each zone code identifies the following:-
 - (a) the purpose of the code;
 - (b) the overall outcomes that achieve the purpose of the code;
 - (c) the performance outcomes that achieve the overall outcomes and the purpose of the code;
 - (d) the acceptable outcomes that achieve the performance and overall outcomes and the purpose of the code; and
 - (e) the performance and acceptable outcomes for the precinct.
- (8) The following are the zone codes for the planning scheme:-

Residential zones category

- (a) Low density residential zone code;
- (b) Medium density residential zone code;
- (c) High density residential zone code;

Centre zones category

- (d) Principal centre zone code;
- (e) Major centre zone code;
- (f) District centre zone code;
- (g) Local centre zone code;
- (h) Neighbourhood centre zone code;

Industry zones category

- (i) Industry zone code;
- (j) High impact industry zone code;

Recreation zones category

- (k) Sport and recreation zone code;
- (l) Open space zone code;

Environmental zones category

- (m) Environmental management and conservation zone code;

Other zones category

- (n) Community facilities zone code;
- (o) Emerging community zone code;
- (p) Limited development (constrained land) zone code;
- (q) Rural zone code;
- (r) Rural residential zone code; and
- (s) Specialised centre zone code.

6.2 Zone codes

6.2.1 Low density residential zone code

6.2.1.1 Application

This code applies to development:-

- (a) within the Low density residential zone as identified on the zone maps contained in **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Low density residential zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

6.2.1.2 Purpose and overall outcomes

- (1) The purpose of the Low density residential zone code is to provide for predominantly dwelling houses and dual occupancies supported by community uses and small-scale services and facilities that cater for local residents.

Whilst primarily intended to accommodate dwelling houses, a limited range of other residential uses may also be established in the zone where compatible with the scale and intensity of the prevailing residential housing forms.

- (2) The purpose of the Low density residential zone code will be achieved through the following overall outcomes:-
 - (a) development provides for low density residential activities that promote variety in housing size and choice;
 - (b) limited other residential activities may be established in the zone, where such activities are of a scale and intensity that is compatible with the scale and intensity of the prevailing residential housing forms;
 - (c) limited non-residential activities may also be established in the zone, where such activities provide for the day to day needs of the immediate residential community and do not detract from the residential amenity and character of the area, having regard to such matters as the location, nature, scale and intensity of the development;
 - (d) the scale, density and layout of development provides for an attractive, open and low density form or urban residential settlement;
 - (e) development is designed and located in a manner which makes a positive contribution to the streetscape, is sympathetic to its local setting, maintains the low intensity character of the zone and maintains a high level of residential amenity; and
 - (f) development encourages and facilitates the efficient provision and safe operation of physical and social infrastructure.

6.2.1.3 Criteria for assessment

Table 6.2.1.3.1 Criteria for assessable development

Performance outcomes	Acceptable outcomes
Residential uses	
PO1 Development provides for a compatible mix of predominantly low density residential activities.	AO1.1 Development provides for the following residential activities to occur in Low density residential zone:- (a) Caretaker's accommodation; (b) Dual occupancy; and (c) Dwelling house. AO1.2 Development provides for the following residential activities to occur in Low density

Performance outcomes	Acceptable outcomes
	residential zone only where further assessment has determined that the use is appropriate in the zone, having regard to such matters as its location, nature, scale and intensity:- (a) Relocatable home park; (b) Residential care facility; and (c) Retirement facility.
Non-residential uses	
PO2 A limited range of non-residential activities may be established in the Low density residential zone, provided that these uses:- (a) directly support the day to day needs of the immediate residential community; (b) are of a small-scale and low intensity; (c) are compatible with the prevailing residential character and amenity of the local area; (d) wherever possible, are co-located with other non-residential uses; and (e) are accessible to the population they serve and are located on the major road network rather than local residential streets. Note—such non-residential activities include community uses, parks, sales offices, shops (limited to corner stores) and utility installations (limited to local utilities).	AO2 No acceptable outcome provided.
Building height and built form	
PO3 Development has a low-rise built form to maintain the low density residential character and amenity of the zone.	AO3 Development has a maximum building height of 2 storeys and 8.5m.
PO4 Development has a built form and scale that is sympathetic to the low density residential character of the zone, positively contributes to the streetscape and maintains or provides a high level of residential amenity. Note—in assessing whether development maintains or provides a high level of residential amenity, the assessment manager will consider both the potential impacts on the amenity of nearby residents and premises, and the residential amenity for future residents of the proposed development, having regard to (amongst other things):- (a) adequate day light and ventilation to habitable rooms, the extent and duration of any overshadowing and other microclimatic impacts; (b) privacy and overlooking impacts; and (c) building mass and scale as seen from neighbouring premises, and from the street.	AO4 No acceptable outcome provided.
PO5 Development is sited and designed in a manner which is responsive to the sub-tropical climate and is sympathetic to its local setting by complementing:- (a) the traditional Queensland 'timber and tin' architectural vernacular where located in a rural town or village; or (b) the Queensland 'coastal beach' vernacular where located in a coastal town or village. Editor's note – the publication <i>Subtropical Design in South East Queensland – A Handbook for Planners, Developers and Decision Makers</i> , prepared by the Centre for Subtropical Design, provides guidance about the application of sub-tropical design principles. These principles are considered to have relevance and applicability to development in the Bundaberg region.	AO5 No acceptable outcome provided.

Performance outcomes	Acceptable outcomes
Residential density	
PO6 Development provides for an attractive, open and relatively low density form of urban residential settlement that maintains a high level of residential amenity.	AO6 Development provides for a net residential density of:- (a) 7 to 15 dwellings per hectare for dwelling houses; and (b) 15 to 25 equivalent dwellings per hectare for other residential activities. Editor's note—lower net residential densities are likely to be achieved in unsewered areas, with the primary consideration being the need to treat and dispose of effluent on-site.
Amenity	
PO7 Development maintains a high level of residential amenity and avoids or mitigates potential adverse impacts having regard to such matters as hours of operation, generation of odours, noise, waste products, dust, traffic, electrical interference, lighting, visual and privacy impacts.	AO7 No acceptable outcome provided.
Infrastructure and services	
PO8 Development is provided with urban services to support the needs of the community, including parks, reticulated water (where available), sewerage (where available), stormwater drainage, sealed roads, pathways, electricity and telecommunication infrastructure.	AO8 No acceptable outcome provided
PO9 Development does not adversely impact on the continued operation, viability and maintenance of existing infrastructure (including rural infrastructure) or compromise the future provision of planned infrastructure.	AO9 No acceptable outcome provided

6.2.2 Medium density residential zone code

6.2.2.1 Application

This code applies to development:-

- (a) within the Medium density residential zone as identified on the zone maps contained in **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Medium density residential zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

6.2.2.2 Purpose and overall outcomes

- (1) The purpose of the Medium density residential zone code is to provide for medium density multiple dwellings supported by community uses and small-scale services and facilities that cater for local residents.

Editor's note—the zone includes two precincts, being Precinct MDRZ1 (Bundaberg West medical/health hub) and Precinct MDRZ2 (Barolin Street office precinct), that also provide for particular business and community activities.

- (2) The purpose of the Medium density residential zone code will be achieved through the following overall outcomes:-
 - (a) development provides for a range and mix of low and medium density residential dwelling choices and forms, predominantly for permanent living;
 - (b) other medium density residential uses such as hostels, relocatable home parks, residential care facilities, retirement facilities, short-term accommodation and tourist parks may also be established in the zone;
 - (c) residential activities that provide short-term accommodation are located in areas that are highly accessible to tourists and travellers, whilst avoiding areas that are predominantly used for permanent living;
 - (d) limited non-residential activities may also be established in the zone, where such activities provide for the day to day needs of the immediate residential community and do not detract from the residential amenity and character of the area, having regard to such matters as the location, nature, scale and intensity of the development;
 - (e) the scale, density and layout of development facilitates an efficient land use pattern that supports compact, safe and walkable neighbourhoods that are connected to employment nodes, activity centres, open space and recreational areas, community services and facilities, educational opportunities and transport options;
 - (f) development encourages and facilitates the efficient provision and use of physical and social infrastructure;
 - (g) development is designed and located in a manner which makes a positive contribution to the streetscape, is sympathetic to the existing and intended scale and character of the surrounding area and maintains a high level of residential amenity; and
 - (h) in addition to the overall outcomes for the zone generally:-
 - (i) development in **Precinct MDRZ1 (Bundaberg West medical/health hub)** provides for a cluster of medical, health care and allied services and facilities (including short-term accommodation) that complement and support the hospitals located in Bundaberg West; and
 - (ii) development in **Precinct MDRZ2 (Barolin Street office precinct)** provides for small-scale business and community activities, predominantly in the form of offices and health care services, that take advantage of the precinct's prominent location along a major entry road into the Bundaberg CBD.

6.2.2.3 Criteria for assessment

Table 6.2.2.3.1 Criteria for assessable development

Performance outcomes	Acceptable outcomes
Residential uses	
PO1 Development provides for a compatible mix of predominantly low and medium density residential activities.	AO1.1 Development provides for the following residential activities to occur in the Medium density residential zone:- (a) Caretaker's accommodation; (b) Dual occupancy; (c) Dwelling house; (d) Multiple dwelling; (e) Relocatable home park; (f) Residential care facility; (g) Retirement facility; (h) Rooming accommodation; (i) Short-term accommodation; and (j) Tourist park. AO1.2 Short-term accommodation and tourist parks are located in tourism focus areas, within or adjacent to activity centres, or in other locations that are highly accessible and desirable to tourists or travellers, whilst avoiding locations that are predominantly used for permanent living.
Non-residential uses	
PO2 Except where otherwise provided for in a zone precinct, a limited range of non-residential activities may be established in the Medium density residential zone, provided that these activities:- (a) directly support the day to day needs of the immediate residential community; (b) are of a small-scale and low intensity; (c) are compatible with the prevailing residential character and amenity of the local area; (d) wherever possible, are co-located with other non-residential uses; and (e) are accessible to the population they serve and are located on the major road network rather than local residential streets. Note—such non-residential activities include community uses, emergency services, sales offices, shops (limited to corner stores) and utility installations (limited to local utilities). Editor's note—as provided for elsewhere in this code, a wider range of non-residential activities may be established in the identified zone precincts.	AO2 No acceptable outcome provided.
Building height and built form	
PO3 Development has a low-rise built form that is compatible with the existing and intended scale and character of the surrounding area.	AO3.1 Residential development has a maximum building height of 3 storeys and 11m. AO3.2 Non-residential development has a maximum building height of:- (a) 2 storeys and 8.5m; or (b) 3 storeys and 11m if located in Precinct MDRZ1 (Bundaberg West medical/health hub).

Performance outcomes	Acceptable outcomes
<p>PO4</p> <p>Development has a built form and scale that is compatible with the existing and intended residential character of the zone, positively contributes to the streetscape and maintains or provides a high level of residential amenity.</p> <p>Note—in assessing whether development maintains or provides a high level of residential amenity, the assessment manager will consider both the potential impacts on the amenity of nearby residents and premises, and the residential amenity for future residents of the proposed development, having regard to (amongst other things):-</p> <ul style="list-style-type: none"> (a) adequate day light and ventilation to habitable rooms, the extent and duration of any overshadowing and other microclimatic impacts; (b) privacy and overlooking impacts; and (c) building mass and scale as seen from neighbouring premises, and from the street. 	<p>AO4</p> <p>No acceptable outcome provided.</p>
<p>PO5</p> <p>Development is sited and designed in a manner which is responsive to the sub-tropical climate and is sympathetic to its local setting by complementing:-</p> <ul style="list-style-type: none"> (a) the traditional Queensland 'timber and tin' architectural vernacular where located in a rural town or village; or (b) the Queensland 'coastal beach' vernacular where located in a coastal town or village. <p>Editor's note – the publication <i>Subtropical Design in South East Queensland – A Handbook for Planners, Developers and Decision Makers</i>, prepared by the Centre for Subtropical Design, provides guidance about the application of sub-tropical design principles. These principles are considered to have relevance and applicability to development in the Bundaberg region.</p>	<p>AO5</p> <p>No acceptable outcome provided.</p>
Residential density	
<p>PO6</p> <p>Development encourages urban consolidation and facilitates a compact land use pattern that increases the number of people living close to services and facilities, maximises the efficient use of infrastructure and maintains a high level of residential amenity.</p>	<p>AO6</p> <p>Development provides for a net residential density of 30 to 50 equivalent dwellings per hectare.</p> <p>Editor's note—lower net residential densities are likely to be achieved in unsewered areas, with the primary consideration being the need to treat and dispose of effluent on-site.</p>
Amenity	
<p>PO7</p> <p>Development maintains a high level of residential amenity and avoids or mitigates potential adverse impacts having regard to such matters as hours of operation, generation of odours, noise, waste products, dust, traffic, electrical interference, lighting, visual and privacy impacts.</p>	<p>AO7</p> <p>No acceptable outcome provided.</p>
Infrastructure and services	
<p>PO8</p> <p>Development is provided with urban services to support the needs of the community, including parks, reticulated water (where available), sewerage (where available), stormwater drainage, sealed roads, pathways, electricity and telecommunication infrastructure.</p>	<p>AO8</p> <p>No acceptable outcome provided</p>
<p>PO9</p> <p>Development does not adversely impact on the continued operation, viability and maintenance of existing infrastructure (including rural infrastructure) or compromise the future provision of planned infrastructure.</p>	<p>AO9</p> <p>No acceptable outcome provided</p>

Performance outcomes	Acceptable outcomes
<i>Additional requirements for Precinct MDRZ1 (Bundaberg West medical/health hub)</i>	
<p>PO10 In addition to providing for low and medium density residential accommodation, development in Precinct MDRZ1 (Bundaberg West medical/health hub):-</p> <ul style="list-style-type: none"> (a) facilitates hospital expansion; (b) provides for a wide range of medical and health-related business and community activities that complement and support the nearby hospitals; (c) provides for a limited range of other business and community activities which provide a service to the health-related uses and residential uses in the immediate area; (d) is of a scale and intensity that minimises impacts on surrounding land uses and does not detract from the role and function of higher order activity centres; and (e) provides a high level of accessibility, safety and permeability for pedestrians. 	<p>AO10 No acceptable outcome provided.</p>
<i>Additional requirements for Precinct MDRZ2 (Barolin Street office precinct)</i>	
<p>PO11 In addition to providing for low and medium density residential accommodation, development in Precinct MDRZ2 (Barolin Street office precinct):-</p> <ul style="list-style-type: none"> (a) provides for small-scale business and community activities predominantly in the form of offices and health care services; (b) provides for a limited range of ancillary business activities (e.g. small scale food and drink outlets such as take-away stores and coffee shops) which provide supporting services to the predominant uses in the precinct; (c) is accommodated in modern, well-designed buildings that contribute to an attractive and coherent streetscape and appropriately respond to the broader residential context and setting; (d) is of a scale and intensity that minimises impacts on surrounding land uses and does not detract from the role and function of higher order activity centres; and (e) does not impact on the role and function of Barolin Street as a major entry road into the Bundaberg CBD. 	<p>AO11 No acceptable outcome provided.</p>

6.2.3 High density residential zone code

6.2.3.1 Application

This code applies to development:-

- (a) within the High density residential zone as identified on the zone maps contained in **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the High density residential zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

6.2.3.2 Purpose and overall outcomes

- (1) The purpose of the High density residential zone code is to provide for high density residential uses for permanent residents and visitors in close proximity to the activity centres of Bundaberg and Bargara, supported by community uses and a range of retail, commercial and entertainment activities to service the needs of both visitors and surrounding residents.
- (2) The purpose of the High density residential zone code will be achieved through the following overall outcomes:-
 - (a) development provides a range of higher density residential dwelling choices in multi-storey formats;
 - (b) mixed use development is facilitated in the zone to help create vibrant and active streets and public spaces;
 - (c) development may provide for a range of non-residential uses that:-
 - (i) complement tourist accommodation and enhance the attractiveness and function of the area as a visitor or mixed use destination; and
 - (ii) offer food, shopping, entertainment and personal services to residents and visitors;
 - (d) other non-residential activities may also be established in the zone, where such activities provide for the day to day needs of the immediate residential community and do not detract from the residential amenity and character of the area, having regard to such matters as the location, nature, scale and intensity of the development;
 - (e) development encourages and facilitates urban consolidation and the efficient provision and use of physical and social infrastructure;
 - (f) the scale, density and layout of development facilitates an efficient land use pattern that supports compact, safe and walkable neighbourhoods that are connected to employment nodes, activity centres, open space and recreational areas, community services and facilities, educational opportunities and transport options;
 - (g) development is designed and located in a manner which makes a positive contribution to the streetscape and is sympathetic to the existing and intended scale and character of the surrounding area; and
 - (h) development provides and maintains a high level of residential amenity, safety and design quality and is set amongst attractive landscaped grounds.

6.2.3.3 Criteria for assessment

Table 6.2.3.3.1 Criteria for assessable development

Performance outcomes	Acceptable outcomes
<i>Residential uses</i>	
PO1 Development provides for a compatible mix of higher density residential activities catering for both permanent residents and tourists and visitors.	AO1.1 Development provides for the following residential activities to occur in the High density residential zone:- <ul style="list-style-type: none"> (a) Caretaker's accommodation;

Performance outcomes	Acceptable outcomes
	(b) Dual occupancy (where forming part of a mixed use building); (c) Dwelling house; (d) Dwelling unit; (e) Multiple dwelling; (f) Residential care facility; (g) Resort complex; (h) Retirement facility; (i) Rooming accommodation; and (j) Short-term accommodation.
Mixed use development and non-residential uses	
PO2 Where mixed use development is proposed:- (a) the mix of uses and the layout of development encourages activity at street level; and (b) the type, scale and intensity of business activities does not undermine the Bundaberg Region activity centre network.	AO2.1 Where mixed use development is proposed, development provides for:- (a) active, non-residential uses at street level such as small-scale shops and food and drink outlets (e.g. cafes and restaurants); and (b) residential uses to be located above or behind active, non-residential uses at street level. AO2.2 Business activities located in the zone:- (a) form part of a mixed use building; (b) in the case of a shop, has a gross leasable floor area not exceeding 400m ² ; and (c) in the case of a shopping centre, has a gross leasable floor area not exceeding 1,200m ² for all shop tenancies and 400m ² for any single shop tenancy.
PO3 Non-residential activities not forming part of a mixed use development may also be established in the High density residential zone, provided that these activities:- (a) directly support the day to day needs of the immediate residential community; (b) are of a small-scale and low intensity; (c) are compatible with the prevailing residential character and amenity of the local area; (d) wherever possible, are co-located with other non-residential uses; and (e) are accessible to the population they serve and are located on the major road network rather than local residential streets.	AO3 No acceptable outcome provided.
Building height and built form	
PO4 Development has a medium-rise built form that is compatible with the existing and intended scale and character of the surrounding area.	AO4.1 Residential development and mixed use buildings have a maximum building height of:- (a) 3 storeys and 11m in Bargara; and (b) 5 storeys and 20m in Bundaberg. Note—in Bargara, the assessment manager may favourably consider residential development and mixed use buildings to have a maximum building height of up to 5 storeys and 20m for exemplary development that:- (a) displays architectural design excellence in terms of sustainable, sub-tropical and coastal design elements; and (b) has demonstrable community benefit. AO4.2 Non-residential development has a maximum building height of 2 storeys and 8.5m.
PO5 Development has a built form and scale that is compatible with the existing and intended residential	AO5 No acceptable outcome provided.

Performance outcomes	Acceptable outcomes
<p>character of the area, positively contributes to the streetscape and maintains or provides a high level of residential amenity.</p> <p>Note—in assessing whether development maintains or provides a high level of residential amenity, the assessment manager will consider both the potential impacts on the amenity of nearby residents and premises, and the residential amenity for future residents of the proposed development, having regard to (amongst other things):-</p> <ul style="list-style-type: none"> (a) adequate day light and ventilation to habitable rooms, the extent and duration of any overshadowing and other microclimatic impacts; (b) privacy and overlooking impacts; and (c) building mass and scale as seen from neighbouring premises, and from the street. 	
<p>PO6</p> <p>Development is sited and designed in a manner which is responsive to the sub-tropical climate, and is sympathetic to the scale and character of surrounding development, including the Queensland 'coastal beach' vernacular where located in Bargara.</p> <p>Editor's note – the publication <i>Subtropical Design in South East Queensland – A Handbook for Planners, Developers and Decision Makers</i>, prepared by the Centre for Subtropical Design, provides guidance about the application of sub-tropical design principles. These principles are considered to have relevance and applicability to development in the Bundaberg region.</p>	<p>AO6</p> <p>No acceptable outcome provided.</p>
Residential density	
<p>PO7</p> <p>Development encourages urban consolidation and facilitates a compact land use pattern that increases the number of people living close to services and facilities, maximises the efficient use of infrastructure and maintains a high level of residential amenity.</p>	<p>AO7</p> <p>Development provides for a maximum net residential density of:-</p> <ul style="list-style-type: none"> (a) 60 equivalent dwellings per hectare in Bargara; and (b) 110 equivalent dwellings per hectare in Bundaberg. <p>Note—for exemplary development in Bargara, as referred to in acceptable outcome AO4.1 above, a maximum net residential density of 110 equivalent dwellings per hectare applies.</p>
Amenity	
<p>PO8</p> <p>Development maintains a high level of residential amenity and avoids or mitigates potential adverse impacts having regard to such matters as hours of operation, generation of odours, noise, waste products, dust, traffic, electrical interference, lighting, visual and privacy impacts.</p>	<p>AO8</p> <p>No acceptable outcome provided.</p>
Infrastructure and services	
<p>PO9</p> <p>Development is provided with urban services to support the needs of the community, including parks, reticulated water, sewerage, stormwater drainage, sealed roads, pathways, electricity and telecommunication infrastructure.</p>	<p>AO9</p> <p>No acceptable outcome provided.</p>
<p>PO10</p> <p>Development does not adversely impact on the continued operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.</p>	<p>AO10</p> <p>No acceptable outcome provided.</p>

6.2.4 Principal centre zone code

6.2.4.1 Application

This code applies to development:-

- (a) within the Principal centre zone as identified on the zone maps contained in **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Principal centre zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

6.2.4.2 Purpose and overall outcomes

- (1) The purpose of the Principal centre zone code is to accommodate a wide range of business uses, entertainment uses, multi-unit residential uses and community uses within an active and vibrant mixed use environment.

The scale and level of intensity of such development should reinforce the intended role and function of Bundaberg CBD as the principal activity centre for the planning scheme area servicing the whole of the regional council area as well as areas outside of the regional council area.

- (2) The purpose of the Principal centre zone code will be achieved through the following overall outcomes:-
 - (a) development supports the role of the zone as the regional focus and location of the highest order retailing, entertainment, commercial, administrative and government services, and community and cultural facilities;
 - (b) higher density residential activities may be established where these activities complement the other functions of the zone;
 - (c) development provides for an efficient pattern of land use with high levels of accessibility and connectivity to transport networks;
 - (d) development facilitates the creation of a vibrant and safe activity centre, with attractive and functional buildings, streets, open space and other public places provided, befitting of the zone's focus as a regional hub;
 - (e) development provides for efficient and effective transport networks that maximise accessibility within and to the centre;
 - (f) development encourages and facilitates the efficient provision and use of physical and social infrastructure; and
 - (g) in addition to the overall outcomes for the zone generally:-
 - (i) development in **Precinct PCZ1 (City centre core)** provides for the highest intensity and diversity of business activities and other uses to be accommodated in the precinct in a configuration that reinforces the role and function of the city centre core;
 - (ii) development in **Precinct PCZ2 (City centre riverfront)** provides for a range of uses that take advantage of the riverfront setting and is configured in a manner that increases activity levels in the area and enhances public accessibility to, and appreciation of, the Burnett River; and
 - (iii) development in **Precinct PCZ3 (City centre frame)** provides for a range of lower intensity activities that complement and support the higher order activities provided in the city centre core.

6.2.4.3 Criteria for assessment

Table 6.2.4.3.1 Criteria for assessable development

Performance outcomes	Acceptable outcomes
Land use composition and activity centre network	
PO1 Development in the Principal centre zone provides for the highest order of business activities (particularly retailing and offices), entertainment activities and community activities within the Bundaberg region.	AO1 No acceptable outcome provided.
PO2 Development provides a mix of medium and high density residential activities and short-term accommodation uses that are complementary to the predominant non-residential uses and business functions of the zone.	AO2 No acceptable outcome provided.
PO3 Development provides for an efficient pattern of land use where:- (a) the greatest mix of uses and highest intensity of development is located in areas with relatively high levels of access to public transport facilities; and (b) all development has a clear connection to the pedestrian, bicycle, public transport and road transport networks.	AO3 No acceptable outcome provided.
Built form and urban design	
PO4 The built form and urban design of development incorporates a high standard of architecture, urban design and landscaping that creates attractive and functional buildings, streets and places in keeping with the primary role and focus of the zone as a regional hub.	AO4 No acceptable outcome provided.
PO5 Development contributes to the creation of an active, safe and legible public realm, incorporating significant public open spaces including plazas, parks and gardens.	AO5 No acceptable outcome provided.
Transport networks	
PO6 Development encourages public transport accessibility and use and also provides for pedestrian, bicycle and vehicular movement networks that maximise connectivity, permeability and ease of movement within and to the centre.	AO6 No acceptable outcome provided.
Infrastructure and services	
PO7 Development is provided with urban services to support the needs of the community, including parks, reticulated water, sewerage, stormwater drainage, sealed roads, pathways, electricity and telecommunication infrastructure.	AO7 No acceptable outcome provided.
PO8 Development does not adversely impact on the continued operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.	AO8 No acceptable outcome provided.
Additional requirements for Precinct PCZ1 (City centre core)	
PO9 Development in Precinct PCZ1 (City centre core) provides for:- (a) significant high order shopping facilities, including a full line department store and discount department stores, to be accommodated in the precinct;	AO9 No acceptable outcome provided.

Performance outcomes	Acceptable outcomes
<p>(b) residential uses to be located at the upper levels of mixed-use buildings, with complementary non-residential uses and activities at street level offering food, shopping, entertainment and personal services to residents, visitors, and workers; and</p> <p>(c) uses and activities at street level that contribute to an active frontage and maintain pedestrian comfort through continuation of awnings or other footpath coverings.</p>	
<p>PO10 Development in Precinct PCZ1 (City centre core) has a height and built form that:-</p> <p>(a) supports the intended role of this precinct to accommodate the highest intensity of development; and</p> <p>(b) is sympathetic to the character and scale of surrounding development and the existing streetscape.</p>	<p>AO10.1 Development has a maximum building height of 9 storeys and 30m.</p> <p>AO10.2 Buildings and structures are located at or close to street frontages.</p>
Additional requirements for Precinct PCZ2 (City centre riverfront)	
<p>PO11 Development in Precinct PCZ2 (City centre riverfront) provides for:-</p> <p>(a) a range of recreation, tourism, open space and other uses that take advantage of the riverfront setting to be accommodated in the precinct;</p> <p>(b) a mix of non-residential uses at street level to establish a vibrant interface between the city centre core and the Burnett River;</p> <p>(c) an attractive and useable public interface between the city centre core and the Burnett River;</p> <p>(d) enhanced public access to the Burnett River; and</p> <p>(e) the establishment of a movement corridor along the waterfront that links to the broader pedestrian movement network.</p>	<p>AO11 No acceptable outcome provided.</p>
<p>PO12 Development in Precinct PCZ2 (City centre riverfront) has a height and built form that is compatible with the character of the area, positively contributes to the streetscape and facilitates views to the Burnett River.</p>	<p>AO12.1 Development has a maximum building height of 9 storeys and 30m.</p> <p>AO12.2 Buildings and structures are sited and designed to maintain and frame views and sightlines to the Burnett River from public areas.</p>
Additional requirements for Precinct PCZ3 (City centre frame)	
<p>PO13 Development in Precinct PCZ3 (City centre frame) provides for:-</p> <p>(a) a wide range of predominantly land consumptive business, community and other uses that complement and support the higher order retail, commercial and other facilities provided in the city centre core and contribute to the depth and breadth of activities offered by the principal activity centre; and</p> <p>(b) low impact industry and service industry uses that complement the range of activities contained in the principal activity centre and do not unreasonably impact on the amenity of any residential activities in the zone.</p>	<p>AO13 No acceptable outcome provided.</p>
<p>PO14 Development in Precinct PCZ3 (City centre frame) has a height and built form that that is of a lower intensity and scale relative to the city centre core precinct and city centre riverfront precinct and positively contributes to the streetscape.</p>	<p>AO14 Development has a maximum building height of 4 storeys and 15m.</p>

6.2.5 Major centre zone code

6.2.5.1 Application

This code applies to development:-

- (a) within the Major centre zone as identified on the zone maps contained in **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Major centre zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

6.2.5.2 Purpose and overall outcomes

- (1) The purpose of the Major centre zone code is to accommodate a wide mix of uses including higher order retail, entertainment and commercial facilities in the major retail centre that services a sub-regional catchment population.

The zone may accommodate concentrations of higher order retail, professional offices, residential, administrative and health services, community and other uses capable of servicing a significant part of the planning scheme area, provided that these facilities and uses should not more appropriately be accommodated in the Bundaberg CBD.

The major centre is developed as a well-designed, safe and visually attractive business, community and employment centre.

The major centre complements and does not undermine the role and function of Bundaberg CBD as the principal activity centre for the region.

- (2) The purpose of the Major centre zone code will be achieved through the following overall outcomes:-
 - (a) development supports the role of the zone as a sub-regional focus and location of a wide mix of higher order retailing, entertainment and commercial activities, and supports and strengthens linkages with nearby specialised activity centres, community facilities and industry areas, including the Bundaberg Airport, Bundaberg Recreational Precinct and CQUniversity;
 - (b) higher density residential activities may be established where these activities complement the other functions of the zone;
 - (c) development is consistent with the Bundaberg Region activity centre network¹;
 - (d) development facilitates the creation of a vibrant and safe activity centre, with attractive and functional buildings, streets, open space and other public places provided, befitting of the zone's focus as a sub-regional hub;
 - (e) development ensures that the relationship between uses and the public realm is enhanced and that the centre is more outwardly focused over time;
 - (f) buildings and structures in the Major centre zone have a medium rise built form;
 - (g) development encourages and facilitates urban consolidation;
 - (h) development provides for efficient and effective transport networks that maximise accessibility within and to the centre; and
 - (i) development encourages and facilitates the efficient provision and safe operation of physical and social infrastructure.

¹ Editor's note—the Bundaberg Region activity centre network is described in section 3.4 of **Part 3 (Strategic framework)**.

6.2.5.3 Criteria for assessment

Table 6.2.5.3.1 Criteria for assessable development

Performance outcomes	Acceptable outcomes
Land use composition and activity centre network	
PO1 Development in the Major centre zone provides for higher order business activities (particularly retailing uses) and entertainment activities.	AO1 No acceptable outcome provided.
PO2 Development for business activities is of a scale and intensity that is consistent with the intended role and function of the major activity centre as specified in the Bundaberg Region activity centre network.	AO2 No acceptable outcome provided.
PO3 Development ensures that a department store is not established in the Major centre zone unless such a use has already been established in the Bundaberg CBD.	AO3 No acceptable outcome provided.
PO4 As part of mixed use premises, development may provide for a mix of medium and high density residential activities and short-term accommodation uses that are complementary to the predominant non-residential uses and business functions of the zone.	AO4 No acceptable outcome provided.
Building height, built form and urban design	
PO5 Development in the Major centre zone has a medium-rise built form and does not unduly dominate its setting.	AO5 Development has a maximum building height of 3 storeys and 12m.
PO6 The structure and form of development within the zone is progressively improved to provide better connectivity between uses and the public realm and enhance the centre so that it does not function only as a conventional enclosed shopping centre with internalised malls and inward facing retail uses.	AO6 No acceptable outcome provided.
PO7 The built form and urban design of development incorporates a high standard of architecture, urban design and landscaping that creates attractive and functional buildings, streets and places in keeping with the role and function of the zone as a sub-regional hub.	AO7 No acceptable outcome provided.
PO8 Development contributes to the creation of an active, safe and legible public realm, incorporating public open spaces including outdoor plazas or other breakout areas, where appropriate and practicable.	AO8 No acceptable outcome provided.
PO9 Where located in the zone, residential buildings incorporate non-residential uses at street level to activate the public realm.	AO9 No acceptable outcome provided.
Transport networks	
PO10 Development encourages public transport accessibility and use and also provides for pedestrian, bicycle and vehicular movement networks that maximise connectivity, permeability and ease of movement within and to the centre.	AO10 No acceptable outcome provided.
Infrastructure and services	
PO11 Development is provided with urban services to support the needs of the community, including parks, reticulated water, sewerage, stormwater drainage,	AO11 No acceptable outcome provided.

Performance outcomes	Acceptable outcomes
sealed roads, pathways, electricity and telecommunication infrastructure.	
PO12 Development does not adversely impact on the continued operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.	AO12 No acceptable outcome provided.

6.2.6 District centre zone code

6.2.6.1 Application

This code applies to development:-

- (a) within the District centre zone as identified on the zone maps contained in **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the District centre zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

6.2.6.2 Purpose and overall outcomes

- (1) The purpose of the District centre zone code is to provide for a range of uses and activities that service the needs of district catchments in centres that are highly accessible and well connected to the catchment areas that they serve.

The zone may accommodate a concentration of land uses including retail, commercial, residential, offices, administrative and health services, community, small-scale entertainment and recreational facilities capable of servicing a district provided that those facilities and uses should not more appropriately be accommodated in the Bundaberg CBD.

District centres are developed as well-designed, safe and visually attractive business, community and employment centres, predominantly in a low rise building format, where significant off-site impacts are avoided.

District centres complement and do not undermine the role and function of Bundaberg CBD as the principal activity centre for the region and the major activity centre focussed on the Sugarland Shopping Centre and environs.

Note—the District centre zone comprises both district activity centres (rural) and district activity centres (urban).

- (2) The purpose of the District centre zone code will be achieved through the following overall outcomes:-
 - (a) development provides for a range of retail uses that are compatible with the intended role and function of the District centre zone;
 - (b) land use composition in the zone promotes an active, mixed use environment;
 - (c) development provides for a range of residential activities that are ancillary to and support the predominant business functions of the zone;
 - (d) development is consistent with the Bundaberg Region activity centre network²;
 - (e) development encourages and facilitates urban consolidation;
 - (f) development facilitates the creation of vibrant and safe activity centres, with attractive and functional buildings, streets, open space and other public places provided;
 - (g) development ensures that the relationship between uses and the public realm is enhanced and that each activity centre is outwardly focused;
 - (h) where the zone includes a traditional “main street” character, development maintains and reinforces this established character;
 - (i) development has a predominantly low-rise built form;
 - (j) development provides for efficient and effective transport networks that maximise accessibility within and to the centre; and
 - (k) development encourages and facilitates the efficient provision and safe operation of physical and social infrastructure.

² Editor's note—the Bundaberg Region activity centre network is described in section 3.4 of **Part 3 (Strategic framework)**.

6.2.6.3 Criteria for assessment

Table 6.2.6.3.1 Criteria for assessable development

Performance outcomes	Acceptable outcomes
Land use composition and activity centre network	
PO1 Development in the District centre zone provides for a range of retail business activities, including shops and shopping centres, which service the district level needs of coastal and rural towns and villages or groups of residential neighbourhoods in Bundaberg.	AO1 No acceptable outcome provided.
PO2 Development for business activities is of a scale and intensity that is consistent with the intended role and function of the particular activity centre as specified in the Bundaberg Region activity centre network.	AO2 No acceptable outcome provided.
PO3 Development ensures that higher order shopping facilities, including department stores, are not established in the District centre zone and discount department stores are only established in the zone where there is demonstrated need.	AO3 No acceptable outcome provided.
PO4 In addition to retail uses, development provides for a mix of other business activities and community activities to promote an active, mixed use environment.	AO4 Development provides for the following activities:- (a) food and drink outlets (e.g. local restaurant and dining facilities); (b) local health care services; (c) offices (e.g. banks and real estate agencies); (d) entertainment uses (e.g. a club, function facility or theatre); and (e) an appropriate range of community activities and support services.
PO5 Development for offices in urban district activity centres is of a scale and intensity that does not adversely impact on the Bundaberg principal activity centre's ability to attract, support and maintain the highest order and intensity of commercial and government office space in the region.	AO5 No acceptable outcome provided.
PO6 Development provides for a range of residential activities, primarily accommodated in mixed use buildings, where such activities are ancillary to and support the predominant business functions of the zone.	AO6 Development provides for one or more of the following residential activities, accommodated in a mixed use building format:- (a) caretaker's accommodation; (b) dual occupancies; (c) dwelling units (e.g. shop top housing); (d) multiple dwellings; (e) rooming accommodation; and (f) short-term accommodation.
Building height, built form and urban design	
PO7 Development has a predominantly low-rise built form that is compatible with the existing and intended scale and character of the streetscape and surrounding area.	AO7 Development has a maximum building height of 3 storeys and 12m.
PO8 The structure and form of development within the zone provides high levels of connectivity between uses and the public realm so that each district activity centre does not function as an conventional enclosed shopping centre with internalised malls and inward facing retail uses.	AO8 No acceptable outcome provided.

Performance outcomes	Acceptable outcomes
PO9 The built form and urban design of development incorporates a high standard of architecture, urban design and landscaping that creates attractive and functional buildings, streets and places.	AO9 No acceptable outcome provided.
PO10 Development contributes to the creation of an active, safe and legible public realm, incorporating public open spaces including outdoor plazas or other breakout areas, where appropriate and practicable.	AO10 No acceptable outcome provided.
PO11 Development in the rural district activity centres of Childers and Gin Gin maintains and reinforces the traditional "main street" character of these towns and is sensitive to their rural setting and historical context.	AO11 No acceptable outcome provided.
PO12 District centre may include permanent and short-term residential activities provided that buildings incorporate non-residential uses at street level to activate the public realm.	AO12 No acceptable outcome provided.
Transport networks	
PO13 Development encourages public transport accessibility and use and also provides for pedestrian, bicycle and vehicular movement networks that maximise connectivity, permeability and ease of movement within and to the centre.	AO13 No acceptable outcome provided.
Infrastructure and services	
PO14 Development is provided with urban services to support the needs of the community, including parks, reticulated water, sewerage, stormwater drainage, sealed roads, pathways, electricity and telecommunication infrastructure.	AO14 No acceptable outcome provided.
PO15 Development does not adversely impact on the continued operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.	AO15 No acceptable outcome provided.
Additional requirements for the Kepnock district activity centre	
PO16 Development in the Kepnock district activity centre:- (a) services residents of the Kalkie-Ashfield local development area and the eastern suburbs of the Bundaberg urban area; (b) includes one full line supermarket and other retail uses servicing weekly shopping needs; (c) includes a mix of commercial and community services meeting a range of convenience needs, in addition to entertainment and recreational facilities; (d) in the longer term, may also include a discount department store, subject to demonstrated need and avoidance of undue adverse impacts on the Bundaberg CBD principal activity centre and the Sugarland shopping centre and environs major activity centre; (e) incorporates bulky goods retailing (showrooms and bulky goods outlets and other large format retail and business activities such as garden centres, hardware and trade supplies) and a service station in the eastern part of the site; (f) includes community activities, such as a child care centre in the south eastern corner of the site; (g) displays elements of traditional, fined grained, pedestrian orientated 'main street' character, established through design elements including:	AO16 <i>In partial fulfilment only of Performance outcome PO16:-</i> Development within the Kepnock district activity centre has a physical form generally in accordance with Figure 6.2.6 (Kepnock district activity centre concept plan) and its accompanying commentary.

Performance outcomes	Acceptable outcomes
<ul style="list-style-type: none"> (i) built form directly adjoining the site frontage at street level or with limited setbacks at street level to accommodate pedestrian movement and shelter or outdoor business activities; (ii) regular street and footpath grid layout to promote permeability and legibility; (iii) vehicle parking on the street, at the rear of buildings or underground; (iv) narrow frontages to the street and footpath for individual business premises; (v) larger format business uses and less intensive functions such as storage, administration and building services sleeved behind finer grain development along street frontages; (vi) continuous awnings or other all-weather protection over footpaths; (vii) limited vehicle crossing of footpaths to minimise interruption of pedestrian movement; (viii) building openings and display windows that engage pedestrians and allow views to and from businesses and the street; (h) includes a public square or plaza to act as an informal meeting place and a gathering place for community events, adjoined by active retail and commercial uses; and (i) incorporates residential development to provide a buffer between the commercial land uses and the existing low density residential area of Liddell Court and Scherer Boulevard. 	
<p>PO17 Residential development within the Kepnock district activity centre:-</p> <ul style="list-style-type: none"> (a) provides sufficient local residential population to support the primary commercial function of the centre; (b) provides housing options within close proximity of retail and other shopping and community facilities; (c) provides a transition between the commercial uses of the District centre and the existing adjoining low density residential areas; (d) when located within the retail/mixed use area, is integrated with commercial uses to contribute to a dynamic main street and provide affordable housing options; and (e) is well connected via pedestrian and cycle paths to the adjoining commercial uses. 	<p>AO17 Residential development within the Kepnock district activity centre is consistent with the outcomes and layout nominated within Figure 6.2.6 (Kepnock district activity centre concept plan) and its accompanying commentary.</p>



INDICATIVE LAND USE ELEMENTS

- 1** Bulky Goods/Retail
- 2** Medium Density Residential
- 3** Community Uses, Childcare or Educational
- 4** Retail / Mixed Use
- 5** District Centre Shopping Centre
-  Drainage Path
-  Bus Stop

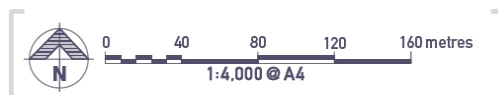


Figure 6.2.6
Kepnock District
Activity Centre
Concept Plan

6.2.6.4 Kepnock district activity centre commentary

The Kepnock District Activity Centre will service the existing eastern suburbs of Bundaberg City, the growth corridor of Kalkie Ashfield, and the Central Coastal Area towns with higher order retail shopping facilities and other complimentary uses. Development of the centre is to ensure that it is well connected to surrounding residential areas through a walkable and cycle friendly pathway network.

The centre must not undermine the functionality and role of the Bundaberg CBD as the principle activity centre of the greater Bundaberg Region.

Multi-unit developments and other residential uses (such as shop top living and other mixed use residential activities), and day time users will provide the necessary local residential population to create an active main street / town centre. Activities such as cafés and smaller retail shops will encourage the use of the main street and community space areas outside normal business hours.

Note: The land use areas and infrastructure elements shown on this figure are indicative only and represent a conceptual response to the overall outcomes and assessment criteria of the District centre zone code. The exact location and spatial extent of the various land use areas and infrastructure elements within the Kepnock district activity centre will be subject to more detailed ground truthing and site-specific assessments undertaken as part of future development application processes.

6.2.6.4.1 Setbacks

Building setbacks are to be:-

- 4m with a heavily vegetated buffer where fronting Greathead Road and Bundaberg Ring Road;
- 20m with a heavily vegetated buffer where fronting FE Walker Street;
- 0m when within the Retail / Mixed Use areas and fronting a road reserve. Buildings built to boundary are to be provided with an awning for the full frontage;
- 2.5m when within the Retail / Mixed Use areas and fronting open space. If a commercial use has direct access to the open space an awning built to the boundary is to be provided for the full width of the building;
- in accordance with the setbacks prescribed within the Medium density residential zone code when within the Medium Density Residential area. Setbacks to Scherer Boulevard and existing dwellings located within Liddell Court are to be heavily vegetated;
- 6m from any road frontage, and 2m from any side or rear boundary where not specified above.

6.2.6.4.2 Drainage

Drainage areas provide opportunity to integrate water sensitive urban design infrastructure, and open space associated with commercial uses into attractive green spaces in and around the district centre. The primary functions of the drainage and detention areas are not to be undermined by commercial development encroachment.

6.2.6.4.3 Bulky goods / retail

Bulky goods, commercial warehouses and other retail uses that require large floor and display areas are to be established within the Bulky Goods / Retail area as depicted in Figure 6.2.6. The commercial uses are to be accessed via internal roads with restricted access to Greathead Road and FE Walker Street.

Smaller retail uses, such as cafés, are expected to be established alongside the large format retailers to service customers and employees of the larger tenancies.

6.2.6.4.4 Medium density residential

A mix of detached and attached medium density housing types and forms will be established within the Medium Density Residential Area, providing a mix of housing options and sufficient local resident population to support the surrounding commercial uses. Typically development will consist of single and two storey housing with 3 storey (maximum of 11m) allowable where setback a minimum of 20m from Scherer Boulevard and land within the Low density residential zone.

Non-residential activities may be established in the area, provided that they are of a small scale and low intensity (typically home occupations), are compatible with the prevailing residential character and amenity, and are ideally located to front the major internal roads of the Kepnock District Activity Centre.

6.2.6.4.5 Community uses, childcare or educational

Community uses, childcare or educational facilities are established on the corner of Kepnock and Greathead Roads to service the Kepnock locality. Any activity accessing and/or fronting Kepnock Road is designed to ensure impacts on the Residents located opposite on the southern side of Kepnock Road are minimised through built form design, landscaping and appropriately located access points.

Primary access is via roads internal to the District centre, secondary accesses can be made onto Kepnock Road.

6.2.6.4.6 Retail / Mixed use

Retail and commercial uses located on the ground floor are built to the front boundary with awning over pedestrian areas to provide weather protection for pedestrians and other outdoor uses such as footpath dining. Above ground level opportunities exist to provide a mix of low scale commercial uses and shop top living.

6.2.6.4.7 District centre shopping centre

The shopping centre integrates with the active retail/mixed uses in the main street town centre through a high quality pathway network.

6.2.7 Local centre zone code

6.2.7.1 Application

This code applies to development:-

- (a) within the Local centre zone as identified on the zone maps contained in **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Local centre zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

6.2.7.2 Purpose and overall outcomes

- (1) The purpose of the Local centre zone code is to provide for a limited range of land uses and activities to meet the local level retail, business and community needs of coastal towns and their surrounding rural catchments and residential neighbourhoods within Bundaberg.

The zone accommodate local shopping and commercial activities, cafes and dining, community services and residential development where it can integrate and enhance the fabric of the activity centre, but is not the predominant use.

Local centres are developed as well-designed, safe and visually attractive centres, predominantly in a low rise building format, where significant off-site impacts are avoided.

Local centres complement and do not undermine the role and function of higher order activity centres.

- (2) The purpose of the Local centre zone code will be achieved through the following overall outcomes:-
 - (a) development provides for a range of business activities that are compatible with the intended role and function of the Local centre zone;
 - (b) development provides for a range of complementary uses in appropriate locations to support community wellbeing and local employment opportunities;
 - (c) development provides for a limited range of residential activities that are ancillary to and support the predominant business functions of the zone, with short-term accommodation provided in appropriate locations to meet the needs of tourists and travellers;
 - (d) development is consistent with the Bundaberg Region activity centre network³;
 - (e) development has a low-rise built form and incorporates a high standard of architecture, urban design and landscaping that creates an attractive and functional “main street” setting or otherwise provides an attractive streetfront address;
 - (f) development provides for efficient and effective transport networks that maximise accessibility within and to the centre; and
 - (g) development encourages and facilitates the efficient provision and safe operation of physical and social infrastructure.

6.2.7.3 Criteria for assessment

Table 6.2.7.3.1 Criteria for assessable development

Performance outcomes	Acceptable outcomes
<i>Land use composition and activity centre network</i>	
PO1 Development provides for a range of business activities that service the local level convenience needs of residents and surrounding tourism or	AO1 No acceptable outcome provided.

³ Editor's note—the Bundaberg Region activity centre network is described in section 3.4 of **Part 3 (Strategic framework)**.

Performance outcomes	Acceptable outcomes
primary production industries, and offers locally-based employment opportunities. Note—such business activities include, but are not limited to, food and drink outlets, small-scale offices, shops, small shopping centres and veterinary services.	
PO2 Development for business activities is of a scale and intensity that is consistent with the intended role and function of the particular activity centre as specified in the Bundaberg Region activity centre network.	AO2 No acceptable outcome provided.
PO3 Development ensures that:- (a) higher order shopping facilities, including department stores and discount department stores, are not established in the zone; and (b) major full-line supermarkets are only established in the zone where there is demonstrated need.	AO3 No acceptable outcome provided.
PO4 Development provides for a range of complementary community activities in appropriate locations to encourage community interaction and support the health, safety and wellbeing of local residents. Note—such community activities include community uses, emergency services and health care services.	AO4 No acceptable outcome provided.
PO5 Service industry and utility uses may also be established in the zone where such uses are compatible with the character and amenity of surrounding development.	AO5 No acceptable outcome provided.
PO6 Development provides for a limited range of residential activities, primarily accommodated in mixed use buildings, where such activities are ancillary to and support the predominant business functions of the zone.	AO6 Development provides for one or more of the following residential activities, accommodated in a mixed use building format:- (a) caretaker's accommodation; (b) dual occupancies; (c) dwelling units (e.g. shop top housing); (d) multiple dwellings; and (e) short-term accommodation.
PO7 Short-term accommodation is established in those parts of the zone located in tourism focus areas and in locations that are highly accessible to tourists or travellers (e.g. Moore Park Beach, Burnett Heads, Bargara and Elliott Heads).	AO7 No acceptable outcome provided.
Building height, built form and urban design	
PO8 Development has a low-rise built form that is compatible with the existing and intended scale and character of the streetscape and surrounding area,	AO8 Development has a maximum building height of:- (c) 3 storeys and 11m in the Bargara CBD; and (d) 2 storeys and 10m elsewhere. Note—in the Bargara CBD, the assessment manager may favourably consider buildings to have a maximum building height of up to 5 storeys and 20m for exemplary development that:- (c) displays architectural design excellence in terms of sustainable, sub-tropical and coastal design elements; and (d) has demonstrable community benefit.
PO9 The built form and urban design of development incorporates a high standard of architecture, urban design and landscaping that creates attractive and functional buildings, streets and places.	AO9 No acceptable outcome provided.

Performance outcomes	Acceptable outcomes
PO10 Where existing development in the zone exhibits a traditional “main street” character, new development maintains and reinforces this established character.	AO10 No acceptable outcome provided.
Transport networks	
PO11 Development encourages public transport accessibility and use and also provides for pedestrian, bicycle and vehicular movement networks that maximise connectivity, permeability and ease of movement within and to the centre.	AO11 No acceptable outcome provided.
Infrastructure and services	
PO12 Development is provided with urban services to support the needs of the community, including parks, reticulated water, sewerage, stormwater drainage, sealed roads, pathways, electricity and telecommunication infrastructure.	AO12 No acceptable outcome provided.
PO13 Development does not adversely impact on the continued operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.	AO13 No acceptable outcome provided.

6.2.8 Neighbourhood centre zone code

6.2.8.1 Application

This code applies to development:-

- (a) within the Neighbourhood centre zone as identified on the zone maps contained in **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Neighbourhood centre zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

6.2.8.2 Purpose and overall outcomes

- (1) The purpose of the Neighbourhood centre zone code is to provide for a small range of land uses and activities to support the basic convenience needs of local neighbourhoods or parts of neighbourhoods.

The zone accommodates small-scale convenience shopping, offices, community activities and other uses which directly support the basic convenience needs of the immediate community.

The zone also accommodates existing standalone business or entertainment activities, such as general stores, service stations and hotels, which do not form part of a higher order activity centre.

Where located in a village setting, the zone may contain a larger range of uses and activities that cater to and support the basic convenience needs of both village residents and the immediately surrounding rural and rural residential areas as well as the needs of tourists, visitors and the travelling public.

Neighbourhood centres complement and do not undermine the role and function of higher order activity centres.

- (2) The purpose of the Neighbourhood centre zone code will be achieved through the following overall outcomes:-
 - (a) development provides for a small range of business activities that service the day-to-day needs of localised catchments and are compatible with the intended role and function of the Neighbourhood centre zone;
 - (b) development is consistent with the Bundaberg Region activity centre network⁴;
 - (c) development provides for a limited range of complementary uses in appropriate locations to support community wellbeing and local employment opportunities;
 - (d) development provides for a limited range of residential activities that are ancillary to and support the predominant business functions of the zone;
 - (e) development has a low-rise built form and incorporates a high standard of architecture, urban design and landscaping that is compatible with and sympathetic to its setting and context;
 - (f) development does not unreasonably impact on the amenity of surrounding premises; and
 - (g) development encourages and facilitates the efficient provision and safe operation of physical and social infrastructure.

6.2.8.3 Criteria for assessment

Table 6.2.8.3.1 Criteria for assessable development

Performance outcomes	Acceptable outcomes
<i>Land use composition and activity centre network</i>	
PO1 Development provides for the day-to-day retail and commercial needs of localised residential	AO1 No acceptable outcome provided.

⁴ Editor's note—the Bundaberg Region activity centre network is described in section 3.4 of **Part 3 (Strategic framework)**.

Performance outcomes	Acceptable outcomes
catchments, with uses including shops, food and drink outlets, health care services and offices.	
PO2 In a village setting, development in the zone also services:- (a) the day-to-day retail and commercial needs of residents in the immediately surrounding rural and rural residential areas; and (b) the needs of tourists, visitors and the travelling public.	AO2 No acceptable outcome provided.
PO3 Business activities are of a small-scale and do not compete with higher order activity centres as the preferred location for retail and business activities in the Bundaberg region.	AO3 No acceptable outcome provided.
PO4 Service industry, utility, and emergency services uses may also be established in the zone where they are compatible with the amenity of surrounding residential development.	AO4 No acceptable outcome provided.
PO5 Where possible, development provides for the clustering of business activities and community activities to create a vibrant neighbourhood hub to service the immediate needs of residents.	AO5 No acceptable outcome provided.
Building height, built form and urban design	
PO6 Development has a low-rise built form that is compatible with the existing and intended scale and character of the streetscape and surrounding area,	AO6 Development has a maximum building height of 2 storeys and 8.5m.
PO7 The built form and urban design of development incorporates a high standard of architecture, urban design and landscaping that creates attractive and functional buildings, streets and places.	AO7 No acceptable outcome provided.
PO8 Development in a village setting maintains and reinforces the traditional “main street” character of the village and is sensitive to its rural setting and context.	AO8 No acceptable outcome provided.
Amenity	
PO9 Development is located, designed and operated in a manner that does not unreasonably impact on the amenity of surrounding premises, having regard to matters such as traffic, noise, lighting, waste, fumes, odours, hours of operation, privacy, overlooking and public health and safety.	AO9 No acceptable outcome provided.
Infrastructure and services	
PO10 Development is provided with urban services to support the needs of the community, including parks, reticulated water, sewerage, stormwater drainage, sealed roads, pathways, electricity and telecommunication infrastructure.	AO10 No acceptable outcome provided.
PO11 Development does not adversely impact on the continued operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.	AO11 No acceptable outcome provided.

6.2.9 Industry zone code

6.2.9.1 Application

This code applies to development:-

- (a) within the Industry zone as identified on the zone maps contained in **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Industry zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

6.2.9.2 Purpose and overall outcomes

- (1) The purpose of the Industry zone code is to provide for a range of industrial uses other than special industry and those industrial uses with the potential to generate significant off-site impacts.

The zone may accommodate some non-industrial uses that support or are compatible with industrial uses where they will not compromise the long-term use of the land for industrial purposes.

- (2) The purpose of the Industry zone code will be achieved through the following overall outcomes:-
 - (a) uses in the zone are predominantly for low to medium intensity industrial activities;
 - (b) high impact industry uses are only established in the zone where adverse impacts can be avoided or mitigated;
 - (c) a limited range of non-industrial uses may be established in zone where:-
 - (i) ancillary to and directly supporting the ongoing industrial use of the zone; and/or
 - (ii) allied and compatible with industrial uses;
 - (d) development in the zone is protected from intrusion by incompatible land uses;
 - (e) development has a predominantly low-rise built form and provides for a modern, safe and functional industrial environment;
 - (f) development maintains public health and safety and avoids or mitigates significant adverse environmental or amenity impacts;
 - (g) development provides for efficient and effective transport networks that maximise accessibility within and to the zone; and
 - (h) development encourages and facilitates the efficient provision and safe operation of physical and social infrastructure.

6.2.9.3 Criteria for assessment

Table 6.2.9.3.1 Criteria for assessable development

Performance outcomes	Acceptable outcomes
Land use composition	
PO1 Uses in the zone are predominantly for low to medium intensity industrial activities. Note—such activities include low impact industry, marine industry, medium impact industry, research and technology industry, service industry, transport depot and warehouse.	AO1 No acceptable outcome provided.
PO2 High impact industry uses are only established in the zone where such uses:- <ol style="list-style-type: none"> (a) are appropriately separated from adjoining or nearby sensitive land uses; and (b) can operate without impacting on other industry or non-industry uses within the zone. 	AO2 No acceptable outcome provided.

Performance outcomes	Acceptable outcomes
PO3 Non-industrial uses may be established where ancillary to and directly supporting the ongoing industrial use of the zone. Note—such non-industrial uses include caretaker's accommodation and food and drink outlets (e.g. take-away stores and snack bars).	AO3 No acceptable outcome provided.
PO4 Other non-industrial uses which are allied or compatible with industry activities may also be established in the zone, provided that such uses are appropriately located and designed to ensure that they do not compromise the ongoing operation and viability of industry activities. Note—such non-industrial uses include agricultural supplies stores, car wash, hardware and trade supplies, indoor sport and recreation, service stations and veterinary services.	AO4 No acceptable outcome provided.
PO5 Existing and planned industrial uses in the zone are protected from the intrusion of incompatible uses that may compromise or conflict with the primary use of premises for industry purposes.	AO5 No acceptable outcome provided.
Building height, built form and urban design	
PO6 Development has a predominantly low-rise built form that is sympathetic to the existing and intended scale and character of the streetscape and surrounding area.	AO6 Development has a maximum building height of 12m.
PO7 Industrial activities contribute positively to the image of the Bundaberg Region through a high quality of built form and landscaping, particularly where visible from the street or other public places, in keeping with the expectations of a modern, safe, and functional industrial environment.	AO7 No acceptable outcome provided.
Effects of development	
PO8 Development ensures that uses and works for industrial purposes are located, designed and managed to maintain public health and safety, avoid significant adverse effects on the natural environment, and minimise impacts on non-industrial land and sensitive land uses.	AO8 No acceptable outcome provided.
Transport networks	
PO9 Industrial activities have access to the appropriate level of transport infrastructure, including encouragement of public and active transport accessibility and use, and do not interfere with the safe and efficient operation of the surrounding road network.	AO9 No acceptable outcome provided.
Infrastructure and services	
PO10 Development is provided with urban services to support industry and employment activities, including parks, reticulated water, sewerage (where available), stormwater drainage, sealed roads, pathways, electricity and telecommunication infrastructure.	AO10 No acceptable outcome provided.
PO11 Development does not adversely impact on the continued operation, viability and maintenance of existing infrastructure (including rural infrastructure) or compromise the future provision of planned infrastructure.	AO11 No acceptable outcome provided.

6.2.10 High impact industry zone code

6.2.10.1 Application

This code applies to development:-

- (a) within the High impact industry zone as identified on the zone maps contained in **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the High impact industry zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

6.2.10.2 Purpose and overall outcomes

- (1) The purpose of the High impact industry zone code is to provide for predominantly high intensity industrial uses.

The zone may accommodate some non-industrial uses that support industrial uses where they will not compromise the long-term use of the land for industrial purposes.

- (2) The purpose of the High impact industry zone code will be achieved through the following overall outcomes:-
 - (a) uses in the zone are predominantly for higher intensity industry activities;
 - (b) other industry activities, compatible with higher intensity industry activities, may also be established in the zone;
 - (c) a limited range of non-industrial uses may be established in zone where:-
 - (i) ancillary to and directly supporting the ongoing industrial use of the zone; and/or
 - (ii) allied and compatible with industry activities;
 - (d) development in the zone is protected from intrusion by incompatible land uses;
 - (e) development maintains public health and safety and avoids or mitigates significant adverse environmental or amenity impacts;
 - (f) development has a predominantly medium-rise built form and provides for a modern, safe and functional industrial environment;
 - (g) development provides for efficient and effective transport networks that maximise accessibility within and to the zone; and
 - (h) development encourages and facilitates the efficient provision and safe operation of physical and social infrastructure.

6.2.10.3 Criteria for assessment

Table 6.2.10.3.1 Criteria for assessable development

Performance outcomes	Acceptable outcomes
<i>Land use composition</i>	
PO1 Uses in the zone are predominantly for higher intensity industry activities, recognising that some of these activities may have the potential to generate significant off-site impacts. Note—such activities include marine industry, medium impact industry and high impact industry.	AO1 No acceptable outcome provided.
PO2 Other industry activities may also be established in the zone where compatible with higher intensity industry activities.	AO2 No acceptable outcome provided.

Performance outcomes	Acceptable outcomes
Note—such activities include low impact industry, research and technology industry, transport depot and warehouse.	
PO3 Non-industrial uses may be established where ancillary to and directly supporting the ongoing industrial use of the zone. Note—such non-industrial uses include caretaker's accommodation and food and drink outlets (e.g. take-away stores and snack bars).	AO3 No acceptable outcome provided.
PO4 Other non-industrial uses which are allied or compatible with industry activities may also be established in the zone, provided that such uses are appropriately located and designed to ensure that they do not compromise the ongoing operation and viability of industry activities. Note—such non-industrial uses include a service station.	AO4 No acceptable outcome provided.
PO5 Existing and planned industrial uses in the zone are protected from the intrusion of incompatible uses that may compromise or conflict with the primary use of premises for industry purposes.	AO5 No acceptable outcome provided.
Building height, built form and urban design	
PO6 Development has a medium-rise built form that is sympathetic to the existing and intended scale and character of the streetscape and surrounding area.	AO6 Development has a maximum building height of 20m.
PO7 Industrial activities contribute positively to the image of the Bundaberg Region through a high quality of built form and landscaping, particularly where visible from the street or other public places, in keeping with the expectations of a modern, safe, and functional industrial environment.	AO7 No acceptable outcome provided.
Effects of development	
PO8 Development ensures that uses and works for industrial purposes are located, designed and managed to maintain public health and safety, avoid significant adverse effects on the natural environment, and minimise impacts on non-industrial land and sensitive land uses.	AO8 No acceptable outcome provided.
Transport networks	
PO9 Industrial activities have access to the appropriate level of transport infrastructure, including encouragement of public and active transport accessibility and use, and do not interfere with the safe and efficient operation of the surrounding road network.	AO9 No acceptable outcome provided.
Infrastructure and services	
PO10 Development is provided with urban services to support industry and employment activities, including parks, reticulated water, sewerage (where available), stormwater drainage, sealed roads, pathways, electricity and telecommunication infrastructure.	AO10 No acceptable outcome provided.
PO11 Development does not adversely impact on the continued operation, viability and maintenance of existing infrastructure (including rural infrastructure) or compromise the future provision of planned infrastructure.	AO11 No acceptable outcome provided.

6.2.11 Sport and recreation zone code

6.2.11.1 Application

This code applies to development:-

- (a) within the Sport and recreation zone as identified on the zone maps contained in **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Sport and recreation zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

6.2.11.2 Purpose and overall outcomes

- (1) The purpose of the Sport and recreation zone code is to provide for a range of indoor and outdoor recreational and sporting facilities in accessible locations.

The zone may accommodate ancillary uses and support infrastructure associated with those facilities (such as clubhouses, gymnasiums, public swimming pools and tennis courts), safe access and essential management, where required to meet community needs.

- (2) The purpose of the Sport and recreation zone code will be achieved through the following overall outcomes:-
 - (a) development in the zone provides for a range of recreation activities that meet the active sport and recreational needs of residents and visitors;
 - (b) ancillary uses and facilities that support the predominant recreation activities may also be established in the zone;
 - (c) sport and recreation open space may be used for temporary or periodical uses, where compatible with the role and function of the zone;
 - (d) development facilitates and encourages the efficient and effective provision and use of sport and recreation facilities and their integration with the broader regional open space network;
 - (e) development in the zone is protected from intrusion by incompatible land uses;
 - (f) development maintains public health and safety and avoids or mitigates significant adverse environmental or amenity impacts;
 - (g) development provides for efficient and effective transport networks that maximise accessibility within and to sport and recreation areas; and
 - (h) development encourages and facilitates the efficient provision and safe operation of physical and social infrastructure.

6.2.11.3 Criteria for assessment

Table 6.2.11.3.1 Criteria for assessable development

Performance outcomes	Acceptable outcomes
Land use composition	
PO1 Development in the Sport and recreation zone predominantly accommodates formalised recreation facilities that support organised team and individual sports and recreational pursuits including sporting fields, golf courses, outdoor courts, indoor sport centres, public swimming pools, equestrian facilities, and active leisure facilities such as water parks.	AO1 No acceptable outcome provided.
PO2 Ancillary uses and facilities that support the predominant recreation activities may be established in the zone where they contribute to the ongoing safe,	AO2 No acceptable outcome provided.

Performance outcomes	Acceptable outcomes
comfortable and efficient operation of recreation activities. Note—such ancillary uses and facilities includes caretaker's accommodation, clubs, community uses, function facilities, amenities blocks, kiosks, shelters, spectator stands, picnic tables and lighting infrastructure.	
PO3 Sport and recreation open space may be used for temporary or periodical uses, such as markets or outdoor entertainment events, where these uses:- (a) are of a scale that can be reasonably accommodated by the existing facilities; and (b) do not unduly impact on the amenity and character of the surrounding area.	AO3 No acceptable outcome provided.
PO4 Existing and planned recreation activities are protected from the intrusion of incompatible land uses that may compromise or conflict with the primary use of premises for sport and recreation purposes.	AO4 No acceptable outcome provided.
PO5 Where possible, development encourages and facilitates the co-location and multiple use of sport and recreation fields and facilities by complementary recreation activities.	AO5 No acceptable outcome provided.
Regional open space network	
PO6 Areas used for recreation activities complement and, where possible, are connected to other parts of the broader regional open space network, including land in the Open space zone and the Environmental management and conservation zone.	AO6 No acceptable outcome provided.
Built form and urban design	
PO7 The scale, intensity and built form of development is compatible with the existing and intended scale and character of the streetscape and surrounding area.	AO7 No acceptable outcome provided.
Effects of development	
PO8 Development in the zone provides a high level of amenity and avoids or mitigates the potential for land use conflicts with existing and planned development in the locality.	AO8 No acceptable outcome provided.
Transport networks	
PO9 Development encourages public transport accessibility and use and provides for pedestrian, bicycle and vehicular movement networks that maximise connectivity, permeability and ease of movement within and to sport and recreation open space areas.	AO9 No acceptable outcome provided.
Infrastructure and services	
PO10 Development provides for infrastructure and services that are commensurate with the location and setting of the sport and recreation open space and the nature and scale of development that is intended to occur in the zone.	AO10 No acceptable outcome provided.
PO11 Development does not adversely impact on the continued operation, viability and maintenance of existing infrastructure (including rural infrastructure) or compromise the future provision of planned infrastructure.	AO11 No acceptable outcome provided.

6.2.12 Open space zone code

6.2.12.1 Application

This code applies to development:-

- (a) within the Open space zone as identified on the zone maps contained in **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Open space zone code by the tables of assessment in Part 5 (Tables of assessment).

6.2.12.2 Purpose and overall outcomes

- (1) The purpose of the Open space zone code is to provide publicly accessible open space and parks that contribute to the amenity of the region and are suitable for a range of informal recreation activities.

The zone accommodates local, district and regional scale parks which serve the recreational needs of a wide range of residents and visitors.

Where required to meet community needs, shelters, amenity facilities, picnic tables, playgrounds and infrastructure to support safe access and essential management may be provided.

- (2) The purpose of the Open space zone code will be achieved through the following overall outcomes:-
 - (a) development in the zone predominantly provides for the informal active recreational needs of residents and visitors;
 - (b) limited other uses and facilities that support the use and enjoyment of open space may also be established in the zone;
 - (c) open space may be used for temporary or periodical uses, where compatible with the role and function of the zone;
 - (d) open space is protected from the intrusion of incompatible uses and land use conflicts are avoided;
 - (e) development facilitates and encourages the efficient and effective provision and use of open space and its integration with the broader regional open space network;
 - (f) development provides a high level of amenity and is compatible with the existing and intended scale and character of the streetscape and surrounding area;
 - (g) development provides for efficient and effective transport networks that maximise accessibility within and to sport and recreation areas; and
 - (h) development encourages and facilitates the efficient provision and safe operation of physical and social infrastructure.

6.2.12.3 Criteria for assessment

Table 6.2.12.3.1 Criteria for assessable development

Performance outcomes	Acceptable outcomes
Land use composition	
PO1 Development in the Open space zone predominantly provides for parks and other small-scale and low intensity recreation activities that primarily cater for the informal active recreational needs of residents and visitors.	AO1 No acceptable outcome provided.

Performance outcomes	Acceptable outcomes
PO2 Limited other uses which are ancillary to and support the use and enjoyment of open space may also be established in the zone. Note—such ancillary uses include small scale food and drink outlets (such as kiosks) and community uses.	AO2 No acceptable outcome provided.
PO3 Open space may be used for temporary or periodical uses, such as markets or outdoor entertainment events, where these uses:- (a) are of a scale that can be reasonably accommodated by the existing open space facilities; and (b) do not unduly impact on the amenity and character of the surrounding area.	AO3 No acceptable outcome provided.
PO4 Open space is protected from the intrusion of incompatible uses that may compromise or conflict with the primary use of premises for open space purposes.	AO4 No acceptable outcome provided.
Regional open space network	
PO5 Open space areas, where possible, are connected to other parts of the broader regional open space network including land in the Sport and recreation zone and the Environmental management and conservation zone.	AO5 No acceptable outcome provided.
Built form and urban design	
PO6 The scale, intensity and built form of development is compatible with the existing and intended scale and character of the streetscape and surrounding area.	AO6 No acceptable outcome provided.
Effects of development	
PO7 Development in the zone provides a high level of amenity and avoids or mitigates the potential for land use conflicts with existing and planned development in the locality.	AO7 No acceptable outcome provided.
Transport networks	
PO8 Development encourages public transport accessibility and use and provides for pedestrian, bicycle and vehicular movement networks that maximise connectivity, permeability and ease of movement within and to sport and recreation open space areas.	AO8 No acceptable outcome provided.
Infrastructure and services	
PO9 Development provides for infrastructure and services that are commensurate with the location and setting of the open space and the nature and scale of development that is intended to occur in the zone.	AO9 No acceptable outcome provided.
PO10 Development does not adversely impact on the continued operation, viability and maintenance of existing infrastructure (including rural infrastructure) or compromise the future provision of planned infrastructure.	AO10 No acceptable outcome provided.

6.2.13 Environmental management and conservation zone code

6.2.13.1 Application

This code applies to development:-

- (a) within the Environmental management and conservation zone as identified on the zone maps contained in **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Environmental management and conservation zone code by the tables of assessment in Part 5 (Tables of assessment).

6.2.13.2 Purpose and overall outcomes

- (1) The purpose of the Environmental management and conservation zone code is to provide for the preservation, protection and rehabilitation of land to maintain biodiversity, regional wildlife movement corridors, ecological processes, coastal processes, water quality, landscape character, scenic amenity, cultural heritage significance and community wellbeing.
- (2) The purpose of the Environmental management and conservation zone code will be achieved through the following overall outcomes:-
 - (a) significant natural environmental values in the zone are protected for their importance in contributing to ecological sustainability;
 - (b) small scale and low key activities that support the community's appreciation and enjoyment of environmental values are facilitated;
 - (c) low impact utility installations may be provided where significant adverse impacts are avoided or mitigated;
 - (d) development maintains scenic values and landscape character; and
 - (e) development encourages and facilitates the efficient provision and safe operation of physical and social infrastructure and ensures that public safety and environmental health is maintained.

6.2.13.3 Criteria for assessment

Table 6.2.13.3.1 Criteria for assessable development

Performance outcomes	Acceptable outcomes
Land use composition	
PO1 Most forms of development do not occur in the Environmental management and conservation zone to ensure that significant natural environmental values for biological diversity, water catchment, ecological functioning, beach protection or coastal management, and historical or cultural significance are protected and appropriately managed.	AO1 No acceptable outcome provided.
PO2 Parks and associated recreation activities and facilities may be established in the zone, where such development:- <ul style="list-style-type: none"> (a) supports environmental values and provides opportunities for appreciation or study of those values; (b) promotes nature-based tourism activities and other low intensity, low key activities that are compatible with and have a direct connection with the environmental values; and (c) provides opportunities for recreational pursuits that have a direct connection with the environmental values of the land. 	AO2 No acceptable outcome provided.

Performance outcomes	Acceptable outcomes
PO3 Low impact utility installations may be provided where such activities are located, designed and operated to avoid or mitigate significant adverse impacts on ecological systems and processes.	AO3 No acceptable outcome provided.
Scenic values and landscape character	
PO4 Development maintains the scenic values and landscape character of the zone, particularly prominent ridgelines, escarpments, significant landmarks, and important views and vistas.	AO4 No acceptable outcome provided.
Protection and buffering of natural features	
PO5 Natural features such as creeks, gullies, watercourses, wetlands, flora and fauna communities, habitats, vegetation and bushland are protected and buffered from activities in the zone and adjoining land uses.	AO5 No acceptable outcome provided.
Infrastructure and services	
PO6 Where infrastructure and services are to be provided to service development in the zone, they are:- (a) commensurate with the very limited range of small scale and low-key activities that are intended to occur in the zone; and (b) designed, installed and operated to maintain public safety and environmental health.	AO6 No acceptable outcome provided.
PO7 Development does not adversely impact on the continued operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.	AO7 No acceptable outcome provided.

6.2.14 Community facilities zone code

6.2.14.1 Application

This code applies to development:-

- (a) within the Community facilities zone as identified on the zone maps contained in **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Community facilities zone code by the tables of assessment in Part 5 (Tables of assessment).

6.2.14.2 Purpose and overall outcomes

- (1) The purpose of the Community facilities zone code is to:-
 - (a) provide for community related activities and facilities whether under public or private ownership; and
 - (b) ensure that residents and visitors have convenient access to a wide range of community activities and facilities that service the social, educational, health, and cultural needs of the community.
- (2) The purpose of the Community facilities zone code will be achieved through the following overall outcomes:-
 - (a) development in the zone caters primarily for specified uses, facilities and works which provide a community service or function, in addition to a limited range of allied and compatible uses;
 - (b) community facilities and associated uses are appropriately located, provide a high level of amenity, are safe and are compatible with surrounding development ;
 - (c) community facilities are protected from the intrusion of incompatible uses and land use conflicts are avoided;
 - (d) development provides for efficient and effective transport networks that maximise accessibility within and to community facilities; and
 - (e) development encourages and facilitates the efficient provision and safe operation of physical and social infrastructure.

6.2.14.3 Criteria for assessment

Table 6.2.14.3.1 Criteria for assessable development

Performance outcomes	Acceptable outcomes
<i>Land use composition</i>	
PO1 Development in the zone caters primarily for specified uses, facilities and works which include:- <ul style="list-style-type: none"> (a) land used, owned or operated by Federal, State or local government for purposes such as air services, cemeteries, community uses, educational establishments, emergency services, public hospitals, utility installations, electricity infrastructure, substation and transport networks; (b) uses, facilities and works which by virtue of their location, intensity, combination of uses, operations or site characteristics are best managed in a use-specific land use allocation; or (c) private community services and facilities including educational establishments, places of worship, private hospitals and community uses. 	AO1 No acceptable outcome provided.

Performance outcomes	Acceptable outcomes
PO2 Development provides for a limited range of allied and compatible uses to fulfil ancillary functions required for community facilities land to function effectively.	AO2 No acceptable outcome provided.
PO3 Existing and planned community facilities and associated uses are protected from the intrusion of incompatible uses that could limit the ongoing operation of existing community facilities or prejudice appropriate new activities.	AO3 No acceptable outcome provided.
Location, operational needs and effects of development	
PO4 Community facilities and associated uses are located to optimise their accessibility, operational efficiency and benefit to the public.	AO4 No acceptable outcome provided.
PO5 Development accommodates the specific operational, functional and locational needs of the particular use, whilst being of scale, appearance and intensity that is compatible with existing and intended development in the surrounding area.	AO5 No acceptable outcome provided.
PO6 Development provides a high level of amenity, maintains the safety of people, buildings and works, and effectively manages the potential for land use conflict with existing and intended surrounding development.	AO6 No acceptable outcome provided.
Transport networks	
PO7 Development encourages public transport accessibility and use and provides for pedestrian, bicycle and vehicular movement networks that maximise connectivity, permeability and ease of movement within and to community facilities.	AO7 No acceptable outcome provided.
Infrastructure and services	
PO8 Where infrastructure and services are to be provided, they are:- (a) commensurate with location and setting of the community facility; and (b) the nature and scale of development that is intended to occur in the zone.	AO8 No acceptable outcome provided.
PO9 Development does not adversely impact on the continued operation, viability and maintenance of existing infrastructure (including rural infrastructure) or compromise the future provision of planned infrastructure.	AO9 No acceptable outcome provided.

6.2.15 Emerging community zone code

6.2.15.1 Application

This code applies to development:-

- (a) within the Emerging community zone as identified on the zone maps contained in **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Emerging community zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

6.2.15.2 Purpose and overall outcomes

- (1) The purpose of the Emerging community zone code is to:-
 - (a) identify land that is suitable for urban purposes and conserve land that may be suitable for urban purposes in the future;
 - (b) manage the timely conversion of non-urban land to urban purposes;
 - (c) ensure that land converted to urban purposes is developed in an efficient, coordinated and sustainable manner to facilitate the creation of complete and vibrant communities that:-
 - (i) comprise interconnected residential neighbourhoods;
 - (ii) are effectively integrated with existing communities; and
 - (iii) are provided with necessary supporting services, facilities, infrastructure and open space; and
 - (d) prevent or discourage development that is likely to compromise appropriate longer term land uses.
- (2) The purpose of the Emerging community zone code will be achieved through the following overall outcomes:-
 - (a) interim land uses and development in the zone is appropriately managed to ensure that the future potential of land to be used for urban purposes is not compromised;
 - (b) development is undertaken in accordance with a plan of development that appropriately addresses the matters identified in the performance outcomes of this code and any applicable local plan code at **Part 7 (Local plans)**, and which may be implemented via a preliminary approval pursuant to section 242 of the Act;
 - (c) development and infrastructure provision in the zone occurs in a logical, orderly and efficient manner and is appropriately integrated with, and connected to, the surrounding urban fabric;
 - (d) development in the zone sensitively responds to inherent physical constraints, environmental constraints, natural hazards, scenic amenity values and landscape character elements; and
 - (e) development provides for efficient and effective transport networks that maximise accessibility within and to emerging community areas.

6.2.15.3 Criteria for assessment

Table 6.2.15.3.1 Criteria for assessable development

Performance outcomes	Acceptable outcomes
Local area planning	
PO1 Where applicable, development occurs in accordance with any local area planning undertaken by the Council, as specified in a local plan code.	AO1 No acceptable outcome provided.

Performance outcomes		Acceptable outcomes	
<i>Interim land uses and development</i>			
PO2 Prior to the granting of a development approval for urban purposes:- (a) interim land uses and other development in the zone is predominantly limited to existing uses and low-impact rural and domestic uses, to ensure that the future potential of land to be used for urban purposes is not compromised; and (b) development avoids the sporadic or premature creation of additional lots.		AO2 No acceptable outcome provided.	
<i>Land use mix</i>			
PO3 A mix of land uses and housing types is provided to meet the needs of the community.		AO3 No acceptable outcome provided.	
<i>Layout and design of development</i>			
PO4 The layout and design of development ensures that:- (a) a sense of character and community inclusion is promoted; and (b) a high level of residential amenity, personal health and safety and protection for property is provided.		AO4 No acceptable outcome provided.	
<i>Building height</i>			
PO5 Unless otherwise specified in a local plan code, development provides for a predominantly low-rise building form that is compatible with the character of the surrounding area.		AO5 Development has a maximum building height of 2 storeys and 8.5m.	
<i>Density</i>			
PO6 Development encourages urban consolidation and facilitates a compact land use pattern that increases the number of people living close to services and facilities, maximises the efficient use of infrastructure and maintains a high level of residential amenity.		AO6 Unless otherwise specified in a local plan code, residential development provides for a net residential density of between 12 and 15 equivalent dwellings per hectare.	
<i>Scenic amenity and landscape character</i>			
PO7 Development sensitively responds to scenic values and landscape character elements, particularly prominent ridgelines, significant landmarks, and rural and coastal views and vistas.		AO7 No acceptable outcome provided.	
<i>Physical and environmental constraints</i>			
PO8 Development sensitively responds to the physical constraints of the land and mitigates any adverse impacts on areas of environmental significance, including creeks, gullies, watercourses, wetlands, coastal areas, habitats and vegetation through location, design, operation and management.		AO8 No acceptable outcome provided.	
<i>Land use pattern</i>			
PO9 The scale, density and layout of development facilitates an orderly and efficient land use pattern that:- (a) is well connected to other parts of the urban fabric and planned future development; (b) supports walkable neighbourhoods that are well connected to employment nodes, centres, open space and recreation areas, community services and educational opportunities; (c) encourages public transport accessibility and use; and (d) maximises the efficient extension and safe operation of infrastructure.		AO9 No acceptable outcome provided.	

Performance outcomes	Acceptable outcomes
Integration and connectivity of development	
PO10 New development is effectively integrated with existing development by:- (a) connecting and extending movement and open space networks; (b) making provision for future linkages; and (c) enhancing linkages between disconnected areas.	AO10 No acceptable outcome provided.
Land use conflicts	
PO11 Development in the zone ensures that conflicts with the existing or potential productive use of adjoining or nearby rural lands and economic resource areas are avoided or appropriately managed.	AO11 No acceptable outcome provided.
Transport networks	
PO12 Development provides for pedestrian, bicycle and vehicular movement networks that maximise connectivity, permeability and ease of movement within emerging community areas and to existing urban areas.	AO12 No acceptable outcome provided.
Development sequencing	
PO13 Development occurs in a logical sequence and facilitates the efficient and timely provision of infrastructure and services prior to, or in conjunction with, the initial stages of the development	AO13 No acceptable outcome provided.
Infrastructure and services	
PO14 Development is provided with urban services to support the needs of the community, including parks, reticulated water, sewerage, stormwater drainage, sealed roads, pathways, electricity and telecommunication infrastructure.	AO14 No acceptable outcome provided.
PO15 Development does not adversely impact on the continued operation, viability and maintenance of existing infrastructure (including rural infrastructure) or compromise the future provision of planned infrastructure.	AO15 No acceptable outcome provided.

6.2.16 Limited development (constrained land) zone code

6.2.16.1 Application

This code applies to development:-

- (a) within the Limited development (constrained land) zone as identified on the zone maps contained in **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Limited development (constrained land) zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

6.2.16.2 Purpose and overall outcomes

- (1) The purpose of the Limited development (constrained land) zone code is to identify land known to be significantly affected by one or more development constraints (such as past or future mining activities, flooding, land contamination, defence requirements, historical subdivisions and buffer areas).

Such constraints pose severe restrictions on the ability of the land to be developed for urban purposes.

More specifically, the purpose of the Limited development (constrained land) zone code is to limit development on land that is subject to the following circumstances:-

- (a) land located in an urban setting but is unsuitable for such purposes due to significant flooding constraints, access limitations or exposure to adverse amenity impacts; or
 - (b) land subject to a historical subdivision that is unsuitable for residential purposes in its current configuration due to servicing, physical, environmental or other development constraints.
- (2) The purpose of the Limited development (constrained land) zone code will be achieved through the following overall outcomes:-
 - (a) development is generally limited to pre-existing uses or new uses of a low-intensity, non-urban or rural nature;
 - (b) individual dwelling houses may only be established in the zone under limited circumstances;
 - (c) where development is proposed, it is of a low-intensity and scale and is compatible with the nature of the constraints present on the site;
 - (d) no additional lots are created in the zone, unless for accommodating essential infrastructure, services or facilities;
 - (e) historical subdivisions included in the zone may only be further developed for residential purposes subject to appropriate servicing arrangements and the provision of a more contemporary and responsive subdivision pattern and layout;
 - (f) development maintains the low intensity character of the zone, incorporates a high level of residential amenity, and provides for the personal health of residents and safety and protection for property;
 - (g) development encourages and facilitates the efficient provision and safe operation of physical and social infrastructure; and
 - (h) in addition to the overall outcomes for the zone generally, development in **Precinct LDZ1 (Limited residential precinct)** does not materially intensify residential activities on premises located in high flood hazard areas.

6.2.16.3 Criteria for assessment

Table 6.2.16.3.1 Criteria for assessable development

Performance outcomes	Acceptable outcomes
Land use composition	
PO1 Development in the zone is generally limited to pre-existing uses or new uses of a low-intensity, non-urban or rural nature. Notes—such uses include animal husbandry, cropping, wholesale nursery, park, environment facility and utility installation.	AO1 No acceptable outcome provided.
PO2 Individual dwelling houses may only be established in the zone where they are located, sited and designed to mitigate the impact of the constraints on the safety and wellbeing of residents.	AO2 No acceptable outcome provided.
Reconfiguring a lot	
PO3 No additional lots are created in the zone, unless the subdivision is for the purposes of accommodating any of the following uses:- (a) emergency services; (b) water cycle management infrastructure; (c) a telecommunications facility; or (d) electricity infrastructure.	AO3 No acceptable outcome provided.
Historical subdivisions	
PO4 Historical subdivisions included in the zone may only be further developed for residential purposes subject to appropriate address of the following matters:- (a) the availability and provision of supporting infrastructure and services to adequately service the development; and (b) the need to potentially reconfigure the historical subdivision pattern and layout to provide a more contemporary response to:- (i) physical and environmental constraints; (ii) natural hazards; (iii) topography; (iv) on-site effluent treatment and disposal (where sewerage is not available); (v) accessibility; and (vi) management of potential land use conflicts.	AO4 No acceptable outcome provided.
Building height	
PO5 Development predominantly has a low-rise built form to maintain the low intensity character and of the zone.	AO5 Development has a maximum building height of 2 storeys and 8.5m.
Amenity	
PO6 Development maintains a high level of amenity and avoids or mitigates potential adverse impacts having regard to such matters as hours of operation, generation of odours, noise, waste products, dust, traffic, electrical interference, lighting, visual and privacy impacts.	AO6 No acceptable outcome provided.
Infrastructure and services	
PO7 Development provides for infrastructure and services that are commensurate with the very limited range of small scale and low-key activities that are expected to occur in the zone.	AO7 No acceptable outcome provided.

Performance outcomes	Acceptable outcomes
PO8 Development does not adversely impact on the continued operation, viability and maintenance of existing infrastructure (including rural infrastructure) or compromise the future provision of planned infrastructure.	AO8 No acceptable outcome provided.
Additional requirements for Precinct LDZ1 (Limited residential precinct)	
PO9 Development in Precinct LDZ1 (Limited residential precinct) :- (a) provides for the re-establishment of dwelling houses and refurbishment of existing dwelling houses on premises located in high flood hazard areas; and (b) avoids intensification of other residential activities.	AO9 No acceptable outcome provided.

6.2.17 Rural zone code

6.2.17.1 Application

This code applies to development:-

- (a) within the Rural zone as identified on the zone maps contained in **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Rural zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

6.2.17.2 Purpose and overall outcomes

- (1) The purpose of the Rural zone code is to:-
 - (a) provide for a wide range of rural uses including cropping, intensive horticulture, intensive animal industries, animal husbandry, animal keeping and other primary production activities;
 - (b) provide opportunities for non-rural uses that provide a service to or rely upon access to rural areas;
 - (c) ensure that non-rural uses are compatible with agriculture, the environment and the landscape character of the rural area and do not compromise the long-term use of land for rural uses; and
 - (d) ensure that rural areas are sustainably managed to maintain and enhance the character, visual amenity and ecological sustainability of the rural landscape.
- (2) The purpose of the Rural zone code will be achieved through the following overall outcomes:-
 - (a) development provides for a broad range of rural activities as well as more intensive rural activities, provided that adverse environmental and amenity impacts are avoided or appropriately managed;
 - (b) permanent residential accommodation in the zone is generally limited in scale and intensity;
 - (c) where appropriate, complementary visitor accommodation and other non-rural uses that support rural enterprise or rural tourism activities may be established in the zone;
 - (d) development minimises conflicts with existing and future rural uses and activities on the surrounding rural lands and ensures that the productive capacity of rural land is protected for rural uses and associated value adding industries;
 - (e) development provides for the protection of agricultural land classification (ALC) Class A and Class B land for sustainable agricultural use;
 - (f) development maintains the rural and landscape character, scale and amenity of the zone; and
 - (g) development encourages and facilitates the efficient provision and safe operation of physical and social infrastructure.

6.2.17.3 Criteria for assessment

Table 6.2.17.3.1 Criteria for assessable development

Performance outcomes	Acceptable outcomes
Land use composition	
PO1 Development in the Rural zone provides for a broad range of rural activities to support the ongoing productive use of rural lands. Note—such rural activities include animal husbandry, aquaculture, cropping, permanent plantations, intensive	AO1 No acceptable outcome provided.

Performance outcomes	Acceptable outcomes
horticulture, roadside stalls, wholesale nurseries and wineries.	
PO2 More intensive rural activities are supported in the zone, provided that adverse environmental and amenity impacts are avoided or appropriately managed. Note—such activities include animal keeping, intensive animal industry and rural industry.	AO2 No acceptable outcome provided.
PO3 Permanent forms of residential accommodation in the zone are generally limited to dwelling houses and caretaker's accommodation on existing lots.	AO3 No acceptable outcome provided.
PO4 Visitor accommodation and other non-rural uses that support rural enterprise or rural based tourism activities may be established in the zone where such uses:- (a) complement rural uses; (b) promote the sustainable use of rural land; (c) do not compromise the use of the land for rural activities; and (d) would not be more appropriately located in, and do not undermine the role of, a nearby rural town or village.	AO4 No acceptable outcome provided.
Effects of development	
PO5 Non-rural uses are located, designed and operated to minimise conflicts with existing and future rural uses and activities on the surrounding rural lands.	AO5 No acceptable outcome provided.
PO6 Intensive rural activities are not located adjacent to sensitive land uses, and are designed and operated to maintain the rural character and amenity of the zone.	AO6 No acceptable outcome provided.
PO7 Development for extractive industry uses is appropriately designed, operated and managed to minimise significant nuisance and environmental impacts on surrounding premises.	AO7 No acceptable outcome provided.
Protection of agricultural land	
PO8 Development does not alienate, fragment or diminish productivity of agricultural land classification (ALC) Class A and Class B land, unless:- (a) there is an overriding need for the development in terms of public benefit; and (b) no other site is suitable for the particular purpose.	AO8 No acceptable outcome provided.
Building height and built form	
PO9 Development has a predominantly low-rise built form to maintain the rural character and amenity of the zone.	AO9 Development has a maximum building height of:- (a) 2 storeys and 8.5m for residential and other non-rural activities; and (b) 10m for rural activities.
PO10 The built form of development:- (a) integrates with and complements the predominant rural character and scale of the zone; and (b) sensitively responds to the environmental and topographical features of the landscape.	AO10 No acceptable outcome provided.
Infrastructure and services	
PO11 Development provides for infrastructure and services that are commensurate with the very limited range of	AO11 No acceptable outcome provided.

Performance outcomes	Acceptable outcomes
small scale and low-key activities that are expected to occur in the zone.	
PO12 Irrigation areas and associated infrastructure are protected from potential damage or encroachment by incompatible rural and non-rural uses.	AO12 No acceptable outcome provided.
PO13 Development does not adversely impact on the continued operation, viability and maintenance of existing infrastructure (including rural infrastructure) or compromise the future provision of planned infrastructure.	AO13 No acceptable outcome provided.

6.2.18 Rural residential zone code

6.2.18.1 Application

This code applies to development:-

- (a) within the Rural residential zone as identified on the zone maps contained in **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Rural residential zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

6.2.18.2 Purpose and overall outcomes

- (1) The purpose of the Rural residential zone code is to provide for residential development on large lots where infrastructure and services may not be provided and where the intensity of residential development is generally dispersed.
- (2) The purpose of the Rural residential zone code will be achieved through the following overall outcomes:-
 - (a) development provides for low density residential activities and a range of relatively large residential lot sizes;
 - (b) limited other residential activities and non-residential uses may be established in the zone where the scale, intensity and nature of the activity does not disturb the rural residential character and amenity of the surrounding locality;
 - (c) development maintains the low intensity character and rural residential amenity of the zone; and
 - (d) development encourages and facilitates the efficient provision and safe operation of physical and social infrastructure.

6.2.18.3 Criteria for assessment

Table 6.2.18.3.1 Criteria for assessable development

Performance outcomes	Acceptable outcomes
Land use composition	
PO1 Development provides for low density residential activities, primarily in the form of dwelling houses within a semi-rural setting.	AO1 No acceptable outcome provided.
PO2 Home based businesses and nature-based tourism may be established in the zone where the scale, intensity and nature of the activity does not disturb the rural residential character and amenity of the surrounding locality.	AO2 No acceptable outcome provided.
PO3 Non-residential uses are limited to small-scale and low intensity rural activities and other uses that are compatible with the prevailing rural residential character and amenity of the zone. Note—such uses include sales office, community uses, emergency services and utility installation.	AO3 No acceptable outcome provided.
Reconfiguring a lot	
PO4 Development provides for a range of large residential lot sizes to maintain the lower residential density of the zone, cater for different lifestyle options and be responsive to localised character considerations, topography and other site constraints.	AO4 No acceptable outcome provided.

Performance outcomes	Acceptable outcomes
<p>Note—to assist in achieving this performance outcome, the following zone precincts have been identified for parts of the Rural residential zone:-</p> <p>(a) Precinct RRZ1 (2,000m² minimum lot size area);</p> <p>(b) Precinct RRZ2 (4,000m² minimum lot size area); and</p> <p>(c) Precinct RRZ3 (4ha minimum lot size area).</p>	
Effects of development	
<p>PO5</p> <p>Development for residential uses adjacent to rural land does not interfere with the existing or ongoing use of the rural land for productive agricultural purposes.</p>	<p>AO5</p> <p>No acceptable outcome provided.</p>
<p>PO6</p> <p>Development incorporates a high level of rural residential amenity, personal health and safety and protection for property.</p>	<p>AO6</p> <p>No acceptable outcome provided.</p>
Building height and built form	
<p>PO7</p> <p>Development predominantly has a low-rise built form to maintain the low intensity character and rural residential amenity of the zone.</p>	<p>AO7</p> <p>Development has a maximum building height of 2 storeys and 8.5m.</p>
<p>PO8</p> <p>The built form of development:-</p> <p>(a) integrates with and complements the predominant rural residential character and scale of the zone; and</p> <p>(b) is sympathetic to the environmental and topographical features of the landscape.</p>	<p>AO8</p> <p>No acceptable outcome provided.</p>
Amenity	
<p>PO9</p> <p>Development maintains a high level of residential amenity and avoids or mitigates potential adverse impacts having regard to such matters as hours of operation, generation of odours, noise, waste products, dust, traffic, electrical interference, lighting, visual and privacy impacts.</p>	<p>AO9</p> <p>No acceptable outcome provided.</p>
Infrastructure and services	
<p>PO10</p> <p>Development provides for infrastructure and services that are commensurate with a rural residential location and the nature and scale of development that is intended to occur in the zone.</p>	<p>AO10</p> <p>No acceptable outcome provided.</p>
<p>PO11</p> <p>Development does not adversely impact on the continued operation, viability and maintenance of existing infrastructure (including rural infrastructure) or compromise the future provision of planned infrastructure.</p>	<p>AO11</p> <p>No acceptable outcome provided.</p>

6.2.19 Specialised centre zone code

6.2.19.1 Application

This code applies to development:-

- (a) within the Specialised centre zone as identified on the zone maps contained in **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Specialised centre zone code by the tables of assessment in **Part 5 (Tables of assessment)**.

6.2.19.2 Purpose and overall outcomes

- (1) The purpose of the Specialised centre zone code is to provide for large floor plate retail business activities and other activities which because of their size, requirement for high levels of accessibility to private motor vehicle traffic, or other characteristics, are best located outside of identified activity centres and adjacent to major road transport corridors.
- (2) The purpose of the Specialised centre zone code will be achieved through the following overall outcomes:-
 - (a) development provides for a range of retail business uses that have large floor plates and require high levels of visibility and accessibility to major roads;
 - (b) development also provides for other business uses, some residential uses and some industrial uses which are well suited to establish in the zone;
 - (c) development in the zone does not provide for higher order and other retail facilities better suited to establishing within an activity centre;
 - (d) development incorporates a high standard of urban design and landscaping which makes a positive contribution to the streetscape and is sympathetic to the existing and intended scale and character of the surrounding area; and
 - (e) development encourages and facilitates the efficient provision and safe operation of physical and social infrastructure.

6.2.19.3 Criteria for assessment

Table 6.2.19.3.1 Criteria for assessable development

Performance outcomes	Acceptable outcomes
Land use composition and activity centre network	
PO1 Development provides for a range of retail business uses predominantly in the form of showrooms, garden centres, hardware and trade supplies and outdoor sales that have large floor plates and require high levels of visibility and accessibility to major roads.	AO1 No acceptable outcome provided.
PO2 Development also provides for other business uses (including food and drink outlets), some residential uses (particularly short-term accommodation) and some industrial uses which, because of their scale or characteristics, are well suited to establish in the zone.	AO2 No acceptable outcome provided.
PO3 Development does not provide for higher order and other retail facilities better suited to establishing within an activity centre, including supermarkets, department stores and discount department stores to be established in the Specialised centre zone.	AO3 No acceptable outcome provided.

Performance outcomes		Acceptable outcomes	
Building height, built form and urban design			
PO4 Development has a built form that is sympathetic to the existing and intended scale and character of the streetscape and surrounding area.		AO4 Development has a maximum building height of 2 storeys and 11m.	
PO5 The built form and urban design of development incorporates a high standard of architecture, urban design and landscaping that creates attractive and functional buildings, streets and places.		AO5 No acceptable outcome provided.	
Effects of development			
PO6 Development is located, designed and operated in a manner that does not adversely impact on the amenity of surrounding premises, having regard to matters such as noise, lighting, waste, fumes, odours, overlooking and public health and safety.		AO6 No acceptable outcome provided.	
Transport networks			
PO7 Development encourages public transport accessibility and use and also provides for pedestrian, bicycle and vehicular movement networks that maximise connectivity, permeability and ease of movement within and to a specialised centre.		AO7 No acceptable outcome provided.	
Infrastructure and services			
PO8 Development is provided with urban services to support the needs of the community, including parks, reticulated water, sewerage, stormwater drainage, sealed roads, pathways, electricity and telecommunication infrastructure.		AO8 No acceptable outcome provided.	
PO9 Development does not adversely impact on the continued operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.		AO9 No acceptable outcome provided.	

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Part 7 Local plans

7.1 Preliminary

- (1) Local plans address matters at the local or district level and may provide more detailed planning for the zones.
- (2) Local plans are mapped and included in **Schedule 2 (Mapping)**.
- (3) A precinct may be identified for part of a local plan.
- (4) The levels of assessment for development in a local plan are in **Part 5 (Tables of assessment)**.

Editor's note—tables of assessment for local plans are only provided where there is a variation to the level of assessment provided under the standard zone. There are currently no local plans in the planning scheme that change the level of assessment from that stated in a zone.

- (5) Assessment criteria for local plans are contained in a local plan code.
- (6) Each local plan code identifies the following:-
 - (a) the application of the local plan code;
 - (b) the purpose of the local plan code;
 - (c) the overall outcomes that achieve the purpose of the local plan code;
 - (d) the performance outcomes that achieve the overall outcomes of the local plan code;
 - (e) the acceptable outcomes that achieve the performance outcomes of the local plan code.
- (7) The following are the local plan codes for the planning scheme:-
 - (a) Central coastal urban growth area local plan code;
 - (b) Kalkie-Ashfield local development area local plan code.

7.2 Local plan codes

7.2.1 Central coastal urban growth area local plan code

7.2.1.1 Application

This code applies to development:-

- (a) within the Central coastal urban growth area local plan area as identified on the zoning maps contained in **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Central coastal urban growth area local plan code by the tables of assessment in **Part 5 (Tables of assessment)**.

Editor's note—this code seeks to provide a local structure planning framework for major development applications in the Central coastal urban growth area local plan area. This may include development applications for preliminary approval seeking to override the planning scheme pursuant to section 242 of the Act or development applications for reconfiguring a lot. The code is not intended to apply to minor development applications that do not require structure planning guidance or do not involve the reconfiguring of land in the local plan area.

7.2.1.2 Purpose and overall outcomes

- (1) The purpose of the Central coastal urban growth area local plan code is to provide for the logical, orderly, efficient and sustainable development of the central coastal urban growth area in a manner that:-
 - (a) facilitates the creation of complete and vibrant communities comprising of interconnected residential neighbourhoods and supporting local services, community facilities and open space;
 - (b) maintains the discrete identity of individual communities that comprise the central coastal urban growth area; and
 - (c) ensures that the pattern of settlement, land use composition and configuration of movement networks and other major infrastructure and open space corridors appropriately reflects local area structure planning undertaken by the Council.
- (2) The purpose of the Central coastal urban growth area local plan code will be achieved through the following overall outcomes:-
 - (a) development for urban purposes occurs only in areas identified for urban development so as to protect the natural environment, preserve areas of open space, minimise impact on economic resources, avoid highly constrained land, maintain separation between discrete communities along the coast and provide for the efficient provision of infrastructure and services;
 - (b) development contributes to a pattern of settlement that maintains and reinforces the local character and identity of discrete communities and neighbourhoods along the central coastal urban growth area by:-
 - (i) preserving two large non-urban areas (inter-urban breaks), between Burnett Heads and Bargara in the north and Coral Cove and Elliott Heads in the south; and
 - (ii) retaining and enhancing smaller non-urban areas (intra-urban breaks) that help to distinguish individual places within the urban fabric;

Editor's note—**Figure 7.2.1 (Central coastal urban growth area structure plan concept)** identifies the indicative location and extent of inter-urban breaks and intra-urban breaks within the central coastal urban growth area.

- (c) development maintains and protects significant natural features and landscape values in the central coastal urban growth area, including coastal foreshores, coastal streams and wetland areas, dunes and rocky headlands;
- (d) development provides for the establishment of a functional and integrated movement network to efficiently and effectively service the central coastal urban growth area;

- (e) development provides for the establishment of a continuous coastal esplanade to:-
 - (i) enhance accessibility to existing and proposed residential communities along the coast;
 - (ii) enhance the public's appreciation and enjoyment of the coastline; and
 - (iii) enhance recreational experiences;
- (f) development provides for a high level of integration between the open space networks and the pedestrian and bicycle path network;
- (g) public access to the coast is maintained and, where possible, enhanced by development;
- (h) development supports the establishment of a network of centres for the broader Central coastal area, comprising:-
 - (i) a district activity centre at Bargara;
 - (ii) local activity centres at Burnett Heads, Bargara town centre, Bargara South and Elliott Heads; and
 - (iii) a series of well-located neighbourhood centres at other strategic locations throughout the area as required to satisfy community need;
- (i) development provides for any new activity centres to establish as vibrant, mixed use places with both residential and non-residential activities appropriate to their role and location, and displaying high quality urban design and landscaping;
- (j) subject to demonstrated need, a specialised activity centre/low impact industry area may be established at an appropriate location at Bargara to predominantly service central coastal area residents and provide local employment opportunities;
- (k) development in the specialised activity centre/low impact industry area:-
 - (i) complements, but does not compete with, Bargara's district activity centre;
 - (ii) does not adversely impact on the amenity of any surrounding sensitive land uses; and
 - (iii) makes a positive contribution to the visual character of the area, particularly as viewed from major road frontages;
- (l) where provided, multi-unit residential development sensitively responds to the scale and intensity of existing and planned development and is well-located relative to:-
 - (i) existing and planned activity centres, community facilities and/or transport nodes; and
 - (ii) higher order elements of the road network;
- (m) rural and landscape protection areas are maintained in the local plan area to provide for the protection and enhancement of rural landscape and scenic amenity values and the maintenance of inter-urban breaks;
- (n) development provides for an integrated environmental open space network incorporating coastal foreshore areas, watercourses, wetlands and remnant vegetation to provide low impact recreational experiences in addition to habitat protection, rehabilitation, wildlife movement, maintenance of coastal processes, flood conveyance and landscape protection functions.

7.2.1.3 Assessment criteria

Table 7.2.1.3.1 Criteria for assessable development

Performance outcomes	Acceptable outcomes
Pattern of settlement and land use structure	
PO1 The pattern of settlement and land use structure:- (a) appropriately responds to structure planning undertaken by the Council; (b) provides for the growth area to be developed as a series of high quality and discrete residential neighbourhoods offering a diverse mix of	AO1 <i>In partial fulfilment only of Performance outcome PO1:-</i> Development conforms to a pattern of settlement and land use structure that is generally in accordance with the structure planning elements

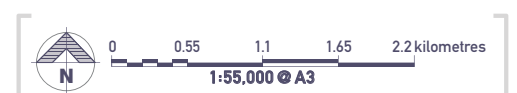
Performance outcomes	Acceptable outcomes
<p>generally low to medium density accommodation ranging from dwelling houses on conventional size lots to appropriately located multi-unit residential development in various configurations;</p> <p>(c) occurs in a logical sequence that ensures the timely and efficient use of land and provision of infrastructure;</p> <p>(d) avoids environmentally significant areas, and areas subject to an unacceptable risk from natural hazards;</p> <p>(e) preserves significant natural features and landscape values including coastal foreshores, coastal streams and wetland areas, dunes and rocky headlands;</p> <p>(f) incorporates adequate buffering and separation between incompatible land uses; and</p> <p>(g) provides physical separation within and between the different communities that comprise the Central coastal urban growth area.</p>	<p>identified on Figure 7.2.1 (Central coastal urban growth area structure plan concept).</p>
Movement network	
<p>PO2</p> <p>Development supports the establishment of an efficient, functional and integrated movement network that:-</p> <p>(a) strengthens north-south and east-west road connections;</p> <p>(b) improves connectivity between existing residential neighbourhoods and the existing and proposed main activity centres for the broader central coastal urban growth area; and</p> <p>(c) promotes the use of pedestrian, cycle and public transport modes.</p>	<p>AO2</p> <p><i>In partial fulfilment only of Performance outcome PO2:-</i></p> <p>Development provides for the major transport infrastructure networks in a configuration generally in accordance with Figure 7.2.1 (Central coastal urban growth area structure plan concept).</p>
Continuous coastal esplanade	
<p>PO3</p> <p>Development helps facilitate the provision of a continuous coastal esplanade to provide a scenic drive, pedestrian and bicycle pathway and a walkable waterfront.</p>	<p>AO3</p> <p>Development provides for the provision of a continuous coastal esplanade on an alignment generally in accordance with Figure 7.2.1 (Central coastal urban growth area structure plan concept).</p>
<p>PO4</p> <p>Development provides for the continuous coastal esplanade to be linked with strong east-west pedestrian and bicycle connections in public open space and road corridors.</p>	<p>AO4</p> <p>No acceptable outcome provided.</p>
Activity centres	
<p>PO5</p> <p>New activity centres:-</p> <p>(a) are well-located relative to the catchments they are intended to serve and other existing or proposed centres;</p> <p>(b) are integrated with community facilities wherever possible;</p> <p>(c) have high levels of accessibility to and from the higher order elements of the transport network;</p> <p>(d) perform a role and function and have an intensity and scale commensurate with demonstrated need; and</p> <p>(e) do not detrimentally impact on existing or approved activity centres.</p>	<p>AO5</p> <p><i>In partial fulfilment only of Performance outcome PO5:-</i></p> <p>Development provides for a network of activity centres with a function and location generally in accordance with Figure 7.2.1 (Central coastal urban growth area structure plan concept).</p>
<p>PO6</p> <p>Development provides for the proposed local activity centres at Bargara South and Elliott Heads to be established and consolidated as pedestrian-based lifestyle centres located at the heart of their respective communities.</p>	<p>AO6</p> <p>No acceptable outcome provided.</p>

Performance outcomes	Acceptable outcomes
PO7 Development ensures that any new activity centre:- (a) has a configuration and includes a range of uses that help create an active, vibrant centre and focal point for the community; (b) is compatible with the scale and intensity of existing or planned development in the neighbourhood; and (c) provides for active modes of transport including the provision of sheltered and comfortable spaces for pedestrians with footpaths, walkways and other public spaces adequately sheltered from excessive sunlight and inclement weather.	AO7 No acceptable outcome provided.
Specialised activity centre/low impact industry area	
PO8 Subject to demonstrated need, development provides for a specialised activity centre/low impact industry area at one of the following locations at Bargara:- (a) in the area bounded by Bargara Road, Seaview Road and Hughes Road; or (b) at the intersection of Seaview Road and Watsons Road.	AO8 No acceptable outcome provided.
PO9 Development in the specialised activity centre/low impact industry area predominantly accommodates:- (a) small-scale showrooms and other lower-order business activities (e.g. garden centres, hardware and trade supplies and outdoor sales uses) that are not otherwise suited to being located in Bargara's district activity centre; and (b) low impact industry activities and service industries.	AO9 No acceptable outcome provided.
PO10 Development in the specialised activity centre/low impact industry area:- (a) provides an attractive streetfront address and makes a positive contribution to the visual character of the area through appropriate built form, urban design and landscaping treatment; and (b) does not adversely impact on the amenity of surrounding sensitive land uses, having regard to such matters as traffic, noise, lighting, waste, fumes, odours, hours of operation, privacy, overlooking and public health and safety.	PO10 No acceptable outcome provided.
Multi-unit residential development	
PO11 Where provided, multi-unit residential development:- (a) has high levels of accessibility (i.e. predominantly within the primary walking catchment) to an existing or planned activity centre or community facility; (b) is readily accessible to, and capable of being well-served by, public transport, bicycle and pedestrian routes; and (c) achieves a maximum net residential density of 50 equivalent dwellings per hectare.	AO11 No acceptable outcome provided.

Performance outcomes	Acceptable outcomes
Environmental and open space network	
PO12 Development provides for an integrated environmental and open space network that:- <ul style="list-style-type: none"> (a) effectively protects and links major areas of open space and areas of environmental significance; (b) retains and protects coastal foreshores and riparian areas for their environmental values and to support a walkable waterfront; (c) accommodates and conveys major stormwater flows and flood events; and (d) provides physical separation within and between the different communities that comprise the Central coastal urban growth area. 	AO12 <i>In partial fulfilment only of Performance outcome PO12:-</i> Development provides for open space/environment protection areas generally in accordance with Figure 7.2.1 (Central coastal urban growth area structure plan concept) .
Rural and landscape protection area	
PO13 A Rural and landscape protection area is maintained in the Central coastal urban growth so as to:- <ul style="list-style-type: none"> (a) protect and enhance rural landscape and scenic amenity values; (b) retain land for rural production and other non-urban uses that are compatible with the retention of the area's rural and natural landscape character; and (c) facilitate the proper and orderly planning of the Central coastal urban growth area. 	AO13.1 Development for urban purposes does not occur in the Rural and landscape protection area identified on Figure 7.2.1 (Central coastal urban growth area structure plan concept) . AO13.2 Development in the Rural and landscape protection area does not compromise the provision of potential future road connections and other infrastructure corridors required to support and service urban development in the central coastal area.
Buffering and separation	
PO14 Development incorporates adequate buffering and separation to surrounding rural production and economic resource areas so as to:- <ul style="list-style-type: none"> (a) maintain the productive use of agricultural land classification (ALC) Class A and Class B land and extractive resource areas; (b) mitigate land use conflicts between rural activities/extractive industries and sensitive land uses within the Central coastal urban growth area; and (c) protect the amenity and wellbeing of prospective residents within the Central coastal urban growth area. 	AO14 Buffers and separation areas to ALC Class A and Class B land and other rural production areas are designed, established and maintained in accordance with an assessment report prepared by an appropriately qualified consultant that demonstrates, to the Council's satisfaction, compliance with the performance outcome. OR Where at an interface to an extractive resource area, no acceptable outcome provided. Note— Figure 7.2.1 (Central coastal urban growth area structure plan concept) identifies the indicative locations where buffer interface treatment will be required.



Figure 7.2.1
Central Coastal Urban Growth Area Structure Plan Concept



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7.2.2 Kalkie-Ashfield local development area local plan code

7.2.2.1 Application

This code applies to development:-

- (a) within the Kalkie-Ashfield local development area local plan area as identified on the zoning maps contained in **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Kalkie-Ashfield local development area local plan code by the tables of assessment in **Part 5 (Tables of assessment)**.

Editor's note—this code seeks to provide a local structure planning framework for major development applications in the Kalkie-Ashfield local development area local plan area. This may include development applications for preliminary approval seeking to override the planning scheme pursuant to section 242 of the Act or development applications for reconfiguring a lot. The code is not intended to apply to minor development applications that do not require structure planning guidance or do not involve the reconfiguring of land in the local plan area.

7.2.2.2 Purpose and overall outcomes

- (1) The purpose of the Kalkie-Ashfield local development area local plan code is to provide for the logical, orderly, efficient and sustainable development of the Kalkie-Ashfield local development area in a manner that:-
 - (a) facilitates the creation of complete and vibrant communities comprising of interconnected residential neighbourhoods and supporting local services, community facilities and open space; and
 - (b) ensures that the pattern of settlement, land use composition and configuration of movement networks and other major infrastructure and open space corridors appropriately reflects local area structure planning undertaken by the Council.
- (2) The purpose of the Kalkie-Ashfield local development area local plan code will be achieved through the following overall outcomes:-
 - (a) development for urban purposes occurs only in areas identified for urban development so as to protect the natural environment, preserve areas of open space, minimise impact on economic resources, avoid highly constrained land and provide for the efficient provision of infrastructure and services;
 - (b) development maintains and protects significant natural features and landscape values in the Kalkie-Ashfield local development area, including the Burnett River foreshore, the ridgeline east of the river in Kalkie, the natural path of defined watercourses and areas of environmental significance (including areas of Woongarra Scrub);
 - (c) development provides for the establishment of a functional and integrated movement network to efficiently and effectively service the Kalkie-Ashfield local development area;
 - (d) a continuous Burnett River esplanade is maintained and improved to:-
 - (i) enhance accessibility to open space and recreational opportunities along the riverside; and
 - (ii) enhance the public's appreciation and enjoyment of the Burnett River;
 - (e) development provides for a high level of integration between the open space networks and the pedestrian and bicycle path network, including connecting the Kalkie-Ashfield local development area to the Bundaberg CBD via Baldwin Swamp Environmental Park;
 - (f) development provides short and long distance views over the Burnett River, farmland and the non-urban setting of Bundaberg for residents and the public by establishing a continuous avenue along the ridgeline between Jealous Road and Sauers Road in Kalkie;
 - (g) development supports the establishment of a network of centres for the Kalkie-Ashfield local development area, comprising:-
 - (i) a local activity centre located at or near the midpoint of FE Walker Street/Bundaberg Port Road within the Kalkie-Ashfield local development area; and
 - (ii) a series of well-located neighbourhood centres at other strategic locations throughout the area as required to satisfy community need;

- (h) development provides for any new activity centres to establish as vibrant, mixed use places with both residential and non-residential activities appropriate to their role and location, and displaying high quality urban design and landscaping;
- (i) development in the local activity centre:-
 - (i) does not adversely impact on the amenity of any surrounding sensitive land uses;
 - (ii) makes a positive contribution to the visual character of the area, particularly as viewed from major road frontages; and
 - (iii) may provide for a full-line supermarket where forming part of the local activity centre; and
 - (iv) does not contain any other uses that would be more appropriately located in the Bundaberg principal activity centre;
- (j) where provided, multi-unit residential development sensitively responds to the scale and intensity of existing and planned development and is well-located relative to:-
 - (i) existing and planned activity centres, community facilities and/or transport nodes; and
 - (ii) higher order elements of the road network;
- (k) a Rural and landscape protection area is maintained along the Burnett River flats and in the northern portion of Kalkie to provide for the protection and enhancement of rural landscape, primary production and scenic amenity values and, subject to appropriate address of flooding constraints, the longer term potential of the area adjacent to the Burnett River to accommodate higher order sport and recreation facilities for the Bundaberg Region with a riverfront setting;
- (l) development provides for an integrated environmental open space network incorporating riverine foreshore areas, watercourses, wetlands and remnant vegetation to provide low impact recreational experiences in addition to habitat protection, rehabilitation, wildlife movement, maintenance of riverine and coastal processes, flood conveyance and landscape protection functions;
- (m) the open space network in the Kalkie-Ashfield local development area connects with and complements the existing active and passive open space system extending along Bundaberg Creek and Baldwin Swamp Environmental Park into Bundaberg East and Bundaberg South;
- (n) development maintains and enhances opportunities for an improved linear open space and pedestrian and bicycle path network extending along the Burnett River providing connectivity between the Kalkie-Ashfield local development area and the Bundaberg CBD via East Bundaberg;
- (o) subject to ensuring the safe and efficient operation of rural infrastructure, development aligns components of the road, open space and pedestrian and cycle path networks with the irrigation channel network and cane rail network through Ashfield, to add visual interest to neighbourhoods and establish a cultural connection between urban development and the agricultural heritage of the area;
- (p) the Bargara Road/Gahans Road/Kingsford Street/Jealous Road intersection is redesigned to improve access and traffic circulation to support the development of new neighbourhoods in Kalkie;
- (q) appropriate physical separation, landscape buffering and/or acoustic attenuation is provided within the local plan area to minimise land use conflicts, maintain residential amenity and protect landscape character values, with a particular focus on:-
 - (i) maintaining the long-term productive use of agricultural land surrounding the Kalkie-Ashfield local development area;
 - (ii) maintaining the short to medium term productive use of agricultural land within the Kalkie-Ashfield local development area;
 - (iii) separation and buffering of sensitive uses to the East Bundaberg Sewage Treatment Plant while that facility remains in operation; and
 - (iv) the interface between urban development, major roads and the sugar cane rail network.

7.2.2.3 Assessment criteria

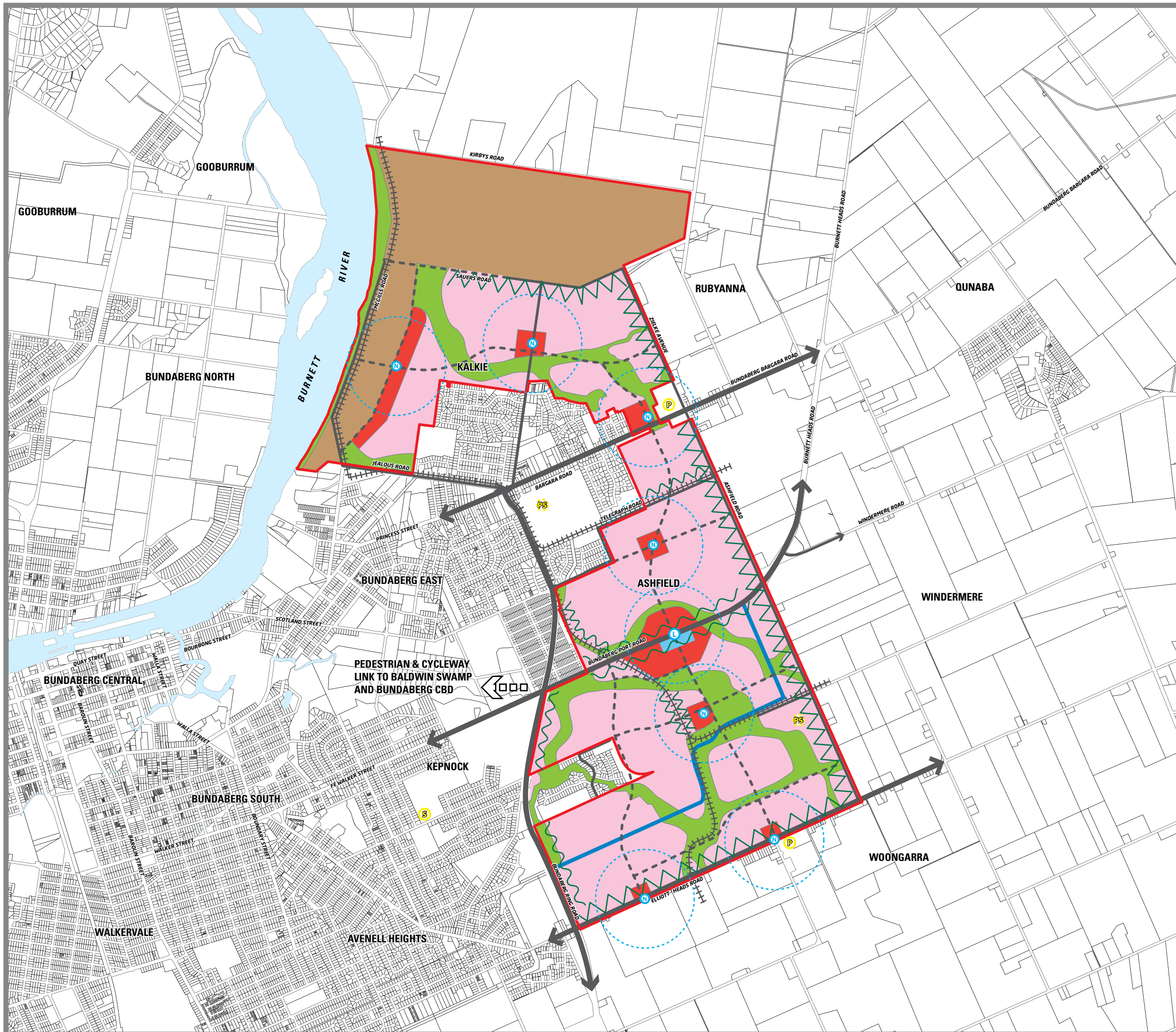
Table 7.2.2.3.1 Criteria for assessable development

Performance outcomes	Acceptable outcomes
Pattern of settlement and land use structure	
PO1 The pattern of settlement and land use structure:- (a) appropriately responds to structure planning undertaken by the Council; (b) provides for the growth area to be developed as a series of high quality, interconnected residential neighbourhoods offering a diverse mix of generally low to medium density accommodation ranging from dwelling houses on conventional size lots to appropriately located multi-unit residential development in various configurations; (c) occurs in a logical sequence that ensures the timely and efficient use of land and provision of infrastructure; (d) avoids environmentally significant areas, and areas subject to an unacceptable risk from natural hazards; (e) preserves significant natural features and landscape values including the Burnett River foreshore, the ridgeline east of the river in Kalkie, the natural path of defined watercourses and areas of environmental significance (including Woongarra Scrub); (f) incorporates adequate buffering and separation between incompatible land uses; and (g) provides connections to and continuity with the established Bundaberg settlement pattern through integration between new and existing components of the movement network and the open space network.	AO1 <i>In partial fulfilment only of Performance outcome PO1:-</i> Development conforms to a pattern of settlement and land use structure that is generally in accordance with the structure planning elements identified on Figure 7.2.2 (Kalkie-Ashfield local development area structure plan concept) .
Movement network	
PO2 Development supports the establishment of an efficient, functional and integrated movement network that:- (a) strengthens road and other connections internally within the Kalkie-Ashfield local development area and externally to the established Bundaberg settlement pattern; (b) improves north-south connectivity between existing and new residential neighbourhoods to the proposed local activity centre for the Kalkie-Ashfield local development area on FE Walker Street/Bundaberg Port Road; (c) promotes the use of pedestrian, cycle and public transport modes; and (d) provides for pedestrian and bicycle path connections between the Kalkie-Ashfield local development area and the Bundaberg CBD via a linear network of open space including Baldwin Swamp Environmental Park.	AO2 <i>In partial fulfilment only of Performance outcome PO2:-</i> Development provides for the major transport infrastructure networks in a configuration generally in accordance with Figure 7.2.2 (Kalkie-Ashfield local development area structure plan concept) .
Esplanades and avenues	
PO3 A continuous esplanade is maintained along the Burnett River bank to provide a scenic drive, pedestrian and bicycle pathway and a walkable waterfront.	AO3 A continuous Burnett River esplanade is maintained generally in accordance with Figure 7.2.2 (Kalkie-Ashfield local development area structure plan concept) .

Performance outcomes	Acceptable outcomes
PO4 Development provides a continuous avenue with no urban residential development on its western side along the north-south ridgeline in Kalkie between Jealous Road and Sauers Road, to provide a scenic drive and pedestrian and bicycle pathway.	AO4 A continuous avenue is provided along the Kalkie ridgeline generally in accordance with Figure 7.2.2 (Kalkie-Ashfield local development area structure plan concept) .
PO5 Development provides for the Kalkie ridgeline scenic avenue to be linked with strong east-west pedestrian and bicycle connections in public open space and road corridors.	AO5 No acceptable outcome provided.
Activity centres	
PO6 New activity centres:- (a) are well-located relative to the catchments they are intended to serve and other existing or proposed centres; (b) are integrated with community facilities and the open space network wherever possible; (c) have high levels of accessibility to and from the higher order elements of the transport network; (d) perform a role and function and have an intensity and scale commensurate with demonstrated need; and (e) do not detrimentally impact on existing or approved activity centres.	AO6 <i>In partial fulfilment only of Performance outcome PO6:-</i> Development provides for a network of activity centres with a function and location generally in accordance with Figure 7.2.2 (Kalkie-Ashfield local development area structure plan concept) .
PO7 Development ensures that any new activity centre:- (a) has a configuration and includes a range of uses that help create an active, vibrant centre and focal point for the community; (b) is compatible with the scale and intensity of existing or planned development in the neighbourhood; and (c) provides for active modes of transport including the provision of sheltered and comfortable spaces for pedestrians with footpaths, walkways and other public spaces adequately sheltered from excessive sunlight and inclement weather.	AO7 No acceptable outcome provided.
PO8 A local activity centre is established centrally within the Kalkie-Ashfield local development area at or near the midpoint of FE Walker Street/Bundaberg Port Road.	AO8 <i>In partial fulfilment only of Performance outcome PO8:-</i> The local activity centre is located on the southern side of FE Walker Street/Bundaberg Port Road at the midpoint of this road within the Kalkie-Ashfield local development area generally in accordance with Figure 7.2.2. (Kalkie-Ashfield local development area structure plan concept) .
PO9 Neighbourhood activity centres provide small scale convenience 'top up' shopping and local food and drink outlet services for an adjacent residential neighbourhood.	AO9 No acceptable outcome provided.
PO10 Local and neighbourhood activity centres may include permanent and short-term residential accommodation, provided that active (non-residential) frontages are maintained at street level.	AO10 Residential uses are located above street level or to the rear of buildings with active (non-residential) street frontages.
PO11 Development in the local activity centre:- (a) provides for local weekly shopping and service needs including a mix of traditional retail (shops), commercial, cafes/dining, entertainment and community activities; and (b) may include a full-line supermarket.	AO11 No acceptable outcome provided.

Performance outcomes	Acceptable outcomes
PO12 Development in the local activity centre:- (a) provides an attractive streetfront address to major roads and makes a positive contribution to the visual character of the area through appropriate built form, urban design and landscaping treatment; and (b) does not adversely impact on the amenity of surrounding sensitive land uses, having regard to such matters as traffic, noise, lighting, waste, fumes, odours, hours of operation, privacy, overlooking, micro-climatic impacts (e.g. overshadowing and blocking of breezes), and public health and safety.	AO12 No acceptable outcome provided.
Multi-unit residential development	
PO13 Where provided, multi-unit residential development:- (a) has high levels of accessibility (i.e. predominantly within the primary walking catchment) to an existing or planned activity centre or community facility; or (b) is located to take advantage of views to the Burnett River or other features that provide a particular amenity supporting higher density; and (c) is readily accessible to, and capable of being well-served by, public transport, bicycle and pedestrian routes; and (d) achieves a maximum net residential density of 50 equivalent dwellings per hectare.	AO13 No acceptable outcome provided.
Environmental and open space network	
PO14 Development provides for an integrated environmental and open space network that:- (a) effectively protects and links major areas of open space and areas of environmental significance, including Woongarra Scrub; (b) retains and protects the Burnett River foreshore and riparian areas for their environmental values and to support a walkable waterfront; and (c) accommodates and conveys major stormwater flows and flood events.	AO14 <i>In partial fulfilment only of Performance outcome PO14:-</i> Development provides for open space/environment protection areas generally in accordance with Figure 7.2.2 (Kalkie-Ashfield local development area structure plan concept) .
PO15 Land adjacent to the Burnett River in Kalkie is kept available for the potential long term development of higher order sport and recreation facilities meeting the needs of the Bundaberg Region, subject to appropriate address of flooding constraints.	AO15 No acceptable outcome provided.
Rural and landscape protection area	
PO16 A Rural and landscape protection area is maintained in the Kalkie-Ashfield local development area so as to:- (a) protect and enhance rural landscape and scenic amenity values; (b) retain land for rural production and other non-urban uses that are compatible with the retention of the area's rural and natural landscape character; and (c) facilitate the proper and orderly planning of the Kalkie-Ashfield local development area.	AO16.1 Development for urban purposes does not occur in the Rural and landscape protection area identified on Figure 7.2.2 (Kalkie-Ashfield local development area structure plan concept) . AO16.2 Development in the Rural and landscape protection area does not compromise the provision of potential future road connections and other infrastructure corridors required to support and service urban development in the Kalkie-Ashfield local development area.
Buffering and separation	
PO17 Development incorporates adequate buffering and separation to surrounding rural production areas so as to:-	AO17 Buffers and separation areas to ALC Class A and Class B land are designed, established and maintained in accordance with an assessment

Performance outcomes	Acceptable outcomes
<p>(a) maintain the productive use of agricultural land classification (ALC) Class A and Class B land;</p> <p>(b) mitigate land use conflicts between rural activities and sensitive land uses within the Kalkie-Ashfield local development area; and</p> <p>(c) protect the amenity and wellbeing of prospective residents within the Kalkie-Ashfield local development area.</p>	<p>report prepared by an appropriately qualified consultant that demonstrates, to the Council's satisfaction, compliance with the performance outcome.</p> <p>Note—Figure 7.2.2 (Kalkie-Ashfield local development area structure plan concept) identifies the indicative locations where agricultural land buffers will be required.</p>
<p>PO18</p> <p>Development is appropriately staged and designed to ensure that land use conflicts are minimised between proposed urban residential development and existing farming operations within the Kalkie-Ashfield local development area.</p>	<p>AO18</p> <p>No acceptable outcome provided.</p> <p>Editor's note—to achieve the corresponding performance outcome, consideration will need to be given to the establishment of temporary buffers at particular development stages to protect continuing farm operations within the Kalkie-Ashfield local development area until such time as that farmland is developed for urban residential purposes.</p>
<p>PO19</p> <p>Development provides for an acoustic and amenity buffer to be established and maintained adjacent to the major roads and the sugar cane rail network so as to protect the amenity and wellbeing of prospective residents within the local plan area.</p> <p>Note—Figure 7.2.2 (Kalkie-Ashfield local development area structure plan concept) identifies the indicative locations where acoustic and amenity buffers will be required along major roads and the sugar cane rail network.</p> <p>The acoustic and amenity buffer area may be provided in a variety of forms including but not limited to:</p> <ul style="list-style-type: none"> • private freehold land forming a component of a residential lot outside of a designated building envelope; • common property in a community titles scheme; • private landscape and recreation space; • existing or new road reserve; or • public open space reserve. 	<p>AO19</p> <p>No acceptable outcome provided.</p>
<p>PO20</p> <p>Acoustic attenuation or property boundary fencing does not visually dominate the interface to major road corridors.</p>	<p>AO20</p> <p>An acoustic and amenity buffer comprising a landscaped area (including dense planting with or without earth mounding) of at least 10m width is provided between the boundary of major roads and any noise barrier fencing provided for or by adjoining development.</p>
<p>PO21</p> <p>Residential development and other sensitive uses are separated from the East Bundaberg Sewage Treatment Plant by a buffer distance sufficient to ensure a satisfactory standard of amenity, free from unpleasant odours and other impacts arising from noise, lighting or other aspects of the plant's operations.</p>	<p>AO21</p> <p>No acceptable outcome provided.</p>
Rural infrastructure	
<p>PO22</p> <p>The safety and efficiency of existing rural infrastructure supporting primary production, including cane rail lines and irrigation channels, is maintained.</p>	<p>AO22</p> <p>No acceptable outcome provided.</p>
<p>PO23</p> <p>Where the safe and efficient operation of the rural infrastructure can be demonstrated, elements of the cane rail network and the irrigation channel network are incorporated into road reserves, open space and pedestrian and cycle paths.</p>	<p>AO23</p> <p>No acceptable outcome provided.</p>



LEGEND

- CADASTRAL BOUNDARY
- AREA SUBJECT TO KALKIE-ASHFIELD LOCAL DEVELOPMENT AREA LOCAL PLAN

INDICATIVE LAND USE AREAS (NOTE 1)

- RESIDENTIAL AREA
- MEDIUM DENSITY RESIDENTIAL AREA
- LOCAL ACTIVITY CENTRE AREA

ACTIVITY CENTRE NETWORK

- LOCAL ACTIVITY CENTRE
- NEIGHBOURHOOD ACTIVITY CENTRE

TRANSPORT ELEMENTS

- MAJOR ROAD (EXISTING OR UPGRADED)
- MAJOR ROAD (PROPOSED)
- SECONDARY ROAD (EXISTING OR UPGRADED)
- SECONDARY ROAD (PROPOSED)
- SUGAR CANE RAIL NETWORK

OPEN SPACE, LANDSCAPE AND ENVIRONMENT PROTECTION ELEMENTS

- OPEN SPACE / ENVIRONMENT PROTECTION AREA (NOTE 2)
- RURAL AND LANDSCAPE PROTECTION AREA

MAJOR COMMUNITY FACILITIES ELEMENTS

- PRIMARY SCHOOL (EXISTING)
- PRIMARY AND SECONDARY SCHOOL (EXISTING)
- SECONDARY SCHOOL (EXISTING)

OTHER ELEMENTS

- AGRICULTURAL LAND BUFFER
- ACOUSTIC AND AMENITY BUFFER
- IRRIGATION CHANNEL

NOTE 1:
The land use areas shown on this figure are indicative only and represent a conceptual response to the overall outcomes and assessment criteria of the Kalkie-Ashfield local development area local plan code. The exact location and spatial extent of the various land use areas within the Kalkie-Ashfield local development area will be subject to more detailed ground truthing and site-specific assessment undertaken as part of the development application process.

NOTE 2:
The Open Space/Environment Protection Area indicates both existing and future strategic elements of the Open Space/Environment Protection network for the Kalkie-Ashfield local development area. The Open Space/Environment Protection Network identifies the potential extent and location of open space for the Kalkie-Ashfield local development area in an indicative manner and is subject to refinement through the development assessment process taking into account the need for public open space of various types, the need for land for drainage and flood hazard management purposes and the nature conservation values of land.



Figure 7.2.2
Kalkie Ashfield Local
Development Area
Structure Plan Concept

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Part 8 Overlays

8.1 Preliminary

- (1) Overlays identify areas within the planning scheme that reflect state and local level interests and that have one or more of the following characteristics:-
 - (a) there is a particular sensitivity to the effects of development;
 - (b) there is a constraint on land use or development outcomes;
 - (c) there is the presence of valuable resources;
 - (d) there are particular opportunities for development.
- (2) Overlays are mapped and included in **Schedule 2 (Mapping)** or the SPP interactive mapping system (plan making)¹.
- (3) The changed levels of assessment, if applicable, for development affected by an overlay are in **Part 5 (Tables of assessment)**.
- (4) Some overlays may be included for information purposes only. This should not result in a change to the level of assessment or any additional assessment criteria.
- (5) Assessment criteria for an overlay may be contained in one or more of the following:-
 - (a) a map for an overlay;
 - (b) a code for an overlay;
 - (c) a zone code;
 - (d) a local plan code;
 - (e) a development code.
- (6) Where development is proposed on premises partly affected by an overlay, the assessment criteria for the overlay only relate to the part of the premises affected by the overlay.
- (7) The overlays for the planning scheme are:-
 - (a) Acid sulfate soils overlay;
 - (b) Agricultural land overlay;
 - (c) Airport and aviation facilities overlay;
 - (d) Biodiversity areas overlay;
 - (e) Bushfire hazard overlay;
 - (f) Coastal protection overlay;
 - (g) Extractive resources overlay;
 - (h) Flood hazard overlay
 - (i) Heritage and neighbourhood character areas overlay;
 - (j) Infrastructure overlay;
 - (k) Steep land (slopes >15%) overlay;
 - (l) Water resource catchments overlay

¹ Note—**Section 5.10 (Levels of assessment – Overlays)** and each code in **Part 8 (Overlays)** identifies where the elements for each overlay are mapped.

8.2 Overlay codes

8.2.1 Acid sulfate soils overlay code²

8.2.1.1 Application

This code applies to development:-

- (a) subject to the Acid sulfate soils overlay shown on the overlay maps contained within **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Acid sulfate soils overlay code by the tables of assessment in **Part 5 (Tables of assessment)**.

8.2.1.2 Purpose and overall outcomes

- (1) The purpose of the Acid sulfate soils overlay code is to ensure that the generation or release of acid and associated metal contaminants from acid sulfate soils (ASS) does not have significant adverse effects on the natural environment, built environment, infrastructure or human health.
- (2) The purpose of the code will be achieved through the following overall outcome:-
 - (a) development ensures that the release of acid and associated metal contaminants into the environment is avoided by either:-
 - (i) not disturbing acid sulfate soils (ASS) when excavating or otherwise removing soil or sediment, extracting groundwater or filling land; or
 - (ii) treating and, if required, undertaking ongoing management of any disturbed ASS and drainage waters.

8.2.1.3 Assessment criteria

Table 8.2.1.3.1 Criteria for assessable development

Performance outcomes	Acceptable outcomes
<i>Avoidance or management of ASS</i>	
PO1 Works:- (a) do not disturb ASS; or (b) are managed to avoid or minimise the release of acid and metal contaminants, where disturbance of ASS is unavoidable.	AO1.1 ASS are identified and the disturbance of ASS is avoided by:- (a) undertaking an ASS investigation conforming to the <i>Queensland Sampling Guidelines</i> ³ and soil analyses according to the <i>Laboratory Methods Guidelines</i> ⁴ or Australian Standard 4969; (b) not excavating or otherwise removing soil or sediment identified as containing ASS; (c) not permanently or temporarily extracting groundwater that results in the aeration of previously saturated ASS; and (d) not undertaking filling on land at or below 5 metres AHD that results in:- (i) actual ASS being moved below the water table; or (ii) previously saturated ASS being aerated. OR The disturbance of ASS avoids the release of acid and metal contaminants by:- (a) undertaking an acid sulfate soils investigation conforming to the <i>Queensland Sampling</i>

² Editor's note—the Acid sulfate soils overlay maps in **Schedule 2 (Mapping)** identify the following areas potentially subject to acid sulfate soils:-

(a) Area 1 (land at or below 5 metres AHD);
(b) Area 2 (land above 5 metres AHD and below 20m AHD).

³ Footnote—Ahern CR, Ahern MR and Powell B (1998). Guidelines for Sampling and Analysis of Lowland Acid Sulfate Soils (ASS) in Queensland. Department of Natural Resources, Indooroopilly.

⁴ Footnote—Ahern CR, McElnea AE and Sullivan LA (2004). Acid Sulfate Soils Laboratory Methods Guidelines. Department of Natural Resources and Mines, Indooroopilly.

Performance outcomes	Acceptable outcomes
	<p><i>Guidelines</i> and soil analyses according to the <i>Laboratory Methods Guidelines</i> or Australian Standard 4969;</p> <p>(b) neutralising existing acidity and preventing the generation of acid and metal contaminants using strategies documented in the <i>Soil Management Guidelines</i>⁵; and</p> <p>(c) preventing the release of surface or groundwater flows containing acid and metal contaminants into the environment.</p> <p>AO1.2 Where potential or actual ASS are identified, they are managed in accordance with an ASS management plan.</p> <p>Editor's note—the Planning scheme policy for information Council may request, and preparing well made applications and technical reports provides guidance for the preparation of an ASS management plan.</p>

⁵ Footnote—Dear SE, Moore NG, Dobos SK, Watling KM and Ahern CR (2002). *Soil Management Guidelines*. Queensland Acid Sulfate Soils Technical Manual. Department of Natural Resources and Mines, Indooroopilly.

8.2.2 Agricultural land overlay code⁶

8.2.2.1 Application

This code applies to development:-

- (a) subject to Agricultural Land Classification (ALC) Class A and Class B land identified in the SPP interactive mapping system (plan making); and
- (b) identified as requiring assessment against the Agricultural land overlay code by the tables of assessment in **Part 5 (Tables of assessment)**.

8.2.2.2 Purpose and overall outcomes

- (1) The purpose of the Agricultural land overlay code is to ensure that agricultural land is protected from development that leads to its alienation, fragmentation or diminished productivity.
- (2) The purpose of the code will be achieved through the following overall outcome:-
 - (a) the ongoing productive use of Agricultural Land Classification (ALC) Class A and Class B land for agricultural purposes is maintained and protected by ensuring that:-
 - (i) ALC Class A and Class B land is only used for appropriate rural and complementary uses;
 - (ii) conflict between farming activities and sensitive land uses is avoided;
 - (iii) further fragmentation of ALC Class A and Class B land as a result of reconfiguring a lot is avoided; and
 - (iv) development avoids adverse impacts on ALC Class A and Class B land from land degradation and stormwater run-off.

8.2.2.3 Assessment criteria

Table 8.2.2.3.1 Criteria for assessable development

Performance outcomes	Acceptable outcomes
<i>Conservation of Agricultural Land Classification (ALC) Class A and Class B land</i>	
PO1 Development on ALC Class A and Class B land is limited to:- <ul style="list-style-type: none"> (a) rural uses that make use of and rely upon the quality of the agricultural land resource; (b) complementary uses that are essential to on-site farming practice. 	AO1.1 Development on ALC Class A and Class B land is limited to the following:- <ul style="list-style-type: none"> (a) uses in the Rural activities activity group, excluding permanent plantation; (b) complementary uses in the form of caretaker's accommodation, dwelling house, home-based business, landing and nature based tourism. AO1.2 Development ensures that for any site, the total area of ALC Class A and Class B land covered by all of the following does not exceed 1,000m ² or 10% of the site, whichever is the lesser:- <ul style="list-style-type: none"> (a) buildings and structures except for buildings and structures associated with the primary use and used for a productive purpose; (b) on-site car and truck parking, access and manoeuvring areas; (c) on-site waste water treatment systems and sub-surface irrigation areas. Note—other uses or development will only be permitted to occur on ALC Class A and Class B land where:- <ul style="list-style-type: none"> (a) an overriding need exists for the development in terms of public benefit; (b) no suitable alternative site exists; and (c) loss or fragmentation of ALC Class A and Class B land is minimised to the extent possible.

⁶ Editor's note—Agricultural Land Classification (ALC) Class A and Class B land is identified in the SPP interactive mapping system (plan making) under the 'Economic Growth' theme, subsection 'Agriculture'.

Performance outcomes	Acceptable outcomes
Avoidance or mitigation of land use conflicts	
<p>PO2 Development for residential activities and other sensitive land uses does not adversely impact on the ongoing operational efficiency and productive agricultural use of ALC Class A and Class B land.</p> <p>Note—to demonstrate compliance with this performance outcome, an assessment of appropriate separation distances and buffers between the proposed development and areas of ALC Class A and Class B land may need to be undertaken in accordance with the <i>State Planning Policy Guideline: State Interest—Agriculture</i>.</p>	<p>AO2 No acceptable outcome provided.</p>
Reconfiguring a lot and rearrangement of lot boundaries	
<p>PO3 Reconfiguring a lot involving ALC Class A and Class B land does not result in lot sizes or lot configurations that lead to:-</p> <ul style="list-style-type: none"> (a) fragmentation of rural land and loss of land to viable rural production; (b) the potential for conflict between existing or potential agricultural production and proposed lots intended for residential or rural residential use; (c) loss of flexibility in the way landholdings are used for agricultural production. 	<p>AO3 Development ensures that the minimum lot size of all created lots complies with Table 9.4.3.3.2 (Minimum lot size and dimensions) of the Reconfiguring a lot code.</p>
<p>PO4 The boundaries of existing lots containing ALC Class A and Class B land are not rearranged, unless it can be demonstrated that a rearrangement of lot boundaries would:-</p> <ul style="list-style-type: none"> (a) aggregate ALC Class A and Class B land resources and maximise the utility of the land for agricultural purposes; (b) provide for better land management; and (c) not give rise to, or worsen, land use conflicts between agricultural and residential land uses. 	<p>AO4 No acceptable outcome provided.</p>
Sediment and stormwater run-off	
<p>PO5 Development for non-agricultural purposes is located, designed and constructed to minimise the impact of sediment and stormwater run-off on ALC Class A and Class B land.</p>	<p>AO5 No acceptable outcome provided.</p>

8.2.3 Airport and aviation facilities overlay code⁷

8.2.3.1 Application

This code applies to development:-

- (a) subject to the airport and aviation facilities identified in the SPP interactive mapping system (plan making); and
- (b) identified as requiring assessment against the Airport environs overlay code by the tables of assessment in **Part 5 (Tables of assessment)**.

8.2.3.2 Purpose and overall outcomes

- (1) The purpose of the Airport environs overlay code is to protect and maintain the operational efficiency and safety of the Bundaberg Airport and aviation facilities and avoid land use conflicts.
- (2) The purpose of the code will be achieved through the following overall outcomes:-
 - (a) the safety of aircraft operating within the airport's operational airspace is maintained and enhanced;

Note—operational airspace includes the areas and vertical dimensions of an airport's obstacle limitation surface (OLS).

- (b) sensitive land uses and other incompatible activities are appropriately located and designed to ensure that these uses and activities do not adversely impact on airport operations;
- (c) the risk of public safety being compromised by incidents in the take-off and landing phases of aircraft operations is minimised;
- (d) development protects aviation facilities including navigation, communication and surveillance facilities from incompatible land uses, buildings, structures and works.

8.2.3.3 Assessment criteria

Table 8.2.3.3.1 Criteria for assessable development

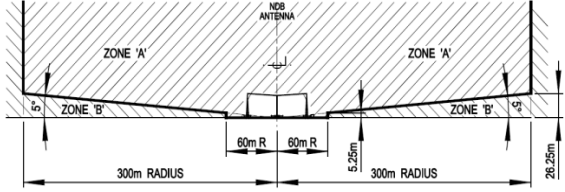
Performance outcomes	Acceptable outcomes
<i>Obstructions and hazards</i>	
PO1 Development does not cause an obstruction or hazard to the safe movement of aircraft through the temporary or permanent intrusion of physical structures into the airport's operational airspace, particularly take-off and approach flight paths.	AO1 Buildings, structures (both freestanding and attached to buildings, including signs, masts or antennae) and vegetation at its mature height do not intrude into the obstacle limitation surface (OLS) of the airport. Editor's note—where proposed development is likely to intrude into the OLS of the airport, it is highly recommended that CASA and Airservices Australia be consulted prior to the lodgement of any development application to determine how compliance with performance outcome PO1 can be achieved.
PO2 Development does not cause an obstruction or hazard to the safe movement of aircraft within the airport's operational airspace through the attracting of wildlife, in particular flying vertebrates such as birds or bats, in significant numbers.	AO2.1 Uses involving the bulk handling or disposal of putrescible waste, such as landfill and waste transfer facilities, are not located within a wildlife hazard buffer zone (i.e. within 13km of an airport's runway). OR Where increasing the intensity or scale of an existing use involving the bulk handling or disposal of putrescible waste within a wildlife hazard buffer zone (i.e. within 13km of an airport's runway), development

⁷ Editor's note—the following elements referred to in this code are identified in the SPP interactive mapping system (plan making) under the 'Infrastructure' theme, subsection 'Strategic airports and aviation facilities':-

- (a) obstacle limitation surfaces (OLS);
- (b) Australian noise exposure forecast (ANEF) contours;
- (c) airport public safety areas;
- (d) lighting area buffer and wildlife hazard buffer zones; and
- (e) aviation facilities and associated building restricted areas.

Performance outcomes	Acceptable outcomes
	<p>includes measures to reduce the potential to attract birds and bats.</p> <p>AO2.2 Uses involving the following activities are not located within the 3km wildlife hazard buffer zone:-</p> <ul style="list-style-type: none"> (a) aquaculture, except where using a recirculating aquaculture system contained within sheds; (b) intensive animal industry; (c) animal keeping, where involving a wildlife or bird sanctuary; and (d) industrial uses, where involving food processing plants or stock handling or slaughtering. <p>AO2.3 Where uses or activities listed in AO2.2 (above) are located between the 3km and 8km wildlife hazard buffer zones:-</p> <ul style="list-style-type: none"> (a) potential food and waste sources are covered or otherwise secured so they do not present a food source for domestic or other wildlife; and (b) development includes measures to reduce the potential to attract birds and bats. <p>AO2.4 Where recreation and entertainment facilities involving fair grounds, show grounds, outdoor theatres or outdoor cinemas are located within the 3km wildlife hazard buffer zone, potential food and waste sources are covered or otherwise secured so they are not accessible to wildlife.</p> <p>AO2.5 Landscaping and drainage works (including artificial waterbodies) for development located within the 3km wildlife hazard buffer zone, are designed and installed to minimise bird and bat attracting potential (such as avoidance of fruiting and/or flowering plant species).</p>
<p>PO3 Development does not cause an obstruction or hazard to the safe movement of aircraft within the airport's operational airspace through the installation of external lighting that could distract or interfere with a pilot's vision, or confuse the visual identification of runway, approach or navigational lighting from the air.</p>	<p>AO3 Outdoor lighting (including street lighting and security lighting) located within a lighting area buffer zone does not involve:-</p> <ul style="list-style-type: none"> (a) lighting that shines, projects or reflects above a horizontal plane; (b) coloured, flashing or sodium lighting; (c) flare plumes; and (d) configurations of lights in straight parallel lines 500m to 1,000m in length.
<p>PO4 Development does not cause an obstruction or hazard to the safe movement of aircraft within an airport's operational airspace through the emission of particulates, gases or other materials that may cause air turbulence, reduce visibility or affect aircraft engine performance.</p>	<p>AO4 Development does not release the following emissions into operational airspace:-</p> <ul style="list-style-type: none"> (a) gaseous plumes with a velocity exceeding 4.3m/second; (b) smoke, dust, ash or steam; or (c) emissions with depleted oxygen content.
Aircraft noise	
<p>PO5 Development and land uses that are sensitive to noise interference or noise nuisance:-</p> <ul style="list-style-type: none"> (a) avoid noise affected areas surrounding the airport; or (b) are sited, designed and constructed to mitigate noise nuisance to acceptable levels. 	<p>AO5 The following uses, or the creation of additional lots to accommodate these uses, are not located on land subject to the nominated Australian noise exposure forecast (ANEF) contour:-</p> <ul style="list-style-type: none"> (a) permanent forms of residential accommodation within the 20 ANEF contour (or greater); (b) visitor or temporary accommodation uses including hotel, short-term accommodation and tourist park within the 25 ANEF contour (or greater);

Performance outcomes	Acceptable outcomes
	<p>(c) community uses including child care centre, community care centre, community use, educational establishment, health care services and place of worship within the 20 ANEF contour (or greater);</p> <p>(d) business or entertainment uses including food and drink outlet, function facility, service industry, shop, shopping centre, showroom and tourist attraction within the 25 ANEF contour (or greater);</p> <p>(e) industry uses including low impact industry and research and technology industry within the 30 ANEF contour (or greater).</p> <p>OR</p> <p>Development located within the ANEF contours mentioned above is designed and constructed to attenuate aircraft noise in accordance with <i>Australian Standard AS 2021: Acoustics—Aircraft noise intrusion—Building siting and construction</i>.</p> <p>Note—AS2021 considers aircraft noise impacts on indoor spaces only. Noise impacts on outdoor use areas will require separate assessment to determine whether noise levels can be mitigated to be within acceptable limits.</p>
Public safety areas	
<p>PO6</p> <p>Development within the public safety areas located at the end of airport runways avoids:-</p> <p>(a) a significant increase in the number of people living, working or congregating in those areas; and</p> <p>(b) the use or storage of hazardous materials.</p>	<p>AO6</p> <p>Development within a public safety area does not introduce or intensify:-</p> <p>(a) residential, business, entertainment, industrial, community or recreation activities; or</p> <p>(b) any uses involving the production, manufacture or bulk storage of flammable or hazardous goods or materials.</p>
Aviation facilities	
<p>PO7</p> <p>Development ensures that temporary or permanent physical structures located within an aviation facility's building restricted area do not interfere with the safe and continued functioning of the aviation facility.</p>	<p>AO7.1</p> <p>Buildings, structures, trees, fences or any other physical obstructions (including overhead power and telecommunications cables) located in the building restricted area of the Sloping Hummock VHF facility:-</p> <p>(a) do not penetrate into Area A as identified on Figure 8.2.3A (Sloping Hummock VHF facility building restricted area); and</p> <p>(b) are wholly contained within Area B as identified on Figure 8.2.3A.</p> <p>Note—there are no constraints to development located in Area C as identified on Figure 8.2.3A.</p> <p>Figure 8.2.3A Sloping Hummock VHF facility building restricted area</p> <p>Notes—</p> <ol style="list-style-type: none"> The Sloping Hummock VHF facility provides air/ground radio communications between air traffic controllers and aircraft in the Bundaberg region and on the ground at Bundaberg Airport. To provide this service the facility

Performance outcomes	Acceptable outcomes
	<p>requires unobstructed line of sight to the horizon in all directions and to the airport.</p> <p>2. The building restricted area marked in the diagram is defined with respect to the base of the Airservices Australia VHF antenna mounted on Telstra's tower. Special consideration is to be given for the area towards Bundaberg Airport (225° to 255°).</p> <p>AO7.2 Buildings, structures, trees, fences or any other physical obstructions (including overhead power and telecommunications cables) located in the building restricted area of the Bundaberg Airport non-directional beacon (NDB) facility:-</p> <p>(a) do not penetrate into 'Zone A' as identified on Figure 8.2.3B (Bundaberg Airport NDB facility building restricted area); and</p> <p>(b) are wholly contained within 'Zone B' as identified on Figure 8.2.3B.</p> <p>Figure 8.2.3B Bundaberg Airport NDB facility building restricted area</p>  <p>AO7.3 For all other aviation facilities—no acceptable outcome provided.</p>

8.2.4 Biodiversity areas overlay code^{8 9}

8.2.4.1 Application

This code applies to development:-

- (a) subject to biodiversity areas identified in the SPP interactive mapping system (plan making) or on premises otherwise determined to contain areas of environmental significance; and
- (b) identified as requiring assessment against the Biodiversity areas overlay code by the tables of assessment in **Part 5 (Tables of assessment)**.

8.2.4.2 Purpose and overall outcomes

- (1) The purpose of the Biodiversity areas overlay code is to ensure that:-
 - (a) areas of environmental significance are protected;
 - (b) ecological connectivity is maintained or improved, habitat extent is maintained or enhanced and degraded areas are rehabilitated;
 - (c) wetlands and watercourses are protected, maintained, rehabilitated and enhanced;
- (2) The purpose of the code will be achieved through the following overall outcomes:-
 - (a) development conserves and enhances the Bundaberg region's biodiversity values and associated ecosystem services;
 - (b) development protects and establishes appropriate buffers to native vegetation and significant fauna habitat;
 - (c) development protects known populations and supporting habitat of:-
 - (i) endangered, vulnerable and near threatened flora and fauna species, as listed in the (State) *Nature Conservation Act 1992, Nature Conservation (Wildlife) Regulation 2006*;
 - (ii) threatened species and ecological communities as listed in the (Commonwealth) *Environment Protection and Biodiversity Conservation Act 1999*;
 - (d) development protects environmental values and achieves the prescribed water quality objectives for waterways and wetlands in accordance with the *Environmental Protection Policy (Water) 2009*;
 - (e) development protects and enhances the ecological values and processes, physical extent and buffering of watercourses and wetlands.

8.2.4.3 Assessment criteria

Table 8.2.4.3.1 Criteria for assessable development

Performance outcomes	Acceptable outcomes
Protection of matters of environmental significance	
PO1 Development avoids significant impacts on, areas of environmental significance.	AO1.1 Development is located outside of areas of environmental significance and will not result in a significant impact on the relevant environmental values. OR The development site does not contain any matters of environmental significance. OR

⁸ Editor's note—biodiversity areas are identified as Matters of State Environmental Significance (MSES) in the SPP interactive mapping system (plan making) under the 'Environment and heritage' theme, subsection 'Biodiversity', and include protected areas, wildlife habitat, regulated vegetation, marine parks, declared fish habitat areas, wetlands, watercourses and associated buffer areas.

⁹ Editor's note—buffer areas for Matters of State Environmental Significance (MSES) are not identified in the SPP interactive mapping system (plan making), but are identified as areas within a specified distance from a mapped wetland or watercourse.

Performance outcomes	Acceptable outcomes
	<p>Development is located, designed and operated to mitigate significant impacts on the relevant environmental values.</p> <p>Editor's note—a report certified by an appropriately qualified person may be required to demonstrate:-</p> <ul style="list-style-type: none"> (a) that the development will not result in significant impacts on relevant environmental values; (b) that a site does not contain any matters of environmental significance, or that the extent of the area of environmental significance is different to that mapped; (c) how the proposed development mitigates impacts, including on water quality, hydrology and biological processes.
<p>PO2</p> <p>Development avoids the introduction of non-native pest species (plant or animal), that pose a risk to ecological integrity.</p>	<p>AO2.1</p> <p>Development avoids the introduction of non-native pest species.</p> <p>AO2.2</p> <p>The threat of existing pest species is controlled by adopting pest management practices that provide for long-term ecological integrity.</p>
Development adjacent to a wetland	
<p>PO3</p> <p>An adequate buffer to a wetland is provided and maintained to assist in the maintenance of water quality, existing hydrological characteristics, habitat and visual amenity values.</p>	<p>AO3.1</p> <p>A wetland buffer is provided and maintained which has a minimum width of:-</p> <ul style="list-style-type: none"> (a) 50m where the wetland is located within an urban or rural residential zoned area; or (b) 200m where the wetland is located outside an urban or rural residential zoned area. <p>OR</p> <p>An alternative wetland buffer is provided and maintained, the width of which is supported by an evaluation of the environmental values, functioning and threats to matters of environmental significance.</p> <p>AO3.2</p> <p>Development involving vegetation clearing or high impact earthworks does not occur in a wetland buffer.</p> <p>Editor's note—high impact earthworks has the meaning given in the <i>Sustainable Planning Regulation 2009</i>.</p>
Improving ecological corridors and expanding habitat extent of ecological corridors	
<p>PO4</p> <p>Existing ecological corridors are protected, and where possible enhanced, and have dimensions and characteristics that will:-</p> <ul style="list-style-type: none"> (a) effectively link habitats on and/or adjacent to the development site; (b) facilitate the effective movement of terrestrial and aquatic fauna accessing and/or using the development site as habitat. <p>Editor's note—ecological corridors are identified conceptually on Strategic Framework Map SFM-004 (Natural environment and landscape character elements),</p>	<p>AO4.1</p> <p>Where development is within a corridor, native vegetation is retained, regenerated and rehabilitated.</p> <p>AO4.2</p> <p>Development within an ecological corridor mitigates adverse impacts on native fauna feeding, nesting, breeding and roosting sites and native fauna movements, including (but not necessarily limited to):-</p> <ul style="list-style-type: none"> (a) ensuring that development (e.g. roads, pedestrian access, in-stream structures) during both the construction and operation phases does not create barriers to the movement of fauna along or within ecological corridors; (b) providing wildlife movement infrastructure where necessary and directing fauna to locations where wildlife movement infrastructure has been provided to enable fauna to safely negotiate a development area; (c) separating fauna from potential hazards (e.g. through appropriate fencing).

Performance outcomes	Acceptable outcomes
	Editor's note—where an ecological corridor is required to facilitate fauna movement, access or use of on-site habitat, the dimensions and characteristics of the ecological corridor will need to be determined by a site-specific ecological assessment.
Impact on habitat of threatened species	
PO5 Development protects the habitat of endangered, vulnerable and near threatened species and local species of significance.	AO5.1 Development incorporates siting and design measures to protect and retain identified ecological values and underlying ecosystem processes within or adjacent to the development site. AO5.2 Other forms of potential human disturbance to these areas, such as presence of vehicles, pedestrian use, increased exposure to domestic animals, noise and lighting impacts, are avoided or adverse impacts sufficiently mitigated to retain critical life stage ecological processes (such as feeding, breeding or roosting).
Buffering and protection of watercourses	
PO6 Development:- (a) retains, enhances and maintains the environmental values and functioning of watercourses; (b) provides and maintains adequate vegetated buffers and setbacks to watercourses; (c) maintains and restores connectivity between aquatic habitats and access for fish along watercourses/waterways and into key habitats.	AO6.1 Development is not located within a watercourse buffer. Editor's note—watercourse buffer distances on either side of a mapped watercourse are 50m in an urban or rural residential zoned area or for a stream order 1 or 2 and 100m elsewhere. AO6.2 Development does not involve the removal of native vegetation from a watercourse or watercourse buffer. AO6.3 Cleared, degraded or disturbed watercourses and watercourse buffer areas within the site are rehabilitated along their full length in accordance with a detailed rehabilitation plan, approved by the Council. Note—a rehabilitation plan should include:- (a) appropriate rehabilitation and restoration methods for bed/banks and in-stream and watercourse vegetation for watercourses; (b) management measures of weed species; (c) consideration of fauna habitat (including relevant international agreements such as CAMBA, JAMBA and Ramsar); (d) provision of buffers in the form of riparian vegetation and separation by way of distance between the development and the vegetated buffers; (e) proposed planting regimes (utilising species appropriate to the area); (f) proposed measures for the protection of vegetation and habitat whilst rehabilitation works are being undertaken. AO6.4 Site layout does not impact upon the natural drainage systems associated with the primary watercourse. AO6.5 Development is undertaken in accordance with an approved environmental management plan that protects the watercourse. AO6.6 All in-stream development works ensures that movement of fish across watercourse/waterway barriers is catered for and that lateral and longitudinal migrations can be maintained within the whole of the system.
PO7	AO7

Performance outcomes	Acceptable outcomes
Bank stability, channel integrity and in-stream habitat is protected from degradation and maintained or improved at a standard commensurate with pre-development environmental conditions.	No direct interference or modification of watercourse channels, banks or riparian and in-stream habitat occurs.
P08 Development ensures that the natural surface water and groundwater hydrologic regimes of watercourses and associated buffers are maintained to the greatest extent possible.	A08 Existing natural flows of surface and groundwater are not altered through channelization, redirection of interruption of flows.
P09 Development on land adjacent to a watercourse maintains an appropriate extent of public access to watercourses and minimises edge effects.	A09 Development adjacent to a watercourse provides that:- (a) no new lots directly back onto the riparian area; and (b) any new roads are located between the watercourse buffer and the proposed development areas.

8.2.5 Bushfire hazard overlay code¹⁰

8.2.5.1 Application

This code applies to development:-

- (a) subject to bushfire hazard areas identified in the SPP interactive mapping system (plan making); and
- (b) identified as requiring assessment against the Bushfire hazard overlay code by the tables of assessment in **Part 5 (Tables of assessment)**.

Note—the Building Code of Australia (BCA) and the Queensland Development Code (QDC) contain provisions applying to Class 1, 2, 3 and associated Class 10a buildings in bushfire prone areas. “Designated bushfire prone areas” for the purposes of the *Building Regulation 2006* (section 12), the BCA and QDC are identified as medium hazard, high hazard or very high hazard areas in the SPP interactive mapping system (plan making).

8.2.5.2 Purpose and overall outcomes

- (1) The purpose of the Bushfire hazard overlay code is to ensure that development avoids or mitigates the potential adverse impacts of bushfire on people, property, economic activity and the environment.
- (2) The purpose of the code will be achieved through the following overall outcomes:-
 - (a) development in areas at risk from bushfire hazard is compatible with the nature of the hazard;
 - (b) the risk to people, property and the natural environment from bushfire hazard is minimised;
 - (c) wherever practical, community infrastructure essential to the health, safety and wellbeing of the community is located and designed to function effectively during and immediately after a bushfire event;
 - (d) development does not result in a material increase in the extent or severity of bushfire hazard;
 - (e) the loss of vegetation through inappropriately located development is minimised;
 - (f) development is sited and designed to assist emergency services in responding to any bushfire threat.

8.2.5.3 Assessment criteria

Table 8.2.5.3.1 Criteria for self-assessable and assessable development

Performance outcomes	Acceptable outcomes
Dual occupancy and dwelling house	
PO1 The dual occupancy or dwelling house is provided with an adequate water supply for fire fighting purposes which is reliable, safely located and freely accessible.	AO1.1 Premises are connected to a reticulated water supply infrastructure network. OR Where there is no reticulated water supply:- (a) each dwelling is provided with a minimum water supply capacity of 5,000L dedicated for fire fighting purposes; and (b) the water supply dedicated for fire fighting purposes is:- (i) sourced from a separate tank; or where sourced from the main water supply tank for the dwelling, the building's take off connection from the tank is at a level that allows 5,000L to be dedicated for firefighting purposes;

¹⁰ Editor's note—medium, high and very high bushfire hazard areas are identified in the SPP interactive mapping system (plan making) under the 'Hazards and safety' theme, subsection 'Natural hazards risk and resilience'.

Performance outcomes	Acceptable outcomes
	<p>(ii) provided with a hardstand area allowing heavy rigid fire appliance access within 6m of the tank.</p> <p>AO1.2 The water supply outlet for fire fighting purposes is:-</p> <p>(a) located remote from any potential fire hazards such as venting gas bottles; and</p> <p>(b) provided with an outlet pipe 50mm in diameter and fitted with a 50mm male camlock (standard rural fire brigade fitting).</p>

Table 8.2.5.3.2 Criteria for assessable development

Performance outcomes	Acceptable outcomes
<i>Bushfire hazard assessment and management</i>	
<p>PO2 Bushfire mitigation measures are adequate for the potential bushfire hazard level of the site, having regard to the following:-</p> <p>(a) vegetation type;</p> <p>(b) slope;</p> <p>(c) aspect;</p> <p>(d) on-site and off-site bushfire hazard implications of the particular development;</p> <p>(e) bushfire history;</p> <p>(f) conservation values of the site;</p> <p>(g) ongoing maintenance.</p> <p>Note—where a bushfire hazard assessment and management plan has previously been approved for the development proposed on the site (e.g. as part of a prior approval), design of the proposed development in accordance with that plan shall be taken as achieving compliance with this performance outcome of the code.</p>	<p>AO2.1 The level of bushfire hazard shown on the SPP interactive mapping system (plan making) is confirmed via the preparation of a site-specific bushfire hazard assessment and management plan, prepared in accordance with the Planning scheme policy for information Council may request, and preparing well made applications and technical reports.</p> <p>AO2.2 Development is located, designed and operated in accordance with a Council-approved bushfire hazard assessment and management plan prepared in accordance with the Planning scheme policy for information Council may request, and preparing well made applications and technical reports.</p>
<i>Safety of people and property</i>	
<p>PO3 Development maintains the safety of people and property from the adverse impacts of bushfire by avoiding a higher concentration of people living or congregating in bushfire hazard areas.</p>	<p>AO3 Development which will materially increase the number of people living or congregating on premises, including reconfiguring a lot, avoids confirmed medium, high or very high bushfire hazard areas. This includes, but is not limited to, the following uses:-</p> <p>(a) child care centre;</p> <p>(b) community care centre;</p> <p>(c) community residence;</p> <p>(d) community use;</p> <p>(e) correctional facility;</p> <p>(f) educational establishment;</p> <p>(g) emergency services;</p> <p>(h) hospital;</p> <p>(i) indoor sport, recreation and entertainment;</p> <p>(j) outdoor sport, recreation and entertainment;</p> <p>(k) relocatable home park;</p> <p>(l) residential care facility;</p> <p>(m) retirement facility;</p> <p>(n) tourist attraction; and</p> <p>(o) tourist park.</p> <p>Note—the level of bushfire hazard shown on the SPP interactive mapping system (plan making) is to be confirmed via the preparation of a site-specific bushfire hazard assessment and management plan, prepared in accordance with the Planning scheme policy for information Council may request, and preparing well made applications and technical reports.</p>

Performance outcomes	Acceptable outcomes
Community infrastructure	
PO4 Community infrastructure is able to function effectively during and immediately after bushfire events.	AO4 Community infrastructure is not located within a confirmed medium, high or very high bushfire hazard area. OR Where located in a confirmed medium, high or very high bushfire hazard area, development involving community infrastructure is designed to function effectively during and immediately after bushfire events in accordance with a bushfire hazard assessment and management plan prepared in accordance with the Planning scheme policy for information Council may request, and preparing well made applications and technical reports.
Hazardous materials	
PO5 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.	AO5 Development involving the manufacture or storage of hazardous materials in bulk is not located within a confirmed medium or high bushfire hazard area.
Access and evacuation routes	
PO6 Where development involves provision of a new public or private road, the layout, design and construction of the road:- (a) allows easy and safe movement away from any encroaching fire; (b) allows easy and safe access for fire fighting and other emergency vehicles; and (c) provides for alternative safe access and evacuation routes should access in one direction be blocked in the event of a fire.	AO6.1 The road layout provides for "through roads" and avoids culs-de-sac and "dead end" roads (except where a perimeter road isolates the development from hazardous vegetation or the cul-de-sacs are provided with an alternative access linking the cul-de-sac to other through roads). AO6.2 Roads have a maximum gradient of 12.5%.
Fire breaking trails	
PO7 Fire breaking trails are located, designed and constructed to mitigate against bushfire hazard by:- (a) ensuring adequate access for fire fighting and other emergency vehicles; (b) ensuring adequate access for the evacuation of residents and emergency personnel in an emergency situation, including alternative safe access routes should access in one direction be blocked in the event of a fire; (c) providing for the separation of developed areas and adjacent bushland.	AO7 Where development involves the creation of a new road, fire breaking trails are:- (a) provided along and within a cleared road reserve having a minimum width of 20m; (b) a maximum gradient of 12.5%; (c) located between the development site and hazardous vegetation. OR Where development does not involve the creation of a new road, fire breaking trails are provided between the development site and hazardous vegetation. Such fire breaking trails:- (a) have a cleared minimum width of 6m; (b) have a maximum gradient of 12.5%; (c) provide continuous access for fire fighting vehicles; (d) allow for vehicle access every 200m; (e) provide passing bays and turning areas for fire fighting appliances at frequent intervals (e.g. typically every 200m); (f) have a minimum cleared height of 4m; (g) have a formed width, gradient and erosion control devices, and are provided to all-weather standard; and (h) are located within an access easement that is granted in favour of the Council and the Queensland Fire and Rescue Service.

Performance outcomes		Acceptable outcomes	
Lot layout			
PO8 The lot layout of new development is designed to:- (a) mitigate any potential bushfire hazard; (b) provide safe building sites.		AO8.1 Residential lots are designed so their size and shape allow for efficient emergency access to buildings for fire fighting appliances (e.g. by avoiding battle-axe/hatchet lots and long narrow lots with long access drives to buildings). AO8.2 Residential lots are designed to provide building envelopes in locations of lowest hazard within the lot.	
Water supply for fire fighting purposes			
PO9 Development provides an adequate water supply for fire fighting purposes which is reliable, safely located and freely accessible.		AO9.1 Premises are connected to a reticulated water supply with a minimum pressure and flow of 10 litres a second at 200kPA at all times. OR Where there is no reticulated water supply:- (a) the premises has a minimum water supply capacity of 5,000L dedicated for fire fighting purposes; and (b) the water supply dedicated for fire fighting purposes is sourced from:- (i) a separate tank; or (ii) a reserve section in the bottom part of the main water supply tank; or (iii) a swimming pool; or (iv) a dam. AO9.2 The water supply outlet for fire fighting purposes is:- (a) located remote from any potential fire hazards such as venting gas bottles; (b) provided with an outlet pipe 50mm in diameter and fitted with a 50mm male camlock (standard rural fire brigade fitting); and (c) provided with an appropriate area stabilised for all-weather use by fire vehicles and which is located within 6m of the outlet or, where applicable, a swimming pool or dam.	

8.2.6 Coastal protection overlay code¹¹

8.2.6.1 Application

This code applies to development:-

- (a) subject to a coastal setback line in the Coastal protection overlay shown on the overlay maps contained within **Schedule 2 (Mapping)** or a coastal management district or erosion prone area identified on the SPP interactive mapping system (plan making); and
- (b) identified as requiring assessment against the coastal protection overlay code by the tables of assessment in **Part 5 (Tables of assessment)**.

8.2.6.2 Purpose and overall outcomes

- (1) The purpose of the Coastal protection overlay code is to:-

- (a) protect people and property from coastal hazards;

Editor's note—'coastal hazard' is defined in the *Coastal Protection and Management Act 1995* and means erosion of the foreshore or tidal inundation. Storm tide inundation is addressed in the Flood hazard overlay code.

- (b) protect coastal resources and their values to the greatest extent practicable;
- (c) ensure that decisions about coastal development take appropriate account of the predicted effects of climate change, including sea level rise;
- (d) maintain or enhance public access to the coast;
- (e) support opportunities for coastal-dependent development and maritime development in appropriate locations along the coast.

- (2) The purpose of the code will be achieved through the following overall outcomes:-

- (a) development allows for natural fluctuations of the coast as far as practicable, including appropriate allowance for climate change and sea level rise;
- (b) unless explicitly anticipated by the planning scheme through the allocation of zones, development within an erosion prone area avoids:-
 - (i) intensification of existing uses;
 - (ii) new permanent built structures; or
 - (iii) seaward extensions to existing built structures;
- (c) development avoids adverse impacts to coastal landforms and alterations to physical coastal processes and, as far as practicable, avoids the need for coastal protection works;
- (d) development preserves the integrity of the coastal setback line as the defined seaward boundary for building work and other development adjacent to the beachfront;
- (e) development maintains public access to the coast consistent with maintaining public safety and conserving coastal resources;
- (f) development preserves opportunities for locating coastal-dependant land uses in areas adjoining tidal waters.

¹¹ Editor's note—coastal protection areas referred to in this code include:-

- (a) the coastal management district identified in the SPP interactive mapping system (plan making) under the 'Environment and heritage' theme, subsection 'Coastal environment'; and
- (b) the erosion prone area identified in the SPP interactive mapping system (plan making) under the theme 'Hazards and safety', subsection 'Natural hazards risk and resilience'; and
- (c) coastal setback lines shown on the overlay maps contained within **Schedule 2 (Mapping)**.

8.2.6.3 Assessment criteria

Table 8.2.6.3.1 Criteria for self-assessable development

Performance outcomes	Acceptable outcomes
Dual occupancy and dwelling house	
<p>PO1 The dual occupancy or dwelling house is sited and designed to protect people and property from coastal hazards and avoid the need for additional coastal protection works.</p> <p>Note—PO1 is alternative provisions to QDC MP1.1, P2 and QDC MP1.2, P2 where it relates to a rear boundary only.</p>	<p>AO1 All buildings and other permanent structures are setback at least 6m landward of the coastal setback line for the site.</p> <p>OR Where there is no coastal setback line for the site, and the site adjoins the beachfront or a beachfront reserve, all buildings and permanent structures are located:-</p> <ul style="list-style-type: none"> (a) landward or equal to the seaward alignment of any buildings on neighbouring properties; or (b) where there are no neighbouring properties, at least 6m from the seaward property boundary of the site. <p>Note—'permanent structures' includes swimming pools and retaining walls.</p> <p>Note—AO1 is alternative provisions to QDC MP1.1, A2 and QDC MP1.2, A2 where it relates to a rear boundary only.</p>

Table 8.2.6.3.2 Criteria for assessable development

Performance outcomes	Acceptable outcomes
Development in the erosion prone area	
<p>PO2 Except in limited circumstances, erosion prone areas in a coastal management district are:-</p> <ul style="list-style-type: none"> (a) maintained as development-free buffers; or (b) where permanent buildings or structures exist, coastal erosion risks are avoided or mitigated. 	<p>AO2 Development is situated wholly outside of an erosion prone area in a coastal management district, except where:-</p> <ul style="list-style-type: none"> (a) essential community infrastructure; (b) temporary and/or relocatable development; (c) redevelopment; or (d) coastal-dependent development.
<p>PO3 Development for essential community infrastructure or temporary and/or relocatable development:-</p> <ul style="list-style-type: none"> (a) demonstrates that it is not feasible to locate the development outside the erosion prone area; and (b) provides for built structures to be located landward of the alignment of adjacent habitable buildings; or (c) where the achievement of (b) (above) is not reasonably practicable, provides for built structures to be located as far landward as practicable. <p>Editor's note—'essential community service infrastructure' and 'temporary and/or relocatable development' are defined in Schedule 1 (Definitions).</p>	<p>AO3 No acceptable outcome provided.</p>
<p>PO4 Redevelopment:-</p> <ul style="list-style-type: none"> (a) relocates built structures outside the erosion prone area; or (b) relocates built structures landward of the alignment of adjacent habitable buildings; and (c) provides sufficient space seaward of the development within the premises to allow 	<p>AO4 No acceptable outcome provided.</p>

Performance outcomes	Acceptable outcomes
for the construction of erosion control structures, such as a sea wall.	
PO5 Redevelopment that intensifies the use of a site in an urban area mitigates any increase in risk to people and property from adverse coastal erosion impacts.	AO5 Redevelopment that intensifies the use of a site in an urban area:- (a) incorporates a layout that minimises the footprint of the development within the erosion prone area and locates the development as far landward as possible; (b) utilises appropriate foundations for the building or structure; (c) installs and maintains on-site erosion control structures. Note—mitigation measures should take account of the practicable design life of the development in the context of the future erosion threat.
PO6 Coastal-dependent development mitigates any increase in risk to people and property from adverse coastal erosion impacts. Editor's note—'Coastal-dependent development' is defined in Schedule 1 (Definitions) .	AO6 Coastal-dependent development:- (a) installs and maintains coastal protection works to mitigate adverse impacts to people and property from coastal erosion at the location; or (b) locates, designs and constructs relevant buildings or structures to withstand coastal erosion impacts. Note—a development application may be required to provide the following information to demonstrate compliance with the performance outcome:- (a) assessment of the erosion hazard at a property scale; (b) plans showing the intended location, materials and method of construction for any structures; (c) a report certified by a registered professional engineer that demonstrates the performance outcome will be achieved.
Coastal setback lines	
PO7 New development or the intensification of existing development on a site subject to a coastal setback line is located and designed to protect people and property from coastal hazards and avoid the need for additional coastal protection works.	AO7 All buildings and other permanent structures are setback at least 6m landward of the coastal setback line for the site. Note—'permanent structures' includes swimming pools and retaining walls.
Reconfiguring a lot within the coastal management district	
PO8 Subject to the provisions of the <i>Coastal Protection and Management Act 1995</i> , where land within the coastal management district is proposed to be reconfigured to create additional lots, the erosion prone area is to be maintained as a development free buffer zone, unless there is substantial development seaward of the development site.	AO8.1 Where reconfiguration of a lot is proposed within the coastal management district, the erosion prone area within the lot, or land within 40m of the foreshore (whichever is the greater), is surrendered to the State for public use. AO8.2 The surrendered land within the coastal management district is:- (a) placed in a State land reserve for beach protection and coastal management purposes under the <i>Land Act 1994</i> with Council as trustee; or (b) managed for beach protection and coastal management purposes under another management regime to the satisfaction of the chief executive administering the <i>Coastal Protection and Management Act 1995</i> and <i>Land Act 1994</i> .
Public access to coastal land	
PO9 Development:- (a) does not result in a net loss of public access to State coastal land (including the foreshore) and tidal waters; and	AO9 Development is located, designed and operated in a manner that retains or enhances existing public access to State coastal land. OR

Performance outcomes	Acceptable outcomes
(b) where practicable, provides enhanced opportunities for public access in a manner consistent with conserving coastal resources.	Where loss of public access cannot practicably be avoided, development provides the same or a greater amount of new public access opportunities within, or in close proximity to, the site.

8.2.7 Extractive resources overlay code¹²

8.2.7.1 Application

This code applies to development:-

- (a) subject to extractive resources identified in the SPP interactive mapping system (plan making); and
- (b) identified as requiring assessment against the Extractive resources overlay code by the tables of assessment in **Part 5 (Tables of assessment)**.

8.2.7.2 Purpose and overall outcomes

- (1) The purpose of the Extractive resources overlay code is to protect and maintain the sustainable and viable use of extractive resources by preventing incompatible development and land uses from encroaching on extractive resource/processing areas and associated separation areas and transport routes.
- (2) The purpose of the code will be achieved through the following overall outcomes:-
 - (a) development occurring within or adjacent to extractive resource areas does not adversely affect or impair the ability of existing or future extractive industries to viably win the resource;
 - (b) development occurring within or adjacent to transport routes for extractive resources does not constrain or otherwise conflict with the ongoing safe and efficient transportation of the extractive resource;
 - (c) the potential negative impacts of extractive industries on sensitive land uses within or adjacent to extractive resource areas and associated transport routes is mitigated to maintain high levels of safety and amenity.

8.2.7.3 Assessment criteria

Table 8.2.7.3.1 Criteria for assessable development

Performance outcomes	Acceptable outcomes
Development within resource/processing area	
PO1 Development within a resource processing area does not constrain, prevent or otherwise interfere with the current or future viability of the winning or processing of extractive resources.	AO1 Development within the resource/processing area is limited to:- (a) extractive industry uses; (b) uses that are directly associated with an extractive industry; or (c) temporary or non-intensive uses that are compatible with future extractive industry operations.
Development within extractive resource separation area	
PO2 Development does not materially increase the number of people living within an extractive resource separation area.	AO2.1 Development does not result in an increase in the scale or density of residential uses within an extractive resource separation area. AO2.2 Reconfiguring a lot within an extractive resource separation area:- (a) does not result in the creation of additional lots used or capable of being used for residential purposes; and (b) where rearranging boundaries, does not worsen the existing situation with respect to the distance between available house sites and the resource or processing area.

¹² Editor's note—the following elements referred to in this code are identified in the SPP interactive mapping system under the 'Economic growth' theme, subsection 'Mining and extractive resources':-
(a) resource/ processing areas;
(b) resource separation areas; and
(c) transport route separation areas.

Performance outcomes	Acceptable outcomes
PO3 Development minimises the potential adverse impacts (e.g. noise, dust, vibration and blasting) arising from existing or future extractive industry operations upon people working or congregating within the extractive resource separation area.	AO3 The number of people working or congregating in the extractive resource separation area is not increased. OR Development within the extractive resource separation area is compatible with the potential adverse impacts arising from existing or future extractive industry operations. OR Development within the extractive resource separation area incorporates design, orientation and construction measures that mitigate the potential adverse effects from existing or future extractive industry operations to acceptable levels. OR Development within the extractive resource separation area operates outside the normal hours of operation for existing or future extractive industry activities.
PO4 Extractive industry development maintains the function and integrity of the extractive resource separation area as an efficient and effective buffer between extractive/processing operations and incompatible uses beyond the separation area.	AO4 Development for an extractive industry use is not located within the extractive resource separation area, unless it is demonstrated that extractive industry within the separation area will not impact on people or on the use of land outside the separation area.
Development within transport route separation area	
PO5 Development does not materially increase the number of people living within the transport route separation area.	AO5.1 Development does not result in an increase in the scale or density of residential uses within a transport route separation area. AO5.2 Reconfiguring a lot within a transport route separation area:- (a) does not result in the creation of additional lots used or capable of being used for residential purposes; (b) where rearranging boundaries, does not worsen the existing situation with respect to the distance between available house sites and the transport route.
PO6 Development involving a sensitive land use within a transport route separation area maintains an acceptable level of amenity.	AO6 Development involving a sensitive land use within a transport route separation area ensures an acceptable level of amenity by:- (a) maintaining adequate separation distances; and (b) incorporating mitigation measures such as landscape buffer strips, mounding and screening.
PO7 Development does not adversely affect the safe and efficient movement and operation of vehicles transporting extractive materials along a transport route.	AO7 The number of premises with access points to an identified transport route is not increased. OR Access points are designed to avoid adversely affecting the safe and efficient operation of vehicles transporting extractive materials along a transport route.

8.2.8 Flood hazard overlay code¹³¹⁴

8.2.8.1 Application

This code applies to development:-

- (a) subject to the flood hazard shown on the Flood hazard maps adopted by Council; and
- (b) identified as requiring assessment against the Flood hazard overlay code by the tables of assessment in **Part 5 (Tables of assessment)**.

8.2.8.2 Purpose and overall outcomes

- (1) The purpose of the Flood hazard overlay code is to ensure that development protects people and avoids or mitigates the potential adverse impacts of flood and storm tide inundation on property, economic activity and the environment, taking into account the predicted effects of climate change.
- (2) The purpose of the code will be achieved through the following overall outcomes:-
 - (a) floodplains and the flood conveyance capacity of watercourses are protected;
 - (b) development in areas at risk from flood or storm tide inundation is compatible with the nature of the flood or storm tide hazard;
 - (c) the safety of people is protected and the risk of harm to property and the natural environment from flood and storm tide inundation is minimised;
 - (d) wherever practical, infrastructure essential to the health, safety and wellbeing of the community is located and designed to function effectively during and immediately after a flood or storm tide event;
 - (e) development does not result in a material increase in the extent or severity of flood or storm tide inundation.

8.2.8.3 Assessment criteria

Table 8.2.8.3.1 Criteria for self-assessable and assessable development

Performance outcomes	Acceptable outcomes
<i>Assessment criteria for dwelling houses</i>	
PO1 Dwelling houses are resilient to flooding and storm tide inundation by ensuring that:- <ul style="list-style-type: none"> (a) they are sited and located to avoid or minimise risk to people and damage to property; and (b) essential infrastructure effectively maintains its function during and immediately after flood and storm tide events. 	AO1.1 The finished floor level of all habitable rooms of the dwelling house is at or above the flood hazard level (FHL). OR Where involving an extension to an existing dwelling house that is situated below the DFL and the extension constitutes less than 50% of the gross floor area of the existing building:- <ul style="list-style-type: none"> (a) the extension has a gross floor area not exceeding 50m²; and (b) the finished floor level of habitable rooms is not less than the floor level of existing habitable rooms. OR Where DFL data is not available, flood resilience is optimised by ensuring that the dwelling house (including extensions to an existing dwelling house):-

¹³ Editor's note—to demonstrate compliance with the relevant performance outcomes of this code, a site-based flood study that investigates the impact of the development on the floodplain may be required. The **Planning scheme policy for information Council may request, and preparing well made applications and technical reports** provides guidance for preparing a site-based flood study.

¹⁴ Editor's note—the Flood hazard maps adopted by Council identify flood hazard areas (including storm tide inundation areas) for the Bundaberg Region declared by Council resolution under section 13 of the Building Regulation 2006, as referenced at **Section 1.7.4 (Other documents incorporated in the planning scheme)**.

Performance outcomes	Acceptable outcomes
	<p>(a) is elevated; and (b) located on the highest part of the site.</p> <p>Note—the highset ‘Queenslander’ style house is a resilient housing form in flood hazard areas.</p> <p>Editor’s note—dwelling houses utilising slab on ground construction are generally inappropriate within flood hazard areas.</p> <p>AO1.2 Infrastructure necessary to service the dwelling house is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by the DFL.</p> <p>Notes— (a) The relevant building assessment provisions under the <i>Building Act 1975</i>, including QDC MP3.5 – Construction of Buildings in Flood Hazard Areas, apply to building work within a flood hazard area. (b) The Queensland Government Fact Sheet ‘Repairing your house after a flood’ provides information about water resilient products and building techniques.</p> <p>Editor’s note—it is recommended that building materials and surface treatments used under the DFL are resistant to water damage and do not include wall cavities that may be susceptible to the intrusion of water and sediment. Council guidelines for building within a flood hazard area provide information and recommendations for improving resilience against scour and the forces of flood waters.</p>
<p>PO2 Dwelling houses do not directly, indirectly or cumulatively change flood characteristics which may cause adverse impacts external to the development site.</p>	<p>AO2 Building work does not involve filling within a flood hazard area as identified on a Flood hazard map adopted by Council.</p>
<p>PO3 The height of dwelling houses does not negatively impact on the visual amenity and streetscape of the surrounding area as a result of the raising of floor levels for flood immunity purposes.</p> <p>Note—alternative provision to QDC MP1.1, P4 and MP1.2, P4.</p>	<p>AO3 Where required to increase flood resilience of a dwelling house (or part of the dwelling) by raising the habitable floor height, the building height (measured from ground level to the highest point of the building roof) is not greater than 9.5m.</p> <p>Note—alternative provision to QDC MP1.1, A4 and MP1.2, A4.</p>

Table 8.2.8.3.2 Criteria for assessable development only

Performance outcomes	Acceptable outcomes
Development siting and design	
<p>PO4 Development is sited and designed such that potential risk to people and damage to property on the site from flooding or storm tide inundation is avoided or minimised.</p>	<p>AO4.1 There is no intensification of residential uses on premises situated below the DFL, including the development of dual occupancy and multiple residential uses.</p> <p>AO4.2 No additional residential lots are created below the DFL.</p> <p>AO4.3 Development that increases the number of people living or working in a flood or storm tide hazard area has an emergency evacuation plan for people to evacuate to a gathering point above the DFL in the face of advancing flood waters.</p>

Performance outcomes	Acceptable outcomes
	<p>AO4.4 Buildings and other structures are sited on the highest part of the site, or in the area of least hazard, to increase flood resilience.</p> <p>Notes—</p> <ul style="list-style-type: none"> (a) The relevant building assessment provisions under the <i>Building Act 1975</i>, including QDC MP3.5 – Construction of Buildings in Flood Hazard Areas, apply to building work within a flood hazard area. (b) The Queensland Government Fact Sheet 'Repairing your house after a flood' provides information about water resilient products and building techniques.
Building design and built form	
<p>PO5 Building design and built form:-</p> <ul style="list-style-type: none"> (a) is resilient to flood and storm tide events by appropriately responding to the potential risks of flooding and inundation; and (b) maintains a functional and attractive street front address appropriate to the intended use. 	<p>AO5.1 The design and layout of buildings used for residential purposes minimises risks from flooding and inundation by providing:-</p> <ul style="list-style-type: none"> (a) non-habitable uses at ground level such as parking and other low intensity uses (e.g. temporary storage of readily removable items); and (b) the finished floor level of all habitable rooms is at or above the flood hazard level (FHL). <p>AO5.2 Buildings incorporate appropriate screening to ensure that the under-storey is not visible from the street, where such screening does not impede flood water flows.</p> <p>Additional requirements for non-residential uses</p> <p>AO5.3 Where possible, the design and layout of building used for non-residential purposes provides for:-</p> <ul style="list-style-type: none"> (a) parking or other low intensity uses at ground level; (b) retail, commercial and work areas are located above parking areas to increase resilience to flooding and inundation. <p>Note—business owners/applicants should undertake their own risk assessment to determine the floor level that maximises floor resilience for mechanical plant, equipment and stock.</p> <p>Editor's note—Council guidelines for building within a flood hazard area provide information and recommendations for improving resilience against scour and the forces of flood waters.</p>
Essential services infrastructure	
<p>PO6 Essential services infrastructure within a site (including electricity, gas, water supply, wastewater and telecommunications) maintains effective functioning during and immediately after flood and storm tide events.</p>	<p>AO6 Infrastructure necessary to service the development is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by the DFL.</p>
Utility installations, telecommunications facilities and emergency services	
<p>PO7 Utility installations, telecommunications facilities and emergency services are able to function effectively during and immediately after flood events.</p>	<p>AO7 No acceptable outcome provided.</p>
Hazardous and other materials	
<p>PO8 Public safety and the environment are not adversely affected by the detrimental impacts of floodwater on materials, including hazardous materials, manufactured or stored on site.</p>	<p>AO8 Materials stored on-site:-</p> <ul style="list-style-type: none"> (a) are those that are readily able to be moved in a flood or storm tide event; (b) are not hazardous or noxious, or comprise materials that may cause a detrimental impact on

Performance outcomes	Acceptable outcomes
	<p>the environment if discharged in a flood or storm tide event; and</p> <p>(c) where at risk of creating a safety hazard by being shifted by flood waters, are contained in order to minimise movement in times of flood or inundation.</p> <p>Note—businesses should ensure that the necessary continuity plans are in place to account for the potential need to relocate property prior to a flood event (e.g. allow enough time to transfer stock to the upper-storey of a building or off-site).</p>
Flood impacts	
<p>P09</p> <p>Development does not directly, indirectly or cumulatively change flood characteristics which may cause adverse impacts external to the development site.</p>	<p>AO9.1</p> <p>Development within the flood hazard area does not result in a reduction in flood storage capacity.</p> <p>AO9.2</p> <p>Development does not increase the flood hazard (e.g. by way of increased depth, duration or velocity of flood waters or a reduction in warning times) for premises external to the development site.</p> <p>AO9.3</p> <p>No earthworks (including filling of land or reduction of flood storage capacity) occurs on land below the DFL, unless –</p> <p>(a) such earthworks result in the rehabilitation and repair of the hydrological network and the riparian ecology of the watercourse; and</p> <p>(b) an assessment, undertaken by a suitably qualified consultant, demonstrates that the reforming of the land does not negatively impact on the overall hydrology, hydraulics and flood capacity of the watercourse and does not in any way result in the reduction of flood storage capacity on the site.</p> <p>Note—the Council may consider acceptable tolerances for changes to flood behaviour compared to existing conditions where included in an approved floodplain management plan.</p>

8.2.9 Heritage and neighbourhood character overlay code^{15 16 17}

8.2.9.1 Application

This code applies to development:-

- (a) subject to the Heritage and neighbourhood character overlay shown on the overlay maps contained within **Schedule 2 (Mapping)**, a cultural heritage place identified in the SPP interactive mapping system (plan making), or on premises otherwise determined to have cultural heritage significance; and
- (b) identified as requiring assessment against the Heritage and neighbourhood character overlay code by the tables of assessment in **Part 5 (Tables of assessment)**.

8.2.9.2 Purpose and overall outcomes

- (1) The purpose of the Heritage and neighbourhood character overlay code is to:-
 - (a) ensure that development on or adjoining a heritage place is compatible with the cultural heritage significance of the place;
 - (b) the significance of neighbourhood character areas is conserved and enhanced.
- (2) The purpose of the code will be achieved through the following overall outcomes:-
 - (a) the cultural heritage significance of individual sites and places is conserved;
 - (b) development on a local heritage place is compatible with the cultural heritage significance of the place by:-
 - (i) preventing the demolition or removal of the local heritage place, unless there is no prudent and feasible alternative to the demolition or removal;

Note—in considering whether there is no prudent and feasible alternative to the demolition or removal of a local heritage place, the Council will have regard to:-

- (a) safety, health and economic considerations;
- (b) any other matters the Council considers relevant.

- (ii) maintaining or encouraging, as far as practicable, the appropriate use (including adaptive reuse) of the local heritage place whilst protecting the amenity of adjacent uses;
- (iii) protecting, as far as practicable, the materials and setting of the local heritage place;
- (iv) ensuring that any exposed archaeological artefact/s and/or features are identified and managed prior to the redevelopment of a site¹⁸;
- (v) ensuring, as far as practicable, development on the local heritage place is compatible with the cultural heritage significance of the place;

- (c) development adjoining a local or Queensland heritage place¹⁹ or a national heritage place is sympathetic to the cultural heritage significance of that place;

- (d) development in a commercial or residential neighbourhood character area:-

¹⁵ Editor's note—the elements referred to in this code include:-

- (a) Queensland heritage places and national heritage places identified in the SPP interactive mapping system (plan making) under the 'Environment and heritage' theme, subsection 'Cultural heritage';
 - (b) local heritage places and neighbourhood character areas identified on the Heritage and neighbourhood character overlay maps in **Schedule 2 (Mapping)**;
 - (c) premises adjoining a national, Queensland or local heritage place (these are not shown on the Heritage and neighbourhood character overlay maps in **Schedule 2 (Mapping)** or identified in the SPP interactive mapping system (plan making)).
- Statements of significance for the identified local heritage places and key character elements and preferred character statements for neighbourhood character areas are contained in the **Planning scheme policy for the heritage and neighbourhood character overlay code**.

¹⁶ Editor's note—the *Aboriginal Cultural Heritage Act 2003* (ACHA) and *Torres Strait Islander Cultural Heritage Act 2003* (TSICHA) provide for the recognition, protection and conservation of Aboriginal and Torres Strait Islander cultural heritage and impose a duty of care in relation to the carrying out of activities. The requirements of the ACHA and TSICHA apply separately and in addition to the planning scheme..

¹⁷ Editor's note—the **Planning scheme policy for the heritage and neighbourhood character overlay code** provides guidance for satisfying certain outcomes of this code.

¹⁸ Editor's note—under the *Queensland Heritage Act 1992*, a person must report to the Department of Environment and Heritage Protection if they discover an archaeological artefact that is an important source of information about an aspect of Queensland's history. Under the *Queensland Heritage Act 1992*, archaeological artefacts include any relic or other remains located above, on or below the present land surface, or found in State waters, that relate to past human behaviour.

¹⁹ Editor's note—Development on Queensland heritage places is regulated by the *Queensland Heritage Act 1992*.

- (i) is sympathetic and complementary to the key character elements and preferred character of the applicable area²⁰;
- (ii) retains buildings and structures that contribute to the preferred character of the area through their age, form, style, siting and character;
- (iii) complements, rather than mimics or replicates, the predominant building styles in the street.

8.2.9.3 Assessment criteria

Table 8.2.9.3.1 Criteria for assessable development – on a local heritage place or adjoining a national, Queensland or local heritage place

Performance outcomes	Acceptable outcomes
Material change of use involving a local heritage place	
PO1 The material change of use is compatible with the conservation and/or management of the cultural significance of the local heritage place.	AO1 Development is undertaken in accordance with the Australian ICOMOS ²¹ Charter for Places of Cultural Significance (Burra Charter).
Reconfiguring a lot involving a local heritage place	
PO2 Reconfiguring a lot does not:- (a) reduce public access to the local heritage place; (b) result in the local heritage place being severed or obscured from public view; or (c) obscure or destroy any of the following elements relating to the local heritage place:- (i) pattern of historic subdivision; (ii) the landscape setting; or (iii) the scale and consistency of the urban fabric.	AO2 Development is undertaken in accordance with the Australian ICOMOS Charter for Places of Cultural Significance (Burra Charter).
Building work or operational work involving a local heritage place	
PO3 Development conserves and is subservient to the features and values of the local heritage place that contribute to its cultural heritage significance.	AO3 Development:- (a) does not alter, remove or conceal significant features of the local heritage place; or (b) is minor and necessary to maintain a significant use for the local heritage place.
PO4 Changes to a local heritage place are appropriately managed and documented.	AO4.1 Development is compatible with a conservation management plan prepared in accordance with the Australian ICOMOS Charter for Places of Cultural Significance (Burra Charter). AO4.2 An archival quality photographic record is made of the features of the place that are destroyed because of the development that meets the standards outlined in the <i>Guideline: Archival Recording of Heritage Registered Places</i> (Department of Environment and Heritage Protection).
PO5 Development does not adversely affect the character, setting or appearance of the local heritage place, including removal of vegetation that contributes to the cultural heritage significance of the place.	AO5.1 The scale, location and design of the development are compatible with the character, setting and appearance of the local heritage place. AO5.2 The development is unobtrusive and cannot readily be seen from surrounding streets or other public places.

²⁰ Editor's note—key character elements and preferred character statements for each neighbourhood character area are contained in the **Planning scheme policy for the heritage and neighbourhood character overlay code**.

²¹ Editor's note—Australia ICOMOS Inc. is the national chapter of ICOMOS (International Council of Monuments and Sites), a non-government international organisation primarily concerned with the philosophy, terminology, methodology and techniques of cultural heritage conservation.

Performance outcomes	Acceptable outcomes
	AO5.3 Existing vegetation that forms part of the local heritage place is retained and incorporated into the design and layout of development.
PO6 Excavation or other earthworks on a local heritage place do not have a detrimental impact on archaeological values.	AO6.1 The impact on excavation is minor and limited to parts of the local heritage place that have been disturbed by previous excavation. AO6.2 An archaeological investigation is carried out for development on a local heritage place involving a high level of surface or sub-surface disturbance.
Development adjoining a national, Queensland or local heritage place	
PO7 Where on a lot or premises adjoining a national, Queensland or local heritage place, development is designed and constructed in a manner that does not adversely affect the cultural heritage significance of the heritage place, including its context, setting, appearance and archaeology.	AO7.1 The scale, location and design of the development is compatible with the cultural heritage significance of the adjoining heritage place, including its context, setting and appearance. AO7.2 Where the site adjoins a heritage place that has been identified as an archaeological place, an archaeological investigation is carried out for development involving a high level of surface or sub-surface disturbance.
Advertising devices (all heritage places)	
PO8 Advertising devices located on a local heritage place or adjoining a national, Queensland or local heritage place are sited and designed in a manner that:- (a) is compatible with the cultural heritage significance of the place; (b) does not obscure the appearance or prominence of the heritage place when viewed from the street or other public places.	AO8 No acceptable outcome provided.

Table 8.2.9.3.2 Criteria for assessable development – within a neighbourhood character area

Performance outcomes	Acceptable outcomes
Infill development	
PO9 Infill development within a neighbourhood character area, including development on vacant sites, is compatible with the key character elements for the area, having regard to:- (a) scale and form; (b) materials; (c) landscaping.	AO9 No acceptable outcome provided.
PO10 The existing streetscape is maintained in terms of:- (a) building orientation; (b) side and front boundary setbacks; (c) significant landscaping.	AO10 No acceptable outcome provided.
PO11 Development provides front boundary setbacks that ensure new additions and building works are consistent in alignment with adjoining lots.	AO11 No acceptable outcome provided.
PO12 New buildings respect the architectural style of surrounding development and complement, rather than replicate, period building styles.	AO12 No acceptable outcome provided.

Performance outcomes	Acceptable outcomes
Demolition of character buildings	
PO13 Existing buildings or structures are not wholly or partially demolished or removed, unless one of more of the following circumstances apply:- <ul style="list-style-type: none"> (a) the building or structure is not from the Victorian, Federation or Interwar period; (b) the building or structure is not capable of structural repair; (c) repair is not feasible having regard to economic, safety and health considerations; or (d) the building or structure does not contribute to the historical or architectural character of the area. 	AO13 No acceptable outcome provided.
Modifications to character buildings	
PO14 Modifications to buildings, including associated landscaping and fencing:- <ul style="list-style-type: none"> (a) do not interfere with the integrity of the façade and continuity of the streetscape; (b) utilise traditional materials and design elements consistent with other character buildings in the area and the period or characteristics of significance; (c) complement the form and proportions of the existing building; and (d) where located in a commercial neighbourhood character area, complement the features of the existing building, including:- <ul style="list-style-type: none"> (i) ornamentation on the existing façade; (ii) windows; (iii) verandahs; (iv) awnings. 	AO14.1 Where located in a commercial neighbourhood character area:- <ul style="list-style-type: none"> (a) development retains, reuses and refurbishes existing facades; (b) any repair or restoration of buildings constructed of masonry is undertaken using materials, mortar composition and colours that closely match the original; (c) windows and doors are of similar style to those of existing buildings with heritage character; (d) finials, where missing on gable ends, are reinstated to re-establish original building skylines; (e) new shopfronts are designed and constructed in compatible heritage style to existing examples in the streetscape; (f) shopfronts and windows comprise materials with similar profiles and incorporate splayed recessed entrance and timber framed windows; (g) renovations of buildings which exhibit a heritage character are designed with appropriate detailing for the period of the building; (h) building facades are compatible in height to existing adjacent buildings and incorporate any repetitive architectural accent common both along the streetscape and the horizontal or vertical accents. AO14.2 Where located in a residential neighbourhood character area, no acceptable outcome provided.
Advertising devices in commercial neighbourhood character areas	
PO15 Advertising devices in commercial neighbourhood character areas are positioned in a manner that respects the architecture and streetscape presentation of the building, including window and façade treatments.	AO15.1 Advertising devices:- <ul style="list-style-type: none"> (a) are located below the verandah; (b) are mounted on the verandah fascia; or (c) take the form of window lettering at street level. AO15.2 Advertising devices are not roof mounted. AO15.3 No form of advertising device alters the form of the existing building. AO15.4 No illuminated or moving advertising devices are located on or above the ground floor awning fascia.

Performance outcomes	Acceptable outcomes
<i>Reconfiguring a lot in a residential neighbourhood character area</i>	
PO16 Reconfiguring a lot in a residential neighbourhood character area does not obscure or adversely impact upon any of the following elements relating to neighbourhood character:- (a) the pattern of historic subdivision; (b) the landscape setting; or (c) the scale and consistency of the urban fabric.	AO16 No acceptable outcome provided.

8.2.10 Infrastructure overlay code^{22 23}

8.2.10.1 Application

This code applies to development:-

- (a) subject to the Infrastructure overlay shown on the overlay maps contained within **Schedule 2 (Mapping)** or infrastructure identified in the SPP interactive mapping system (plan making); and
- (b) identified as requiring assessment against the Infrastructure overlay code by the tables of assessment in **Part 5 (Tables of assessment)**.

8.2.10.2 Purpose and overall outcomes

- (1) The purpose of the Infrastructure overlay code is to ensure that development is compatible with, and does not adversely affect the viability, integrity, operation and maintenance of, the following existing and planned infrastructure and facilities within the region:-
 - (a) gas pipelines;
 - (b) major electricity infrastructure and electricity substations;
 - (c) wastewater treatment plants;
 - (d) waste management facilities;
 - (e) State controlled roads;
 - (f) railways (including cane railways);
 - (g) stock routes.
- (2) The purpose of the code will be achieved through the following overall outcomes:-
 - (a) existing and planned infrastructure facilities, networks and corridors are protected from incompatible development;
 - (b) development in proximity to existing and planned infrastructure facilities, networks and corridors is appropriately located, designed, constructed and operated to:-
 - (i) avoid compromising the integrity, operational efficiency and maintenance of infrastructure and facilities;
 - (ii) protect the amenity, health and safety of people and property;
 - (c) the number of people exposed to the potential adverse impacts emanating from existing and planned infrastructure facilities, networks and corridors is minimised.

8.2.10.3 Assessment criteria

Table 8.2.10.3.1 Criteria for assessable development

Performance outcomes	Acceptable outcomes
Gas pipelines	
PO1 Development provides and maintains adequate separation between buildings and structures	AO1 Buildings and structures are setback a minimum of 40m from a gas pipeline as identified on an Infrastructure overlay map.

²² Editor's note—infrastructure elements referred to in this code include:-

- (a) major electricity infrastructure and electricity substations identified in the SPP interactive mapping system (plan making) under the 'Infrastructure' theme, subsection 'Energy and water supply – major electricity infrastructure';
- (b) State controlled road and railway corridors identified in the SPP interactive mapping system (plan making) under the 'Infrastructure' theme, subsection 'State transport infrastructure';
- (c) stock routes identified in the SPP interactive mapping system (plan making) under the 'Economic growth' theme, subsection 'Agriculture';
- (d) cane railway corridors, gas pipeline corridors, wastewater treatment plants, waste management facilities and associated buffers identified on the Infrastructure overlay maps in **Schedule 2 (Mapping)**.

²³ Editor's note—buffer areas for major electricity infrastructure, electricity substations, state controlled roads and railways are not identified in the SPP interactive mapping system (plan making), but are identified as areas within a specified distance from mapped infrastructure.

Performance outcomes	Acceptable outcomes
and a gas pipeline corridor so as to minimise risk of harm to people and property.	Editor's note—should a lesser setback distance be proposed, it is recommended that applicants consult with the relevant gas pipeline manager prior to the lodgement of any development application to help determine how compliance with the performance outcome can be achieved.
PO2 Development, including uses and works, is constructed and operated to avoid:- (a) compromising the viability of the gas pipeline corridor; or (b) damaging or adversely affecting the existing or future operation of major gas pipelines and the supply of gas.	AO2 No acceptable outcome provided. Editor's note—it is recommended that applicants consult with the relevant gas pipeline manager prior to the lodgement of any development application in the vicinity of a gas pipeline corridor.
Major electricity infrastructure and electricity substations	
PO3 Development does not adversely impact on existing and planned major electricity infrastructure and electricity substations.	AO3.1 Urban residential lots and buildings and structures are not located within the area of major electricity infrastructure. AO3.2 Development does not intensify development within an easement for electricity infrastructure and does not restrict access to and along electricity infrastructure having regard to (among other things):- (a) property boundaries; (b) likely gates and fences; (c) landscaping or earthworks; or (d) stormwater or other infrastructure. AO3.3 Earthworks ensure stability of the land on or adjoining substations and major electricity infrastructure and maintain statutory clearances required under the <i>Electrical Safety Regulations 2002</i> .
PO4 Sensitive land uses are not located in close proximity to major electricity infrastructure or electricity substations.	AO4 Buildings and outdoor use areas associated with a sensitive land use are setback from the boundary of a substation or from major electricity infrastructure identified in the SPP interactive mapping system (plan making) in accordance with the following:- (a) 20m for major electricity infrastructure up to 132kV and electricity substations; (b) 30m for major electricity infrastructure between 133kV and 275kV; and (c) 40m for major electricity infrastructure exceeding 275kV.
PO5 Development avoids noise nuisance from substations.	AO5.1 Noise emissions do not exceed 5dB(A) above background noise level at the facade of a building measured in accordance with AS 1055. AO5.2 For reconfiguring a lot, lots are of a sufficient size and depth to ensure buildings likely to be established on the site are not exposed to noise emissions greater than 5dB(A) above background noise level at the facade of a building measured in accordance with AS 1055, without the use of acoustic fences or other screening devices.
PO6 There is no worsening of flooding, drainage, erosion or sediment conditions affecting electricity infrastructure.	AO6 No acceptable outcome provided.
Wastewater treatment plants	
PO7 Residential activities and other sensitive land uses are not adversely affected by odour	AO7.1 A sensitive land use involving a residential activity is not located or intensified within a wastewater treatment

Performance outcomes	Acceptable outcomes
emissions from existing or planned wastewater treatment plants.	<p>plant buffer as identified on an Infrastructure overlay map.</p> <p>AO7.2 A sensitive land use (other than a residential activity) located within a wastewater treatment plant buffer as identified on an Infrastructure overlay map demonstrates that occupants and users will not be adversely affected by odour emissions from activities associated with the wastewater treatment plant.</p> <p>AO7.3 Reconfiguring a lot within a wastewater treatment plant buffer as identified on an Infrastructure overlay map:-</p> <ul style="list-style-type: none"> (a) does not result in the creation of additional lots used or capable of being used for residential purposes; (b) where rearranging boundaries, does not worsen the existing situation with respect to the distance between available house sites and the wastewater treatment plant.
Waste management facilities	
<p>PO8 Residential activities and other sensitive land uses are not adversely affected by noise emissions from existing or planned waste management facilities.</p>	<p>AO8.1 A sensitive land use involving a residential activity is not located or intensified within a waste management facility buffer as identified on an Infrastructure overlay map.</p> <p>AO8.2 A sensitive land use (other than a residential activity) located within a waste management facility buffer as identified on an Infrastructure overlay map:-</p> <ul style="list-style-type: none"> (a) incorporates appropriate measures to minimise noise impacts; and (b) demonstrates that occupants and users will not be adversely affected by noise emissions from activities associated with the waste management facility. <p>AO8.3 Reconfiguring a lot within a waste management facility buffer as identified on an Infrastructure overlay map:-</p> <ul style="list-style-type: none"> (a) does not result in the creation of additional lots used or capable of being used for residential purposes; (b) where rearranging boundaries, does not worsen the existing situation with respect to the distance between available house sites and the waste management facility.
State controlled road, railway and cane railway corridors	
<p>PO9 Sensitive land uses are located, designed and constructed to ensure that noise emissions from State controlled roads, railway corridors and cane railway corridors do not adversely affect:-</p> <ul style="list-style-type: none"> (a) the development's primary function; (b) the wellbeing of occupants including their ability to sleep, work or otherwise undertake quiet enjoyment without unreasonable interference from road traffic and railway noise. 	<p>AO9 No acceptable outcome provided.</p> <p>Editor's note—Council may require an impact assessment report prepared by a suitably qualified consultant to demonstrate compliance with performance outcome PO9.</p> <p>Notes—</p> <ul style="list-style-type: none"> (a) The Department of Transport and Main Roads' <i>Policy for Development on Land Affected by Environmental Emissions from Transport and Transport Infrastructure</i> may be used to provide guidance on acceptable levels of amenity for different sensitive land uses. (b) Part 4.4 of the Queensland Development Code provides requirements for residential buildings in designated transport corridors.

Performance outcomes	Acceptable outcomes
PO10 Development within a State controlled road, railway or cane railway corridor buffer maintains and, where practicable, enhances the safety, efficiency and effectiveness of the corridor.	AO10 No acceptable outcome provided.
Stock routes	
PO11 The stock route network is protected from development (both on the stock route and adjacent) that would compromise the network's primary use or capacity for stock movement and other values, including conservation and recreational.	AO11 Where possible, avoid locating development that may compromise the use of the stock route by travelling stock, particularly if the stock route has a record of frequent use. OR Where development or land use impacts on a stock route cannot be avoided:- (a) alternate watered stock route access is provided; (b) where railways, haul roads or other transport infrastructure crosses the stock route, ensure that grade separation is provided; and (c) consider revocation of the stock route declaration if a suitable alternative stock route exists.

8.2.11 Steep land (slopes >15%) overlay code²⁴

8.2.11.1 Application

This code applies to development:-

- (a) subject to the steep land (slopes >15%) overlay shown on the overlay maps contained within **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Steep land (slopes >15%) overlay code by the tables of assessment in **Part 5 (Tables of assessment)**.

8.2.11.2 Purpose and overall outcomes

- (1) The purpose of the Steep land (slopes >15%) overlay code is to ensure that development avoids or mitigates the potential adverse impacts of landslide hazard on people, property, economic activity and the environment.
- (2) The purpose of the code will be achieved through the following overall outcomes:-
 - (a) development in areas at risk from landslide hazard is compatible with the nature of the hazard;
 - (b) development does not result in a material increase in the extent or severity of landslide hazard.

8.2.11.3 Assessment criteria

Table 8.2.11.3.1 Criteria for self assessable and assessable development

Performance outcomes	Acceptable outcomes
<i>Risk of harm to people and property</i>	
PO1 Development does not increase the risk of harm to people and property as a result of landslide, by:- (a) avoiding development in a landslide hazard area; or (b) undertaking development in a landslide hazard area only where strictly in accordance with best practice geotechnical principles.	AO1 Development, including associated access, is not located on steep land as identified on a Steep land (slopes >15%) overlay map. OR Development, including associated access, is located in a low or very low landslide hazard area as determined by a site-specific geotechnical assessment prepared by a competent person. Note—a site-specific geotechnical assessment may be used to demonstrate that although the proposed development is shown as steep land on a Steep land (slopes >15%) overlay map, the landslide hazard risk is in fact very low. OR Where development is located on steep land (slopes >15%), a site-specific geotechnical assessment prepared by a competent person certifies that:- (a) the stability of the site, including associated buildings and infrastructure, will be maintained during both the construction and operational life of the development; (b) the site is not subject to risk of landslide activity originating from other land, including land above the site; (c) the development will not increase the risk of landslide on other land.

²⁴ Editor's note—steep land (slopes >15%) is identified on the Steep land (slopes >15%) overlay maps in **Schedule 2 (Mapping)**.

Table 8.2.11.3.2 Criteria for assessable development only

Performance outcomes	Acceptable outcomes
Community infrastructure	
PO2 Community infrastructure is able to function effectively during and immediately after landslide events	AO2 Development involving community infrastructure is not located steep land as identified on a Steep land (slopes >15%) overlay map. OR Development involving community infrastructure is located in a low or very low landslide hazard area as determined by a site-specific geotechnical assessment prepared by a competent person. OR Development involving community infrastructure:- (a) does not involve any new building work (other than minor building work); (b) does not involve vegetation clearing; (c) does not alter ground levels or stormwater conditions. OR Development involving community infrastructure includes measures that ensure:- (a) the long term stability of the site, including associated buildings and infrastructure; (b) access to the site will not be impeded by a landslide event; (c) the community infrastructure will not be adversely affected by landslides originating on sloping land above the site.
Hazardous materials	
PO3 Public safety and the environment are not adversely affected by the detrimental impact of landslide on hazardous materials manufactured or stored in bulk.	AO3 Development involving the manufacture or storage of hazardous materials in bulk is not located on steep land as identified on a Steep land (slopes >15%) overlay map. OR Development involving the manufacture or storage of hazardous materials in bulk is located in a low or very low landslide hazard area as determined by a site-specific geotechnical assessment prepared by a competent person. OR Where located steep land (slopes >15%), a site-specific geotechnical investigation prepared by a competent person certifies that:- (a) the stability of the site, including associated buildings and infrastructure, will be maintained during both the construction and operational phases of the development; and (b) the site is not subject to risk of landslide activity originating from other land.

8.2.12 Water resource catchments overlay code^{25 26}

8.2.12.1 Application

This code applies to development:-

- (a) subject to the water resource catchments overlay shown on the overlay maps contained within **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Water resource catchments overlay code by the tables of assessment in **Part 5 (Tables of assessment)**.

8.2.12.2 Purpose and overall outcomes

- (2) The purpose of the Water resource catchments overlay code is to ensure that development preserves and, where possible, enhances water quality and quantity entering the following declared water catchment areas:-
 - (a) Burnett Barrage;
 - (b) Kolan River Barrage;
 - (c) Lake Monduran.
- (3) The purpose of the code will be achieved through the following overall outcomes:-
 - (a) development is located, designed and managed to avoid adverse impacts on the quality of surface water and groundwater in water resource catchments;
 - (b) development maintains and, where possible, improves the quantity of surface water and groundwater entering water resource catchments;
 - (c) development promotes sustainable land use practices within water resource catchments;
 - (d) development protects and, where possible, enhances land resources, natural systems and vegetation within water resource catchments.

8.2.12.3 Assessment criteria

Table 8.2.12.3.1 Criteria for assessable development

Performance outcomes	Acceptable outcomes
<i>High risk land use activities</i>	
PO1 High risk development and land use activities which have the potential to adversely affect water quality are not located or intensified within a water resource catchment.	AO1 High risk land uses, including but not limited to the following uses are not located or intensified within a water resource catchment area as identified on a Water resource catchment overlay map:- <ul style="list-style-type: none"> (a) animal keeping; (b) aquaculture (other than minor aquaculture); (c) cemetery; (d) intensive animal industry; (e) motor sport facility; (f) service station; (g) uses in the industry activity group; (h) utility installation (where a landfill or refuse transfer station).

²⁵ Editor's note—water supply storages and declared water resource catchment areas are identified on the Water resource catchments overlay maps in **Schedule 2 (Mapping)**.

²⁶ Editor's note—in addition to the assessment criteria contained in this code, the Council will have regard to any catchment management plan prepared by the responsible management entity.

Performance outcomes	Acceptable outcomes
<i>Water quality, waste water disposal and stormwater management</i>	
PO2 Development does not have adverse effects on the quality or quantity of surface water or groundwater entering water resource catchments, including effects on:- (a) nutrient or other chemical levels; (b) sediment loads; (c) turbidity; (d) volumes and velocities.	AO2.1 Development is connected to the reticulated sewerage infrastructure network or installs a proprietary on-site waste water treatment system which releases only Class A reclaimed water. AO2.2 All on-site waste water treatment facilities are maintained and managed in a manner which ensures their ongoing efficient operation in accordance with the manufacturer's specifications. AO2.3 Development is designed and constructed so that it:- (a) does not increase stormwater quantity or flow velocity from the subject site; (b) releases stormwater of a quality that will not adversely impact on receiving waters; (c) releases stormwater of a high quality and which will require minimum treatment before supply; (d) minimises the potential for erosion; (e) minimises disturbance to natural or artificial drainage systems (including the bed and banks of receiving waters) and riparian areas). AO2.4 Development, including effluent disposal facilities are a set-back at least:- (a) 200m from the full supply level or planned full supply level of a water supply storage; (b) for that section of a watercourse within 1km of the full supply level of a water supply storage, 100m from the top of the high bank of the watercourse.
PO3 The storage and/or use of chemicals or other potential contaminants does not adversely impact on water quality within a water resource catchment.	AO3 No acceptable outcome provided.
<i>Protection and maintenance of natural systems</i>	
PO4 Development which adjoins or incorporates watercourses or wetlands:- (a) does not alter their physical form; (b) provides for the retention and enhancement of their natural environmental values.	AO4 No acceptable outcome provided.
PO5 Development maintains and, where possible, enhances riparian vegetation along watercourses so as to:- (a) maintain their natural drainage function; (b) minimise erosion of stream banks and verges; (c) reduce sediment and nutrient loads reaching watercourses within the water resource catchment.	AO5 No acceptable outcome provided.
PO6 Development does not create or increase weed or pest management problems within a water resource catchment area.	AO6 No acceptable outcome provided.

Part 9 Development codes

9.1 Preliminary

- (1) Development codes are codes for assessment where identified as an applicable code in **Part 5 (Tables of assessment)**.
- (2) Statewide codes are included in all Queensland planning schemes.
- (3) Use codes and other development codes are specific to each planning scheme area.
- (4) The following are the Statewide codes for the planning scheme:-
 - (a) Community residence code; and
 - (b) Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code.
- (5) The following are the use codes for the planning scheme:-
 - (a) Business uses code;
 - (b) Caretaker's accommodation code;
 - (c) Child care centre code;
 - (d) Community activities code;
 - (e) Dual occupancy code;
 - (f) Dwelling house code;
 - (g) Extractive industry code;
 - (h) Home based business code;
 - (i) Industry uses code;
 - (j) Market code;
 - (k) Multi-unit residential uses code;
 - (l) Nature and rural based tourism code;
 - (m) Relocatable home park and tourist park code;
 - (n) Residential care facility and retirement facility code;
 - (o) Rural uses code;
 - (p) Sales office code;
 - (q) Service station code;
 - (r) Telecommunications facility code; and
 - (s) Utility code.
- (6) The following are the other development codes for the planning scheme:-
 - (a) Advertising devices code;
 - (b) Landscaping code;
 - (c) Nuisance code;
 - (d) Reconfiguring a lot code;

- (e) Transport and parking code;
- (f) Vegetation management code; and
- (g) Works, services and infrastructure code.

9.2 Statewide codes

9.2.1 Community residence code

9.2.1.1 Application

This code applies to development being material change of use for a community residence that is prescribed development made self-assessment in certain zones under **Table 5.4.1 (Prescribed levels of assessment: Material change of use)**.

9.2.1.2 Purpose and overall outcomes

The purpose of the Community residence code is to:-

- (a) facilitate the establishment of community residences in appropriate locations; and
- (b) ensure that community residences are of a scale and intensity that allows them to be successfully integrated within the urban fabric without adverse impacts on the amenity of the surrounding area.

There are no overall outcomes for this code.

9.2.1.3 Assessment criteria

Table 9.2.1.3.1 Criteria for self-assessable development

Acceptable outcomes	
A01	The maximum number of residents is seven.
A02	One support worker is permitted to reside on the premises at any time.
A03	The maximum number of support workers attending any daytime activity does not exceed seven people over a 24 hour period.
A04	Resident and visitor parking for a minimum of two vehicles is provided on-site. One vehicle space must be dedicated for parking for support services.

9.2.2 Forestry for wood production code

The planning scheme does not establish a variation in the level of assessment for cropping (where involving forestry for wood production) in a rural zone and as such the code does not apply to the planning scheme area.

9.2.3 Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code

9.2.3.1 Application

This code applies to development being reconfiguration of a lot involving the subdivision of one lot into two lots and associated operational work that is prescribed development made compliance assessment in certain zones under:-

- (a) **Table 5.4.2 (Prescribed levels of assessment: Reconfiguring a lot);** and
- (b) **Table 5.4.4 (Prescribed levels of assessment: Operational work).**

Note—development subject to compliance assessment must be able to achieve the compliance outcomes for a compliance permit to be issued.

Note—if compliance with the code is not possible, the development cannot be considered for compliance assessment and a development application for assessable development must be made to the local government as outlined in Schedule 18 of the regulation.

9.2.3.2 Purpose and overall outcomes

The purpose of the Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code is to ensure that minor subdivision of land and associated operational work is appropriately designed and addresses relevant infrastructure, access and stormwater issues.

There are no overall outcomes for the code.

9.2.3.3 Assessment criteria

Table 9.2.3.3.1 Criteria for compliance assessable development

Compliance outcomes	
Lot design	
CO1	Each lot complies with the minimum frontage requirements specified in Column 3 of Table 9.4.4.3.2 (Minimum lot size and dimensions) as applicable to the zone in which the subject site is located.
CO2	There are no building envelope requirements for reconfiguring a lot (subdividing one lot into two lots) and associated operational work.
CO3.1 CO3.2	On land in an industrial zone no rear lots are created. On land in a residential zone, any rear lot complies with the following:- (a) the number of adjoining rear lots does not exceed three; (b) only one rear lot is provided behind each standard lot; (c) no more than two rear lot access strips directly adjoin each other; (d) no more than two rear lots gain access from the head of a cul-de-sac.
CO4	The reconfiguration ensures that any existing building or structure is setback to any new property boundary in accordance with the setback requirements for the existing use specified in any applicable use code. OR On land in a residential zone, reconfiguration ensures that any existing building or structure is setback to any new property boundary in accordance with the setback requirements of the <i>Queensland Development Code</i> .
CO5	The reconfiguration ensures that any proposed building or structure can comply with the boundary setback requirements for the proposed future use of the land as specified in any applicable use code. OR On land in a residential zone, reconfiguration ensures that any proposed building or structure can comply with the setback requirements of the <i>Queensland Development Code</i> .

Compliance outcomes	
CO6.1	The reconfiguration ensures that any proposed building or structure avoids easements, such as easements for trunk sewer lines.
CO6.2	No new lots are created where a proposed building or structure cannot be constructed due to existing or planned underground or aboveground infrastructure.
CO7	No new lots are created on land subject to flooding up to and including the Defined Flood Event (DFE) as identified in the Flood hazard overlay maps, or an Annual Exceedance Probability (AEP) of 1 per cent, whichever results in the highest level above Australian Height Datum (AHD).
CO8	If the land is located within a Designated Bushfire Prone Area, the reconfiguration does not involve premises identified as being greater than low risk.
CO9	No new lots are created where the existing slope of the land is 15% or greater.
Infrastructure	
CO10	For premises within a reticulated water area, each lot is connected to the reticulated water supply infrastructure network. OR For premises outside a reticulated water area, each lot is provided with an alternate potable water supply source (e.g. rainwater, bore water), with a minimum storage capacity of 45,000 litres.
CO11	For premises within a declared sewer area ¹ , each lot is connected to the reticulated sewer infrastructure network. OR For premises outside a sewer area, each lot provides for an effluent treatment and disposal system in accordance with the <i>Plumbing and Drainage Act 2003</i> .
CO12	Each lot is connected to an electricity supply infrastructure network.
CO13	Each lot is connected to a telecommunications infrastructure network.
CO14	Infrastructure (water supply, sewerage, roads, stormwater quality and quantity, recreational parks, land only for community purposes) is designed and constructed to service the lots in accordance with the requirements of the Planning scheme policy for development works .
Access	
CO15	Each lot has lawful, safe and practical access to the existing road network via:- (a) direct road frontage; or (b) an access strip (for a rear lot); or (c) an access easement, where provided for in a relevant local planning instrument.
CO16	Where access to a lot is proposed via an access strip or easement, the access strip or easement:- (a) has a minimum width that complies with the requirements specified in Column 2 and 3 of Table 9.4.4.3.3 (Access strip requirements for rear lots) ; and (b) is designed and constructed in accordance with the requirements of the Planning scheme policy for development works .
CO17	The maximum length of an access strip or easement does not exceed 40m.
CO18	The gradient of an access strip or easement does not exceed 15%.
CO19	A driveway crossover to each lot is designed and constructed in accordance with the requirements of the Planning scheme policy for development works .
Stormwater	
CO20	Onsite erosion and the release of sediment or sediment-laden stormwater from the premises is minimised at all times including during construction and complies with the requirements of the Planning scheme policy for development works . OR A Sediment and Erosion Control Plan is prepared for the subject site which complies with the draft <i>Urban Stormwater – Queensland Best Practice Environmental Management Guidelines</i> (BPEM Guidelines).
CO21	Filling or excavation on the premises does not exceed a maximum of one metre vertical change in natural ground level at any point.
CO22	Filling or excavation of the premises does not cause ponding on the premises or adjoining land.

¹ Editor's note—sewered area is defined in the *Plumbing and Drainage Act 2002* and means a service area for a sewerage service under the *Water Supply (Safety and Reliability) Act 2008*.

9.3 Use codes

9.3.1 Business uses code

9.3.1.1 Application

This code applies to development identified as requiring assessment against the Business uses code by the tables of assessment in **Part 5 (Tables of assessment)**.

9.3.1.2 Purpose and overall outcomes

- (1) The purpose of the Business uses code is to ensure that business uses and other centre activities:-
 - (a) are developed in a manner consistent with the Bundaberg Region Activity Centre Network; and
 - (b) are of a high quality design which reflects good centre design principles and appropriately responds to local character, environment and amenity considerations.
- (2) The purpose of the Business uses code will be achieved through the following overall outcomes:-
 - (a) a business use is consistent with and reinforces the Bundaberg Region Activity Centre Network;
 - (b) a business use incorporates building and landscape design that responds to the character of the particular local area;
 - (c) a business use is integrated into its surrounds and reflects high quality town centre design, streetscape and landscaping principles; and
 - (d) a business use avoids or mitigates adverse impacts upon the amenity, privacy or environmental quality of nearby residential uses.

9.3.1.3 Assessment criteria

Table 9.3.1.3.1 Criteria for assessable development

Performance outcomes	Acceptable outcomes
<i>Requirements for business uses (other than corner stores in residential areas)</i>	
<i>Activity centre role and function</i>	
PO1 The business use is of a type, scale and intensity that is consistent with and reinforces the Bundaberg Region Activity Centre Network.	AO1 No acceptable outcome provided.
<i>Relationship of buildings to streets and public spaces</i>	
PO2 The business use is in a building that:- (a) clearly defines, frames or encloses the street and other useable public and semi-public open space; (b) has a front building line that is consistent with the existing or intended built form of the locality; and (c) has a positive streetfront address and helps create or maintain an attractive and coherent local streetscape character.	AO2.1 Buildings located in a main street or a core retail area ² are built to the front boundary for all or most of its length so as to create a continuous or mostly continuous edge. AO2.2 Buildings located in areas other than as specified in AO2.1 are setback at least 6m from the street frontage and main entrances front the street.
PO3 Car parking areas, service areas and driveways are located so as not to dominate the streetscape.	AO3 The development provides for:- (a) shared driveways; (b) rear access lanes; and (c) parking and service areas situated at the rear or the site or in a basement.

² Note—for the purposes of this code, a 'main street or core retail area' refers to traditional street based areas within the historic town centres of townships and cities that incorporate a mix of retail, residential, community, and administration uses.

Performance outcomes	Acceptable outcomes
<p>PO4</p> <p>The business use provides for footpaths, walkways and other spaces intended primarily for pedestrians to be comfortable to use and adequately sheltered from excessive sunlight and inclement weather.</p>	<p>AO4.1</p> <p>Development located in a main street or a core retail area provides adequate and appropriate pedestrian shelter along the full length of the street frontage in the form of an awning, colonnade, verandah or the like for the width of the verge.</p> <p>AO4.1</p> <p>Development in areas other than as specified in AO4.1 no acceptable outcome provided.</p>
<p>PO5</p> <p>The business use is in a building which is designed to create vibrant and active streets and public spaces.</p>	<p>AO5.1</p> <p>Development provides for a minimum of 65% of the building frontage to a public street or other public space to present with clear or relatively clear windows and glazed doors.</p> <p>AO5.1</p> <p>The ground storey level of any building in a main street or core retail area incorporates activities that are likely to foster casual, social and business interaction for extended periods such as shops, restaurants and the like.</p> <p>AO5.3</p> <p>Development minimises vehicular access across active street frontages.</p>
Building mass and composition	
<p>PO6</p> <p>The business use is in a building that enhances and complements the character and amenity of streets and neighbouring premises via a built form that:-</p> <ul style="list-style-type: none"> (a) maintains some area free of buildings at ground level to facilitate pedestrian movement and other functions associated with the building; (b) ensures access to attractive views and prevailing cooling breezes; and (c) reduces the apparent scale and bulk of buildings, to the extent practicable. 	<p>AO6.1</p> <p>Other than where located in a main street or a core retail area, site cover does not exceed:-</p> <ul style="list-style-type: none"> (a) 70% for that part of the development not exceeding 2 storeys in height; (b) 40% for that part of the development exceeding 2 storeys in height. <p>AO6.2</p> <p>Buildings are set back from street frontages:-</p> <ul style="list-style-type: none"> (a) in accordance with Acceptable Outcome AO2.1 and AO2.2 (as applicable) for that part of building up to 2 storeys in height; (b) at least 6m for that part of a building exceeding 2 storeys in height. <p>AO6.3</p> <p>If not adjoining premises used for a residential activity or included in a residential zone, buildings are set back from other site boundaries as follows:-</p> <ul style="list-style-type: none"> (a) for that part of a building up to 2 storeys in height:- <ul style="list-style-type: none"> (i) 0m if adjoining an existing blank wall or vacant land on an adjoining site; or (ii) at least 3m if adjoining an existing wall with openings on an adjoining site; (b) at least 4m for that part of a building exceeding 2 storeys in height. <p>OR</p> <p>If adjoining premises used for a residential activity or included in a residential zone, buildings are set back from other site boundaries as follows:-</p> <ul style="list-style-type: none"> (a) at least 3m for that part of a building up to 2 storeys or 8.5m in height; (b) at least 6m for that part of a building exceeding 2 storeys or 8.5m in height.

Performance outcomes	Acceptable outcomes
	<p>AO6.4 Any projection above the podium level outside the boundaries of the building envelope is limited to balconies that do not project more than 1.5m into the setback.</p> <p>AO6.5 All storeys of a building above the second storey have a plan area that does not exceed 1,000m² with no horizontal facade exceeding 45m in length.</p>
Building features and articulation	
<p>PO7 The business use is in a building which:-</p> <ul style="list-style-type: none"> (a) provides visual interest through form and facade design; (b) provides outdoor or semi-enclosed public spaces that complement adjoining indoor spaces; (c) takes advantage of local climatic conditions in ways that reduce demand on non-renewable energy sources for cooling and heating; and (d) appropriately responds to the character and amenity of neighbouring premises. 	<p>AO7.1 The building has articulated and textured facades that incorporates some or all of the following design features to create a high level of openness and visual interest, and provide shading to walls and windows:-</p> <ul style="list-style-type: none"> (a) pedestrian awning, colonnades, verandahs, balconies and eaves; (b) recesses, screens and shutters; (c) textural and material variation; (d) windows that are protected from excessive direct sunlight during warmer months. <p>AO7.2 The building is articulated and finished in a manner that positively responds to attractive and notable elements of adjacent buildings and the streetscape, such as continuity of colonnades, verandahs, balconies, eaves, parapet lines and roof forms.</p> <p>AO7.3 The building incorporates vertical and horizontal articulation such that no unbroken elevation is longer than 15m.</p>
<p>PO8 Where the business use involves the development of a multi-storey building, the building is designed to:-</p> <ul style="list-style-type: none"> (a) display the functional differences between the ground level and the above ground level spaces; (b) have a top level and roof form that is shaped to provide a visually attractive skyline silhouette; and (c) effectively screen rooftop mechanical plants from view. 	<p>AO8 No acceptable outcome provided.</p>
Environmental management and amenity of residential premises	
<p>PO9 The business use does not unreasonably impact upon the amenity or environmental quality of its environs and especially any nearby residential premises.</p>	<p>AO9.1 Undesirable visual, noise and odour impacts on public spaces and residential uses, are avoided or reduced by:-</p> <ul style="list-style-type: none"> (a) where appropriate, limiting the hours of operation of the business use to maintain acceptable levels of residential amenity relative to the site context and setting; (b) providing vehicle loading/unloading and refuse storage/collection facilities within enclosed service yards or courtyards; and (c) not locating site service facilities and areas along any frontage to a street or other public space. <p>AO9.2 Where the business use requires the use of acoustic attenuation measures to mitigate adverse impacts on nearby sensitive land uses, such measures are</p>

Performance outcomes	Acceptable outcomes
	<p>designed and constructed to be compatible with the local streetscape.</p> <p>AO9.3 If adjoining premises are used for a residential activity or included in a residential zone, buildings are sited and designed to mitigate adverse micro-climatic impacts from overshadowing or wind tunnelling.</p>
<p>PO10 The business use maintains the reasonable privacy and amenity of residential premises such that the use of indoor and outdoor living areas by residents is not unreasonably diminished.</p>	<p>AO10.1 Where the development is adjacent to an existing or approved building containing residential uses, the reasonable privacy and amenity of such uses is maintained by:-</p> <ul style="list-style-type: none"> (a) siting and orienting buildings to minimise the likelihood of overlooking occurring; (b) having windows and outdoor areas, (including balconies and terraces) located and designed so that they do not look into dwellings or rooming units; and (c) incorporating screening over building openings.
Safety and security	
<p>PO11 Development contributes to a safe and secure pedestrian environment by:-</p> <ul style="list-style-type: none"> (a) allowing casual surveillance to and from the street and other public spaces; (b) orienting the upper level windows so that they overlook the street and other public spaces; (c) ensuring entrances to businesses are clearly defined and visible from the street, car parking areas and pathways; (d) providing adequate lighting of entrances; (e) providing clear sightlines for pathways and routes; (f) presenting an active face to the street by generous provision of windows and openings and avoiding the use of security shutters; (g) using external building materials and finishes that are robust and durable; and (h) avoidance of blank exposed walls to discourage vandalism. 	<p>AO11 No acceptable outcome provided.</p>
Requirements for corner stores in residential areas	
<p>PO12 Where the business use involves the establishment of a corner store in a residential area, the corner store:-</p> <ul style="list-style-type: none"> (a) is appropriately located in the residential area taking account of the size and configuration of the neighbourhood and the location of other existing or approved retail facilities; and (b) is compatible with the scale and intensity of development in the neighbourhood. 	<p>AO12.1 The corner store is located on a site that:-</p> <ul style="list-style-type: none"> (a) has access and frontage to a collector street or higher order road; or (b) is adjacent to a community activity or an existing non-residential use. <p>AO12.2 The corner store is located on a site that is more than 400m radial distance from:-</p> <ul style="list-style-type: none"> (a) any existing shop; (b) any site with a current approval for a shop; or (c) any land included in a centre zone. <p>AO12.3 Site cover for a corner store does not exceed 50%.</p>

9.3.2 Caretaker's accommodation code

9.3.2.1 Application

This code applies to development identified as requiring assessment against the Caretaker's accommodation code by the tables of assessment in **Part 5 (Tables of assessment)**.

9.3.2.2 Purpose and overall outcomes

- (1) The purpose of the Caretaker's accommodation code is to provide for the development of bona fide caretaker's accommodation uses which provide acceptable levels of amenity for occupants.
- (2) The purpose of the Caretaker's accommodation code will be achieved through the following overall outcomes:-
 - (a) caretaker's accommodation is used for genuine caretaking or property management purposes;
 - (b) caretaker's accommodation remains ancillary to non-residential premises on the same site;
 - (c) an acceptable level of residential amenity is provided for occupants of caretaker's accommodation; and
 - (d) caretaker's accommodation does not adversely impact upon the amenity of the local area.

9.3.2.3 Assessment criteria

Table 9.3.2.3.1 Criteria for self-assessable and assessable development

Performance outcomes	Acceptable outcomes
Bona fide use	
PO1 The caretaker's accommodation is used for bona fide caretaking or property management purposes.	AO1 The caretaker's accommodation is occupied by a person or persons having responsibility for the security, maintenance or management of non-residential activities conducted on the same site and, if applicable, that person's immediate family.
PO2 The caretaker's accommodation is ancillary to the non-residential premises on the same site.	AO2.1 Only one caretaker's accommodation is established on the site. AO2.2 The caretaker's accommodation has a gross floor area not exceeding 200m ² . AO2.3 The caretaker's accommodation does not have a separate land title from the balance of the site.
Protection of residential amenity	
PO3 The design of the caretaker's accommodation achieves an acceptable level of residential amenity for residents of the caretaker's accommodation.	AO3.1 Bedrooms and living rooms of the caretaker's accommodation do not adjoin and face away from noise generating activities conducted on the site or adjoining sites. AO3.2 The caretaker's accommodation is located at least 3m away from any waste servicing area.
PO4 The caretaker's accommodation is provided with adequate private open space that is useable and directly accessible from the caretaker's accommodation.	AO4 The caretaker's accommodation contains an area of private open space which is directly accessible from a habitable room, and:- (a) if at ground level, has an area of not less than 50m ² , with no horizontal dimension of less than 4m; or

Performance outcomes	Acceptable outcomes
	(b) if a balcony, verandah or deck, has an area of not less than 15m ² , with no horizontal dimension of less than 2.5m.
PO5 The design of the caretaker's accommodation is compatible with the preferred character of the zone in which it is located.	AO5 The caretaker's accommodation does not exceed the maximum building height for the zone in which it is located as specified in the applicable zone code.
On-site car parking	
PO6 Sufficient on-site car parking is provided to satisfy the projected needs of the caretaker's accommodation.	AO6.1 A minimum of one (1) covered on-site parking space is provided for exclusive use by the occupants of the caretaker's accommodation. AO6.2 Access driveways, internal circulation and manoeuvring areas, and on-site car parking areas are designed and constructed in accordance with <i>AS2890 Parking facilities – Off-street car parking</i> .

9.3.3 Child care centre code

9.3.3.1 Application

This code applies to development identified as requiring assessment against the Child care centre code by the tables of assessment in **Part 5 (Tables of assessment)**.

9.3.3.2 Purpose and overall outcomes

- (1) The purpose of the Child care centre code is to ensure child care centres are appropriately located and are designed in a manner which provides a safe environment for users and protects the amenity of surrounding premises.
- (2) The purpose of the Child care centre code will be achieved through the following overall outcomes:-
 - (a) a child care centre is located in a convenient location close to residential communities and major employment nodes;
 - (b) the health and safety of children is protected by avoiding conflicts with incompatible land use activities or poor design; and
 - (c) a child care centre does not have a detrimental impact on the amenity of surrounding residential premises.

9.3.3.3 Assessment criteria

Table 9.3.3.3.1 Criteria for assessable development

Performance outcomes	Acceptable outcomes
Location and site suitability	
PO1 The child care centre is co-located with compatible land uses or located on a site that is conveniently accessible from residential and/or employment areas.	AO1 The child care centre is located adjacent to or is integrated with another compatible community activity. OR The child care centre is located at the entrance to a residential neighbourhood or in another prominent location. OR The child care centre is located in an activity centre or other employment area.
PO2 The child care centre is located on a road which is accessible and safe but which is not predominately used by local residential traffic.	AO2 The child care centre is located on a site with access and frontage to a collector street.
PO3 The child care centre is located on a site that is capable of accommodating a well-designed and integrated facility, incorporating:- (a) required buildings and structures; (b) private motor vehicle access, parking and manoeuvring; (c) on-site landscaping; and (d) any necessary buffering.	AO3 The child care centre is located on a site having:- (a) a slope of not more than 10%; (b) a regular shape; and (c) a minimum area of 1,500m ² .
Scale of buildings and structures	
PO4 The scale of buildings and structures associated with the child care centre is appropriate for its setting having regard to the location of the use and the nature and scale of surrounding development.	AO4 Where a standalone use and not located in a centre zone, the child care centre has a maximum site cover of 50%. OR

Performance outcomes	Acceptable outcomes
	Where not a standalone use or where located in a centre zone—no acceptable outcome provided.
Protection of residential amenity	
PO5 The child care centre is designed to minimise potential conflict with surrounding residential premises.	AO5.1 All buildings, structures and outdoor play areas are set back at least 3m from all site boundaries adjoining a residential use or land included in a Residential zone. AO5.2 A minimum 1.8m high solid acoustic screen fence is erected along the full length of all site boundaries adjoining a residential activity or land included in a residential zone.

9.3.4 Community activities code

9.3.4.1 Application

This code applies to development identified as requiring assessment against the Community activities code by the tables of assessment in **Part 5 (Tables of assessment)**.

9.3.4.2 Purpose and overall outcomes

- (1) The purpose of the Community activities code is to ensure community activities are appropriately located to maximise community benefit and are designed in a manner which meets the needs of users and protects the amenity of surrounding premises.
- (2) The purpose of the Community activities code will be achieved through the following overall outcomes:-
 - (a) a community activity is established in a manner that maximises community benefit;
 - (b) where practicable, a community activity is integrated and co-located with other community or business activities; and
 - (c) the operation of a community activity does not have a detrimental impact on the amenity of adjoining residential premises.

9.3.4.3 Assessment criteria

Table 9.3.4.3.1 Criteria for assessable development

Performance outcomes	Acceptable outcomes
Location and site suitability	
PO1 The community activity is located:- (a) conveniently to the population that it is intended to serve; and (b) in an area that is intended for a community activity use.	AO1 The community activity is located within the Community facilities zone. OR The community activity is located within a centre zone. OR The community activity is located in another zone, other than an industry zone, adjacent to an existing compatible community activity.
PO2 The community activity is located on a site that is capable of accommodating a well-designed and integrated facility.	AO2 No acceptable outcome provided.
Scale of buildings and structures	
PO3 The scale of buildings and structures used for the community activity is appropriate for its setting having regard to the location of the community activity and the nature and scale of surrounding development.	AO3 Where a standalone use and not located in a centre zone, the community activity has a maximum site cover of 50%. OR Where not a standalone use or where located in a centre zone—no acceptable outcome provided.
PO4 The layout and design of the community activity provides a safe and secure environment for all users and incorporates crime prevention through environmental design (CPTED) principles.	AO4 No acceptable outcome provided.

Performance outcomes	Acceptable outcomes
Protection of residential amenity	
PO5 The community activity does not impose unreasonable adverse impacts on any surrounding residential area.	AO5.1 Where adjoining a residential use, a minimum 1.8 metre high solid acoustic screen fence and a 2 metre wide landscaping strip is provided along the full length of all common site boundaries. AO5.2 Intrusive outdoor activities are located and orientated away from residential premises. AO5.3 Any building is set back a minimum of 3m from all site boundaries adjoining a residential use or land included in a residential zone. AO5.4 Waste bin storage areas are enclosed and screened from the street frontage.
Recommended flood level	
PO6 The functioning of a community activity that is essential community service infrastructure is maintained during and immediately after flood and storm tide inundation events. Editor's note—essential community service infrastructure is defined in Schedule 1 (Definitions) .	AO6.1 A community activity that is essential community service infrastructure is:- <ul style="list-style-type: none"> (a) located in an area that is above the recommended flood levels identified in Table 9.3.4.3.2 (Recommended flood level for a community activity that is essential community service infrastructure); and (b) located and designed to ensure any components of the infrastructure that are likely to fail to function or may result in contamination when inundated by floodwaters (e.g. electrical switchgear and motors, water supply pipeline air valves) are: <ul style="list-style-type: none"> (i) located above the recommended flood level; or (ii) designed and constructed to exclude floodwater intrusion/infiltration. AO6.2 A community activity that is emergency services and shelters, police facilities and hospitals, and associated facilities has an emergency rescue area above the recommended flood level in Table 9.3.4.3.2 for that activity.

Table 9.3.4.3.2 Recommended flood level for a community activity that is essential community service infrastructure

Type of community activity	Recommended flood level
Emergency service facilities (refer to note)	0.2% annual exceedance probability (AEP)
Emergency shelters	In accordance with the <i>Design guidelines for Queensland public cyclone shelters</i> (available at www.hpw.qld.gov.au)
Hospitals and associated facilities	0.2% AEP
Police facilities (refer to note)	0.5% AEP
School facilities	0.5% AEP
Stores of valuable records or items of historic or cultural significance	0.5% AEP

Note—some police and emergency services facilities (e.g. water police and search and rescue operations) are dependent on direct water access. The recommended flood levels do not apply to these aspects but other operational areas should be located above the recommended flood level to the greatest extent feasible.

9.3.5 Dual occupancy code

9.3.5.1 Application

This code applies to development identified as requiring assessment against the Dual occupancy code by the tables of assessment in **Part 5 (Tables of assessment)**.

Note—this code does not apply to a dual occupancy which may be established as part of a mixed use building.

9.3.5.2 Purpose and overall outcomes

- (1) The purpose of the Dual occupancy code is to ensure that development involving a dual occupancy achieves a high level of comfort and amenity for occupants, maintains the amenity and enjoyment of neighbouring premises and is compatible with the character of the streetscape and surrounding area.
- (2) The purpose of the Dual occupancy code will be achieved through the following overall outcomes:-
 - (a) a dual occupancy makes a positive contribution to the streetscape character of the area in which it is located;
 - (b) a dual occupancy is sited and designed to protect the amenity, privacy and access to sunlight of adjoining residential premises;
 - (c) a dual occupancy provides a high level of amenity and safety for residents of the dual occupancy; and
 - (d) a dual occupancy is provided with an acceptable level of infrastructure and services.

9.3.5.3 Assessment criteria

Table 9.3.5.3.1 Criteria for self-assessable and assessable development

Performance outcomes	Acceptable outcomes
Site suitability	
PO1 The dual occupancy is located on a site which is situated within a low or medium density residential area and has sufficient area to accommodate the dual occupancy and associated access, parking, landscaping, servicing, effluent disposal and setback requirements.	AO1 Where in a sewerred area, the dual occupancy is located on a lot:- (a) in the Medium density residential zone; or (b) in the Low density residential zone which has a minimum area of 800m ² . OR Where not located in a sewerred area, the dual occupancy is located on a lot:- (a) in the Medium density residential zone or Low density residential zone; and (b) which has a minimum area of 2,000m ² .
Site cover	
PO2 The dual occupancy and any associated buildings or structures:- (a) are of a scale that is compatible with surrounding development; (b) do not present the appearance of bulk to adjacent premises or other areas in the vicinity of the site; and (c) maximise opportunities for the retention of existing vegetation; and (d) retain sufficient area to accommodate soft landscaping, outdoor recreation and other site facilities, on-site stormwater management and vehicle access and manoeuvring.	AO2 The site cover of the dual occupancy, inclusive of any associated garage, carport or shed, does not exceed 50%.

Performance outcomes	Acceptable outcomes
Building height	
PO3 The height of the dual occupancy and associated buildings and structures is consistent with the preferred character of a local area and does not adversely impact on the amenity of adjoining premises having regard to:- <ul style="list-style-type: none"> (a) overshadowing; (b) privacy and overlooking; (c) views and vistas; (d) building appearance; and (e) building massing and scale as seen from neighbouring premises. 	AO3.1 The dual occupancy does not exceed a maximum height of 2 storeys and 8.5m. AO3.2 Any garage, carport or shed does not exceed a maximum height of 4.2m.
Design and siting	
PO4 The dual occupancy is located, designed and constructed to:- <ul style="list-style-type: none"> (a) be dispersed across predominantly low density residential neighbourhoods; (b) provide an attractive address to all street frontages; (c) make a positive contribution to the preferred streetscape character of the locality; (d) minimise opportunities for residents to overlook the private open space of neighbouring premises; and (e) provide opportunities for casual surveillance of public and communal spaces. 	AO4.1 Where located in the Low density residential zone, the dual occupancy is developed on a lot that does not: <ul style="list-style-type: none"> (a) adjoin another lot used or approved for a dual occupancy fronting the same street; or (b) result in a dwelling house or a vacant lot included in the Low density residential zone to be adjoined by more than one dual occupancy development fronting the same street. AO4.2 Each dwelling has an individual design and layout that is not a mirror image of the adjoining dwelling. AO4.3 Garage openings facing the street do not exceed 6m or 50% of the street frontage, whichever is the lesser. AO4.4 The dual occupancy is setback at least 6m from any street frontage. AO4.5 The dual occupancy, other than any garage, carport or shed, is setback from any side or rear property boundary in accordance with the following:- <ul style="list-style-type: none"> (a) 1.5m for any part of the building that is 4.5m in height or less; (b) 2m for any part of the building that is higher than 4.5m but not higher than 8.5m; and (c) 2m plus 0.5m for every 3m of any part of the building that exceeds 8.5m in height. AO4.6 Any garage, carport or shed may be sited within the side and rear boundary setbacks specified in AO4.5 above provided that:- <ul style="list-style-type: none"> (a) the total length of all buildings within the setback is not more than 9m along any one boundary; and (b) any part of the garage, carport or shed within the setback are located no closer than 1.5m to a window in a habitable room of an adjoining dwelling.
Site landscaping	
PO5 The dual occupancy incorporates on-site landscaping that:- <ul style="list-style-type: none"> (a) provides an attractive landscape setting for the enjoyment and appreciation of residents; 	AO5.1 The site is landscaped with turf and tree and shrub species.

Performance outcomes	Acceptable outcomes
<p>(b) integrates the development into the surrounding urban landscape;</p> <p>(c) effectively defines and screens private open space and service areas; and</p> <p>(d) maintains opportunities for casual surveillance to the street.</p>	<p>AO5.2 At least 25% of the site is retained for soft landscaping (i.e. not used as hardstand area).</p> <p>AO5.3 A 1.8m high screen fence is provided along all side and rear boundaries of the site to the front building line.</p> <p>AO5.4 Any fence provided to a street frontage or to side boundaries in front of the building line is not more than 1.2m high.</p>
Private open space	
<p>PO6 Occupants of the dual occupancy are provided with sufficient areas of private open space which:-</p> <p>(a) has a suitable area, dimensions and configuration to encourage outdoor living use;</p> <p>(b) is available for the sole use of the residents of individual dwelling units; and</p> <p>(c) is adequately separated from each other to provide visual privacy.</p>	<p>AO6 Each dwelling has a clearly defined area of private open space which:-</p> <p>(a) has an area of at least 16m²;</p> <p>(b) has a minimum dimension of 4m;</p> <p>(c) is directly accessible from a living area of the dwelling; and</p> <p>(d) provides visual privacy from another outdoor living space by a window/balcony screen.</p>
Safety and security	
<p>PO7 The dual occupancy including buildings and outdoor spaces is designed to protect the personal safety and security of residents by allowing for natural surveillance.</p>	<p>AO7.1 Each dwelling has an entrance which is clearly identifiable from the street and driveway.</p> <p>AO7.2 The internal pathway network has clear sightlines to the dwelling entrance and street access points.</p>
Services and utilities	
<p>PO8 The dual occupancy is provided with and connected to essential infrastructure and services, where available.</p>	<p>AO8.1 The dual occupancy is connected to the reticulated water supply and stormwater drainage infrastructure networks and has an electricity supply.</p> <p>AO8.2 Where located in a sewered area, the dual occupancy is connected to the reticulated sewer infrastructure network.</p> <p>OR Where not located in a sewered area, the dual occupancy is provided with an effluent treatment and disposal system in accordance with the <i>Plumbing and Drainage Act 2003</i>.</p>
<p>PO9 The dual occupancy is provided with adequate areas for the storage of waste and recyclable items, in appropriate containers, which are convenient to use and service.</p>	<p>AO9 A separate waste storage area is provided for each dwelling to accommodate the permanent storage of waste and recyclable items in standard waste containers.</p> <p>OR A shared waste storage area over which each dwelling has control via access rights or ownership is provided to accommodate the permanent storage of waste and recyclable items in standard waste containers.</p>
On-site car parking	
<p>PO10</p>	<p>AO10.1 The dual occupancy provides 2 on-site car parking spaces per dwelling.</p>

Performance outcomes	Acceptable outcomes
<p>The dual occupancy provides sufficient on-site car parking to satisfy the projected needs of residents having regard to:-</p> <ul style="list-style-type: none"> (a) the availability of public transport; (b) the availability of on-street parking; (c) the desirability of on-street parking in respect to streetscape character; and (d) the residents' likelihood to have or need a vehicle. 	<p>AO10.2</p> <p>Access driveways, internal circulation and manoeuvring areas, and on-site car parking areas are designed and constructed in accordance with <i>AS2890 Parking facilities – Off-street car parking</i>.</p> <p>Note—Car parking spaces may be in a tandem configuration provided that these spaces are wholly contained within the site such that parked vehicles do not protrude into the road reserve.</p>

9.3.6 Dwelling house code

9.3.6.1 Application

This code applies to development identified as requiring assessment against the Dwelling house code by the tables of assessment in **Part 5 (Tables of assessment)**.

9.3.6.2 Purpose and overall outcomes

- (1) The purpose of the Dwelling house code is to ensure that the design and siting of detached houses protects residential amenity and maintains streetscape character and that associated secondary dwellings are of an appropriate scale and intensity.
- (2) The purpose of the code will be achieved through the following overall outcomes:-
 - (a) the building form, siting, design and use of the dwelling house is consistent with the desired amenity and character of the area;
 - (b) secondary dwellings are of an appropriate scale and intensity and are compatible with surrounding development;
 - (c) dwelling houses are not at an unacceptable risk from natural hazards.

9.3.6.3 Assessment criteria

Table 9.3.6.3.1 Criteria for self-assessable and assessable development

Editor's notes—

- (a) Building work for a dwelling house identified as self-assessable in **Table 5.7.1 (Building work)** of **Part 5 (Tables of assessment)** that does not comply with the acceptable outcomes AO1.1 through to AO7 and AO8.4 in **Table 9.3.6.3.1** of this code is decided under Schedule 7 of the Regulation.
- (b) Acceptable outcomes AO8.1, AO8.2 and AO8.3 in **Table 9.3.6.3.1** of this code are planning provisions. Therefore, building work for a dwelling house identified as self-assessable in **Table 5.7.1 (Building work)** of **Part 5 (Tables of assessment)** that does not comply with one or more of these acceptable outcomes will become code assessable development in accordance with **section 5.3.3(a)(iii) (Determining the assessment criteria)**.

Performance outcomes	Acceptable outcomes
<i>Building setbacks in the Rural zone and Rural residential zone</i>	
PO1 Where located in the Rural zone or Rural residential zone, a dwelling house is set well back from any road frontage so as to:- (a) maintain an open or mostly open rural landscape; (b) protect the visual amenity of scenic rural roads; (c) avoid or minimise noise or other nuisance from sealed and unsealed roads; and (d) protect the functional characteristics of the State and local road networks. Note—PO1 is an alternative provision to QDC MP1.2, P1, for development involving siting a dwelling house in a Rural zone or Rural residential zone only.	AO1.1 Where located in the Rural zone on a lot exceeding 2ha in area, the dwelling house is setback at least:- (a) 40m from a State-controlled road; or (b) 20m from any other road; or (c) where there is an existing dwelling house on the site, the same distance as the existing dwelling house. AO1.2 Where located in the Rural residential zone, or on a lot not exceeding 2ha in area in the Rural zone, the dwelling house is setback at least:- (a) 10m from any road; or (b) where there is an existing dwelling house on the site, the same distance as the existing dwelling house. Note—AO1.1 and AO1.2 are alternative provisions to QDC MP1.2, A1(a), (b) and (c), for development involving siting a dwelling house in a Rural zone or Rural residential zone only.
PO2 Where located in the Rural zone or Rural residential zone, a dwelling house is well back from side and rear boundaries so as to:-	AO2 Where located in the Rural zone or Rural residential zone, the dwelling house is setback from any side or rear boundary in accordance with the following:-

Performance outcomes	Acceptable outcomes
<p>(a) preserve the low intensity character and amenity of the area; and</p> <p>(b) maintain a high level of privacy between neighbouring premises.</p> <p>Note—PO2 is an alternative provision to QDC MP1.2, P2, for development involving siting a dwelling house in a Rural zone or Rural residential zone only.</p>	<p>(a) a minimum of 10m where the lot is more than 2ha in area; or</p> <p>(b) a minimum of 3m where the lot is not more than 2ha in area.</p> <p>Note—AO2 is an alternative provision to QDC MP1.2, A2, for development involving siting a dwelling house in a Rural zone or Rural residential zone only.</p>
Building height	
<p>PO3</p> <p>As per QDC MP 1.1, P4 and QDC MP 1.2, P4.</p> <p>Editor's note—as specified in the Flood hazard overlay code, an alternative provision applies to building height for premises subject to the Flood hazard overlay.</p>	<p>AO3</p> <p>As per QDC MP 1.1, A4 and QDC MP 1.2, A4.</p> <p>Editor's note—as specified in the Flood hazard overlay code, an alternative provision applies to building height for premises subject to the Flood hazard overlay.</p>
Visual privacy	
<p>PO4</p> <p>As per QDC MP 1.1, P5 and QDC MP 1.2, P5.</p>	<p>AO4</p> <p>As per QDC MP 1.1, A5 and QDC MP 1.2, A5.</p>
Structures on corner sites	
<p>PO5</p> <p>As per QDC MP 1.1, P7 and QDC MP 1.2, P7.</p>	<p>AO5</p> <p>As per QDC MP 1.1, A7 and QDC MP 1.2, A7.</p>
On-site car parking	
<p>PO6</p> <p>As per QDC MP 1.1, P8 and QDC MP 1.2, P8.</p> <p>Editor's note—PO8 specifies an alternative provision to on-site car parking for development involving a secondary dwelling.</p>	<p>AO6</p> <p>As per QDC MP 1.1, A8 and QDC MP 1.2, A8, except minimum dimensions of:-</p> <p>(a) for a single garage, 5.7m by 3m wide internally; and</p> <p>(b) for a double garage, 5.7m by 5.7m wide internally.</p> <p>Note—AO6(a) and (b) are alternative provisions to QDC MP1.1, A8(A)(i)(D) and (E), and QDC MP1.2, A8(a)(iv) and (v).</p> <p>Editor's note—AO8.4 specifies an alternative provision to on-site car parking for development involving a secondary dwelling.</p>
Outdoor living space (only applicable to lots less than 450m²)	
<p>PO7</p> <p>As per QDC MP 1.1, P9.</p>	<p>AO7</p> <p>As per QDC MP 1.1, A9.</p>
Secondary dwellings	
<p>PO8</p> <p>Any secondary dwelling:-</p> <p>(a) is used for a domestic residential purpose;</p> <p>(b) is smaller in size and scale than the dwelling house;</p> <p>(c) has the appearance of a building ancillary to the dwelling house;</p> <p>(d) provides on-site car parking to satisfy the projected needs of occupants of the secondary dwelling.</p> <p>Note—PO8(d) is an alternative provision to QDC MP1.1, P8 and QDC MP1.2, P8, for development involving a secondary dwelling only.</p>	<p>AO8.1</p> <p>Only one secondary dwelling is established in association with the dwelling house.</p> <p>AO8.2</p> <p>The secondary dwelling has a maximum gross floor area of 80m².</p> <p>AO8.3</p> <p>Where free standing, the secondary dwelling is located within 20m of the dwelling house.</p> <p>AO8.4</p> <p>In addition to the car parking requirements for the dwelling house, at least one (1) on-site car parking space is provided to service the secondary dwelling.</p> <p>Note—AO8.4 is an alternative provision to QDC MP1.1, A8 and QDC MP1.2, A8, for development involving a secondary dwelling only.</p>

9.3.7 Extractive industry code

9.3.7.1 Application

This code applies to development identified as requiring assessment against the Extractive industry code by the tables of assessment in **Part 5 (Tables of assessment)**.

9.3.7.2 Purpose and overall outcomes

- (1) The purpose of the Extractive industry code is to ensure that the exploitation of extractive resources is undertaken in a sustainable manner which protects environmental and landscape values, public safety and the amenity of surrounding premises.
- (2) The purpose of the Extractive industry code will be achieved through the following overall outcomes:-
 - (a) exploitation of extractive resources occurs in an environmentally sound manner;
 - (b) natural values and water quality are protected from any environmental degradation potentially arising from extractive industry operations;
 - (c) extractive industry operations are located, designed and constructed to avoid or effectively mitigate adverse impacts on any sensitive land use, particularly residential or rural residential premises;
 - (d) transport routes allow extractive materials to be transported with the least amount of impact on development along those roads and on the function of those roads; and
 - (e) land used for extractive industry operations is effectively rehabilitated.

9.3.7.3 Assessment criteria

Table 9.3.7.3.1 Criteria for assessable development

Performance outcomes	Acceptable outcomes
Site planning	
PO1 The extractive industry is designed and established so as to provide:- <ol style="list-style-type: none"> (a) adequate separation distance to protect the surrounding area from significant noise, dust, vibration and visual impacts of operations; (b) suitable vehicle access; (c) protection against erosion; (d) acceptable quality of water leaving the site; (e) public safety; (f) acceptable restoration measures; (g) protection of groundwater quality and quantity; (h) avoidance of land contamination; (i) effective stormwater management; and (j) waste management practices which maximise recycling and reuse of wastes. 	AO1 No acceptable outcome provided. Editor's note—in order to demonstrate compliance with Performance Outcome PO1, Council may require submission of an impact assessment report prepared in accordance with the Planning scheme policy for information Council may request, and preparing well made applications and technical reports .
PO2 Environmental management requirements for the extractive industry are properly identified, and their effective implementation and monitoring appropriately planned, to minimise environmental impact.	AO2 No acceptable outcome provided. Editor's note—the Council may require submission of an environmental management plan prepared in accordance with the Planning scheme policy for information Council may request, and preparing well made applications and technical reports to demonstrate compliance with Performance Outcome PO2.
PO3 The design, operation and staging of the extractive industry:- <ol style="list-style-type: none"> (a) promotes the efficient utilisation of the resource; 	AO3 No acceptable outcome provided.

Performance outcomes	Acceptable outcomes
<p>(b) ensures that a suitable and sustainable landscape form remains on the extraction site, having regard to its context and setting; and</p> <p>(c) optimises potential alternative land uses after the cessation of the use.</p>	
Vehicle access and manoeuvring	
<p>PO4</p> <p>Vehicle access to, from, and within the extractive industry site is provided so as to:-</p> <p>(a) be adequate for the type and volume of traffic to be generated;</p> <p>(b) not create or worsen any traffic hazard;</p> <p>(c) not have adverse impacts on the amenity of the locality; and</p> <p>(d) ensure disturbance to surrounding land uses is minor and that impacts from emissions are minimised.</p>	<p>AO4.1</p> <p>The proposed transport route to and from the site is along sealed roads and does not require heavy vehicles to traverse lower order residential or rural residential streets.</p> <p>AO4.2</p> <p>All driveways, car parking and manoeuvring areas between the site entrance and site offices are sealed.</p> <p>AO4.3</p> <p>Vehicle access is provided in accordance with the standards specified in the Planning scheme policy for development works.</p>
Separation distances	
<p>PO5</p> <p>The extractive industry is located on a site which has sufficient area to provide for adequate setback of operations from road frontages, site boundaries, surrounding residential uses and other sensitive receptors such that the extractive industry achieves an acceptable standard of visual amenity and control of noise, light, dust and vibration impacts.</p>	<p>AO5.1</p> <p>Hard rock extraction and processing activities involving blasting are not carried out within 40m of any boundary of the site or within 1km of any residential premises, land included within a residential zone or the Rural residential zone or other sensitive land use on surrounding land.</p> <p>AO5.2</p> <p>Extractive and processing activities not involving blasting are not carried out within 30m of any boundary of the site or within 200m of any residential premises, land included within a residential zone or Rural residential zone or other sensitive land use on surrounding land.</p> <p>Note—a topographic feature providing a natural buffer between extractive and processing activities and a sensitive land use may provide justification for a lesser setback distance.</p> <p>AO5.3</p> <p>A mounded landscape buffer having a minimum width of 10m is provided to all boundaries of the site.</p> <p>Editor's note—section 9.4.2 (Landscaping code) sets out requirements for landscape buffers.</p> <p>AO5.4</p> <p>Extraction and processing activities are screened from view from any major road and any land included in a residential zone, centre zone, recreation zone, Community facilities zone, Emerging community zone or the Rural residential zone.</p>
Site drainage	
<p>PO6</p> <p>The extractive industry provides on-site drainage that is designed, constructed and maintained so as to:-</p> <p>(a) prevent ponding in excavated areas;</p> <p>(b) minimise erosion;</p> <p>(c) avoid pollution of groundwater and surface water;</p> <p>(d) protect downstream water quality; and</p>	<p>AO6.1</p> <p>Banks and channels are constructed to divert stormwater run-off away from disturbed areas.</p> <p>AO6.2</p> <p>Sediment basins and other suitable runoff controls are provided to detain stormwater run-off from disturbed areas such that there is no off-site discharge likely to cause environmental harm.</p>

Performance outcomes	Acceptable outcomes						
(e) provide opportunities to recycle water for beneficial reuse on the site.	<p>AO6.3 Bunding, diversion, containment, treatment clearing, recycling, collection and disposal of wastes is carried out such that no environmental harm is caused.</p> <p>AO6.4 Lining or other suitable treatment of erosion-prone areas is established and maintained at discharge points.</p> <p>AO6.5 Harvested water is re-used on the extractive industry site for a range of purposes including, but not limited to, the following:- (a) processing, washing and/or screening materials; (b) dust suppression and for use on product stockpiles and overburden stockpiles; (c) irrigation to revegetation or rehabilitation areas; and (d) wheel wash facilities.</p>						
Management of blasting and other operations							
<p>PO7 The extractive industry provides for blasting, crushing, screening, loading and other operations to be carried out safely and in accordance with best practice management standards so that disturbance to surrounding sensitive land uses is minor and that impacts from emissions are minimised.</p>	<p>AO7.1 Blasting, all haulage vehicle movements and other operations associated with the extractive industry are confined to the hours of operation identified in Table 9.3.7.3.1A (Extractive industry hours of operation).</p> <p>Table 9.3.7.3.1A Extractive industry hours of operation</p> <table> <tr> <th>Column 1 Extractive industry activity</th><th>Column 2 Hours of operation</th></tr> <tr> <td>Blasting operations</td><td>9am to 5pm Monday to Friday. No operations occur on Saturday, Sunday or on public holidays.</td></tr> <tr> <td>Extraction, haulage, crushing, screening, loading, operation of plant equipment, ancillary activities</td><td>6am to 6pm Monday to Saturday. No operations occur on Sunday or on public holidays.</td></tr> </table> <p>Note—maintenance of plant equipment and vehicles may occur outside of the hours of operation prescribed in the above table provided that there is no disturbance or nuisance to surrounding sensitive land uses.</p> <p>Note—extractive industry operations may only occur outside of the hours of operation specified in the above table provided that it can be demonstrated that the use will achieve Performance outcome PO7.</p> <p>AO7.2 Vibration levels do not exceed the relevant provisions contained in the <i>Environmental Protection Act 1994</i>.</p>	Column 1 Extractive industry activity	Column 2 Hours of operation	Blasting operations	9am to 5pm Monday to Friday. No operations occur on Saturday, Sunday or on public holidays.	Extraction, haulage, crushing, screening, loading, operation of plant equipment, ancillary activities	6am to 6pm Monday to Saturday. No operations occur on Sunday or on public holidays.
Column 1 Extractive industry activity	Column 2 Hours of operation						
Blasting operations	9am to 5pm Monday to Friday. No operations occur on Saturday, Sunday or on public holidays.						
Extraction, haulage, crushing, screening, loading, operation of plant equipment, ancillary activities	6am to 6pm Monday to Saturday. No operations occur on Sunday or on public holidays.						
Noise emissions							
<p>PO8 Noise emissions from the extractive industry, including along transportation routes, is managed to acceptable levels to ensure that there are no significant adverse impacts to any existing or planned sensitive land uses on surrounding premises.</p>	<p>AO8.1 For a proposed new extractive industry, noise from the site complies with the 'controlling background creep' criteria for 'noise that varies over time' specified in the <i>Queensland Environmental Protection (Noise) Policy 2008</i>.</p> <p>AO8.2 For a proposed extension to, or intensification of, an existing extractive industry, noise from the proposed</p>						

Performance outcomes	Acceptable outcomes
	<p>extension/intensification does not result in a significant increase in noise levels at premises containing a sensitive land use.</p> <p>AO8.3 All haulage vehicle movements associated with the extractive industry do not generate road traffic noise levels that exceed 63 dB(A) L10 (18 hour) or 80 dB(A) LAmax at residential dwellings on the nominated transportation route.</p> <p>OR</p> <p>Where existing road traffic noise levels at residential dwellings on the nominated transportation route exceed 63 dB(A) L10 (18 hour) or 80 dB(A) LAmax, haulage vehicle movements associated with the extractive industry do not result in a significant increase in noise levels.</p>
Public safety	
<p>PO9 Public access to the extractive industry site is effectively managed to discourage unauthorised or accidental public entry.</p>	<p>AO9.1 Safety fencing is provided to prevent unauthorised or accidental public access to the extractive industry site to the greatest extent practicable.</p> <p>AO9.2 Public signage to warn of extractive industry operations and safety hazards is provided to all boundaries of the site.</p>
Hazardous materials	
<p>PO10 Development is appropriately designed and managed to minimise the risk and impact of any accidental spills and/or releases of fuels, chemicals and other hazardous materials that may contaminate soil, stormwater, groundwater and/or air.</p>	<p>AO10 Storage of fuels and chemicals on-site is undertaken in accordance with <i>Australian Standard AS1940 – Storage and Handling of Flammable and Combustible Liquids</i>.</p>
Site rehabilitation	
<p>PO11 Rehabilitation of the site, both during the operating life of the extractive industry and at its cessation:-</p> <ul style="list-style-type: none"> (a) provides for progressive/staged rehabilitation works; (b) includes appropriate clean-up works (taking particular account of areas of possible soil or water contamination); (c) results in a stable and appropriate final landform; (d) provides suitable drainage and hydraulic conditions; and (e) achieves a suitable degree of revegetation consistent with potential post-extraction land uses. 	<p>AO11 No acceptable outcome provided.</p> <p>Editor's note—the Council may require submission of a final landform design and site rehabilitation plan prepared in accordance with the Planning scheme policy for information Council may request, and preparing well made applications and technical reports to demonstrate compliance with Performance Outcome PO11.</p> <p>Editor's note—the Council may require rehabilitation works to be bonded to ensure the effective return of disturbed areas to acceptable land use suitability.</p>
<p>PO12 Rehabilitation allows for suitable use of any water bodies created through the extraction process, having regard to water quality, hydraulic conditions, land form and vegetation.</p>	<p>AO12.1 Rehabilitation is carried out to provide water quality of a standard that can support aquatic vertebrates and invertebrates.</p> <p>AO12.2 Fringes of water bodies are planted with wetland species such that a sustainable aquatic plant community is established.</p>

9.3.8 Home based business code

9.3.8.1 Application

This code applies to development identified as requiring assessment against the Home based business code by the tables of assessment in **Part 5 (Tables of assessment)**.

9.3.8.2 Purpose and overall outcomes

- (1) The purpose of the Home based business code is to ensure home based business is conducted in a manner which is appropriate to the preferred character of the area and protects the amenity of surrounding premises.
- (2) The purpose of the code will be achieved through the following overall outcomes:-
 - (a) a home based business is domestic in scale and operates in a manner that is subservient and ancillary to the residential use of the premises; and
 - (b) a home based business is compatible with the preferred character of the local area and does not adversely impact upon the amenity of adjoining or nearby residential uses.

9.3.8.3 Assessment criteria

Table 9.3.8.3.1 Criteria for self-assessable and assessable development

Performance outcomes	Acceptable outcomes
<i>Operation as bona fide working from home activity</i>	
PO1 The home based business is conducted as a bona fide working from home activity.	AO1.1 Except where a bed and breakfast, the home based business is conducted:- (a) in, under or within the curtilage of a dwelling house; (b) within a dual occupancy; or (c) within a multiple dwelling. OR For a home based business operating as a bed and breakfast, the bed and breakfast is conducted within the dwelling house. AO1.2 An occupant of the dwelling conducts the home based business.
<i>Appearance of a residential dwelling</i>	
PO2 The home based business is conducted such that buildings on the site retain a residential appearance and character.	AO2 The external appearance and character of the dwelling is not modified to accommodate the home based business.
<i>Scale of use and protection of amenity</i>	
PO3 The home based business is limited in size and scale so that:- (a) the amenity of the existing neighbourhood is protected; and (b) the home based business remains ancillary to the residential use of the premises.	AO3.1 For a home based business, other than a bed and breakfast, conducted in association with a dwelling house:- (a) the total area used for the home based business does not exceed:- (i) 40m ² where the dwelling house is located on a lot not exceeding 2,000m ² in area; or (ii) 80m ² where the dwelling house is located on a lot exceeding 2,000m ² in area; (b) no more than 3 customers or clients are present at any one time and no more than 8 customers or clients are present in any one day; and

Performance outcomes	Acceptable outcomes
	<p>(c) the home based business does not involve more than 1 equivalent full-time person who is not a resident of the dwelling.</p> <p>OR</p> <p>For a home based business conducted within a dual occupancy or multiple dwelling:-</p> <ul style="list-style-type: none"> (a) the total gross floor area used for the home based business does not exceed 20m²; (b) the home based business does not involve outdoor use areas; (c) no more than 2 customers or clients are present at any one time and no more than 4 customers or clients are present in any one day; and (d) the home based business involves only the persons who are residents of the dwelling. <p>OR</p> <p>For a home based business operating as a bed and breakfast:-</p> <ul style="list-style-type: none"> (a) at least one bedroom within the dwelling house is excluded from use by guests; and (b) the maximum number of bedrooms used to accommodate guests is 3 and the maximum number of guests accommodated at any one time is 6. <p>A03.2 Not more than one home based business is conducted on the premises.</p> <p>A03.3 The home based business does not involve the repair or servicing of motor vehicles.</p>
<p>PO4 The home based business does not involve any materials, equipment or processes that cause nuisance or impact on residential amenity.</p>	<p>A04.1 The home based business does not produce any dust emissions.</p> <p>A04.2 The home based business does not produce a noticeable smell in excess of 1 odour unit at the site boundaries.</p> <p>A04.3 The home based business does not produce noise at the property boundary which exceeds the background noise level plus 5 dB(A) (8.00am – 6.00pm) (measured as an adjusted sound level).</p> <p>A04.4 A maximum of one commercial vehicle associated with the home based business is parked/garaged on the site.</p> <p>A04.5 Materials or equipment used or goods manufactured, serviced or repaired are stored within a building on the premises.</p> <p>A04.6 Trade person's storage and horticultural activities are located at the rear of the dwelling and any vehicle, or stored equipment or materials, is screened from view from all public places and adjoining residential premises.</p>

Performance outcomes	Acceptable outcomes
	<p>AO4.7 The home based business does not involve the storage of any chemicals, gases or other hazardous materials on the site.</p> <p>AO4.8 Where goods are offered for sale or hire from the premises, there is no public display of such goods.</p>
<p>PO5 The hours of operation of the home based business do not cause a nuisance or impact on residential amenity.</p>	<p>AO5 The hours of operation of the home based business, except in respect to a bed and breakfast or office activities, are limited to:- (a) between 8.00am and 5.00pm, Mondays to Saturdays; and (b) not at all on Sundays or public holidays.</p>
Traffic impacts	
<p>PO6 Traffic impacts of the home based business are no greater than that which might reasonably be expected in a residential location</p>	<p>AO6.1 The home based business does not involve the use of a motor vehicle with a carrying capacity exceeding 2.5 tonnes.</p> <p>AO6.2 Commercial deliveries or collections are limited to a vehicle no larger than a courier van and no more than 2 deliveries or collections per day.</p> <p>AO6.3 Loading or unloading activity is undertaken entirely within the site and only during the hours of operation of the home based business.</p>
Signage	
<p>PO7 Any signage associated with the home based business is small, unobtrusive and appropriate to its location and setting.</p>	<p>AO7 Not more than one advertising device is erected on the premises and the sign:- (a) includes only the name of the occupier and/or the business conducted on the premises; (b) has a maximum sign face area of 0.5m²; (c) is attached to a fence or wall; and (d) is not illuminated or in motion.</p>
Impact on services and utilities	
<p>PO8 The home based business does not impact on the capacity of infrastructure services.</p>	<p>AO8 No greater load is imposed on any public utility than would reasonably be expected from the normal residential use of the dwelling.</p>
Additional requirements for bed and breakfast accommodation	
Temporary accommodation	
<p>PO9 Bed and breakfast accommodation is provided for short-term stay only.</p>	<p>AO9 Guests stay no more than 14 consecutive nights.</p>
Guest facilities	
<p>PO10 An acceptable standard of facilities is provided for guests of the bed and breakfast.</p>	<p>AO10.1 Guests are provided with a bedroom capable of being enclosed to prevent visual or other intrusion by members of the host family or other guests.</p> <p>AO10.2 A separate bathroom and toilet facility is provided for the exclusive use of guests.</p>

9.3.9 Industry uses code

9.3.9.1 Application

This code applies to development identified as requiring assessment against the Industry uses code by the tables of assessment in **Part 5 (Tables of assessment)**.

9.3.9.2 Purpose and overall outcomes

- (1) The purpose of the Industry uses code is to ensure industry uses are designed and operated in a manner which meets the needs of the industry use, protects public safety and environmental values and appropriately responds to amenity considerations.
- (2) The purpose of the Industry uses code will be achieved through the following overall outcomes:-
 - (a) the scale and intensity of an industry use is compatible with its location and setting;
 - (b) an industry use incorporates a site layout and building design that provides for the efficient and safe conduct of industrial activities and contributes to a well organised development that is attractive when viewed from the street;
 - (c) an industry use does not cause environmental harm or nuisance, including the contamination of land or water;
 - (d) an industry use avoids or effectively mitigates adverse impacts on the amenity of adjoining and nearby non-industrial uses where these uses are located in a zone other than an industry zone; and
 - (e) an industry use incorporates service areas and waste management processes that are efficient and maximise opportunities for reuse or recycling.

9.3.9.3 Assessment criteria

Table 9.3.9.3.1 Criteria for self-assessable and assessable development

Performance outcomes	Acceptable outcomes
<i>Built form, streetscape character and protection of amenity</i>	
PO1 Buildings and structures associated with the industrial use:- <ol style="list-style-type: none"> (a) are of a scale and design which is appropriate to an industrial setting whilst contributing positively to the visual character and streetscape of the area; and (b) are designed to avoid or mitigate the potential for adverse amenity impacts on adjoining or nearby non-industrial uses. 	AO1.1 Buildings have a maximum building height of:- <ol style="list-style-type: none"> (a) 12m if located in the Industry zone or in another zone other than the High impact industry zone; and (b) 20m if located in the High impact industry zone. AO1.2 Site cover does not exceed 70%. AO1.3 Buildings and structures are setback a minimum of:- <ol style="list-style-type: none"> (a) 6m to the primary street frontage; (b) 3m to any secondary street frontage; and (c) 3m from any side or rear boundary except where:- <ol style="list-style-type: none"> (i) a built to boundary wall, in which case no setback requirement applies; or (ii) adjoining a sensitive land use or land in a residential zone or the Community facilities zone, in which case a minimum setback of 10m applies. AO1.4 Where the site has a common boundary with a sensitive land use:- <ol style="list-style-type: none"> (a) no openings occur in walls facing a common boundary;

Performance outcomes	Acceptable outcomes
	<p>(b) effective acoustic screening is provided to all areas where work could be conducted outside of the building, including waste storage and refuse areas, so that off-site noise emissions are avoided or do not cause a nuisance; and</p> <p>(c) noise emitting services such as air conditioning equipment, pumps and ventilation fans are located as far away as possible from sensitive land uses.</p> <p>AO1.5 The main entry to any building is easily identifiable, and directly accessible, from the street, or the primary street frontage if the site has more than one street frontage.</p> <p>AO1.6 Where the industrial use has frontage to or overlooks a major road, building design incorporates variations in parapet design, roofing heights and treatments.</p> <p>Note—major road is defined in Schedule 1 (Definitions).</p>
Landscaping and buffering	
<p>PO2 The industrial use incorporates landscaping that:-</p> <p>(a) makes a positive contribution to the streetscape;</p> <p>(b) provides shade to open car parking areas; and</p> <p>(c) buffers the development from adjoining sensitive uses.</p>	<p>AO2.1 Landscaping strips with a minimum width of 2m are provided within the site boundaries adjacent to all street frontages.</p> <p>AO2.2 Any security fencing is set within or located behind any required landscaping strips rather than adjacent to the street.</p> <p>AO2.3 For car parking areas with 12 or more spaces, shade trees are provided in car parking areas at a ratio of 1 tree for every 6 car parking spaces.</p> <p>AO2.4 Where adjoining a sensitive land use, or land included in a residential zone, a minimum 1.8m high solid screen fence and a minimum 3m wide landscaping strip is provided for the full length of the common boundary.</p>
Services and utilities	
<p>PO3 The industrial use is provided with and connected to essential infrastructure and services, where available.</p>	<p>AO3.1 The industrial use is connected to the reticulated water supply (where available), stormwater drainage and electricity infrastructure networks.</p> <p>AO3.2 Where reticulated water supply is not available, the industrial use is provided with an alternate potable water supply source (e.g. rainwater, bore water) that complies with the <i>Australian Drinking Water Guidelines</i> (NHMRC, 2011).</p> <p>AO3.3 Where located in a sewered area, the industrial use is connected to the reticulated sewer infrastructure network.</p> <p>OR</p> <p>Where not located in a sewered area, the industrial use is provided with an effluent treatment and</p>

Performance outcomes	Acceptable outcomes
	disposal system in accordance with the <i>Plumbing and Drainage Act 2003</i> .
<p>PO4</p> <p>The industrial use provides the site frontage works, access and manoeuvring arrangements and on-site infrastructure and services necessary to accommodate the use and facilitate the coordinated development of the site.</p>	<p>AO4.1</p> <p>Kerb and channel or other frontage works in accordance with the road classification are constructed for the full length of the road frontage of the site in accordance with the standards specified in the Planning scheme policy for development works.</p> <p>AO4.2</p> <p>Reinforced industrial rated crossovers are provided in accordance with the standards specified in the Planning scheme policy for development works.</p> <p>AO4.3</p> <p>The layout and design of the development provides for all vehicle manoeuvring to be accommodated on the site, including the loading and un-loading of goods.</p> <p>AO4.4</p> <p>The layout and design of the industrial use provides for on-site storage of refuse so that it is not visible from the street.</p>
Environmental performance	
<p>PO5</p> <p>The industrial use ensures that any emissions of odour, dust, air pollutants, noise, light or vibration does not cause nuisance to or have an unreasonable impact on adjoining or nearby premises.</p> <p>Editor's note—in addition to complying with the corresponding acceptable outcomes, development involving industry activities will also need to comply with relevant environmental legislation including the <i>Environmental Protection Act 1994</i> and subordinate legislation.</p>	<p>AO5.1</p> <p>The industrial use achieves the acoustic environment and acoustic quality objectives for sensitive receiving environments set out in the <i>Environment Protection (Noise) Policy</i>.</p> <p>AO5.2</p> <p>The industrial use achieves the air quality objectives set out in the <i>Environmental Protection (Air) Policy</i>.</p> <p>AO5.3</p> <p>The industrial use does not produce any odour emissions in excess of 1 odour unit beyond the site boundaries.</p> <p>AO5.4</p> <p>The industrial use ensures that any vertical illumination resulting from direct, reflected or other incidental lighting emanating from the site does not exceed 8 lux when measured at any point 1.5m outside the site boundaries and at any level from ground level upwards.</p> <p>AO5.5</p> <p>Vibrations resulting from the industrial use do not exceed the maximum acceptable levels identified in <i>Australian Standard AS2670 Evaluation of human exposure to whole of body vibration, Part 2: continuous and shock induced vibration in buildings (1-80Hz)</i>.</p>
<p>PO6</p> <p>The industrial use ensures that stormwater does not contaminate surface water and provides for the collection, treatment and disposal of all liquid waste such that:-</p> <p>(a) there is no off-site release of contaminants;</p> <p>(b) all wastes are collected and disposed of in accordance with relevant license and approval conditions and/or relevant government or industry standards; and</p>	<p>AO6.1</p> <p>Areas where potentially contaminating substances are stored or used:-</p> <p>(a) are roofed and designed to prevent intrusion from stormwater; and</p> <p>(b) make provision for potential spills to be bunded and retained on site for removal and disposal by an approved means.</p>

Performance outcomes	Acceptable outcomes
(c) there are no adverse impacts on the quality of surface water or groundwater resources.	<p>AO6.2 Waste water associated with the industrial use is disposed of to the Council's sewerage system or an on-site industrial waste treatment system.</p> <p>AO6.3 Liquid wastes that cannot be disposed of to the Council's sewerage system or the on-site industrial waste treatment system are disposed of off-site to an approved waste disposal facility.</p> <p>AO6.4 No discharge of waste occurs to local watercourses (including dry watercourses) or wetlands.</p>
<i>On-site retail, office or administration functions</i>	
<p>PO7 Any retail, office or administration functions conducted from the premises are ancillary to the industrial use.</p>	<p>AO7.1 On-site retail sales are limited to goods manufactured or assembled on the premises.</p> <p>OR</p> <p>On-site retail sale of goods not manufactured or assembled on the premises, including display areas, is limited to a gross floor area of 50m² or 5% of the gross floor area of the premises, whichever is the lesser.</p> <p>AO7.2 The area used for office and administration functions is limited to 200m² or 10% of the gross floor area of the premises, whichever is the lesser.</p>

Table 9.3.9.3.2 Criteria for assessable development only

Performance outcomes	Acceptable outcomes
<i>Location and site suitability</i>	
<p>PO8 The industry use is established on a site included in an industry zone that is suitable having regard to:- (a) the nature, scale and intensity of the industry use; (b) the odour and noise emissions likely to be emitted by the industrial use; (c) the proximity of the industrial use to any residential use or other sensitive receptor; and (d) the infrastructure and services needs of the industry use.</p>	<p>AO8 No acceptable outcome provided.</p>
<p>PO9 The industrial use is established on a site that has sufficient area and dimensions to appropriately accommodate the operational requirements of the use including required buildings, parking and service areas, storage areas, vehicle access and on-site movement, landscaping and buffering.</p>	<p>AO9 No acceptable outcome provided.</p>
<i>Site layout</i>	
<p>PO10 The layout and design of the industrial use ensures that:- (a) premises are safe, secure and legible; (b) movement systems and accessible on-site parking and manoeuvring areas, meet the needs of users; (c) premises contribute to an attractive address to the street, with buildings integrated with landscaping and security fencing to provide a quality contemporary appearance; and</p>	<p>AO10 No acceptable outcome provided.</p>

Performance outcomes	Acceptable outcomes
(d) surplus areas that may become unsightly or difficult to manage due to their size, configuration or access limitations are not created.	
Integration of site infrastructure and services	
PO11 Where the industrial use is located on a large site which is intended to be developed incrementally or in stages, the industrial use is designed to allow for the infrastructure and service requirements of future users.	AO11 No acceptable outcome provided.

9.3.10 Market code

9.3.10.1 Application

This code applies to development identified as requiring assessment against the Market code by the tables of assessment in **Part 5 (Tables of assessment)**.

9.3.10.2 Purpose and overall outcomes

- (1) The purpose of the Market code is to ensure markets are appropriately located, and are operated in a manner which is economically, environmentally and socially sustainable and appropriately responds to local amenity issues.
- (2) The purpose of the Market code will be achieved through the following overall outcomes:-
 - (a) markets are established in locations of community attraction;
 - (b) markets are established where infrastructure and services are available or can easily be provided to meet the needs of users; and
 - (c) markets operate in a manner which takes account of:-
 - (i) the amenity of the local area; and
 - (ii) the viability of local businesses.

9.3.10.3 Assessment criteria

Table 9.3.10.3.1 Criteria for self-assessable and assessable development

Performance outcomes	Acceptable outcomes
Location and site suitability	
PO1 The market is operated at a location where the attraction of a large number of people is consistent with the preferred character of the local area.	AO1 The market is located on or adjoining land included in a centre zone, the Community facilities zone, the Open space zone or the Sport and recreation zone ³ .
PO2 The market:- (a) promotes community, entertainment, farmers and food production and non-profit uses in the market; and (b) minimises economic impacts on established businesses in the vicinity of the market.	AO2.1 A minimum of 10% of stalls are used for one or more of the following:- (a) entertainment; (b) sales of fresh food and produce; (c) home-made goods; and (d) activities conducted by or on behalf of a non-profit or community organisation. AO2.2 Where market stalls are proposed to be located adjacent to existing shops the market is not held on more than 1 day per week.
Site layout	
PO3 The market is designed to provide for:- (a) convenient pedestrian access and movement; (b) legibility and accessibility between stalls and existing surrounding uses; and (c) pedestrian comfort and safety, including the provision of public convenience facilities.	AO3.1 Pedestrian access or pathways a minimum of 2m wide are provided between:- (a) stall fronts; and (b) stalls and existing shop fronts. AO3.2 Public toilets:- (a) are provided within the area of the market or are located within 250m of the market; (b) remain open and accessible for use during market hours; and (c) are maintained in a clean, safe and tidy state.

³ Editor's note—a market conducted on public land and roads requires authorisation from the Council as the land manager for these community assets. Compliance with the requirements of the planning scheme does not, on its own, provide authorisation for a market to be conducted. Potential market operators should contact Council for further information.

Performance outcomes	Acceptable outcomes
	AO3.3 Directional signage is provided to identify the location of and the entry to public toilet facilities.
Operation and protection of amenity	
PO4 The market is operated in a manner that does not cause environmental nuisance to neighbouring and nearby residents and other sensitive uses having regard to:- (a) the generation of noise, dust, odour and light emissions; and (b) hours and frequency of operation.	AO4.1 The market is conducted, including set-up and pack-up time, between the hours of 5.00am and 10.00pm. AO4.2 The market is conducted, excluding set-up and pack-up time, for not more than 8 hours. AO4.3 The market is held on not more than two days per week. AO4.4 The use of amplified music, megaphones, public address systems and noise generating plant and equipment is avoided. AO4.5 Noise generated from the market complies with the level of noise emissions prescribed under the <i>Environmental Protection (Noise) Regulations 1997</i> . AO4.6 Any outdoor lighting associated with the market is designed, installed, operated and maintained in accordance with <i>AS4282 – The Control of the Obtrusive Effects of Outdoor Lighting</i> . AO4.7 Any temporary lighting is dismantled immediately on closure of the markets.
Waste management	
PO5 The market is established and operated to provide a safe and healthy environment and provides waste disposal facilities which are appropriate to the type and scale of the market.	AO5.1 The market is operated in accordance with an approved waste management plan. AO5.2 The use area of the market is left in a clean state at the end of each market day.
Maintenance of pedestrian movement	
PO6 The market maintains safe pedestrian movement through the market area.	AO6 Where the market is conducted on a footpath and the adjoining road remains open to vehicle use, a minimum 1.2m clearance from the kerb to any market structure or use area is provided.

9.3.11 Multi-unit residential uses code

9.3.11.1 Application

This code applies to development identified as requiring assessment against the Multi-unit residential uses code by the tables of assessment in **Part 5 (Tables of assessment)**.

9.3.11.2 Purpose and overall outcomes

- (1) The purpose of the Multi-unit residential uses code is to ensure multi-unit residential uses are of a high quality design which appropriately responds to local character, environment and amenity considerations.
- (2) The purpose of the Multi-unit residential uses code will be achieved through the following overall outcomes:-
 - (a) a multi-unit residential use is visually attractive with a built form which addresses the street and integrates with surrounding development;
 - (b) a multi-unit residential use incorporates building design that responds to the character of the particular local area;
 - (c) a multi-unit residential use provides a high standard of privacy and amenity for residents, including well designed and usable open space areas; and
 - (d) a multi-unit residential use incorporates and is supported by infrastructure and services commensurate with the scale of the use and its location.

9.3.11.3 Assessment criteria

Table 9.3.11.3.1 Criteria for assessable development

Performance outcomes	Acceptable outcomes
Site suitability	
PO1 The multi-unit residential use is located on a site which has an area and configuration capable of accommodating the intended use and that is compatible with the intended character of the locality, including associated:- <ol style="list-style-type: none"> (a) vehicle access, parking and manoeuvring areas; (b) communal and private open space areas and landscaping; (c) on-site servicing areas; and (d) buffering or separation areas to incompatible uses or sensitive environments. 	AO1.1 The multi-unit residential use is located on a lot having a minimum area of 800m ² . OR Where situated in the Low density residential zone, the multi-unit residential use is located on a lot having a minimum area of 4,000m ² . AO1.2 The multi-unit residential use is not located on a hatchet/battle axe lot or a lot otherwise relying upon access via an easement.
Site analysis	
PO2 The multi-unit residential use is sited and designed so as to:- <ol style="list-style-type: none"> (a) take account of its setting and site context; (b) create an attractive living environment for residents; and (c) make a positive contribution to the character of the street and local area. 	AO2 No acceptable outcome provided. Editor's note—the Council may require submission of a site analysis plan prepared in accordance with the Planning scheme policy for information Council may request, and preparing well made applications and technical reports to demonstrate compliance with Performance Outcome PO2.
Relationship of buildings to streets, public spaces and private open space	
PO3 The multi-unit residential use is sited and designed to:- <ol style="list-style-type: none"> (a) provide a visibly clear pedestrian entrance to and from the building; (b) minimise the potential for pedestrian and vehicular conflict; 	AO3.1 The building is sited and designed such that:- <ol style="list-style-type: none"> (a) street and parkland frontages of the site comprise "semi-active uses/spaces" such as habitable rooms, common recreation areas (indoor and outdoor) and landscaped areas, to facilitate casual surveillance; and

Performance outcomes	Acceptable outcomes
<p>(c) provide a semi-active frontage and promote casual surveillance of the street, adjacent parkland or other public spaces; and</p> <p>(d) ensure that car parking areas, services, mechanical plant and site facilities are not visually prominent.</p>	<p>(b) the number of dwellings, rooming units, windows and balconies of habitable rooms that address adjoining streets, communal recreation areas and open spaces is maximised; and</p> <p>(c) pedestrian access to the site and the entrances of buildings and individual dwellings is easily discerned, and is separate from vehicular access.</p> <p>AO3.2 Any car parking area or other associated structures are integrated into the design of the development such that:-</p> <p>(a) they are screened from view from frontages to streets, parks and adjoining land;</p> <p>(b) they are not located between the building and the road frontage (excluding visitor car parking); and</p> <p>(c) a basement car parking area does not protrude above the adjacent ground level by more than 1m.</p> <p>AO3.3 External clothes drying facilities, building services and mechanical plant, including individual air conditioning equipment for dwellings or rooming units, are visually integrated into the design and finish of the building or effectively screened from view.</p>
Building mass and composition	
<p>PO4 The multi-unit residential use is sited and designed in a manner which:-</p> <p>(a) maximises the retention of existing vegetation and allows for spaces and landscaping between buildings; and</p> <p>(b) allows sufficient area at ground level for communal open space, site facilities, resident and visitor parking, landscaping and maintenance of a residential streetscape.</p>	<p>AO4.1 Where a standalone multi-unit residential use, site cover does not exceed:-</p> <p>(a) 50% if 1 storey; and</p> <p>(b) 40% if 2 or more storeys.</p> <p>OR Where forming part of a mixed use development, site cover does not exceed:-</p> <p>(a) 70% for that part of a building not exceeding 2 storeys; and</p> <p>(b) 40% for that part of a building exceeding 2 storeys.</p> <p>AO4.2 The building incorporates vertical and horizontal articulation such that no unbroken elevation is longer than 15m.</p> <p>AO4.3 The building incorporates most or all of the following design features:-</p> <p>(a) variations in plan shape, such as curves, steps, recesses, projections or splays;</p> <p>(b) variations in the treatment and patterning of windows, sun protection and shading devices, or other elements of a facade treatment at a finer scale than the overall building structure;</p> <p>(c) balconies, verandahs or terraces; and</p> <p>(d) planting, particularly on podiums, terraces and low level roof decks.</p>
<p>PO5 The multi-unit residential use is in a building which has a top level and roof form that is shaped to</p>	<p>AO5 No acceptable outcome provided.</p>

Performance outcomes	Acceptable outcomes
reduce the apparent bulk of the building and provide a visually attractive skyline silhouette.	
Relationship of buildings to streets and adjoining premises	
PO6 The multi-unit residential use is sited and designed so as to:- <ul style="list-style-type: none"> (a) provide amenity and privacy for users of the premises whilst preserving the visual and acoustic privacy of adjoining and nearby properties; (b) provide adequate separation from adjoining uses; (c) allow for landscaping to be provided between buildings and street frontages and between neighbouring buildings; (d) maintain satisfactory access to prevailing breezes and sunlight penetration to adjacent properties; and (e) maintain the visual continuity and pattern of buildings and landscape elements within the street. 	AO6.1 Buildings and structures comply with the minimum boundary setbacks in Table 9.3.11.3.2 (Minimum boundary setbacks for multi-unit residential uses) . AO6.2 The potential for overlooking to adjoining properties from windows, balconies, stairs, landings, terraces, decks and the like is minimised through building design, screening devices, distance and/or landscaping. AO6.3 Where habitable room windows look directly at habitable room windows in an adjacent dwelling or rooming unit within 3m at the ground floor or 9m at levels above the ground floor, privacy is protected by:- <ul style="list-style-type: none"> (a) window sill heights being a minimum of 1.5m above floor level; or (b) fixed opaque glazing being applied to any part of a window below 1.5m above floor level; or (c) fixed external screens; or (d) if at the ground floor, the provision of screen fencing to a minimum height of 1.8m. AO6.4 For buildings greater than 2 storeys, sunlight to open space and habitable rooms of buildings on adjacent properties is not reduced to less than 4 hours, or reduced by more than 20% than existing, between the hours of 9:00am and 3:00pm on 21 June.
Open space	
PO7 The multi-unit residential use provides sufficient open space to meet the needs of residents and visitors.	AO7.1 At least 25% of the site area is provided as private and/or communal open space. AO7.2 Each ground floor dwelling or rooming unit has a courtyard or similar private open space area directly accessible from the main living area that complies with the following minimum areas and dimensions respectively:- <ul style="list-style-type: none"> (a) 10m² and 2.5m for a studio unit, 1 bedroom unit or rooming unit; (b) 15m² and 2.5m for a 2 bedroom unit; and (c) 20m² and 3.0m for a 3 or more bedroom unit. AO7.3 Each dwelling or rooming unit above the ground floor has a balcony or similar private open space area directly accessible from a living area that complies with the following minimum areas and dimensions respectively:- <ul style="list-style-type: none"> (a) 4.5m² and 1.7m for a studio unit, 1 bedroom unit or rooming unit; and (b) 8m² and 2.1m for a 2 or more bedroom unit.
Boundary fences and walls	
PO8 Fences and walls are designed and located to:- <ul style="list-style-type: none"> (a) protect the privacy and amenity of residents of the site and adjacent residential properties 	AO8.1 A minimum 1.8m high solid screen fence is provided and maintained along all side (behind the front

Performance outcomes	Acceptable outcomes
<p>while maximising opportunities for casual surveillance of public spaces external to the site;</p> <p>(b) highlight site and building entrances; and</p> <p>(c) not unduly impact upon the amenity of the site or surrounding areas.</p>	<p>building line) and rear boundaries of the site to the front building line.</p> <p>AO8.2</p> <p>Any fence or wall provided along a street frontage (or other public space), or side boundaries forward of the front building line, does not exceed a height of:-</p> <p>(a) 1.8m if 50% transparent; or</p> <p>(b) 1.2m if solid.</p> <p>Editor's note—the height of the fence or wall may be tapered from 1.2m to 1.8m from the street frontage over a maximum distance of 6m.</p>
Site facilities and waste management	
<p>PO9</p> <p>Adequate communal clothes drying facilities are provided where dwellings or rooming units are not provided with individual drying facilities.</p>	<p>AO9</p> <p>Where dwellings or rooming units are not provided with individual clothes drying facilities, one or more outdoor clothes drying areas are provided in an accessible location, equipped with robust clothes lines.</p>
<p>PO10</p> <p>Refuse disposal and storage areas:-</p> <p>(a) are located in convenient and unobtrusive positions on the site; and</p> <p>(b) are able to be efficiently and effectively serviced by the Council's cleansing contractor.</p>	<p>AO10</p> <p>The multi-unit residential use provides for the on-site storage and collection of refuse in accordance with the requirements specified in the Planning scheme policy for waste management.</p>
Additional requirements for a rooming accommodation or short term accommodation	
<p>PO11</p> <p>Except where in the form of a serviced apartment or self-contained accommodation, the rooming accommodation or short term accommodation use is provided with sufficient kitchen, dining, laundry and common room facilities to accommodate the needs of residents and staff.</p>	<p>AO11</p> <p>No acceptable outcome provided.</p>
Additional requirements for non-resident workforce accommodation or rural workers accommodation if located in a Rural zone⁴	
<p>PO12</p> <p>The non-resident workforce accommodation or rural workers accommodation use is sited and designed to:-</p> <p>(a) provide amenity for users of the premises;</p> <p>(b) avoid conflicts with residents and rural activities on surrounding properties; and</p> <p>(c) maintain the visual continuity and pattern of buildings and landscape elements within the locality.</p>	<p>AO12</p> <p>The non-resident workforce accommodation or rural workers accommodation use is setback at least:-</p> <p>(a) 20m from any site frontage; and</p> <p>(b) 50m from any other site boundary.</p>
<p>PO13</p> <p>The scale, design and external finish of buildings:-</p> <p>(a) complements the rural and/or natural character of the area and integrates with the surrounding natural landscape; and</p> <p>(b) incorporates colours and finishes that allow the buildings to blend in with the natural and rural landscape.</p>	<p>AO13</p> <p>No acceptable outcome provided.</p>
Additional requirements for mixed use development	
<p>PO14</p> <p>Where the multi-unit residential use forms part of a mixed use development (i.e. involving non-residential activities in the same building), the development provides residents with reasonable privacy and security.</p>	<p>AO14.1</p> <p>Entry areas for the residents of and visitors to dwellings or rooming units are provided separately from entrances for other building users and provide for safe entry from streets, car parking areas and servicing areas.</p>

⁴ For these particular uses, where there is inconsistency between the assessment criteria in this table and the assessment criteria contained elsewhere in this code, the provisions in this table will prevail to the extent of the inconsistency.

Performance outcomes	Acceptable outcomes
	<p>AO14.2 Clearly marked, safe and secure parking areas are provided for residents and visitors which are separate from parking areas provided for other building users.</p> <p>AO14.3 Security measures are installed such that other building users do not have access to areas that are intended for the exclusive use of residents of and visitors to residential accommodation.</p>

Table 9.3.11.3.2 Minimum boundary setbacks for multi-unit residential uses

Column 1 Building height	Column 2 Boundary type	Column 3 Minimum boundary setback
1 storey	Front (primary)	6m
	Front (secondary)	4.5m
	Side	2m
	Rear	3m
2 storeys	Front (primary)	6m
	Front (secondary)	4.5m
	Side	3m
	Rear	4.5m
3 storeys and above	Front (primary)	6m
	Front (secondary)	6m
	Side	4m
	Rear	6m

9.3.12 Nature and rural based tourism code

9.3.12.1 Application

This code applies to development identified as requiring assessment against the Nature and rural based tourism code by the tables of assessment in **Part 5 (Tables of assessment)**.

9.3.12.2 Purpose and overall outcomes

- (1) The purpose of the Nature and rural based tourism code is to ensure nature and rural based tourism uses are appropriately located and designed in a manner which meets visitor needs, preserves environmental and landscape values, protects the amenity of surrounding premises and avoids land use conflicts.
- (2) The purpose of the Nature and rural based tourism code will be achieved through the following overall outcomes:-
 - (a) a nature or rural based tourism use is located and designed in a manner which sensitively responds to site characteristics;
 - (b) a nature or rural based tourism use provides high quality amenities and facilities commensurate with its location and setting, the types of accommodation supplied and the length of stay accommodated;
 - (c) a nature or rural based tourism use is of a scale and intensity that is compatible with and subservient to its rural or natural setting and the preferred character of the local area;
 - (d) a nature or rural based tourism use does not adversely impact on the amenity of rural and residential areas or the viable operation of rural activities; and
 - (e) a nature or rural based tourism use is provided with appropriate utilities and services.

9.3.12.3 Assessment criteria

Table 9.3.12.3.1 Criteria for self-assessable and assessable development

Performance outcomes	Acceptable outcomes
<i>Location and site suitability</i>	
PO1 A nature or rural based tourism use is located such that it avoids land use conflicts with residents and rural uses on surrounding properties.	AO1.1 The nature or rural based tourism use is sited so as to not overlook the living areas of neighbouring or surrounding residential properties. AO1.2 The nature or rural based tourism use is setback at least:- (a) 50m from the common boundary of any property included in the Rural zone; and (b) 20m from any site boundary where the circumstances identified in (a) above do not apply.
PO2 The area of the site is sufficient to accommodate the nature or rural based tourism use without detracting from the natural or rural character and amenity of the local area.	AO2 The site is at least 4 hectares in area.
PO3 A nature or rural based tourism use:- (a) provides an opportunity to access and appreciate an area or feature of environmental, natural or scenic significance or a recreational or rural feature or activity; and (b) remains subordinate to the area or feature of significance.	AO3.1 <u>For assessable development only:-</u> The nature or rural based tourism use is based on and has a direct association with:- (a) an area of environmental, natural or scenic significance; (b) a rural-based activity or feature; (c) a valued recreational feature or activity; or (d) a place of local interest.

Performance outcomes	Acceptable outcomes
	<p>AO3.2 For assessable development only:- The environmental, agricultural, recreational or rural feature or activity with which the nature or rural based tourism use is associated remains the dominant or primary land use on the site.</p>
Building design and appearance	
<p>PO4 The scale, design and external finish of buildings:- (a) complements the natural and/or rural character of the area and integrates with the surrounding natural landscape; (b) incorporates colours and finishes that allow the buildings to blend in with the natural and rural landscape.</p>	<p>AO4.1 For assessable development only:- Buildings take the form of small, separate buildings which are visually separated.</p> <p>AO4.2 For assessable development only:- The architectural style and materials used for any new building comprise a mix of lightweight and textured external materials such as timber cladding and corrugated iron.</p>
<p>PO5 The height of any building or structure associated with the nature or rural based tourism use does not:- (a) overshadow adjoining residences; (b) obstruct the outlook from adjoining lots; or (c) visually dominate the rural or natural landscape.</p>	<p>AO5 The maximum height of any building or structure associated with the use does not exceed two (2) storeys and 8.5m above ground level.</p>
Temporary accommodation	
<p>PO6 Accommodation is provided for short-term stays only.</p>	<p>AO6 Guests stay no more than 14 consecutive nights.</p>
Intensity of use	
<p>PO7 The size, scale and density of accommodation facilities:- (a) is appropriate to its environmental or rural location and setting; and (b) does not detract from the environmental or rural character and amenity of the local area.</p>	<p>AO7.1 For cabin accommodation:- (a) the gross floor area of each cabin does not exceed 60m²; (b) site density does not exceed 4 cabins per hectare; and (c) the maximum number of cabins on any site does not exceed 8.</p> <p>AO7.2 For camping grounds:- (a) site density does not exceed 20 camp sites per hectare; (b) the maximum number of camp sites on any site does not exceed 100; and (c) the total gross floor area of all buildings associated with the operation of the camping ground does not exceed 500m².</p> <p>AO7.3 For other forms of accommodation, no acceptable outcome provided.</p>
Guest facilities	
<p>PO8 An acceptable standard of facilities is provided for guests.</p>	<p>AO8.1 For cabin accommodation:- (a) guest accommodation is self-contained; or (b) a common area or building is provided for meals and other facilities.</p> <p>AO8.2 For camping grounds, a minimum of 1 unisex toilet is provided on-site for every 10 camp sites.</p>

Performance outcomes	Acceptable outcomes
	AO8.3 For other forms of accommodation, no acceptable outcome provided.
Site access and car parking	
PO9 A nature or rural based tourism use:- (a) ensures that the location and design of any new site access does not interfere with the planned function, safety, capacity and operation of the transport network; (b) provides sufficient on-site car parking for the demand anticipated to be generated by the use; and (c) ensures that the layout and design of vehicle access, on-site circulation systems and parking areas is safe, convenient and legible for all users.	AO9.1 The location and design of any new site access is in accordance with the standards specified in the Planning scheme policy for development works . AO9.2 The nature or rural based tourism use provides on-site car parking at a rate of 1 space per cabin, camp site or guest suite. AO9.3 Access driveways, internal circulation and manoeuvring areas, and on-site car parking areas are designed and constructed in accordance with <i>AS2890 Parking facilities – Off-street car parking</i> .
Services and utilities	
PO10 A nature or rural based tourism use is provided with a level of infrastructure and services that: (a) is appropriate to its location and setting; (b) maintains environmental and public health; and (c) is commensurate with the needs of users.	AO10.1 The nature or rural based tourism use is:- (a) connected to the reticulated sewer infrastructure network; or (b) where not located in a sewered area, an on-site effluent treatment and disposal system is provided in accordance with the <i>Plumbing and Drainage Act 2003</i> . AO10.2 The nature or rural based tourism use is:- (a) connected to the reticulated water supply infrastructure network; or (b) where reticulated water supply is not available, provided with an alternate potable water supply source (e.g. rainwater, bore water) that complies with the <i>Australian Drinking Water Guidelines</i> (NHMRC, 2011).

9.3.13 Relocatable home park and tourist park code

9.3.13.1 Application

This code applies to development identified as requiring assessment against the Relocatable home park and tourist park code by the tables of assessment in **Part 5 (Tables of assessment)**.

9.3.13.2 Purpose and overall outcomes

- (1) The purpose of the Relocatable home park and tourist park code is to ensure relocatable home parks and tourist parks are appropriately located and are designed in a manner which meets the needs of residents and visitors and protects the amenity of surrounding premises.
- (2) The purpose of the Relocatable home park and tourist park code will be achieved through the following overall outcomes:-
 - (a) a relocatable home park and tourist park is well located and offers convenient access to the services and facilities required to support residents' and travellers' needs;
 - (b) a relocatable home park and tourist park provides high quality amenities and facilities commensurate with its setting, the types of accommodation supplied and the length of stay accommodated;
 - (c) a relocatable home park and tourist park is of a scale and intensity that is compatible with the preferred character of the local area;
 - (d) a relocatable home park and tourist park does not adversely impact on the amenity of rural and residential areas or the viable operation of rural activities; and
 - (e) a relocatable home park and tourist park is provided with appropriate utilities and services.

9.3.13.3 Assessment criteria

Table 9.3.13.3.1 Criteria for assessable development

Performance outcomes	Acceptable outcomes
Design and layout	
PO1 The design and layout of the relocatable home park or tourist park ensures that residents and guests are provided with a high quality living environment.	AO1 No acceptable outcome provided.
Location and site suitability	
PO2 The relocatable home park or tourist park is located so that residents and guests have convenient access to:- (a) tourist attractions if a tourist park; (b) everyday commercial, community and recreation facilities; (c) public transport services if a relocatable home park.	AO2 No acceptable outcome provided.
PO3 The relocatable home park or tourist park is located on a site of an appropriate size and has suitable levels of accessibility.	AO3.1 The relocatable home park or tourist park is located on a site which:- (a) is at least 2ha in area in the case of a tourist park or at least 4ha in area in the case of a relocatable home park; and (b) has a road frontage of at least 20m. AO3.2 Roads to which the site has access:- (a) have a minimum reserve width of 20m; (b) are fully constructed with bitumen paving for the full frontage of the site; and

Performance outcomes	Acceptable outcomes
	(c) are capable of accommodating any projected increase in traffic generated by the development.
Residential amenity and landscaping	
PO4 The relocatable home park or tourist park does not impact on the amenity of adjoining or nearby residential areas.	AO4.1 A 1.8m high solid screen fence is provided for the full length of any property boundary adjoining an existing residential use or land included in a residential zone. AO4.2 A 3m wide landscaping strip is provided to the front, side and rear property boundaries of the site. AO4.3 Pools and other potentially noisy activities or mechanical plant are not located where they adjoin an existing residential use.
Privacy and separation	
PO5 A reasonable level of privacy and separation is available to all residents within the relocatable home park or tourist park.	AO5.1 Individual relocatable home sites:- (a) are at least 200m ² in area; (b) are setback at least 6m from any external road frontage; (c) have a minimum boundary width to any internal accessway of 10m; and (d) are clearly delineated and separated from adjoining sites by trees or shrubs. AO5.2 Relocatable homes are not sited within 1.5m of the side and rear boundaries or within 3m of the front boundary of the individual relocatable home site. AO5.3 Individual caravan and cabin sites:- (a) are set back at least 12m from any external road frontage and 5m from any other property boundary; (b) are sited such that no part of any caravan is within 3m of any other caravan, tent, cabin or building; (c) have a frontage of at least 10m to any internal accessway; (d) are clearly delineated and separated from adjoining sites by trees or shrubs; (e) contain a clear area of at least 2.5m by 2.5m for outdoor space; and (f) ensure that no part of any caravan or cabin is within 2m of any internal accessway.
Residential density	
PO6 The relocatable home park or tourist park has a residential density that is compatible with the preferred character of the local area in which it is located.	AO6.1 The maximum site density for the relocatable home park or tourist park does not exceed 30 relocatable home or caravan sites per hectare. AO6.2 The total number of cabins within a tourist park does not exceed 1 cabin for every 3 caravan sites.
Recreational open space	
PO7 The relocatable home park or tourist park provides recreational open space that is:- (a) provided to meet the needs of all residents; and	AO7.1 A minimum of 10% of the total site area, exclusive of landscaping strips, is provided as recreational open space.

Performance outcomes	Acceptable outcomes
(b) designed to promote resident safety through casual surveillance.	<p>AO7.2 50% of the required recreational open space is provided in one area.</p> <p>AO7.3 Recreational open space:- (a) has a minimum dimension of 15m; (b) contains one area at least 150m² in size; (c) is independent of landscaping strips and clothes drying areas; (d) is located not more than 80m from any caravan or cabin site or 150m from any relocatable home park site; and (e) includes a fenced children's playground.</p> <p>AO7.4 A communal recreation building is provided for the use of residents.</p>
Site access and parking	
<p>PO8 The design and management of access and entry parking arrangements:- (a) facilitates the safe and convenient use of the relocatable home park or tourist park by residents and visitors; and (b) minimises the demand upon external roads and other public spaces for car parking associated with the use.</p>	<p>AO8.1 Excluding any required emergency access points, vehicle access is limited to 1 major entry/exit point on 1 road frontage.</p> <p>AO8.2 Visitor parking is located with direct access to the entry driveway and is located and sign-posted to encourage visitor use.</p> <p>AO8.3 For a tourist park, a short term standing area with a minimum dimension of 4m by 20m is provided either as a separate bay or as part of a one-way entrance road.</p> <p>AO8.4 No caravan or relocatable home site has direct access to any public road.</p>
Internal access and circulation	
<p>PO9 The design and management of internal vehicle and pedestrian access, parking and vehicle movement on the site facilitates the safe and convenient use of the relocatable home park or tourist park.</p>	<p>AO9 The design of internal access roads and footpaths and the location of visitor parking areas complies with the following:- (a) vehicular access to each site is via shared internal accessways which are designed to provide safe, convenient and efficient movement of vehicles and pedestrians; (b) accessways are designed to discourage vehicle speeds in excess of 15km/hr; (c) the accessway and footpath system together provide adequate access for service and emergency vehicles to each site and connect sites with amenities, recreational open space and external roads; (d) internal accessways comply with the following:- (i) carriageway width is not less than 6m for two way traffic and not less than 4m for one way traffic; (ii) the verge width on both sides is not less than 1.5m; (iii) a loop circulation system is provided, with culs-de-sac avoided or minimised; (iv) where culs-de-sac are provided, turning bays are incorporated capable of allowing conventional service trucks to reverse</p>

Performance outcomes	Acceptable outcomes
	<p>direction with a maximum of two movements;</p> <p>(v) all internal roads are sealed to the carriageway widths stated above; and</p> <p>(vi) internal footpaths are a minimum width of 1.2m (internal footpaths may be accommodated within the carriageway of internal accessways serving 10 sites or less).</p>
Amenities and refuse management	
<p>PO10</p> <p>Caravan, tent and cabin sites are provided with adequate access to amenities for day-to-day living.</p>	<p>AO10.1</p> <p>Except where private facilities are provided to each site, toilet, shower and laundry amenities are located:-</p> <p>(a) within 100m of every caravan, tent or cabin site; and</p> <p>(b) not closer than 6m to any caravan, tent or cabin site.</p> <p>AO10.2</p> <p>Laundry and clothes drying facilities are provided for guests.</p>
<p>PO11</p> <p>The relocatable home park or tourist park provides on-site facilities for the storage and collection of refuse, with such facilities:-</p> <p>(a) located in convenient and unobtrusive positions; and</p> <p>(b) capable of being serviced by the Council's cleansing contractor.</p>	<p>AO11</p> <p>In the case of a tourist park, a central waste collection area is provided for every 50 caravan sites.</p> <p>OR</p> <p>In the case of a relocatable home park, refuse collection is provided to every relocatable home park site.</p>
Relocatable homes in tourist parks	
<p>PO12</p> <p>A section of a tourist park may be used as a relocatable home park (i.e. long-term residential accommodation) provided that the relocatable home park section is subservient to the tourist park section.</p>	<p>AO12</p> <p>Not more than 40% of the total area of a tourist park is used to accommodate relocatable homes.</p>

9.3.14 Residential care facility and retirement facility code

9.3.14.1 Application

This code applies to development identified as requiring assessment against the Residential care facility and retirement facility code by the tables of assessment in **Part 5 (Tables of assessment)**.

9.3.14.2 Purpose and overall outcomes

- (1) The purpose of the Residential care facility and retirement facility code is to ensure residential care facilities and retirement facilities:-
 - (a) are appropriately located;
 - (b) are designed in a manner which meets the needs of and provides a comfortable and safe environment for residents; and
 - (c) protect the amenity of surrounding premises.
- (2) The purpose of the Residential care facility and retirement facility code will be achieved through the following overall outcomes:-
 - (a) a residential care facility or retirement facility is located where residents can have easy and direct access to public transport and community services and facilities;
 - (b) a residential care facility or retirement facility provides a home-like, non-institutional environment that promotes individuality, sense of belonging and independence;
 - (c) a residential care facility or retirement facility achieves a balance between providing specialised housing for residents whilst providing the opportunity for residents to participate in the wider community;
 - (d) a residential care facility or retirement facility is designed to be integrated with surrounding development;
 - (e) a residential care facility or retirement facility is sited such that there is ease of movement, safety and legibility for residents and visitors; and
 - (f) a residential care facility or retirement facility is designed such that the comfort, safety, security, individuality, privacy and wellbeing of residents are promoted.

9.3.14.3 Assessment criteria

Table 9.3.14.3.1 Criteria for assessable development

Performance outcomes	Acceptable outcomes
Location and site suitability	
PO1 The residential care facility or retirement facility is located so that residents have convenient access to:- <ol style="list-style-type: none"> (a) everyday commercial facilities; (b) community facilities and social services; and (c) regular public transport or facility specific transport that provides a comparable or better level of service. 	AO1 The residential care facility or retirement facility is located on a site within 400m walking distance from an activity centre or a public transport stop. OR Where the residential care facility or retirement facility is not located close to an activity centre or public transport stop, a regular, convenient and affordable transport service is provided for residents of the residential care facility by the facility operator to the nearest activity centre or public transport connection.
Site area and dimensions	
PO2 The residential care facility or retirement facility is located on a site which has an area and dimensions	AO2 No acceptable outcome provided.

Performance outcomes	Acceptable outcomes
suitable to enable the development of a well-designed and integrated facility that incorporates:- (a) accommodation and support facilities; (b) vehicles access, parking and manoeuvring; (c) stormwater treatment areas; (d) open space areas and landscaping; and (e) any necessary buffering to adjoining uses or other elements.	
Integration of large sites with neighbourhoods and street networks	
PO3 The residential care facility or retirement facility is integrated with the neighbourhood and local transport network.	AO3 The residential care facility or retirement facility:- (a) is connected to and forms part of the surrounding neighbourhood rather than establishing as a separate private enclave; (b) is integrated with and extends the existing or proposed local transport network; (c) provides for legible and direct pedestrian, bicycle and vehicular access for all residents to nearby activity centres, community facilities and public open space; and (d) clearly defines the boundaries of public, communal and private open space.
Building scale and bulk	
PO4 The residential care facility or retirement facility is sited and designed in a manner which:- (a) results in a building scale that is compatible with surrounding development; (b) does not represent an appearance of excessive bulk to adjacent premises, the streetscape or other areas external to the site; (c) maximises the retention of existing vegetation and allows for spaces and landscaping between buildings; (d) allows sufficient area at ground level of private and communal open space, site facilities, resident and visitor parking, landscaping and maintenance of a residential streetscape; and (e) facilitates onsite stormwater management and vehicle access.	AO4.1 Site cover does not exceed 50%. AO4.2 Building bulk is reduced by incorporating a combination of the following elements in building design:- (a) verandahs; (b) recesses; (c) variation in materials, colours, and/or textures including between levels; and (d) variation in building form. AO4.3 The length of any unarticulated elevation of a building, fence or other structure visible from the street does not exceed 15m. AO4.4 Any building does not exceed 40m in length, with separation between buildings for the purposes of cross ventilation, articulation and light, of at least 6m.
Building design and streetscape appearance	
PO5 The residential care facility or retirement facility is designed to:- (a) take account of its setting and site context; (b) create an attractive living environment for residents; and (c) make a positive contribution to the character of the street and local area.	AO5.1 The residential care facility or retirement facility incorporates a high standard of facility design that is responsive to the specific needs of its residents. AO5.2 Buildings are oriented to the street and provide casual surveillance of the street. AO5.3 Buildings and structures are setback a minimum of:- (a) 6m from the front boundary; and (b) 4.5m from the side and rear boundaries. AO5.4 Screening of balconies is limited to the side and rear boundaries and the sides of balconies where needed to prevent noise and overlooking of other rooming units or dwellings and recreation areas.

Performance outcomes	Acceptable outcomes
	<p>AO5.5 Services structures and mechanical plant are screened or designed as part of the building.</p>
<p>PO6 The site layout and design of buildings forming part of the residential care facility or retirement facility promote a domestic scale, individuality and sense of belonging.</p>	<p>AO6.1 Rooming units and dwellings are configured in clusters with each cluster having a clearly defined street address and each rooming unit and dwelling having clearly defined private open space and a prominent front door.</p> <p>AO6.2 Clusters of rooming units and dwellings are supported by unique design features that help identify and individualise them.</p> <p>AO6.3 Rooming units and dwellings have clear addresses within a conventional address system of streets and dwellings.</p> <p>AO6.4 Logical, direct and separated pedestrian and vehicle routes are provided between rooming units and dwellings, communal buildings and other on-site facilities and facilities in the neighbourhood.</p>
Open space and landscaping	
<p>PO7 The residential care facility or retirement facility incorporates communal and private open space areas and landscaping that provides:- (a) sufficient spaces for residents to engage in and enjoy outdoor activities; (b) community gardens and or edible landscape elements; and (c) an attractive sub-tropical setting for the development that is able to be appreciated by residents.</p>	<p>AO7.1 At least 30% of the area of the site is provided as communal and private open space, exclusive of required setbacks and buffers with:- (a) each ground floor dwelling having a courtyard or similar private open space area, not less than 20m² and with a minimum dimension of 3m directly accessible from the living area of the dwelling; (b) each dwelling above ground level having a balcony or similar private open space area, not less than 10m² and with a minimum dimension of 2.5m directly accessible from the living area of the dwelling; and (c) each nursing care rooming unit having a courtyard or similar private open space area not less than 10m² with a minimum dimension of 2.5m directly accessible from the living area.</p> <p>AO7.2 A landscaping strip at least 3m wide and located within the boundaries of the site is provided along the full frontage of the site.</p>
<p>PO8 Fences and walls used in landscaping for the residential care facility or retirement facility:- (a) assist the development to address the street; (b) enable the use of private open space abutting the street; (c) provide an acoustic barrier for traffic noise when other measures cannot be implemented; (d) highlight site and building entrances; (e) maintain safety and opportunities for casual surveillance; and (f) do not unduly impact upon the amenity of the site or surrounding areas.</p>	<p>AO8.1 Except where adjoining a public space, a 1.8m high solid screen fence is provided along the full length of all side and rear boundaries of the site.</p> <p>AO8.2 Unless required to ameliorate traffic noise or headlight glare, high solid fences or walls are avoided along street frontages.</p> <p>Editor's note—dwelling design utilising noise reduction construction techniques and landscaping are the preferred solutions to ameliorate traffic noise and headlight glare.</p> <p>AO8.3 Any fence or wall provided along a street frontage (or other public space), or side boundaries forward</p>

Performance outcomes	Acceptable outcomes
	<p>of the front building line, does not exceed a height of:-</p> <p>(c) 1.8m if 50% transparent; or</p> <p>(d) 1.2m if solid.</p> <p>Editor's note—the height of the fence or wall may be tapered from 1.2m to 1.8m from the street frontage over a maximum distance of 6m.</p> <p>AO8.3 Front fences and walls are setback behind the 3m wide landscaping strip.</p>
Management, residential care and social facilities	
<p>PO9 The residential care facility or retirement facility provides appropriate management, social and care facilities on site.</p>	<p>AO9.1 The residential care facility or retirement facility provides management facilities, supervised care facilities and social facilities in communal buildings.</p> <p>AO9.2 Communal buildings are easily accessible and centrally located, and residents are able to easily navigate the site on foot or with the assistance of mobility aids.</p>
Accessibility	
<p>PO10 The residential care facility or retirement facility incorporates easy and safe pedestrian access and movement.</p>	<p>AO10.1 No dwelling or rooming unit is more than 250m walking distance from a site entry or exit point.</p> <p>AO10.2 All pathways and land used for outdoor recreation have grades of 5% or less, with paths having hard, slip resistant surfaces.</p> <p>AO10.3 Internal paths, ramps and hallways are capable of accommodating two wheelchairs (side by side) at any one time.</p> <p>AO10.4 Buildings exceeding one storey in height incorporate lifts and ramped access to each storey.</p>
Safety and security	
<p>PO11 The residential care facility or retirement facility provides a safe and secure living environment.</p>	<p>AO11.1 Buildings adjacent to public or communal streets or open space have at least one habitable room window with an outlook to that area.</p> <p>AO11.2 Entrances and exits to the site are clearly marked and well lit.</p> <p>AO11.3 Bollard or overhead lighting (which achieves lighting levels of at least category 2 as specified in <i>Australian Standard AS1158</i>) is provided along all footways and roads, and in all car parking areas.</p> <p>AO11.4 External lighting to dwellings is controlled by light photo cell sensor devices.</p>

9.3.15 Rural uses code

9.3.15.1 Application

This code applies to development identified as requiring assessment against the Rural uses code by the tables of assessment in **Part 5 (Tables of assessment)**.

9.3.15.2 Purpose and overall outcomes

- (1) The purpose of the Rural uses code is to facilitate rural uses and ensure rural uses are developed in a sustainable manner which conserves the productive characteristics of rural land and protects environmental and landscape values and the amenity of surrounding premises.
- (2) The purpose of the Rural uses code will be achieved through the following overall outcomes:-
 - (a) rural uses are undertaken on a sustainable basis;
 - (b) agricultural land classification (ALC) Class A and Class B land is not alienated or encroached upon by incompatible land uses or development;
 - (c) rural uses are established in suitable locations where potential adverse environmental, amenity and other impacts can be effectively managed; and
 - (d) adverse impacts on the surrounding or downstream environments or natural environmental processes are avoided.

9.3.15.3 Assessment criteria

Table 9.3.15.3.1 Criteria for self-assessable and assessable development

Performance outcomes	Acceptable outcomes
<i>Requirements for animal husbandry, cropping, intensive horticulture, minor aquaculture and wholesale nursery</i>	
PO1 The rural use is conducted on a lot that is of sufficient size to reasonably accommodate the use and mitigate potential nuisance arising from noise, dust, odour and other emissions or contaminants generated by the rural use.	AO1 The rural use is conducted on a site with an area of at least 4,000m ² .
PO2 The rural use is sited such that natural watercourses and wetlands are protected.	AO2 Where the rural use is located on land adjoining a natural watercourse or wetland, as identified in the SPP interactive mapping system (plan making), the rural use is set back at least 10m from the high bank of the watercourse or wetland.
PO3 Buildings and structures associated with the rural use are set well back from site boundaries so as to:- <ol style="list-style-type: none"> (a) maintain an open or mostly open rural landscape character; (b) protect the visual amenity of scenic rural roads; (c) protect the functional characteristics of the State and local road networks; and (d) provide adequate privacy and visual separation to adjoining properties. 	AO3.1 Where located on a lot exceeding 2ha in area, buildings and structures associated with the rural use have front boundary setbacks of at least:- <ol style="list-style-type: none"> (a) 40m from a State-controlled road; or (b) 20m from any other road; or (c) where there is an existing building or structure on the lot with a setback less than (a) or (b) above, the same setback as the existing building or structure. AO3.2 Where located on a lot not exceeding 2ha in area, buildings or structures associated with the rural use have front boundary setbacks of at least:- <ol style="list-style-type: none"> (a) 10m; or (b) where there is an existing building or structure on the lot with a setback less than (a) above, the same setback as the existing building or structure.

Performance outcomes	Acceptable outcomes
	AO3.3 Buildings and structures associated with the rural use are setback from side and rear boundaries in accordance with the following:- (a) a minimum of 10m where the lot is more than 2ha in area; or (b) a minimum of 3m where the lot is not more than 2ha in area.
Requirements for permanent plantation	
PO4 The permanent plantation is located such that it conserves the productive characteristics of agricultural land classification (ALC) Class A and Class B land.	AO4 No part of the permanent plantation is located on land identified as ALC Class A or Class B land in the SPP interactive mapping system (plan making).
Requirements for roadside stall	
PO5 The roadside stall:- (a) only displays and offers for sale local rural produce; and (b) has a scale and intensity that is appropriate to a rural area.	AO5.1 The display and sale of goods at the roadside stall is limited to fresh or processed rural produce that is grown, produced or manufactured on the site or an adjoining site. AO5.2 The roadside stall has a GFA not exceeding 50m ² , and:- (a) is located in an existing building or part of an existing building; or (b) buildings or structures used for the roadside stall are temporary or mobile or are constructed of materials that can easily be dismantled following cessation of the use. AO5.3 The roadside stall is ancillary to a rural use occurring on the same site.
PO6 The roadside stall does not have an adverse impact on the safety or functioning of the road network.	AO6.1 The roadside stall is located on a site adjoining a road other than a State-controlled road or a principal rural road identified in Council's plans for trunk infrastructure in Schedule 3 . AO6.2 The roadside stall is located on a site with sufficient area to park at least three (3) cars clear of the road reserve and within 20m of the roadside stall.
PO7 Signage associated with the roadside stall is small, unobtrusive and appropriate to a rural location.	AO7 Not more than one (1) sign is placed on the premises and the sign:- (a) has a maximum signface area of 0.5m ² per side; and (b) is not illuminated or in motion.

Table 9.3.15.3.2 Criteria for assessable development only

Performance outcomes	Acceptable outcomes
Requirements for aquaculture (other than minor aquaculture), animal keeping, intensive animal industry and rural industry (intensive rural uses)	
Location and site suitability	
PO8 The intensive rural use, including associated buildings, pens, ponds, other structures and waste disposal areas, is located on a site which:- (a) has sufficient area to physically accommodate the intended use; (b) provides for adequate setbacks to:- (i) road frontages; (ii) site boundaries;	AO8.1 The intensive rural use is located on a site which has a minimum site area that complies with Table 9.3.15.3.3 (Siting and setback requirements for intensive rural uses) . AO8.2 The use area for the intensive rural use is setback to roads, residential buildings on surrounding land,

Performance outcomes	Acceptable outcomes
<p>(iii) residential uses on surrounding land; and</p> <p>(iv) watercourses or wetlands; and</p> <p>(c) is sufficiently separated from any existing or planned residential area or other sensitive receptor to avoid any adverse impacts with regard to noise, dust, odour, visual impact, traffic generation, lighting, radiation or other emissions or contaminants</p>	<p>wetlands and watercourses in accordance with the requirements specified in Table 9.3.15.3.3 (Siting and setback requirements for intensive rural uses).</p> <p>AO8.3</p> <p>The intensive rural use, other than a rural industry, is located on a site which is not less than:-</p> <p>(a) 5,000m from land included in a residential zone; or</p> <p>(b) 1,000m from land included in the Rural Residential zone; or</p> <p>(c) 1,000m from any community activity where people gather (e.g. educational establishment or child care centre).</p> <p>OR</p> <p>If the intensive rural use is a rural industry, the use is located on a site which is not less than 500m from land included in a residential zone, the Rural residential zone or any community activity where people gather (e.g. educational establishment or child care centre).</p>
<p>P09</p> <p>The intensive rural use is located on land which is physically suitable and is sufficiently elevated to facilitate ventilation and drainage.</p>	<p>AO9</p> <p>The intensive rural use is located on a site which:-</p> <p>(a) has slopes not exceeding 10%;</p> <p>(b) is not subject to the Flood hazard overlay or otherwise identified as being subject to inundation in the defined flood event; and</p> <p>(c) is not located in an overland flow path.</p>
<p>P010</p> <p>The intensive rural use is located on a site which has appropriate access to necessary infrastructure including:-</p> <p>(a) a reliable, good quality water supply;</p> <p>(b) adequate vehicle access; and</p> <p>(c) reticulated sewerage or on-site treatment and disposal facilities.</p>	<p>AO10</p> <p>The intensive rural use is:-</p> <p>(a) provided with a reliable water supply with capacity to store a minimum of two weeks supply;</p> <p>(b) located on a site which has sealed or fully formed gravel road access; and</p> <p>(c) provided with appropriate on-site effluent treatment and disposal facilities, where reticulated sewerage is not available.</p>
<p>P011</p> <p>Buildings and structures associated with the intensive rural use are sited and designed to avoid or minimise adverse visual impacts on the rural landscape.</p>	<p>AO11</p> <p>No acceptable outcome provided.</p>
Environmental and amenity impacts	
<p>P012</p> <p>The intensive rural use incorporates waste disposal systems and practices which:-</p> <p>(a) ensure that off-site release of contaminants does not cause environmental harm or nuisance;</p> <p>(b) ensure no significant adverse impacts on surface or ground water resources; and</p> <p>(c) comply with relevant Government or industry guidelines, codes and standards applicable to a specific use or on-site waste disposal.</p>	<p>AO12</p> <p>No acceptable outcome provided.</p>
<p>P013</p> <p>The intensive rural use provides for all animals to be effectively contained within the site.</p>	<p>AO13</p> <p>All animals are kept in suitable enclosures or appropriate property fencing is erected to prevent the escape of animals from the site.</p>
<p>P014</p> <p>The intensive rural use prevents or manages any discharges of stormwater runoff or wastewater from</p>	<p>AO14</p> <p>No acceptable outcome provided.</p>

Performance outcomes	Acceptable outcomes
the site to any watercourse, wetland, roadside gutter or stormwater drainage system such that:- (a) no unacceptable levels of sediment, nutrients, chemicals or other pollutants enter a watercourse or wetland; and (b) the ecological and hydraulic processes of the watercourse or wetland are not adversely affected.	
Requirements for winery	
Bona fide use	
PO15 The winery is associated with, and ancillary to, a bona fide cropping use located on the same site.	AO15 No acceptable outcome provided.
PO16 Ancillary activities associated with the winery are limited to those which are legitimately associated with a winery.	AO16 Ancillary activities associated with the winery are limited to cellar door sales, winery tours and restaurant facilities.
Location and site suitability	
PO17 The winery is in a location, and is of a size, scale, and design that is compatible with the desired character of the local area.	AO17 No acceptable outcome provided.
PO18 The winery is sited and designed to avoid or minimise conflict between the winery and its ancillary uses and:- (a) existing or potential rural uses on surrounding properties; or (b) residential uses on surrounding properties.	AO18 Any public areas or manufacturing areas associated with the winery are set back a minimum of 100m from all site boundaries.
Site layout, building design and landscaping	
PO19 Buildings and structures associated with the winery are designed and landscaped so as to complement the rural character, integrate with the surrounding natural landscape and minimise adverse visual impacts.	AO19.1 Manufacturing activities associated with the winery including wine-making and wine-storage activities and any ancillary bottling activities occur within enclosed buildings. AO19.2 Buildings and structures associated with the winery, other than public areas, are set back at least 10m from all side and rear property boundaries. AO19.3 On-site landscaping provides for the effective screening of all non-residential buildings, structures, parking areas and other outdoor use areas from surrounding roads and dwellings.

Table 9.3.15.3.3 Siting and setback requirements for intensive rural uses

Column 1 Rural use	Column 2 Minimum site area	Column 3 Minimum boundary setbacks	Column 4 Minimum distance from a residential building on surrounding land	Column 5 Distance from a wetland or watercourse
Animal keeping	4ha	50m from any road frontage. 15m from any side or rear boundary.	100m	50m
Aquaculture (other than minor aquaculture)	5ha	50m from any road frontage. 15m from any side or rear boundary.	100m	100m
Intensive animal industry	20ha	200m from any road frontage. 100m from any side or rear boundary.	400m	100m
Rural industry	1ha	50m from any road frontage. 10m from any side or rear boundary.	100m	50m

Editor's note—the minimum site areas and setback requirements for intensive rural uses specified in **Table 9.3.15.3.3** may be varied having regard to relevant industry guidelines and/or an impact assessment report, prepared by an appropriately qualified person, demonstrating that no significant environmental harm or nuisance will arise from adopting a lesser site area or setback distance.

9.3.16 Sales office code

9.3.16.1 Application

This code applies to development identified as requiring assessment against the Sales office code by the tables of assessment in **Part 5 (Tables of assessment)**.

9.3.16.2 Purpose and overall outcomes

- (1) The purpose of the Sales office code is to ensure sales offices are temporary in nature and are developed in a manner which protects the amenity of surrounding premises.
- (2) The purpose of the Sales office code will be achieved through the following overall outcomes:-
 - (a) the siting, layout, design and operation of a sales office does not adversely impact upon the character and amenity of the surrounding area; and
 - (b) a sales office is operated for a temporary duration only.

9.3.16.3 Assessment criteria

Table 9.3.16.3.1 Criteria for self-assessable and assessable development

Performance outcomes	Acceptable outcomes
Operational characteristics	
PO1 The duration of the use of premises for a sales office:- (a) in the case of a display dwelling, display village (i.e. comprising 3 or more display dwellings) or estate sales office does not extend beyond a reasonable period required to construct and complete sales within the development or the applicable stage of the development; or (b) in the case of dwelling offered as a prize, does not extend beyond a reasonable period of time to allow for promotion of the prize.	AO1 Where a display dwelling, display village or estate sales office, the use operates for a maximum period of 2 years. OR Where a dwelling offered as a prize, the use operates for a maximum period of 6 months.
PO2 At the cessation of sales office use involving temporary buildings or structures, the site is left in an appropriate condition.	AO2 Any temporary building or structure associated with the operation of the sales office is removed from the site within 14 days of the end of the period of operation and the site is left in a clean and tidy condition.
PO3 The hours of operation of the sales office does not adversely affect the amenity of nearby residential premises.	AO3 The hours of operation of the sales office do not commence before 8.00am or extend later than 6.00pm.
PO4 The number of employees engaged in the operation of the sales office does not adversely affect the amenity of nearby residential premises.	AO4 Where a display dwelling, dwelling offered as a prize or estate sales office, a maximum of 2 employees are engaged in the operation of the sales office at any one time. OR Where a display village, a maximum of 2 employees per display home are engaged in the operation of the sales office at any one time.
Landscaping	
PO5 The sales office incorporates site landscaping and fencing that:- (a) provides an attractive landscape setting for the enjoyment and appreciation of staff and visitors;	AO5.1 Private and public open space areas are landscaped with turf and tree and shrub species.

Performance outcomes	Acceptable outcomes
(b) integrates the development into the surrounding landscape; (c) effectively defines and screens private open space and service areas; (d) protects the amenity of adjoining dwellings.	AO5.2 A 1.8m high solid screen fence is provided to each side and rear boundary that has residential uses adjoining, to the front building line.
Public convenience facilities	
PO6 The sales office provides appropriate public convenience facilities for users of the sales office.	AO6 Public toilet facilities are provided for a display village comprising 4 or more display dwellings.
On-site car parking	
PO7 Sufficient on-site car parking is provided to satisfy the projected needs of the sales office and is appropriately designed to facilitate ease of use.	AO7 A minimum of 2 on-site parking spaces are provided for each display dwelling, estate sales office or dwelling offered as a prize.

9.3.17 Service station code

9.3.17.1 Application

This code applies to development identified as requiring assessment against the Service station code by the tables of assessment in **Part 5 (Tables of assessment)**.

9.3.17.2 Purpose and overall outcomes

- (1) The purpose of the Service station code is to ensure service stations are developed in appropriate locations and in a manner which meets the needs of users, provides safe access and protects the environment and amenity of surrounding premises.
- (2) The purpose of the Service station code will be achieved through the following overall outcomes:-
 - (a) a service station is established at a suitable location and on a site that is capable of accommodating all necessary and associated activities;
 - (b) a service station does not adversely impact upon the amenity of the surrounding local area;
 - (c) a service station incorporates a high standard of built form and landscaping;
 - (d) a service station is provided with safe and convenient access to the road network; and
 - (e) a service station incorporates appropriate environment management measures and minimises the risk of land, ground and surface water contamination.

9.3.17.3 Assessment criteria

Table 9.3.17.3.1 Criteria for assessable development

Performance outcomes	Acceptable outcomes
Location and site suitability	
PO1 The service station is located on a site having sufficient area and dimensions to accommodate required buildings and structures, vehicle access and manoeuvring areas and site landscaping and buffer areas.	AO1 The service station is located on a site that:- (a) is at least 1,500m ² in area; and (b) has a road frontage of at least 40m.
PO2 The service station is located so that it does not adversely impact upon the amenity of existing or future planned residential areas.	AO2 The service station is located on land included in a centre zone, industry zone or the Specialised centre zone. OR The service station is located in the Rural zone on a major road and at least 15km from any existing or approved service station.
Siting of building and structures	
PO3 Buildings and structures associated with the service station are sited so as to:- (a) ensure the safe and efficient use of the site and operation of the facility; (b) protect streetscape character; and (c) provide adequate separation to adjoining land uses.	AO3.1 For front boundary setbacks:- (a) fuel pumps and canopies are setback a minimum of 7.5m from the property boundary; and (b) all other buildings or structures are setback at least 10m from the property boundary. AO3.2 For side and rear boundary setbacks, all buildings or structures are setback at least 2m from the property boundary. OR

Performance outcomes	Acceptable outcomes
	Where adjoining an existing residential use or land included a residential zone, all buildings and structures are setback at least 5m from the property boundary.
Siting of fuel pumps and bulk fuel storage	
PO4 Fuels pumps and bulk fuel storage tanks are located:- (a) wholly within the site; (b) to avoid queuing of vehicles beyond the site boundaries and impairment of on-site vehicle movement; and (c) a safe distance from all site boundaries.	AO4.1 Fuel pumps are located in accordance with <i>Australian Standard AS1940 – The storage and handling of flammable and combustible liquids</i> . AO4.2 Fuel pumps are located such that vehicles while fuelling and refuelling are standing wholly within the site and are parked away from entrances and circulation driveways. AO4.3 Bulk fuel storage tanks are situated no closer than 8m to any road frontage. AO4.4 Inlets to bulk fuel storage tanks are located to ensure that tankers, while discharging fuel, are standing wholly within the site and are on level ground.
Site access	
PO5 The service station:- (a) does not impair traffic flow or road safety; and (b) facilitates, through the design and arrangement of vehicular crossovers, safe and convenient movement to and from the site.	AO5.1 Separate entrances to and exits from the site are provided, and these are clearly marked for their intended use. AO5.2 Reinforced industrial crossovers are constructed to provide suitable access for fuel delivery vehicles. AO5.3 Vehicle crossovers are at least 8m wide. AO5.4 No part of a vehicle crossover is closer than:- (a) 14m from any other vehicle crossover on the same site; (b) 12m from an intersection; and (c) 3m from any property boundary.
Environmental performance	
PO6 The service station is designed and constructed so as to ensure that on-site operations:- (a) do not cause any environmental nuisance or harm; (b) do not result in the release of untreated pollutants; and (c) achieve acceptable levels of stormwater run-off quality and quantity.	AO6.1 Sealed impervious surfaces are provided in areas where potential spills of contaminants may occur. AO6.2 Grease and oil arrestors or other infrastructure is provided to prevent the movement of contaminants from the site.
PO7 Automatic mechanical carwash facilities (where provided) are designed to collect, treat and recycle waste water for reuse.	AO7 No acceptable outcome provided.
PO8 The collection, treatment and disposal of solid and liquid wastes ensures that: (a) off-site releases of contaminants do not occur; and (b) measures to minimise waste generation and to maximise recycling are implemented.	AO8 No acceptable outcome provided.

Performance outcomes	Acceptable outcomes
Protection of residential amenity	
PO9 The service station ensures the amenity of existing or planned residential activities on adjoining premises is protected.	AO9 Where the service station adjoins a residential use or land included in a residential zone:- (a) a 2m high solid screen fence is provided along all common property boundaries of the site; and (b) the hours of operation of the service station are limited to between 6.00am and 10.00pm.
Landscaping	
PO10 The service station incorporates landscaping that softens the development and contributes to the development providing an attractive appearance.	AO10.1 At least 10% of the site area is provided as landscaped area. AO10.2 A minimum 2m wide landscaping strip is provided along each street frontage and common property boundary of the site.
On-site amenities	
PO11 Customer air and water facilities, and any automatic mechanical car washing facilities, are located such that:- (a) vehicles using, or waiting to use such facilities are standing wholly within the site; and (b) an adequate buffer is provided to any adjoining residential use.	AO11 No acceptable outcome provided.
Extent of retail sale of goods	
PO12 The associated sale of goods, including food stuffs, is ancillary to the provision of fuel and automotive repairs and service.	AO12 The gross floor area used for the associated retail sale of goods is limited to 150m ² .

9.3.18 Telecommunications facility code

9.3.18.1 Application

This code applies to development identified as requiring assessment against the Telecommunications facility code by the tables of assessment in **Part 5 (Tables of assessment)**.

9.3.18.2 Purpose and overall outcomes

- (1) The purpose of the Telecommunications facility code is to ensure telecommunication facilities are developed in a manner which protects public health, the environment and the amenity of surrounding premises.
- (2) The purpose of the Telecommunication facility code will be achieved through the following overall outcomes:-
 - (a) a telecommunications facility is visually integrated with its natural or townscape setting;
 - (b) a telecommunications facility does not adversely affect the amenity of surrounding sensitive uses;
 - (c) a telecommunications facility does not adversely impact upon community wellbeing; and
 - (d) a telecommunications facility is located with compatible uses and facilities.

9.3.18.3 Assessment criteria

Table 9.3.18.3.1 Criteria for assessable development

Performance outcomes	Acceptable outcomes
Visual amenity	
PO1 The telecommunications facility is not visually prominent and does not adversely impact on the amenity of nearby residential, community or other sensitive uses.	AO1.1 The telecommunications facility:- (a) is of a similar height to surrounding structures or vegetation; and (b) has a colour and finish that reduces visual recognition in the landscape. AO1.2 Except where colocated with an existing telecommunications facility, the telecommunications facility is located at least:- (a) 400m from a residential activity; (b) 500m from any child care centre, community care centre, educational establishment or park; (c) 20m from any public pathway; and (d) 1km from any other existing or approved telecommunications facility. AO1.3 Any building associated with the telecommunications facility is setback from any street front boundary a distance at least equal to the front setback required for the adjoining use. AO1.4 A 3m wide landscaping strip is provided between any building associated with the telecommunications facility and any street front boundary or adjoining use.
Health and safety	
PO3 The telecommunications facility does not cause human exposure to electromagnetic radiation beyond accepted precautionary limits.	AO3 The telecommunications facility is designed and operated to restrict human exposure to electromagnetic radiation in accordance with the:-

Performance outcomes	Acceptable outcomes
	<p>(a) <i>Radio Communications (Electromagnetic Radiation – Human Exposure) Standard 2003</i>; and</p> <p>(b) <i>Radio Protection Standard for Maximum Exposure Levels to Radiofrequency Fields</i>.</p>
<p>PO4 The telecommunications facility is publicly inaccessible.</p>	<p>AO4.1 Security fencing is provided to prevent unauthorised entry to the telecommunications facility.</p> <p>AO4.2 Safety and warning signage is displayed where necessary.</p>
Facility co-location	
<p>PO5 The telecommunications facility is designed to facilitate co-location with other telecommunications facilities.</p>	<p>AO5 The structural elements of the telecommunications facility are designed to support co-masting or co-siting with other carriers.</p>

9.3.19 Utility code

9.3.19.1 Application

This code applies to development identified as requiring assessment against the Utility code by the tables of assessment in **Part 5 (Tables of assessment)**.

9.3.19.2 Purpose and overall outcomes

- (1) The purpose of the Utility code is to ensure major utilities and other large scale infrastructure projects are provided in a co-ordinated and efficient way and are developed in a manner which effectively services and protects local communities.
- (2) The purpose of the Utility code will be achieved through the following overall outcomes:-
 - (a) major utility infrastructure and facilities are provided in a co-ordinated and efficient manner;
 - (b) major utility infrastructure and facilities do not adversely affect the amenity of surrounding sensitive uses;
 - (c) major utility infrastructure and facilities maximise the efficient use of natural resources, including water and energy;
 - (d) major utility infrastructure and facilities do not adversely impact upon community wellbeing; and
 - (e) where essential community infrastructure, major utility infrastructure and facilities are designed to function during and immediately after flood events.

9.3.19.3 Assessment criteria

Table 9.3.19.3.1 Criteria for assessable development

Performance outcomes	Acceptable outcomes
Location and site suitability	
PO1 The utility is located such that:- (a) it is well placed relative to the infrastructure network that is services; (b) opportunities for cost efficiencies and reduction in environmental and social impacts are maximised; and (c) a high standard of accessibility is available for maintenance purposes and at times of emergency.	AO1.1 The utility is established on a site that is well located relative to any supply or distribution network. AO1.2 Where practicable, the utility is co-located with another utility of a similar or compatible type. AO1.3 The utility is located on a site that can be easily accessed for maintenance purposes or at times of emergency.
Visual and amenity impacts	
PO2 The utility is sited and designed to:- (a) minimise adverse visual impacts beyond the boundaries of the site; and (b) minimise adverse impacts on the amenity of nearby residential, community or other sensitive uses.	AO2 No acceptable outcome provided.
PO3 The utility provides an attractive street front address with unsightly elements screened from view by walls and landscaping strips.	AO3 No acceptable outcome provided.
Water, energy and waste use efficiency	
PO4 The utility is designed, constructed and operated in a manner that:- (a) minimises energy use and greenhouse gas emissions; (b) minimises the use of water; and	AO4 No acceptable outcome provided.

Performance outcomes	Acceptable outcomes
(c) maximises the re-use and recycling of by-products associated with the operation of the utility.	
Building siting and design	
PO5 The siting and design of any buildings or structures associated with the utility are compatible with the setting and character of the local area in which the facility is located.	AO5 No acceptable outcome provided.
Health and safety	
PO6 Public access is discouraged to those parts of the utility that pose a health or safety risk.	AO6.1 Security fencing is provided to prevent unauthorised access to those parts of the utility that pose a health or safety risk. AO6.2 Safety and warning signage is displayed where necessary.
Recommended flood level	
PO7 The functioning of a utility that is essential community service infrastructure is maintained during and immediately after flood and storm tide inundation events. Editor's note—essential community service infrastructure is defined in Schedule 1 (Definitions) .	AO7 A utility that is essential community service infrastructure is:- (a) located in an area that is above the recommended flood levels identified in Table 9.3.19.3.2 (Recommended flood level for a utility that is essential community service infrastructure) ; or (b) located and designed to ensure any components of the infrastructure that are likely to fail to function or may result in contamination when inundated by floodwaters (e.g. electrical switchgear and motors, water supply pipeline air valves) are: (i) located above the recommended flood level; or (ii) designed and constructed to exclude floodwater intrusion/infiltration.

Table 9.3.19.3.2 Recommended flood level for a utility that is essential community service infrastructure

Type of utility	Recommended flood level
Major switch yards and substations (refer to note)	0.5% AEP
Power stations	0.2% AEP
Sewage treatment plants (refer to note)	1% AEP
Water treatment plants (refer to note)	0.5% AEP
<ul style="list-style-type: none"> Works of an electricity entity not otherwise listed in this table Communication network facilities 	No specific recommended flood level but development proponents should ensure that the infrastructure is optimally located and designed to achieve suitable levels of service, having regard to the processes and policies of the administering government agency.

Note—the recommended flood level applies only to electrical and other equipment that, if damaged by floodwater or debris, would prevent the infrastructure from functioning. This equipment should either be protected from damage or designed to withstand inundation.

9.4 Other development codes

9.4.1 Advertising devices code^{5 6}

9.4.1.1 Application

This code applies to development identified as requiring assessment against the Advertising devices code by the tables of assessment in **Part 5 (Tables of assessment)**.


9.4.1.2 Purpose and overall outcomes

- (1) The purpose of the Advertising devices code is to ensure that advertising devices are established in a manner which is consistent with the desired character and amenity of the Bundaberg Region.
- (2) The purpose of the Advertising devices code will be achieved through the following overall outcomes:-
 - (a) an advertising device complements and does not detract from the desirable characteristics of the natural and built environment in which the advertising device is exhibited;
 - (b) an advertising device is designed and integrated into the built form so as to minimise visual clutter;
 - (c) an advertising device does not adversely impact on the amenity of rural, rural residential or residential areas;
 - (d) an advertising device does not adversely impact on the visual amenity of a scenic route, high scenic area, heritage or character area or public open space;
 - (e) an advertising device does not pose a hazard for pedestrians, cyclists or drivers of motor vehicles; and
 - (f) an advertising device accommodates the legitimate need to provide directions and business identification in a manner that is consistent with achieving overall outcomes (a) to (e) above.

9.4.1.3 Description of advertising devices⁷

Table 9.4.1.3.1 Description of advertising device types


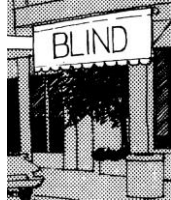



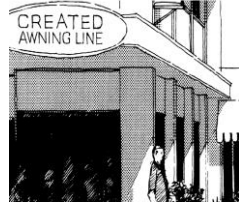

Various types of advertising device are described and illustrated below.

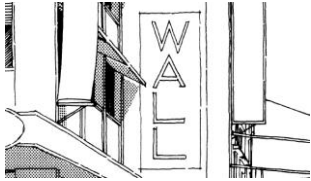


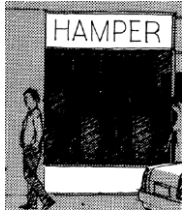


Advertising device type	Written description	Pictorial description
Above awning sign	An advertising device located on top of an awning or verandah.	





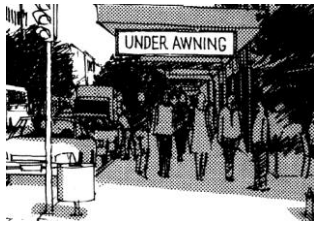

⁵ Editor's note—temporary advertising devices are not regulated by the Advertising devices code but may require an approval or license under a local law.

⁶ Editor's note—an advertising device which is not visible from a public place or premises other than the premises on which the advertising device is erected is not regulated by the Advertising devices code.

⁷ Editor's note—other terms used in the Advertising devices code are defined in **Schedule 1 (Definitions)**.

Advertising device type	Written description	Pictorial description
Awning fascia sign	An advertising device painted on or attached to the end or front or end face of an awning.	
Blind sign	An advertising device painted or affixed to a solid or flexible material suspended from an awning, verandah or wall.	
Business name plate / Home based business sign	An advertising device displaying the name, occupation and contact details for the business occupant and which may also include the hours of operation of the business.	
Canopy sign	An advertising device painted on or affixed to a canopy structure.	
Commercial flag sign	An advertising device in the form of a flag (excluding national, state, local government and institutional crests) which is flown from a masthead or suspended from any pole or structure.	
Created awning sign	An advertising device positioned on the face, or aligned with the face of an awning where the shape interrupts the natural line of the awning.	
Fence sign	An advertising device painted or otherwise affixed to a fence (e.g. sporting field fence).	

Advertising device type	Written description	Pictorial description
Flush wall sign	An advertising device painted or otherwise affixed upon and confined within the limits of a wall.	
Freestanding sign	A freestanding advertising device, typically in the form of a billboard (the width of which is greater than the height) or a pylon (the height of which is greater than the width) and which may be positioned on the ground or mounted to one or more vertical supports.	
Ground sign	An advertising device that is independent of a building and that is normally erected at a driveway entrance to identify the business or points of entry.	
Hamper sign	An advertising device painted or otherwise affixed above the door head or its equivalent height and below the awning level or verandah of a building.	
Projecting sign	An advertising device attached and mounted at a right angle to the façade of a building.	
Roof sign	An advertising device placed at or near the top of a building where the roof of that building would normally form the predominant backdrop to the sign when it is viewed from the ground.	

Advertising device type	Written description	Pictorial description
Roof-top sign	An advertising device fitted to the roof of a building with no relation to the architectural design or appearance of the building.	
Sign written roof sign	An advertising device painted or otherwise affixed to the roof cladding of a building.	
Stallboard sign	An advertising device located below the ground storey window of a building.	
Structure sign	An advertising device painted or otherwise affixed to any structure which is not a building.	
Under awning sign	An advertising device attached or suspended under an awning or verandah.	
Window sign	An advertising device painted or affixed to the exterior or on the inner surface of a glazed area of any window. It includes any devices that are suspended from the window frame. The term does not include product displays or showcases for viewing by pedestrians.	

9.4.1.4 Assessment criteria

Table 9.4.1.4.1 Criteria for self-assessable and assessable development

Performance outcomes	Acceptable outcomes
<i>Requirements for all advertising device types</i>	
General	
PO1 An advertising device:- (a) is compatible with the existing and future planned character of the locality in which it is erected; (b) is compatible with the scale, proportion, bulk and other characteristics of buildings, structures, landscaping and other advertising devices on the site; (c) is of a scale, proportion and form that is appropriate to the streetscape or other setting in which it is located; (d) is sited and designed to be compatible with the nature and extent of development and advertising devices on adjoining sites and does not interfere with the reasonable enjoyment of those sites or unreasonably obstruct lawfully established advertising devices; (e) is sited and designed to:- (i) not unduly dominate the visual landscape; (ii) maintain views or vistas of public value; and (iii) protect the visual amenity of scenic routes; (f) is designed to achieve high standards of architectural and urban design or least not detract from the architectural or urban design standards of a locality (including any streetscape improvement programs implemented by the Council); and (g) is designed, sited and integrated so as not to contribute to the proliferation of visual clutter.	AO1 <u>Self-assessable development</u> For self-assessable development, the advertising device complies with the requirements specified in Column 2 of Table 9.4.1.4.2 (Specific requirements for types of advertising device) . <u>Assessable development</u> For assessable development, in partial fulfilment of the performance outcome—the advertising device complies with the requirements specified in Column 2 of Table 9.4.1.4.2 (Specific requirements for types of advertising device) . Note—the Council may require a streetscape or landscape analysis to demonstrate compliance with Performance outcome PO1.
Maximum site based signface area	
PO2 The maximum signface area of an advertising device does not unduly detract from a building or location where the device is positioned, including:- (a) visually dominating the appearance of a building; or (b) being visually intrusive in the streetscape or natural landscape setting.	AO2.1 The combined signface area of all advertising devices on a site does not exceed 0.8m ² of signface area per linear metre of streetfront boundary length. AO2.2 The area of any building façade visible from a public place (including all windows or wall faces) obscured by advertising devices does not exceed an area equivalent to 30% of the building façade.
Movement, illumination and lighting	
PO3 An advertising device does not incorporate elements that move or give the impression of movement. Note—this performance outcome does not apply to a flag associated with a commercial flag sign.	AO3 The advertising device does not revolve, contain moving parts or otherwise contain mechanisms that give the impression of movement.
PO4 An advertising device only incorporates illumination and lighting where it:- (a) is appropriate to the setting and is compatible with and will not detract from the amenity of the local area; (b) does not cause nuisance to surrounding or adjoining uses;	AO4.1 The advertising device is only illuminated where it is:- (a) located in an urban area; (b) located in the Rural zone adjacent to a major road; or (c) associated with a business that operates at night.

Performance outcomes	Acceptable outcomes
<p>(c) limits impacts on areas of environmental significance, including sea turtle nesting areas; and</p> <p>(d) will not cause distraction or create a potential safety hazard, including a traffic safety hazard.</p>	<p>AO4.2 Where the advertising device is illuminated, it:-</p> <ul style="list-style-type: none"> (a) has a maximum luminance of 350 candelas per m²; (b) does not incorporate flashing lights; (c) complies with <i>AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i>; and (d) is switched off between the hours of 11.00pm and 5.00am or at any time the business is not operating between these hours. <p>AO4.3 Any electronic display component or digital advertising device:-</p> <ul style="list-style-type: none"> (a) includes static writing and/or images with a minimum dwell time of 8 seconds; (b) does not contain video, animated or scrolling content (including in any message change); (c) does not contain images that emulate a traffic control device such as traffic lights or regulatory or advisory signs; (d) has a maximum surface brightness or luminance of 3000 candelas per m² during the daytime and 150 candelas per m² during nighttime hours; (e) incorporates a light sensor to adjust illumination levels according to ambient light levels; (f) defaults to a blank (black) screen in the event of a malfunction. <p>AO4.4 Where located in a sea turtle sensitive area⁸ and the advertising device is illuminated at night, the lighting is:-</p> <ul style="list-style-type: none"> (a) of an intensity and design that casts little or no upward light (above the horizontal) or light spill towards the coast; (b) of a wavelength less likely to cause nuisance to sea turtles or other fauna (e.g. amber lighting); and (c) turned off by timer between the hours of 9.00pm and 6.00am, and at any other time at night that the business is not operating.
Safety of pedestrians and vehicles	
<p>PO5 An advertising device is designed so as not create a traffic or pedestrian safety hazard.</p>	<p>AO5.1 The advertising device does not physically obstruct the passage of pedestrians or vehicles.</p> <p>AO5.2 The advertising device does not mimic and is not able to be confused with a traffic control device.</p> <p>AO5.3 The advertising device does not restrict sight lines at intersections and site access points.</p>
Appropriate and safe construction	
<p>PO6 An advertising device is constructed and installed to an appropriate standard to ensure public safety.</p>	<p>AO6 No support, fixing or other system required for the proper installation of the advertising device is exposed.</p>

⁸ Editor's note—Sea turtle sensitive areas are identified on the Coastal Protection Overlay Maps in **Schedule 2 (Mapping)**.

Performance outcomes	Acceptable outcomes
Electrical systems	
PO7 An advertising device utilising electricity is safe and electrical componentry is integrated into the device	AO7.1 All conduits, wiring, switches or other electrical apparatus installed on the advertising device are concealed from view. AO7.2 No electrical equipment is mounted on exposed surfaces of the advertising device.
Additional requirements for third party advertising devices	
PO8 An advertising device that is used for third party advertising (a third party advertising device):- (a) is located in an appropriately zoned area or in an area that is already used for commercial purposes; (b) is not located within an area which has an intact or mostly intact rural landscape with no or only minimal intrusion of advertising devices; (c) is of a form, size and scale which does not dominate the natural, rural or built environment; (d) is well separated from other third party advertising devices so as not to create visual clutter; and (e) is located and designed so as not to detract from the overall character and amenity of the local area in which it is placed (i.e. streetscape, town entrance, landscape feature, and vista or view corridor).	AO8.1 The third party advertising device is located only:- (a) in a centre zone or the Specialised centre zone; or (b) in an industry zone; or (c) in the Rural zone adjacent to a major road, other than where in a third party advertising device exclusion area as identified in Figures 9.4.1A to 9.4.1C (Third party advertising device exclusion areas) ; or (d) on a site in another zone with an existing lawful commercial use. AO8.2 The third party advertising device is not located in a third party advertising device exclusion area as identified on Figures 9.4.1A to 9.4.1C (Third party advertising device exclusion areas) . AO8.3 The third party advertising device is in the form of a freestanding (billboard or pylon) sign or wall sign. AO8.4 The third party advertising device does not exceed a sign face area of 18m ² per side. AO8.5 The third party advertising device does not exceed a maximum height of 7.0m above ground level. AO8.6 The third party advertising device is sited at least 3 metres from any adjoining site AO8.7 The third party advertising device is separated from another third party advertising device:- (a) at least 100m where located in a centre zone, the Specialised centre zone or an industry zone; or (b) at least 300m where located in another zone.

Table 9.4.1.4.2 Specific requirements for types of advertising device

Column 1 Advertising device type	Column 2 Specific requirements
Above awning sign	(a) is erected only where it can be demonstrated that there is no opportunity to make use of an alternative sign type; (b) does not project above the roofline of the building to which it is attached; (c) is of size and form that is appropriate to the scale and character of the building on which it is exhibited and the development within the locality; and (d) is positioned and designed in a manner that is compatible with the architecture of the building to which it is attached.

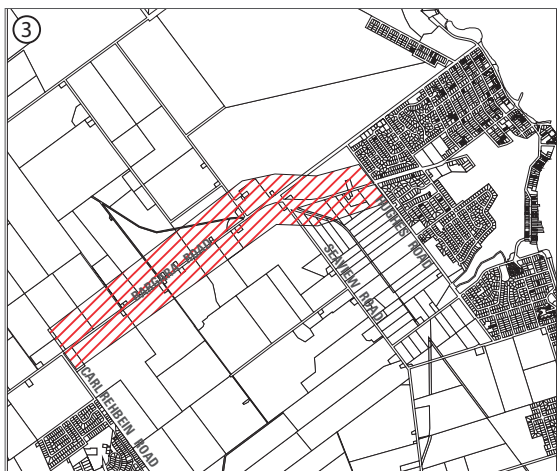
Column 1 Advertising device type	Column 2 Specific requirements
	Editor's note—an above awning sign is unlikely to satisfy the outcomes of the Advertising devices code and this advertising device type is generally discouraged.
Awning fascia sign	(a) has a signface area contained within the outline of the fascia; and (b) does not exceed 600mm in height.
Blind sign	(a) has a signface area contained within the outline of the blind; (b) is affixed to/painted on a ground storey blind only; (c) if fixed to an awning above a footpath, has a minimum clearance of:- (i) 2.1m between the footway pavement and any flexible part of the blind; and (ii) 2.4m between the footway pavement and any rigid part of the blind.
Business name plate/ Home based business sign	(a) is limited to one sign per business entry point (if a business name plate) or 1 sign per premises (if a home based business sign); (b) is attached to a fence or wall; and (c) does not exceed a maximum sign face area of 0.3m ² where erected in an urban area of 0.6m ² where erected other than in an urban area.
Canopy sign	(a) has a signface area contained within the outline of the canopy; (b) is affixed to/painted on a ground storey canopy only; (c) if fixed to an awning above a footpath, has a minimum clearance of:- (i) 2.1m between the footway pavement and any flexible part of the canopy; and (ii) 2.4m between the footway pavement and any rigid part of the canopy.
Commercial flag sign	(a) is limited to one sign per 20m of road frontage; (b) does not exceed a maximum signface area of 4.0m ² ; and (c) does not exceed a maximum height of 7.0m above ground level.
Created awning sign	(a) does not project out from either face of the awning; (b) does not project more than 500mm above the height of the fascia; (c) does not exceed a sign face area equivalent to 25% of the area of the fascia; and (d) has a minimum clearance of 2.4m between the lowest part of the sign and the footway surface.
Fence sign	(a) does not project above or beyond the fence to which it is attached; (b) does not exceed 1.2m in height; (c) if erected on a sporting field fence, is positioned on the inside (sports field) facing side of the fence only; and (d) if erected on another type of fence, does not exceed a maximum sign face area of 2.0m ² .
Flush wall sign	(a) is erected only in a centre zone, the Specialised centre zone or an industry zone; (b) is positioned so as not obscure any window or architectural feature; (c) does not project beyond the edges of the wall or structure to which it is painted/affixed; (d) does not exceed a maximum signface area of 18m ² ; and (e) does not cover more than 30% of the total surface area of the wall face.
Freestanding sign (excluding third party advertising devices)	(a) is limited to one (1) freestanding (pylon or billboard) sign per site, including where a site has multiple occupancies/tenancies, but not including any approved third party advertising device; (b) is mounted as a freestanding structure in a landscaped environment; (c) is sited at least 3 metres from any adjoining site; (d) does not exceed a maximum sign face area of 6.0m ² where erected in a centre zone, the Specialised centre zone or an industry zone or 4.0m ² where erected in another zone; (e) does not exceed a maximum height of 7.0m above ground level where erected in a centre zone, the Specialised centre zone or an industry zone or 4.0m above ground level where erected in another zone.
Ground sign	(a) is mounted as a freestanding structure in a landscaped environment; (b) does not exceed a maximum sign face area of 6.0m ² (c) does not exceed a maximum height of 1.8m above ground level; and (d) does not face an adjoining site unless at least 3.0m from the boundary of that site.
Hamper sign	(a) is limited to the area between the door head and the underside of the verandah or awning roof above; and (b) does not project more than 300mm from the face of the wall to which it is painted on/affixed to.

Column 1 Advertising device type	Column 2 Specific requirements
Projecting sign	<ul style="list-style-type: none"> (a) is erected only in a centre zone, the Specialised centre zone or an industry zone; (b) does not exceed a maximum sign face area of 2.0m²; (c) does not extend beyond a height of 10.0m above the ground, or extend above the wall to which it is attached; and (d) is positioned and designed in a manner that is compatible with the architecture of the building to which it is attached.
Roof sign	<ul style="list-style-type: none"> (a) is contained within an existing or created outline of a building; (b) does not extend horizontally beyond the edge of the roof of the building; (c) is of size and form that is appropriate to the scale and character of the building on which it is exhibited and the development within the locality; (d) is positioned and designed in a manner that is compatible with the architecture of the building to which it is attached; and (e) matches, aligns or is otherwise compatible with any other roof signs on the building. <p>Editor's note—a roof sign is unlikely to satisfy the outcomes of the Advertising devices code and this advertising device type is generally discouraged.</p>
Roof-top sign	<ul style="list-style-type: none"> (a) is erected only where it can be demonstrated that there is no opportunity to make use of an alternative sign type; (b) is of size and form that is appropriate to the scale and character of the building on which it is exhibited and the development within the locality; and (c) is positioned and designed in a manner that is compatible with the architecture of the building to which it is attached. <p>Editor's note—a roof-top sign is unlikely to satisfy the outcomes of the Advertising devices code and this advertising device type is discouraged.</p>
Sign-written roof sign	<ul style="list-style-type: none"> (a) is erected only in a centre zone, the Specialised centre zone, an industry zone or the Rural zone; and (b) displays only the name of the property, business or facility on which it is painted.
Stallboard sign	<ul style="list-style-type: none"> (a) is limited to the stallboard area below a streetfront window; (b) does not project more than 300mm from the face of the wall to which it is painted/affixed; and (c) does not protrude in a manner which could injure pedestrians.
Structure sign	<ul style="list-style-type: none"> (a) is erected only in a centre zone, the Specialised centre zone or an industry zone; (b) does not project beyond the surface of the structure; and (c) does not exceed a maximum signface area of 4.0m²
Under awning sign	<ul style="list-style-type: none"> (a) is oriented at right angles to the building frontage; (b) is not larger than 2.5m long and is not more than 0.5m high; (c) is no longer than the width of the awning or verandah to which it is attached and does not project beyond the outer edge of the awning or verandah; (d) is not located closer than 3.0m to another under awning sign; and (e) has a minimum clearance of 2.4m between the lowest part of the sign and the footway surface.
Window sign	<ul style="list-style-type: none"> (a) is affixed/painted on a ground storey window only; and (b) does not cover/obscure more than 50% of a window or if obscuring more than 50% of a window, provides for every second window to be kept free of advertising.

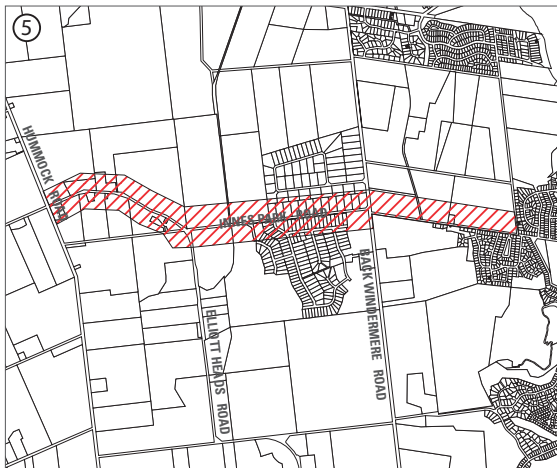
MOORE PARK ROAD (FROM FAIRYDALE ROAD TO THE TOWNSHIP OF MOORE PARK BEACH)



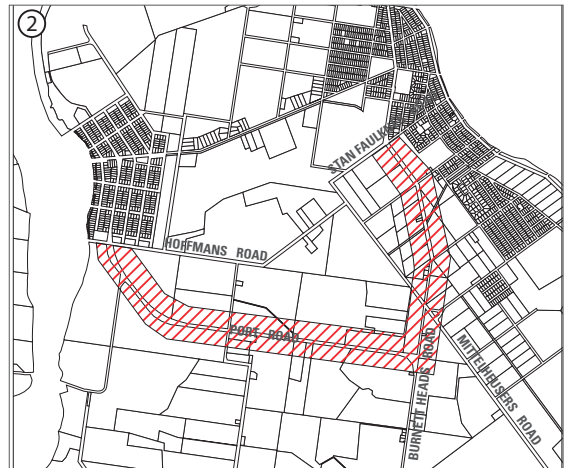
BARGARA ROAD (FROM CARL REHBEIN ROAD TO HUGHES ROAD)



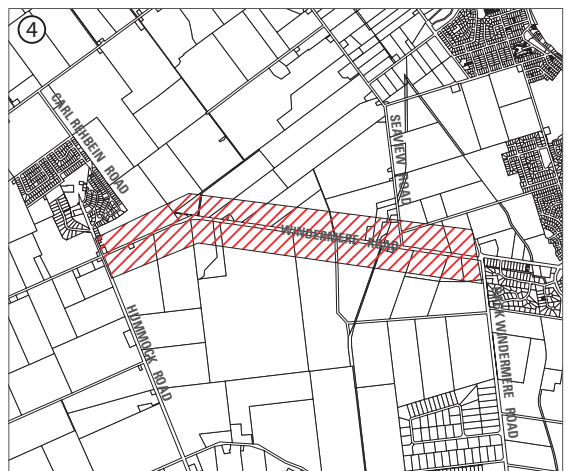
ELLIOTT HEADS ROAD AND INNES PARK ROAD (FROM HUMMOCK ROAD TO LOGAN ROAD)



PORT ROAD AND BURNETT HEADS ROAD (FROM HOFFMANS ROAD TO THE INTERSECTION OF PORT ROAD AND BURNETT HEADS ROAD, NORTH TO STAN FAULKNER ROAD)



WINDERMERE ROAD (FROM HUMMOCK ROAD) TO BACK WINDERMERE ROAD



ELLIOTT HEADS ROAD (FROM ATKINSONS ROAD TO THE INTERSECTION OF MOORE STREET AND SAUNDERS STREET)

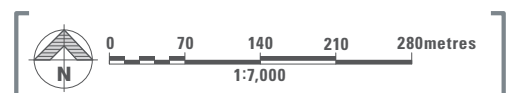
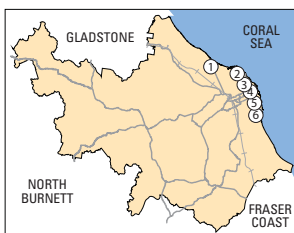
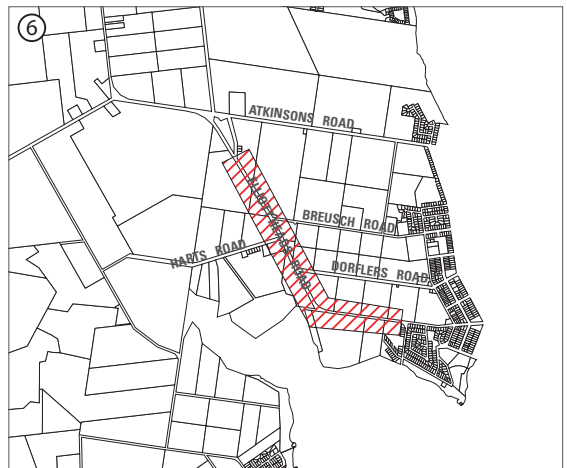


Figure 9.4.1A
Third Party Advertising Device Exclusion Areas

OCTOBER 2015



BRUCE HIGHWAY, CHILDERS (GELSOMINUS ROAD/CONLONS ROAD TO GOODWOOD ROAD)



GOODWOOD ROAD, DOOLBI (STOCKYARD CREEK TO THE BRUCE HIGHWAY)



ISIS HIGHWAY (CORDALBA TURNOFF AND CHILDERS ROAD TO START OF KEVIN LIVINGSTONE DRIVE)

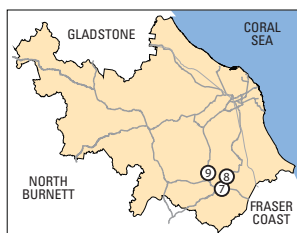
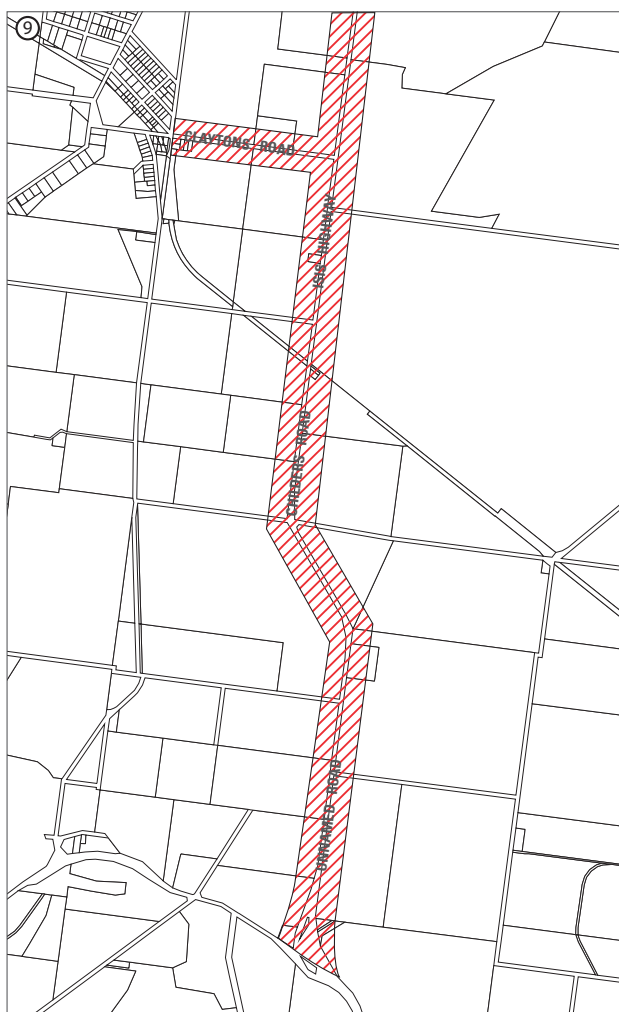
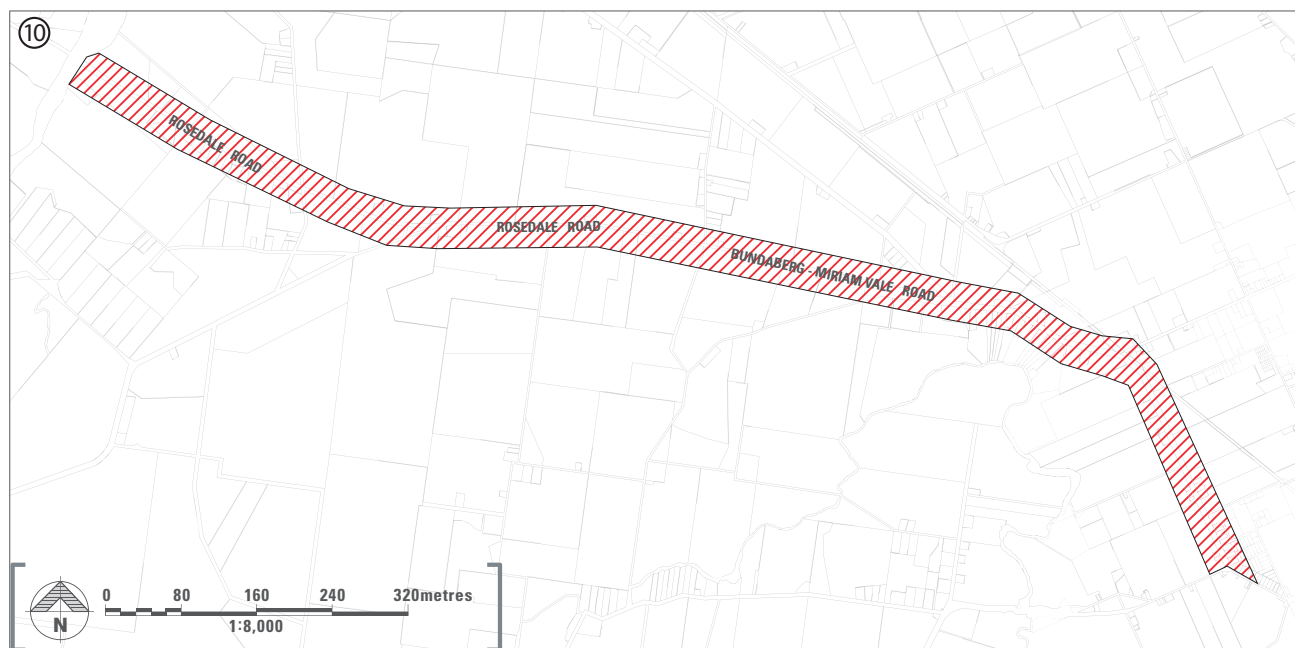


Figure 9.4.1B
Third Party Advertising Device Exclusion Areas

OCTOBER 2015

ROSEDALE ROAD (FROM ROSEDALE ROAD TURN OFF FROM BUNDABERG GIN GIN ROAD TO KOLAN RIVER)



WOODGATE ROAD (FROM DRAPER DRIVE TO FRIZZELLS ROAD)

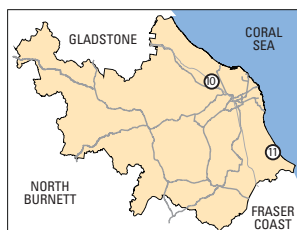


Figure 9.4.1C
Third Party Advertising Device Exclusion Areas

OCTOBER 2015

9.4.2 Landscaping code⁹

9.4.2.1 Application

This code applies to development identified as requiring assessment against the Landscaping code by the tables of assessment in **Part 5 (Tables of assessment)**.

9.4.2.2 Purpose and overall outcomes

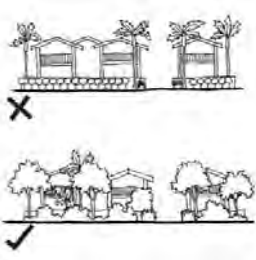
- (1) The purpose of the Landscaping code is to ensure that landscaping is provided in a manner which is consistent with the desired character and amenity of the Bundaberg Region.
- (2) The purpose of the Landscaping code will be achieved through the following overall outcomes:-
 - (a) development provides for landscaping that complements and enriches the natural landscapes and built environment of the Bundaberg Region;
 - (b) development provides for landscaping that integrates the built form with its surroundings and adds to the desired character of places;
 - (c) development provides landscaping that minimises the consumption of energy and water, and encourages the use of local provenance plant species and landscape materials; and
 - (d) development provides landscaping that enhances personal safety and security, is functional and durable, and is practical and economic to maintain.

9.4.2.3 Assessment criteria

Table 9.4.2.3.1 Criteria for assessable development – general requirements

Performance outcomes	Acceptable outcomes
<i>Landscape design generally</i>	
PO1 Development provides for landscaping that:- <ol style="list-style-type: none"> (a) protects and enhances the character and amenity of the site, street and surrounding locality; (b) promotes the character of the Bundaberg Region as a sub-tropical environment; (c) is sensitive to site conditions, natural landforms and landscape characteristics; (d) as far as practicable, retains, protects and enhances existing trees, vegetation and topographic features of ecological, recreational, aesthetic and cultural value; (e) clearly defines public and private spaces; (f) promotes passive surveillance of public and semi-public spaces; and (g) is of an appropriate scale to integrate successfully with development. 	AO1.1 Existing significant trees, vegetation and topographic features are retained and integrated within the landscaping concept for the development. OR Where significant trees and vegetation cannot practicably be retained, mature vegetation of the same or similar species is provided elsewhere on the development site. AO1.2 Development provides landscaping which:- <ol style="list-style-type: none"> (a) defines territory and ownership of public, common, semi-private and private space and does not create ambiguous spaces that encourage loitering; and (b) allows passive surveillance into, and visibility within, communal recreational spaces, children's play areas/playgrounds, pathways and car parks. AO1.3 Elements of built form are softened and integrated within a broader landscape that incorporates structured landscape planting. Note— Figure 9.4.2A (Landscaping screening of built form elements) demonstrates how landscape screening is intended to soften and integrate with the built form.

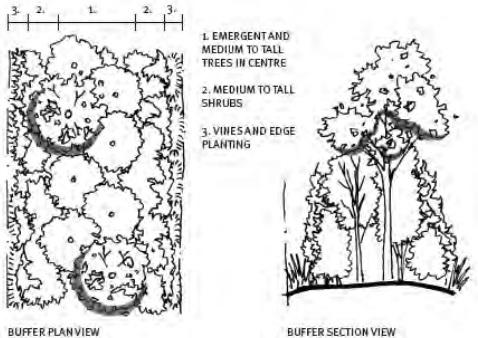
⁹ Editor's note—the **Planning scheme policy for development works** provides guidance for satisfying certain outcomes of this code, including details of how to prepare a landscape plan and preferred plant species to be used in landscaping.

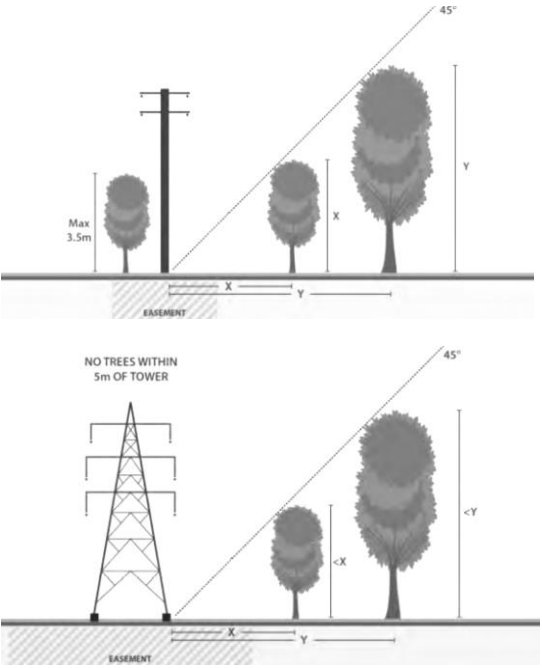
Performance outcomes	Acceptable outcomes
	<p>Figure 9.4.2A Landscaping screening of built form elements</p>  <p>AO1.4 Unless otherwise specified in an applicable use code, driveways and car parking areas are screened by a landscaping strip with a minimum width of:- (a) 1.5m where adjacent to a residential use; or (b) 3m where adjacent to a street frontage or public open space.</p> <p>AO1.5 Car parking areas are provided with a minimum of 1 shade tree for every 6 car parking spaces. Trees within car parking areas are planted within a deep natural ground/structured soil garden bed, and are protected by raised kerbs, wheel stops or bollards as required.</p> <p>AO1.6 Any solid screen fence or wall greater than 1.2m in height provided along a street frontage is set behind landscaping strips or articulated by recesses to allow for dense vegetative screening.</p> <p>AO1.7 Storage and utility areas are screened by vegetation or built screens.</p>
<p>PO2 Development provides sufficient areas to cater for landscaping.</p>	<p>AO2 Site layout and design provides sufficient area, in appropriate locations, for landscaping, including catering for water sensitive urban design devices.</p>
Streetscape landscaping	
<p>PO3 Development provides for streetscape landscaping that:- (a) incorporates shade trees; (b) contributes to the continuity, character and form of existing and proposed streetscapes in the locality, including streetscape works; (c) in established urban areas, towns and villages, incorporates landscape design (including planting, pavements, furniture, structures, etc.) that reflect and enhance the character of the streetscape; and (d) in new or establishing urban areas, incorporates landscape design that is consistent with and complementary to the natural landscape character of the local area.</p>	<p>AO3 No acceptable outcome provided.</p>
Climate control and energy efficiency	
<p>PO4 Development provides landscaping that assists in passive solar access, the provision of shade, microclimate management and energy conservation.</p>	<p>AO4.1 Landscaping elements are positioned to shade walls, windows and outdoor areas from summer sun.</p>

Performance outcomes	Acceptable outcomes
	<p>AO4.2 Landscaping allows winter sun access to living areas, north facing windows and public spaces.</p> <p>AO4.3 Landscaping, fences and walls allow exposure of living and public areas to prevailing summer breezes and protection against winter winds.</p>

Table 9.4.2.3.2 Criteria for assessable development – additional requirements for operational work only

Performance outcomes	Acceptable outcomes
Species selection	
<p>PO5 Development provides for landscaping which incorporates plant species that are:- (a) fit for the intended purpose; (b) suited to local environmental conditions; (c) non-toxic; and (d) not declared environmental weeds.</p>	<p>AO5.1 Landscape planting utilises locally endemic and/or other native species as specified in the Planning scheme policy for development works.</p> <p>AO5.2 Species that have the potential to become an environmental weed or are known to be toxic to people or animals are not used in landscaping.</p>
Safety, security and accessibility	
<p>PO6 Development provides for landscaping that:- (a) enhances personal safety and security; and (b) provides universal and equitable access.</p>	<p>AO6 Development provides landscaping which:- (a) incorporates trees with a minimum of 1.8m clear trunk and understorey planting that is a maximum of 0.3m in height where located immediately adjacent to pathways, entries, parking areas, street corners, street lighting and driveways; (b) minimises the use of dense shrubby vegetation over 1.5m in height along open street frontages and adjacent to open space areas; (c) incorporates pedestrian surfaces that are slip-resistant, stable and trafficable in all weather conditions; (d) provides security and pathway level lighting to site entries, driveways, parking areas, building entries and pedestrian pathways; and (e) facilitates universal access.</p>
Water sensitive urban design and environmental management	
<p>PO7 Development provides for landscaping that promotes the efficient and sensitive use of water through appropriate plant selection and layout and by maximising opportunities for water infiltration.</p>	<p>AO7 Landscaping maximises the infiltration and conservation of water by:- (a) selecting locally endemic and/or other native plant species and appropriate turf species that require minimal irrigation after establishment; (b) grouping plants and street trees (where appropriate) in mulched beds; (c) minimising impervious surfaces; (d) incorporating semi-porous pavement surfaces as an alternative to impervious surfaces; and (e) draining hard surface areas to landscaped areas and water sensitive urban design devices.</p>
Landscape buffers	
<p>PO8 Development provides for landscape buffers that:- (a) effectively protect the edges of existing native vegetation or another area of environmental significance; (b) achieve visual screening of acoustic attenuation devices; and</p>	<p>AO8 Where a landscape buffer is required by an applicable planning scheme code, it is designed, constructed and maintained in accordance with the following:- (a) earth mounding is provided where necessary to achieve satisfactory acoustic attenuation, visual screening or land use separation;</p>

Performance outcomes	Acceptable outcomes
<p>(c) provide separation between incompatible land uses or between major infrastructure elements (such as State-controlled roads) and land uses.</p>	<p>(b) selected plant species are appropriate to the location, drainage and soil type; meet the buffer's functional requirements and require minimal ongoing maintenance;</p> <p>(c) plant selection includes a range of species to provide variation in form, colour and texture to contribute to the natural appearance of the buffer;</p> <p>(d) planting density results in the creation of upper, mid and understorey strata with:-</p> <ul style="list-style-type: none"> (i) large trees planted at 6m centres; (ii) small trees planted at 2m centres; (iii) shrubs planted at 1m centres; and <p>(e) tufting plants, vines and groundcovers are planted at 0.5m to 1m centres; and</p> <p>(f) where adjoining the edge of native vegetation or watercourse understorey, shrubs and vines are used to bind appropriately the buffer edges against degradation and weed infestation.</p> <p>Note—Figure 9.4.2B (Design of landscape buffers) demonstrates the preferred form and structure of landscape buffers.</p> <p>Figure 9.4.2B Design of landscape buffers</p> 
Traffic safety and infrastructure	
<p>PO9</p> <p>Development ensures that landscaping does not adversely impact upon the provision, operation and maintenance of infrastructure.</p>	<p>AO9.1</p> <p>Development ensures that landscaping (including fencing) does not impede traffic visibility at access points, speed control devices and intersections.</p> <p>AO9.2</p> <p>Planting and landscape structures are located to enable tradespersons to access, view and inspect switchboards, substations, service meters and the like.</p> <p>AO9.3</p> <p>Root barriers are installed around tree root balls to minimise the risk of damage to infrastructure, services or utilities.</p> <p>AO9.4</p> <p>Trees and large shrubs are located a minimum of:-</p> <ul style="list-style-type: none"> (a) 6m from electricity poles and pillars; (b) 4m from street lights and landscape pole top lights; (c) 2m from stormwater catchment pits; and (d) 1m from underground services and utilities. <p>AO9.5</p> <p>Vegetation planted in the vicinity of major electricity infrastructure complies with the vegetation</p>

Performance outcomes	Acceptable outcomes
	<p>clearance dimensions illustrated in Figure 9.4.2C Vegetation within or adjoining major electricity infrastructure.</p> <p>Figure 9.4.2C Vegetation within or adjoining major electricity infrastructure</p> 

9.4.3 Nuisance code

9.4.3.1 Application

This code applies to development identified as requiring assessment against the Nuisance code by the tables of assessment in **Part 5 (Tables of assessment)**.

9.4.3.2 Purpose and overall outcomes

- (1) The purpose of the Nuisance code is to maintain community wellbeing and protect environmental values by preventing or mitigating:-
 - (a) nuisance emissions from development adversely impacting on surrounding sensitive land use; and
 - (b) the exposure of proposed sensitive land uses to nuisance emissions from surrounding development.
- (2) The purpose of the Nuisance code will be achieved through the following overall outcomes:-
 - (a) development is located, designed, constructed and operated to maintain appropriate levels of amenity and environmental performance by:-
 - (i) not imposing unacceptable noise, light, glare, dust or odour emissions on surrounding sensitive land uses; and
 - (ii) ensuring that proposed sensitive land uses are not subject to unacceptable nuisance emissions generated from surrounding development; and
 - (b) environmental values are protected by preventing or minimising potential environmental harm or environmental nuisance resulting from the release of contaminants or emissions, particularly noise, odour, light, glare, dust and particulates.

9.4.3.3 Assessment criteria¹⁰

Table 9.4.3.3.1 Criteria for assessable development

Performance outcomes	Acceptable outcomes
Acoustic amenity¹¹	
PO1 Development is located, designed, constructed and operated to ensure that noise emissions do not adversely impact upon surrounding sensitive land uses. Note—this performance outcome also applies to noise emissions generated by sensitive land uses, from sources such as communal areas, service areas, plant and equipment (e.g. air conditioning units) and the like.	AO1 No acceptable outcome provided.
PO2 Development that is a sensitive land use is located, designed, constructed and operated to achieve a satisfactory level of acoustic amenity where there is potential for noise emissions generated from surrounding development to adversely affect the sensitive land use. Editor's note—this is often referred to as a “reverse amenity” situation where a proposed sensitive land use may be adversely affected by nuisance emissions from surrounding development. In such cases it is contingent upon the proposed sensitive land use to implement measures to ensure that a satisfactory level of acoustic	AO2 The sensitive land use achieves the acoustic environment and acoustic quality objectives for sensitive receiving environments set out in the <i>Environment Protection (Noise) Policy</i> .

¹⁰ Editor's note—the Council may require an impact assessment report prepared in accordance with the **Planning scheme policy for information the Council may request and preparing well made applications and technical reports** to demonstrate compliance with certain performance outcomes of this code.

¹¹ Note—Council will take the order of occupancy of new and existing noise sources into consideration in implementing the Performance outcomes for the Acoustic amenity section of this code. The intent of these particular Performance outcomes is not to require existing lawful uses to control noise emissions in response to encroachment by proposed sensitive land uses.

Performance outcomes	Acceptable outcomes
amenity is provided to prospective occupants and users of the development.	
PO3 A satisfactory level of acoustic amenity is achieved for:- (a) external private and communal open space areas (including gardens and balconies) of sensitive land uses; and (b) parks and other areas of public open space (where not used for outdoor sport, recreation and entertainment). Note—this performance outcome will not be met if significant increases (i.e. more than 3 dB(A)) over and above pre-existing noise levels are likely to occur post-development.	AO3 No acceptable outcome provided.
Live entertainment and amplified sound	
PO4 Development involving live entertainment or amplified music and voices maintains a satisfactory level of acoustic amenity for surrounding sensitive land uses.	AO4 No acceptable outcome provided.
Odour, dust and particulate nuisance	
PO5 Development is located, designed, constructed and operated to ensure that odour, dust and particulate emissions do not cause environmental nuisance to sensitive land uses (whether existing or proposed uses) in the surroundings of the proposed development.	AO5.1 Dust emissions do not result in levels at sensitive land uses which exceed the Air Quality Objectives contained in the <i>Environmental Protection (Air) Policy 2008</i> and do not cause environmental nuisance by dust deposition. AO5.2 For odour and particulate emissions—no acceptable outcome provided.
PO6 Development that is a sensitive land use is located, designed, constructed and operated to ensure that the proposed use is not subject to odour, dust or particulate emissions from surrounding development that would cause environmental nuisance.	AO6 No acceptable outcome provided.
Lighting and glare nuisance	
PO7 Development ensures that lighting and glare does not have any significant adverse amenity impacts or create nuisance to surrounding premises.	AO7.1 Lighting devices are located, designed and installed to:- (a) minimise light spillage on surrounding premises; (b) preserve an acceptable degree of lighting amenity at surrounding premises; (c) provide covers or shading around lights; (d) direct lights downwards; (e) position lights away from possibly affected areas; and (f) enable brightness of lights to be adjusted to low levels. AO7.2 Streets, driveways and servicing areas are located and designed to minimise vehicle headlight impacts on any surrounding residential premises. AO7.3 Reflective glare that would cause a nuisance to residents or the general public at surrounding premises and public spaces is avoided or minimised through the use of:- (a) external building materials and finishes with low-reflectivity; or

Performance outcomes	Acceptable outcomes
	(b) building design/architectural elements or landscape treatments to block or reduce excessive reflective glare.
Management of impacts to fauna, including development in a Sea Turtle Sensitive Area¹²	
PO8 Effective measures are implemented during the construction and operation of development to – <ul style="list-style-type: none"> (a) protect fauna that is sensitive to disturbance from noise, vibration, odour, light, dust and particulates; and (b) limit impacts from artificial lighting on sea turtle nesting areas. 	AO8.1 Any noise or vibration generated during the construction and operation of development is managed to ensure it does not have an adverse impact on fauna within an area of environmental significance. AO8.2 All exterior lighting provided as part of development in a sea turtle sensitive area, or within or at the boundary of an area of environmental significance, reduces light pollution and sky glow by:- <ul style="list-style-type: none"> (d) minimising the use and intensity of external lighting to that required to achieve the light's purpose and to avoid reflection from the ground, buildings or other surfaces; (e) using lighting that is fully shielded, directed and mounted as low as possible so as to cast little or no upward light (above the horizontal) or light spill towards the coast and areas of environmental significance; (f) using lighting of a wavelength less likely to cause nuisance to sea turtles or other fauna (e.g. amber lighting); and (g) fitting lights with light motion detection sensors and/or timers to ensure lighting is turned off when not required. AO8.3 All windows and glass doors facing an area of environmental significance, or within line-of sight of the coast in a sea turtle sensitive area, are tinted or otherwise screened to reduce light spill from indoor lighting.

¹² Editor's note—Sea turtle sensitive areas are identified on the Coastal Protection Overlay Maps in **Schedule 2 (Mapping)**.

9.4.4 Reconfiguring a lot code

9.4.4.1 Application

This code applies to development identified as requiring assessment against the Reconfiguring a lot code by the tables of assessment in **Part 5 (Tables of assessment)**.

9.4.4.2 Purpose and overall outcomes

- (1) The purpose of the Reconfiguring a lot code is to ensure that new lots are configured in a manner which:-
 - (a) is appropriate for their intended use;
 - (b) is responsive to local character and site constraints;
 - (c) ensures protection of productive rural land and the minimisation of conflict between rural activities and other uses;
 - (d) provides appropriate access (including access for services); and
 - (e) supports high quality urban design outcomes.
- (2) The purpose of the Reconfiguring a lot code will be achieved through the following overall outcomes:-
 - (a) development provides for lots that are of a size and have dimensions that:-
 - (i) are appropriate for their intended use;
 - (ii) promote a range of housing types in the case of residential development;
 - (iii) are compatible with the prevailing character and density of development within the local area; and
 - (iv) sensitively respond to site constraints;
 - (b) development provides for the consolidation of rural land and minimises further fragmentation of rural land;
 - (c) development provides for lots that have a suitable and safe means of access to a public road; and
 - (d) development provides for subdivisions that result in the creation of safe, healthy and prosperous communities by:-
 - (i) incorporating a well-designed and efficient lot layout that promotes walking, cycling and the use of public transport;
 - (ii) incorporating a road and transport network with a grid or modified grid street pattern that is responsive to the natural topography of the site, integrated with existing or planned adjoining development and supportive of the circulation of public transport;
 - (iii) avoiding adverse impacts on economic or natural resource areas;
 - (iv) avoiding, as far as practicable, adverse impacts on native vegetation, watercourses, wetlands and other areas of environmental significance present on, or adjoining the site;
 - (v) avoiding, or if avoidance is not practicable, mitigating the risk to people and property of natural hazards, including hazards posed by bushfire, flooding, landslide and steep slopes;
 - (vi) incorporating a lot layout that is responsive to natural climatic influences and allows for new dwellings to reflect the principles of sub-tropical and sustainable design; and
 - (vii) providing timely, efficient and appropriate infrastructure including reticulated water supply and sewerage (where available), sealed roads, pedestrian and bicycle paths, open space and community facilities in urban areas.

9.4.4.3 Assessment criteria

Table 9.4.4.3.1 Criteria for assessable development

Performance outcomes	Acceptable outcomes
Lot layout and site responsive design	
PO1 Development provides for a lot layout and configuration of roads and other transport corridors that is responsive to:- <ul style="list-style-type: none"> (a) the setting of the site within an urban or non-urban context; (b) any natural environmental values or hazards present on, or adjoining the site; (c) any places of cultural heritage significance or character areas present on, or adjoining the site; (d) any important landmarks, views, vistas or other areas of high scenic quality present on, or able to be viewed from the site; (e) any economic resources present on, adjoining or near the site; and (f) sub-tropical and sustainable design principles including the orientation of lots, the provision of water cycle infrastructure and the incorporation of landscaping within the subdivision. 	AO1 No acceptable outcome provided. Note—the Council may require submission of a local area structure plan for a site exceeding five hectares in area or a development involving the creation of 10 or more new lots to demonstrate compliance with Performance outcome PO1.
Lot layout and neighbourhood/estate design	
PO2 Development provides for a lot layout, land use and infrastructure configuration that:- <ul style="list-style-type: none"> (a) provides for an efficient land use pattern; (b) effectively connects and integrates the site with existing or planned development on adjoining sites; (c) provides for the efficient movement of pedestrians, cyclists, public transport and private motor vehicles; (d) creates legible and interconnected movement and open space networks; (e) provides defined edges to public open space and avoids direct interface between public open space or drainage reserves and freehold lots; (f) provides for the creation of a diverse range of lot sizes capable of accommodating a mix of housing types and other uses required to support the community as appropriate to the zone; (g) promotes a sense of community identity and belonging; (h) provides for a high level of amenity having regard to potential noise, dust, odour and lighting nuisance sources; (i) accommodates and provides for the efficient and timely delivery of infrastructure appropriate to the site's context and setting; (j) avoids the use of culs-de-sac; and (k) avoids the sporadic or out-of-sequence creation of lots. 	AO2.1 No acceptable outcome provided. Note—the Council may require submission of a local area structure plan for a site exceeding 5 hectares in area or a development involving the creation of 10 or more lots so as to demonstrate compliance with Performance outcome PO2. Additional requirements for Woodgate Beach AO2.2 <i>In partial fulfilment only of Performance outcome PO2:-</i> Development provides for the extension and continuation of residential access streets between First Avenue and Seventh Avenue, including but not limited to Palm Court, Jacaranda Court, Oleander Court and Banksia Court, consistent with the established cadastral and road alignment pattern in the area, and so as not to preclude or prejudice access to and development of adjacent and nearby properties.
Size and dimensions of lots	
PO3 Development provides for the size, dimensions and orientation of lots to:- <ul style="list-style-type: none"> (a) be appropriate for their intended use; (b) be compatible with the preferred character of the local area; 	AO3.1 Unless otherwise specified in this code, all reconfigured lots comply with the minimum lot size specified in Table 9.4.4.3.2 (Minimum lot size and dimensions) .

Performance outcomes	Acceptable outcomes
<p>(c) provide suitable building envelopes and safe pedestrian, bicycle and vehicular access without the need for major earthworks and retaining walls;</p> <p>(d) provide for the efficient use of land whilst including sufficient area for suitable and useable private open space;</p> <p>(e) where not located in a sewered area, provide for the safe and sustainable on-site treatment and disposal of effluent;</p> <p>(f) take account of and respond sensitively to site constraints;</p> <p>(g) in the case of land included in the Rural zone, maintain or enhance the productive use of rural land and minimise its further fragmentation; and</p> <p>(h) in the case of land in the Rural residential zone, maintain or enhance the low density amenity of the locality.</p>	<p>AO3.2 All reconfigured lots (except rear (hatchet) lots) have a minimum frontage and a maximum depth to frontage ratio that complies with Table 9.4.4.3.2 (Minimum lot size and dimensions).</p> <p>AO3.3 All reconfigured lots on land subject to a constraint or valuable feature, as identified on an overlay map or the SPP interactive mapping system (plan making), contain a development envelope marked on a plan of development that demonstrates that there is an area sufficient to accommodate the intended purpose of the lot that is not subject to the constraint or valuable feature or that appropriately responds to the constraint or valuable feature.</p> <p>AO3.4 Except where for essential infrastructure and services, no additional lots are created on land included in the Limited development (constrained land) zone.</p> <p>AO3.5 Lot boundaries are aligned to avoid traversing areas of environmental significance.</p>
Small residential lots¹³	
<p>PO4 Development may provide for small residential lots to be created where:-</p> <p>(a) they are within easy walking distance of an activity centre;</p> <p>(b) the development will be consistent with the preferred character for the zone in which the land is located;</p> <p>(c) the land is fit for purpose and not subject to significant topographic constraints; and</p> <p>(d) the lots have adequate dimensions and proportions to accommodate future housing construction.</p>	<p>AO4.1 Despite acceptable outcome AO3.1 above, small residential lots may be created on land in one of the following zones:-</p> <p>(a) Medium density residential zone;</p> <p>(b) Emerging community zone; or</p> <p>(c) Low density residential zone, where the parent lot has a minimum area of 2,000m².</p> <p>AO4.2 The land does not have a slope of greater than 10%.</p> <p>AO4.3 Small residential lots have the following dimensions and proportions:-</p> <p>(a) a minimum frontage of 10m; and</p> <p>(b) a maximum depth to frontage ratio of 2.5:1.</p>
<p>PO5 Small residential lots are distributed across a development in a configuration that avoids an area being dominated by a particular lot type whilst providing for the development of a diverse range of housing products.</p>	<p>AO5 No acceptable outcome provided.</p>
<p>PO6 Small residential lots are developed in accordance with a local area structure plan/plan of development which demonstrates that:-</p> <p>(a) the majority of lots are provided with a north-south orientation to optimise opportunities for passive solar design;</p> <p>(b) the development is efficiently configured and provides laneway access that optimises the use of public streets by pedestrians and minimises pedestrians/vehicle conflict points;</p> <p>(c) an appropriate building envelope can be accommodated;</p> <p>(d) any building contained within the building envelope is unlikely to impact adversely upon</p>	<p>AO6 No acceptable outcome provided.</p>

¹³ Note—for the purposes of this code, a small residential lot is a residential lot with an area less than 600m².

Performance outcomes	Acceptable outcomes
<p>the amenity of adjoining premises as a result of overshadowing, privacy and access to sunlight; and</p> <p>(e) landscape planting can be accommodated in deep soil zones to soften built form elements, improve micro climate and contribute to the quality of the public realm.</p>	
Rear (hatchet) lots	
<p>PO7</p> <p>Development provides for rear lots to be created only where:-</p> <p>(a) the lots are not likely to prejudice the subsequent development of adjoining land;</p> <p>(b) it is not desirable nor practicable for the site to be reconfigured so that all lots have full frontage to a road;</p> <p>(c) the siting of buildings on the rear lot is not likely to be detrimental to the use and amenity of the surrounding area;</p> <p>(d) uses on surrounding land will not have a detrimental effect on the use and amenity of the rear lot;</p> <p>(e) the safety and efficiency of the road from which access is gained is not adversely affected; and</p> <p>(f) vehicular access to rear lots does not have a detrimental impact on lots adjoining the access strip due to excessive noise, light, dust, stormwater runoff and the like.</p>	<p>AO7</p> <p>Rear lots are designed such that:-</p> <p>(a) the minimum area of the lot, exclusive of any access strip, complies with the minimum lot size specified in Table 9.4.4.3.2 (Minimum lot size and dimensions);</p> <p>(b) the gradient of the access strip does not exceed 10%;</p> <p>(c) no more than four lots directly adjoin the rear lot, excluding lots that adjoin at one point;</p> <p>(d) no more than three lots gain access from the same access handle;</p> <p>(e) no more than 10% of lots within a subdivision are accessed from an access handle;</p> <p>(f) where two rear lots adjoin each other, a single common driveway and reciprocal access easements are provided;</p> <p>(g) no more than two rear lots and/or rear lot access strips directly adjoin each other (excluding lots that directly adjoin each other at a single point e.g. a corner);</p> <p>(h) rear lot access strips are located on only one side of a full frontage lot; and</p> <p>(i) rear lot access strips and driveways comply with the requirements of Table 9.4.4.3.3 (Access strip requirements for rear lots) and the standards specified in the Planning scheme policy for development works.</p>
Irregular shaped lots	
<p>PO8</p> <p>Development provides for irregular shaped lots to be created only where:-</p> <p>(a) the creation of regular lots is impractical such as at a curve in the road;</p> <p>(b) safe access and visual exposure to and from the site can be provided while not adversely impacting on the functionality of the surrounding road network; and</p> <p>(c) the irregular lot is demonstrably suitable for its intended purpose.</p>	<p>AO8</p> <p>Irregular shaped lots are designed so that they:-</p> <p>(a) satisfy the requirements for maximum to depth to frontage ratio specified in Table 9.4.4.3.2 (Minimum lot size and dimensions); and</p> <p>(b) comply with requirements of Table 9.4.4.3.4 (Minimum width for irregular shaped lots).</p>
Rearrangement of lot boundaries	
<p>PO9</p> <p>Development provides that the rearrangement of lot boundaries is an improvement to the existing situation.</p>	<p>AO9</p> <p>The rearrangement of lot boundaries results in an improvement to the existing situation whereby the size and dimensions of proposed lots comply more fully with Table 9.4.4.3.2 (Minimum lot size and dimensions), and at least one of the following is achieved:-</p> <p>(a) the rearrangement of lots remedies an existing boundary encroachment by a building, structure or other use areas;</p> <p>(b) the rearranged lots will be made more regular in shape;</p> <p>(c) access is provided to a lot that previously had no access or an unsuitable access;</p> <p>(d) the rearranged lots better meet the overall outcomes for the zone and the local plan area in which the site is situated;</p>

Performance outcomes	Acceptable outcomes
	<p>(e) the rearrangement of lots remedies a situation where an existing lot has multiple zonings; or</p> <p>(f) the rearrangement of lots provides for a material improvement in rural productivity.</p>
Volumetric subdivision	
<p>PO10</p> <p>Development provides that the subdivision of space above or below the surface of land facilitates efficient development in a manner that is consistent with the overall outcomes for the zone and local plan area in which the site is located, or is consistent with a development approval that has not lapsed.</p>	<p>AO10</p> <p>No acceptable outcome provided.</p>
Buffers to sensitive land, incompatible uses and infrastructure	
<p>PO11</p> <p>Development provides for lots to be created in locations that:-</p> <ul style="list-style-type: none"> (a) are adequately buffered to prevent potential adverse impacts on future users of the lots; (b) separate the lots from incompatible uses and infrastructure; and (c) do not create “reverse amenity” situations where the continued operation of existing uses is compromised by the proposed development. 	<p>AO11.1</p> <p>Where located adjacent to rural land, separation areas for any part of a lot included in a residential zone, the Emerging community zone or the Rural residential zone comply with the <i>State Planning Policy Guideline: State Interest—Agriculture and Section 9.4.2 (Landscaping code)</i>.</p> <p>AO11.2</p> <p>Any part of any lot included in a residential zone, the Emerging community zone or the Rural residential zone:-</p> <ul style="list-style-type: none"> (a) achieves the minimum lot size specified in Table 9.4.4.3.2 (Minimum lot size and dimensions) clear of any electricity transmission line easement; (b) is not located within 500m of an existing or planned high voltage transmission grid substation site; (c) is not located within 100m of an existing bulk supply transformer; (d) is not located within 60m of an existing zone transformer; and (e) is not located within any area subject to unacceptable noise, vibration, lighting or odour nuisance from the operation of an existing lawful, adjoining or nearby use. <p>AO11.3</p> <p>Any reconfiguring a lot involving land in a residential zone, the Emerging community zone or the Rural residential zone provides for the number of lots burdened by electricity transmission line easements to be reduced to one.</p>
Public parks and open space infrastructure	
<p>PO12</p> <p>Development provides for public parks and open space infrastructure that:-</p> <ul style="list-style-type: none"> (a) provides for a range of passive and active recreation settings and can accommodate adequate facilities to meet the needs of the community; (b) is well distributed and contributes to the legibility, accessibility and character of the locality; (c) creates attractive settings and focal points for the community; (d) benefits the amenity of adjoining land uses; (e) incorporates appropriate measures for stormwater and flood management; (f) facilitates the retention of native vegetation, watercourses, wetlands and other areas of environmental significance and natural and cultural features; 	<p>AO12</p> <p>No acceptable outcome provided.</p> <p>Editor's note—Section 9.4.2 (Landscaping code) includes requirements for the design and construction of landscape elements in public parks and open space infrastructure.</p>

Performance outcomes	Acceptable outcomes
(g) is cost effective to maintain; and (h) is dedicated as public land in the early stages of the subdivision.	

Table 9.4.4.3.2 Minimum lot size and dimensions^{14 15 16 17}

Column 1 Zone	Column 2 Minimum lot size (excluding access strips in rear (hatchet) lots)	Column 3 Minimum frontage (metres)	Column 4 Maximum depth to frontage ratio
Residential zones category			
Low density residential zone	600m ² if in a sewerage area	15	3:1
	1,500m ² if not in a sewerage area	20	3:1
Medium density residential zone	800m ² if in a sewerage area	15	3:1
	1,500m ² if not in a sewerage area	20	3:1
High density residential zone	1,000m ²	20	3:1
Centre zones category			
Principal centre zone	400m ²	Not specified	4:1
Major centre zone	400m ²	Not specified	4:1
District centre zone	400m ²	Not specified	4:1
Local centre zone	400m ²	Not specified	4:1
Neighbourhood centre zone	400m ²	Not specified	4:1
Industry zones category			
Industry zone	1,000m ² if in a sewerage area	20	4:1
	1,500m ² if not in a sewerage area	25	4:1
High impact industry zone	2,000m ²	30	4:1
Recreation zones category			
Sport and recreation zone	Not specified	Not specified	Not specified
Open space zone	Not specified	Not specified	Not specified
Environmental zones category			
Environmental management and conservation zone	Not specified	Not specified	Not specified
Other zones category			
Community facilities zone	Not specified	Not specified	Not specified
Emerging community zone	10ha	100	4:1
Limited development (constrained land) zone	Not specified	Not specified	Not specified
Rural zone	100ha	200	4:1
Rural residential zone	2,000m ² if located in Precinct RRZ1.	30	4:1
	4,000m ² if located in Precinct RRZ2.	40	4:1
	4ha if located in Precinct RRZ3	60	4:1
	2ha otherwise.	60	4:1
Specialised centre zone	1,000m ²	20	4:1

¹⁴ Note—for land included in the Low density residential zone or Medium density residential zone, the minimum lot size and dimension requirements specified in **Table 9.4.4.3.2 (Minimum lot size and dimensions)** may be varied by a plan of development that complies with the assessment criteria for small lot housing.

¹⁵ Note—for land included in the Emerging community zone, the minimum lot size and dimension requirements specified in **Table 9.4.4.3.2 (Minimum lot size and dimensions)** may be varied by an approved local area structure plan/plan of development that provides for development of the land for urban purposes.

¹⁶ Note—for land included in the Rural residential zone, the minimum lot size and dimension requirements specified in **Table 9.4.4.3.2 (Minimum lot size and dimensions)** may be varied by using the minimum lot size to calculate a lot yield so as to provide lots that vary in size and shape with boundaries that respond to site constraints such as vegetation, watercourses, wetlands, other areas of environmental significance and natural hazards. An alternative lot layout should not create lots that can be further subdivided (excluding balance lots) or lots of a size that are more likely to be located within a Low density residential zone. The alternative lot layout is required to satisfy Performance outcome PO3.

¹⁷ Note—where **Table 9.4.4.3.2 (Minimum lot size and dimensions)** has not specified a minimum lot size or other dimension, development is required to satisfy Performance outcome PO3.

Table 9.4.4.3.3 Access strip requirements for rear lots

Column 1 Zone	Column 2 Minimum width of single access strip (metres)	Column 3 Minimum width of combined access strips with reciprocal easement (metres)	Column 4 Minimum driveway width (metres)	Column 5 Maximum driveway length (metres)
Residential zones	5	6 (2x3)	3.5	40
Rural residential zone	6	6 (2x3)	3.5	60
Rural zone	10	10 (2x5)	4	100

Table 9.4.4.3.4 Minimum width for irregular shaped lots

Column 1 Zone	Column 2 Minimum width measured at site frontage (metres)	Column 3 Minimum width measured 6m from site frontage (metres)
Low density residential zone Medium density residential zone	6	10
High density residential zone	10	15
Principal centre zone Major centre zone District centre zone Local centre zone Neighbourhood centre zone Specialised centre zone	6	10
Industry zone	12	20
High impact industry zone	15	25
Rural zone Rural residential zone	12	20

9.4.5 Transport and parking code^{18 19}

9.4.5.1 Application

This code applies to development identified as requiring assessment against the Transport and parking code by the tables of assessment in **Part 5 (Tables of assessment)**.

9.4.5.2 Purpose and overall outcomes

- (1) The purpose of the Transport and parking code is to ensure that transport infrastructure (including pathways, public transport infrastructure, roads, parking and service areas) is provided in a manner which meets the needs of the development, whilst maintaining a safe and efficient road network, promoting active and public transport use and preserving the character and amenity of the Bundaberg Region.
- (2) The purpose of the Transport and parking code will be achieved through the following overall outcomes:-
 - (a) development is consistent with the objectives of the strategic transport network, which are to:-
 - (i) provide for a highly permeable and integrated movement network;
 - (ii) improve coordination between land use and transport so as to maximise the potential for walking, cycling and public transport use;
 - (iii) achieve acceptable levels of access, convenience, efficiency and legibility for all transport users;
 - (iv) limit road construction to the minimum necessary to meet the endorsed levels of service for ultimate development of the Bundaberg Region;
 - (v) provide for staging of Council's limited trunk road construction program to maximise sustainability; and
 - (vi) maintain the safety and efficiency of the road network;
 - (b) transport infrastructure is designed and constructed to acceptable standards and operates in a safe and efficient manner that meets community expectations, prevents unacceptable off-site impacts and reduces whole of life cycle costs, including ongoing maintenance costs; and
 - (c) development provides for on-site parking, access, circulation and servicing areas that are safe, convenient and meet the reasonable requirements of the development.

9.4.5.3 Assessment criteria

Table 9.4.5.3.1 Criteria for self-assessable and assessable development

Performance outcomes	Acceptable outcomes
<i>On-site parking and access</i>	
PO1 Development ensures that the location, layout and design of vehicle access, on-site circulation systems and parking and service areas:- <ol style="list-style-type: none"> (a) is safe, convenient and legible for all users including people with disabilities, pedestrians, cyclists and public transport services, where relevant; (b) does not interfere with the planned function, safety, capacity, efficiency and operation of the transport network; (c) provides sufficient on-site parking to meet the needs of, and anticipated demand generated by, the development; (d) limit potential conflict between service vehicles, other vehicles and pedestrians; and 	AO1.1 The location, design and provision of any site access, access driveways, internal circulation and manoeuvring areas, service areas and parking areas is in accordance with the standards specified in the Planning scheme policy for development works , including ensuring:- <ol style="list-style-type: none"> (a) the number and type of vehicles planned for the development can be accommodated on-site; (b) on-site vehicle parking and manoeuvring areas provide for vehicles to enter and leave the site in a forward motion; and (c) a progressive reduction in vehicle speed between the external transport corridor and internal parking spaces such that lower speeds occur near areas of high pedestrian activity.

¹⁸ Editor's note—the Council may require the preparation of a traffic impact assessment report to demonstrate compliance with certain outcomes of the **Transport and parking code**.

¹⁹ Editor's note—the **Planning scheme policy for development works** provides guidance for satisfying certain outcomes of the Transport and parking code.

Performance outcomes	Acceptable outcomes
(e) minimises adverse impacts on the local streetscape character and amenity of the surrounding area.	<p>AO1.2 For assessable development, the number of site access driveways is minimised (usually one), with access to the lowest order transport corridor to which the site has frontage, consistent with amenity impact constraints.</p> <p>AO1.3 Development provides on-site parking spaces at the rate specified in Table 9.4.5.3.3 (Minimum on-site parking requirements).</p> <p>Note—where the calculated number of spaces is not a whole number, the required number of parking spaces is the nearest whole number.</p> <p>Note—the minimum on-site parking rates specified in Table 9.4.5.3.3 provide for the needs of all users of the development including employees, customers, students and visitors.</p> <p>AO1.4 Development provides clearly defined pedestrian paths within and around on-site vehicle parking areas that:-</p> <ul style="list-style-type: none"> (a) are located in areas where people will choose to walk; and (b) ensure pedestrian movement through vehicle parking areas is along aisles rather than across them. <p>AO1.5 Driveways, internal circulation areas, manoeuvring areas and service areas (including loading and unloading areas and refuse collection facilities) are:-</p> <ul style="list-style-type: none"> (a) designed and provided to accommodate the nominated design vehicles for each development type; and (b) are constructed in accordance with the standards specified in the Planning scheme policy for development works.

Table 9.4.5.3.2 Criteria for assessable development only

Performance outcomes	Acceptable outcomes
Strategic transport network	
<p>PO2 Development, particularly where involving high trip generating land uses or the creation of new roads and other transport corridors, ensures provision of a transport network that:-</p> <ul style="list-style-type: none"> (a) accords with the Strategic transport network as shown on Strategic Framework Map SFM-003 (Transport and infrastructure elements) and the Priority Infrastructure Plan; (b) provides visible distinction of roads, with the design of streets and roads based on function, safety and efficiency; (c) provides convenient, safe and efficient movement for all modes of transport between land use activities with priority given to pedestrian movement and bicycle use over vehicle movements; (d) allows for unimpeded and practical access to the development site and each proposed lot; 	<p>AO2.1 No acceptable outcome provided.</p> <p>Editor's note—the Planning scheme policy for development works specifies standards and provides guidance for the design and construction of roads and transport corridors.</p> <p>Editor's note—the Council may require submission of a traffic impact assessment report prepared in accordance with the Planning scheme policy for information that Council may require to demonstrate compliance with Performance outcome PO1.</p> <p>Additional requirements for Woodgate Beach</p> <p>AO2.2 <i>In partial fulfilment only of Performance outcome PO1:-</i></p>

Performance outcomes	Acceptable outcomes
<p>(e) facilitates and promotes the use of public and active transport, including access to cycle and pedestrian pathways;</p> <p>(f) facilitates a high standard of urban design which reflects a grid pattern (or modified grid pattern) to assist in connectivity and permeability, particularly for pedestrians and cyclists;</p> <p>(g) connects to and integrates with existing roads and other relevant facilities within and external to the land to be developed or subdivided;</p> <p>(h) provides for the dedication and construction of roads where required to allow access to, and proper development of, adjoining land that is intended for development;</p> <p>(i) provides for the construction and adequate drainage of all proposed roads, pathways, laneways and bikeways within and adjoining the land to be developed;</p> <p>(j) minimises any adverse impacts on the existing transport network, surrounding land uses, and the amenity of the surrounding environment; and</p> <p>(k) does not adversely impact on wildlife movement corridors.</p>	<p>Development provides for the extension and continuation of residential access streets between First Avenue and Seventh Avenue, including but not limited to Palm Court, Jacaranda Court, Oleander Court and Banksia Court, consistent with the established cadastral and road alignment pattern in the area, and so as not to preclude or prejudice access to and development of adjacent and nearby properties.</p>
Pedestrian and bicycle network and facilities	
<p>PO3</p> <p>Development provides for the establishment of a safe and convenient network of pedestrian and bicycle paths that:-</p> <p>(a) provides a high level of permeability and connectivity;</p> <p>(b) provide for joint usage where appropriate;</p> <p>(c) maximises opportunities to link activity centres, employment areas, residential areas, community facilities, open space and public transport stops located internally and externally to the site;</p> <p>(d) have an alignment that maximises visual interest, allows for the retention of trees and other significant features and does not compromise the operation of or access to other infrastructure;</p> <p>(e) incorporates safe street crossings with adequate sight distances, pavement markings, warning signs and safety rails; and</p> <p>(f) is well lit and located where there is casual surveillance from nearby premises.</p>	<p>AO3</p> <p>No acceptable outcome provided.</p> <p>Editor's note—the Planning scheme policy for development works specifies standards and provides guidance for the design and construction of pedestrian and bicycle paths.</p>
<p>PO4</p> <p>Appropriate on-site end of trip facilities are provided to encourage walking and cycling as an alternative to private car travel.</p>	<p>AO4.1</p> <p>Development for a business activity, community activity, sport and recreation activity, or for rooming accommodation, short term accommodation, resort complex or air services provides residents, employees and visitors with shower cubicles and ancillary change rooms and lockers (including provision for both males and females) at the following rates:-</p> <p>(a) 1 cubicle and 5 lockers for the first 5,500m² of gross floor area, provided that the development exceeds a minimum gross floor area of 1,500m²; plus</p> <p>(b) 1 additional cubicle and 5 additional lockers for that part of the development that exceeds 5,500m² gross floor area up to a maximum of 30,000m² gross floor area; plus</p>

Performance outcomes	Acceptable outcomes
	<p>(c) 2 additional cubicles and 10 additional lockers for that part of the development that exceeds 30,000m² gross floor area.</p> <p>AO4.2 Development provides bicycle access, parking and storage facilities that:-</p> <ul style="list-style-type: none"> (a) are located close to the building's pedestrian entrance; (b) are obvious and easily and safely accessible from outside the site; (c) do not adversely impact on visual amenity; and (d) are designed in accordance with the Planning scheme policy for development works.
Public transport facilities	
<p>PO5 Development encourages the use of public transport through:-</p> <ul style="list-style-type: none"> (a) appropriate development design which maximises accessibility via existing and planned public transport facilities; and (b) appropriate provision of on-site or off-site public transport facilities, having regard to the specific nature and scale of development, and the number of people or lots involved. 	<p>AO5.1 Development is designed and arranged to provide safe, convenient and functional linkages to existing and proposed public transport facilities.</p> <p>AO5.2 On-site public transport facilities are provided in conjunction with the following development:-</p> <ul style="list-style-type: none"> (a) shopping centre, where having a gross floor area of greater than 10,000m²; (b) tourist attraction, having a total use area of greater than 10,000m²; (c) educational establishment, where accommodating more than 500 students; (d) major sport, recreation and entertainment facility; (e) indoor sport and recreation, where having a gross floor area of more than 1,000m² or for spectator sports; and (f) outdoor sport and recreation where for spectator sports. <p>AO5.3 On-street public transport facilities are provided as part of the following development:-</p> <ul style="list-style-type: none"> (a) shopping centre, where having a gross floor area of 10,000m² or less; (b) tourist attraction, where having a gross floor area of 10,000m² or less; (c) educational establishment, where accommodating 500 or less students; and (d) indoor sport and recreation where having a gross floor area of 500m² or less and not for spectator sports. <p>AO5.4 Where not otherwise specified above, on-street public transport facilities are provided where development is located on an existing or future public transport route.</p> <p>AO5.5 Public transport facilities are located and designed in accordance with the standards specified in the Planning scheme policy for development works.</p>
Amenity and environmental impacts of transport infrastructure	
<p>PO6 Development ensures that on-site vehicle access, manoeuvring and parking facilities do not have adverse impacts on people, properties or activities, with regard to light, noise, emissions or stormwater run-off.</p>	<p>AO6 No acceptable outcome provided.</p>

Performance outcomes	Acceptable outcomes
<i>Transport corridor widths, pavement, surfacing and verges</i>	
PO7 Development provides the reserve width and external road works along the full extent of the site frontage, and other transport corridors where appropriate, to support the function and amenity of the transport corridor, including where applicable:- <ul style="list-style-type: none"> (a) paved roadway; (b) kerb and channel; (c) safe vehicular access; (d) safe footpaths and bikeways; (e) safe on-road cycle lanes or verges for cycling. (f) stormwater drainage; (g) provision of public utility services; (h) streetscaping and landscaping; and (i) provision of street lighting systems, road signage and line marking. 	AO7 The design and construction of road works, including external road works, is:- <ul style="list-style-type: none"> (a) undertaken in accordance with the Planning scheme policy for development works; and (b) consistent with the characteristics intended for the particular type of transport corridor specified in the Planning scheme policy for development works.
<i>Intersections and traffic controls</i>	
PO8 Development provides for traffic speeds and volumes to be catered for through the design and location of intersections and traffic controls so as to:- <ul style="list-style-type: none"> (a) ensure the function, safety and efficiency of the road network is maintained; (b) minimise unacceptable traffic noise to adjoining land uses; and (c) maintain convenience and safety levels for pedestrians, cyclists and public transport. 	AO8 Intersections and speed control devices are designed and constructed in accordance with the Planning scheme policy for development works .
<i>Development staging</i>	
PO9 Staged development is planned, designed and constructed to ensure that:- <ul style="list-style-type: none"> (a) each stage of the development can be constructed without interruption to services and utilities provided to the previous stages; (b) transport infrastructure provided is capable of servicing the entire development; (c) early bus access and circulation is achieved through the connection of collector roads; and (d) materials used are consistent throughout the development. 	AO9 No acceptable outcome provided.

Table 9.4.5.3.3 Minimum on-site parking requirements

Column 1 Land use	Column 2 Cars	Column 3 Service vehicles	Column 4 Bicycles
Residential activities			
Dwelling unit	1 space (covered) per dwelling	Not required	Not required
Nature based tourism	1 space per cabin/site	Not specified	Not required
Multiple dwelling	1 space (covered) per dwelling + 1 visitor space per 10 dwellings if in the Bundaberg CBD, otherwise 1 visitor space per 2 dwellings	1 SRV where more than 10 dwellings	1 space / 4 dwellings (minimum 4 spaces)
Relocatable home park	1 space (covered) per relocatable home site + 1 visitor space per 2 relocatable home sites + 1 manager space (covered) + boat and trailer storage area	1 SRV where more than 10 relocatable home sites	1 space / relocatable home site (minimum 4 spaces)

Column 1 Land use	Column 2 Cars	Column 3 Service vehicles	Column 4 Bicycles
Residential facility care	1 space per 4 beds/rooming units	1 MRV + Ambulance (if required)	1 space / 10 beds/rooming units (minimum 4 spaces), if required
Resort complex	Not specified	Not specified	Not specified
Retirement facility	1 space (covered) per dwelling + 1 visitor space per 4 dwellings + boat and trailer storage area	1 MRV + Ambulance	1 space / unit
Rooming accommodation	1 space (covered) per rooming unit + 1 visitor space per 10 rooming units	1 SRV	1 space / 10 rooming units (minimum 4 spaces)
Short-term accommodation	1 space (covered) per rooming unit + 1 visitor space per 10 rooming units	1 MRV	1 space / 10 rooming units (minimum 4 spaces)
Tourist park	1 space per caravan or cabin site + 1 visitor space per 10 sites + 1 manager space (covered) + boat and trailer storage area	1 LRV	1 space / 10 sites (minimum 4 spaces)
Business activities in the Bundaberg, Childers or Gin Gin CBDs as identified in Figure 9.4.5 (CBD Parking Areas)			
Food and drink outlet	1 space / 50m ² GFA + separate queuing for 6 vehicles if a drive through facility is provided	1 SRV	1 space / 400m ² GFA (minimum 4 spaces)
Outdoor sales	1 space / 150m ² total display area + 4 spaces per maintenance bay	1 AV	1 space 400m ² total use area (minimum 4 spaces)
All other Business activities	1 space / 50m ² GFA	1 SRV if less than 500m ² GFA or 1 ARV and 1 LRV if 500m ² to 1,999m ² GFA or not specified if 2,000m ² GFA or above	As per QDC MP 4.1, P13 (if applicable); otherwise 1 space / 200m ² GFA (minimum 4 space)
Business activities other than where in the Bundaberg, Childers or Gin Gin CBDs as identified in Figure 9.4.5 (CBD Parking Areas)			
Adult store	1 space / 20m ² GFA	1 SRV if less than 500m ² GFA or 1 SRV and 1 LRV if 500m ² to 1,999m ² GFA or not specified if 2,000m ² GFA or above	1 space / 400m ² GFA (minimum 4 spaces)
Agricultural supplies store	1 space / 20m ² total use area if less than 100m ² total use area + 1 space / 50m ² total use area for that part exceeding 100m ² total use area	Not specified	1 space / 400m ² GFA (minimum 4 spaces)
Food and drink outlet	1 space / 15m ² GFA + separate queuing for 6 vehicles if a drive through facility is provided	1 SRV	1 space / 200m ² GFA (minimum 4 spaces)
Garden centre	1 space / 20m ² total use area if less than 100m ² total use area + 1 space / 50m ² total use area for	1 SRV if less than 500m ² GFA or 1 SRV and 1 LRV if 500m ² to 1,999m ² GFA or not specified if 2,000m ² GFA or above	1 space / 400m ² total use area (minimum 4 spaces)

Column 1 Land use	Column 2 Cars	Column 3 Service vehicles	Column 4 Bicycles
	that part exceeding 100m ² total use area		
Hardware and trade supplies	1 space / 20m ² total use area if less than 100m ² total use area + 1 space / 50m ² total use area for that part exceeding 100m ² total use area	1 SRV if less than 500m ² GFA or 1 SRV and 1 LRV if 500m ² to 1,999m ² GFA or not specified if 2,000m ² GFA or above	1 space / 400m ² GFA (minimum 4 spaces)
Market	1 space / 20m ² total use area	1 SRV	1 space / 50m ² total use area (minimum 4 spaces)
Office	1 space / 40m ² GFA where in a centre zone or 1 space / 30m ² where not in a centre zone	Not specified	As per QDC MP 4.1, P13 (if applicable); otherwise 1 space / 400m ² GFA (minimum 4 spaces)
Outdoor sales	1 space / 150m ² total display area + 4 spaces per maintenance bay	1 AV	1 space / 400m ² total use area (minimum 4 spaces)
Service station	1 space / 20m ² GFA (when involving sale of goods) + 2 spaces / service bay (minimum of 4 spaces)	AV	1 space / 400m ² GFA (minimum 6 spaces)
Shop	1 space / 20m ² GFA	1 SRV if less than 500m ² GFA or 1 SRV and 1 LRV if 500m ² to 1,999m ² GFA or not specified if 2,000m ² GFA or above	1 space / 200m ² GFA (minimum 4 spaces)
Shopping centre	1 space / 20m ² GFA	1 SRV if less than 500m ² GFA or 1 SRV and 1 LRV if 500m ² to 1,999m ² GFA or not specified if 2,000m ² GFA or above	As per QDC MP 4.1, P13 (if applicable); otherwise 1 space / 200m ² GFA (minimum 4 spaces)
Showroom	1 space / 50m ² GFA	1 AV	1 space / 400m ² GFA (minimum 4 spaces)
Veterinary services	1 space / 25m ² GFA	1 SRV	1 space / 400m ² GFA (minimum 4 spaces)
Entertainment activities			
Club	Not specified	Not specified	1 space / 400m ² GFA (minimum 4 spaces)
Function facility	1 space / 15m ² GFA	1 SRV	1 space / 400m ² GFA (minimum 4 spaces)
Hotel	1 space / 15m ² of non-residential GFA + 1 space / rooming unit + separate queuing for 6 vehicles if a drive through bottle shop is provided	1 MRV	1 space / 400m ² GFA (minimum 4 spaces)
Nightclub entertainment facility	1 space / 15m ² GFA	1 SRV	Not specified
Theatre	Not specified	Not specified	1 space / 400m ² GFA (minimum 4 spaces)
Tourist attraction	Not specified	Not specified	Not specified
Industry activities			
Bulk landscape supplies	1 space / 100m ² total use area	1 LRV	Not required
Extractive industry	Not specified	Not specified	Not required

Column 1 Land use	Column 2 Cars	Column 3 Service vehicles	Column 4 Bicycles
Service industry	1 space / 40m ² GFA	1 MRV	1 space / 400m ² GFA (minimum 4 spaces)
All other industrial activities	1 space / 50m ² if less than 500m ² GFA + 1 space / 100m ² GFA for that part exceeding 500m ² GFA	1 AV	1 space / 400m ² GFA (minimum 4 spaces)
Community activities			
Cemetery	Not specified	Not specified	Not specified
Child care centre	1 space / employee + 1 customer space / 10 children + on-site passenger set down area	Not specified	1 space / 100m ² GFA (minimum 4 spaces)
Community care centre	1 space / 20m ² GFA	Not specified	1 space / 400m ² GFA (minimum 4 spaces)
Community use	1 space / 20m ² GFA	Not specified	1 space / 400m ² GFA (minimum 4 spaces)
Crematorium	Not specified	Not specified	Not specified
Educational establishment	Not specified	Not specified	As per QDC MP 4.1, P13 (if applicable); otherwise 1 space / 100m ² GFA (minimum 6 spaces)
Emergency services	Not specified	Not specified	1 space / 400m ² GFA (minimum 4 spaces)
Funeral parlour	1 space / 30m ² GFA	1 SRV	Not specified
Health care services	1 space / 20m ² GFA	1 SRV + Ambulance	1 space / 400m ² GFA (minimum 4 spaces)
Hospital	1 space per 3 beds plus 1 space per 2 employees + set-down area for emergency vehicles	Not specified	As per QDC MP 4.1, P13 (if applicable); otherwise 1 space / 400m ² GFA (minimum 4 spaces)
Place of worship	1 space / 30m ² GFA	SRV	1 space / 400m ² GFA (minimum 4 spaces)
Recreation activities			
All recreation activities	Not specified	Not specified	Not specified
Rural activities			
Rural industry	Not specified	AV	Not specified
Wholesale nursery	Not specified	AV	Not specified
Winery	Not specified	Not specified	Not required
All other rural activities	Not specified	Not specified	Not specified
Other activities			
All other activities	Not specified	Not specified	Not specified

GIN GIN CBD - 1:200



CHILDERS CBD - 1:150



BUNDABERG CBD - 1:200



Figure 9.4.5
CBD Parking Areas

OCTOBER 2015

9.4.6 Vegetation management code

9.4.6.1 Application

This code applies to development identified as requiring assessment against the Vegetation management code by the tables of assessment in **Part 5 (Tables of assessment)**.

9.4.6.2 Purpose and overall outcomes

- (1) The purpose of the Vegetation management code is to provide for the management of vegetation in a manner which protects and enhances the biodiversity and landscape values of the Bundaberg Region.
- (2) The purpose of the Vegetation management code will be achieved through the following overall outcomes:-
 - (a) development provides for the protection of the Bundaberg Region's ecosystems, biodiversity and environmental values, natural physical processes, landscape character and amenity;
 - (b) development ensures that vegetation within areas of environmental significance is conserved;
 - (c) development provides appropriate environmental offsets where vegetation clearing cannot practicably be avoided; and
 - (d) development involving vegetation clearing is undertaken in an environmentally responsible manner and does not cause adverse amenity impacts, public health and safety concerns or land degradation.

9.4.6.3 Assessment criteria

Table 9.4.6.3.1 Criteria for assessable development

Performance outcomes	Acceptable outcomes
Vegetation protection	
PO1 Vegetation is protected to ensure that:- <ol style="list-style-type: none"> (a) ecological processes, biodiversity and the habitat values of native flora and fauna are protected and enhanced; (b) ecosystems are protected from weed invasion and edge effects; (c) the functioning and connectivity of biodiversity corridors and fauna movement networks is maintained; (d) the ecological health and integrity of riparian corridors, watercourses and wetlands are maintained; (e) soil resources are protected against the loss of chemical and physical fertility through processes such as erosion, mass movement, salinity and water logging; (f) vegetation of historical, cultural or visual significance is retained. 	AO1 Vegetation clearing, other than exempt vegetation clearing ²⁰ , does not occur. OR Otherwise, no acceptable outcome provided. Note—in assessing and deciding a development application for vegetation clearing the Council may consider such matters as:- <ol style="list-style-type: none"> (a) any current development approval attached to the land which may include conditions or measures relating to vegetation retention or protection; (b) whether the vegetation is specifically protected by a vegetation protection order, registrable covenant, easement or similar legally binding mechanism that seeks to protect the values and functions of recognised significant vegetation; (c) whether the vegetation is identified or referred to in State or Federal legislation; (d) whether the vegetation is located on a prominent hillside, slope or ridgeline; (e) whether vegetation clearing may cause or contribute to erosion or slippage; (f) whether the vegetation is or forms part of a riparian area or other habitat network and is valuable to the functioning of that network; (g) whether the vegetation is or is capable of forming or contributing to a buffer between different land uses;

²⁰ Editor's note—the term 'exempt vegetation clearing' is defined in **Schedule 1 (Definitions)**.

Performance outcomes	Acceptable outcomes
	<p>(h) whether the vegetation is or is capable of forming or contributing to a visual buffer, agricultural buffer or a buffer against pollution, light spillage or noise; and</p> <p>(i) whether the vegetation contributes to visual amenity, landscape quality or cultural heritage significance.</p>
Management of vegetation clearing works	
<p>PO2 Vegetation clearing works are conducted in a manner that:-</p> <p>(a) protects natural landforms, including steep land, watercourses, gullies and wetlands; and</p> <p>(b) prevents soil degradation and controls erosion, slippage and sedimentation.</p>	<p>AO2 No acceptable outcome provided.</p> <p>Editor's note—Section 9.4.7 (Works, services and infrastructure code) sets out requirements for sediment and erosion control.</p>
<p>PO3 Vegetation clearing works are conducted in a manner that:-</p> <p>(a) protects the aesthetic and environmental values of retained vegetation; and</p> <p>(b) minimises impacts on fauna.</p>	<p>AO3.1 The health and stability of retained vegetation is maintained or enhanced during vegetation clearing work by:-</p> <p>(a) clearly marking vegetation to be retained with temporary fencing and flagging tape;</p> <p>(b) preventing any filling, excavation, stockpiling, storage of chemicals, fuel or machinery within the fenced protection area; and</p> <p>(c) removing all declared noxious weeds and environmental weeds from the site.</p> <p>AO3.2 All clearing works carried out in the vicinity of the retained vegetation are to be undertaken in accordance with <i>AS4970 Protection of Trees on Development Sites</i> and <i>AS4687 Temporary Fencing and Hoarding</i>.</p> <p>AO3.3 Where clearing works are likely to result in adverse impacts upon fauna and/or fauna habitat, all work is carried out under the supervision of a registered fauna spotter/catcher.</p>
<p>PO4 Vegetation clearing is undertaken in a manner that minimises environmental harm and environmental nuisance to surrounding areas as a result of air or noise emissions.</p>	<p>AO4.1 No dust emissions extend beyond the boundaries of the site.</p> <p>AO4.2 No other air emissions, including odours, are detectable at the boundary of the site.</p> <p>AO4.3 Noise generating equipment is shielded or acoustically treated in a manner that ensures the equipment does not create environmental nuisance.</p>
Vegetation disposal	
<p>PO5 Vegetation cleared from a site is disposed of in a manner that:-</p> <p>(a) maximises reuse and/or recycling;</p> <p>(b) minimises impacts on public health and safety; and</p> <p>(c) minimises the spread of weed species and non-indigenous plants.</p>	<p>AO5 Where vegetation is cleared, vegetation waste is appropriately disposed of (other than by burning) in the following order of preference:-</p> <p>(a) milling for commercial timber products, landscaping or firewood;</p> <p>(b) on-site chipping or mulching unless it is likely to cause the spreading of non-indigenous species; and</p> <p>(c) transportation off-site and disposal in an approved green waste disposal facility.</p>

9.4.7 Works, services and infrastructure code

9.4.7.1 Application

This code applies to development identified as requiring assessment against the Works, services and infrastructure code by the tables of assessment in **Part 5 (Tables of assessment)**.

9.4.7.2 Purpose and overall outcomes

- (1) The purpose of the Works, services and infrastructure code is to ensure that development works and the provision of infrastructure and services meets the needs of the development, and is undertaken in a professional and sustainable manner.
- (2) The purpose of the Works, services and infrastructure code will be achieved through the following overall outcomes:-
 - (a) works are undertaken such that environmental harm and nuisance resulting from construction activities is avoided or minimised and the environmental values of water are protected;
 - (b) development is designed and constructed to a standard that meets community expectations, maintains public health and safety, prevents unacceptable off-site impacts and minimises whole of life cycle costs;
 - (c) physical and human infrastructure networks that provide basic and essential services and facilities to local communities are able to meet the planned increase in demand resulting from a planned increase in development density;
 - (d) development is provided with an appropriate standard of water supply, wastewater treatment and disposal, drainage, energy and communications infrastructure and other services;
 - (e) infrastructure is designed, constructed and provided in a manner which maximises resource efficiency and achieves acceptable maintenance, renewal and adaptation costs;
 - (f) infrastructure is integrated with surrounding networks;
 - (g) development over or near infrastructure does not compromise or interfere with the integrity of the infrastructure;
 - (h) filling and excavation does not adversely or unreasonably impact on the natural environment, drainage conditions or adjacent properties;
 - (i) development has appropriate infrastructure and access for emergency services vehicles for the protection of people, property and the environment from fire and chemical incidents; and
 - (j) marina development facilitates the installation, maintenance and availability of reception facilities for ship-sourced pollutants to prevent marine pollution.

9.4.7.3 Assessment criteria

Table 9.4.7.3.1 Criteria for self assessable operational work

Performance outcomes	Acceptable outcomes
Infrastructure, services and utilities	
PO1 The design and construction of works ensures safe and convenient use by users of the site and the general public.	AO1.1 All development works are designed and constructed in accordance with the Planning scheme policy for development works .
PO2 Development works and connections to infrastructure and services are undertaken in accordance with acceptable engineering standards.	AO2.1 All development works are certified by a Registered Professional Engineer Queensland (RPEQ).

Performance outcomes	Acceptable outcomes
	AO2.2 All connections to infrastructure and services are in accordance with the requirements of the relevant infrastructure entity.

Table 9.4.7.3.2 Criteria for assessable development

Performance outcomes	Acceptable outcomes
<i>Infrastructure, services and utilities</i>	
PO3 Development is provided with infrastructure, services and utilities that:- (a) are appropriate to its location and setting; (b) are commensurate with the needs of the development and its users; and (c) maintain acceptable public health and environmental standards.	AO3.1 Subject to availability, development is provided with an appropriate connection to reticulated sewerage, water supply, stormwater drainage, electricity, gas and telecommunications services at no cost to the Council, including provision by way of dedicated road, public reserve or as a minimum by way of easements to ensure continued access is available to these services. AO3.2 Where not located in a sewerage area, development is provided with an on-site effluent treatment and disposal system in accordance with the requirements of the <i>Plumbing and Drainage Act 2003</i> . AO3.3 Where development is located in an area where reticulated water supply is not available, appropriate on-site rainwater collection and/or other means to service the anticipated water supply needs of the development is provided, including but not limited to potable water supply and fire fighting needs. AO3.4 Where reticulated water supply is not available and the development involves persons working, visiting and temporarily staying on premises (i.e. not permanently residing on the site), potable water supply complies with the <i>Australian Drinking Water Guidelines</i> (NHMRC, 2011).
PO4 Development provides for infrastructure, services and utilities that are planned, designed and constructed in a manner which:- (a) ensures appropriate capacity to meet the current and planned future needs of the development; (b) is integrated with and efficiently extends existing networks; (c) minimises risk to life and property; (d) avoids areas of environmental significance; (e) minimises risk of environmental harm; (f) achieves acceptable maintenance, renewal and adaptation costs; (g) can be easily and efficiently maintained; (h) ensures the ongoing construction or operation of the development is not disrupted; (i) where development is staged, each stage is fully serviced before a new stage is released; (j) ensures adequate clearance zones are maintained between utilities and dwellings to protect residential amenity and health; and (k) minimises adverse visual impacts, to the extent	AO4.1 Infrastructure is planned, and appropriate contributions made, in accordance with the Priority Infrastructure Plan or any other applicable infrastructure charging instrument. AO4.2 Infrastructure is planned, designed and constructed in accordance with the Council's Priority Infrastructure Plan, and the Planning scheme policy for development works , or where applicable, the requirements of the service provider. AO4.3 Compatible public utility services are co-located in common trenching in order to minimise the land required and the costs for underground services. AO4.4 Stormwater drainage, sewerage and sullage systems are designed so that overflows do not enter residences.

Performance outcomes	Acceptable outcomes
practicable.	<p>AO4.5 Infrastructure, services and utilities are located, designed and constructed to:-</p> <ul style="list-style-type: none"> (a) avoid disturbance of areas of environmental significance; (b) minimise earthworks; and (c) avoid crossing watercourses or wetlands. <p>AO4.6 The selection of materials used in the construction of infrastructure is suitable, durable, easy to maintain and cost effective, taking into account the whole of life cycle cost, and achieves best practice environmental management and energy savings.</p> <p>AO4.7 In urban areas, electrical and telecommunications reticulation infrastructure is provided underground.</p>
Development over or near sewerage, water and stormwater drainage infrastructure	
<p>PO5 Development near or over the Council's stormwater infrastructure and/or sewerage and water infrastructure:-</p> <ul style="list-style-type: none"> (a) protects the infrastructure from physical damage; and (b) allows ongoing necessary access for maintenance purposes. 	<p>AO5 Development near or over the Council's stormwater infrastructure and/or sewerage and water infrastructure complies with the Planning scheme policy for development works.</p> <p>Editor's note—QDC MP1.4 applies to building work for a building or structure proposed to be carried out on a lot that contains, or is adjacent to a lot that contains, relevant infrastructure.</p>
Excavation and filling	
<p>PO6 Excavation and filling:-</p> <ul style="list-style-type: none"> (a) does not cause environmental harm; (b) does not impact adversely on visual amenity; (c) does not impact adversely on adjoining properties; (d) maintains natural landforms as far as reasonably practicable; (e) is stable in both the short and long term; (f) does not prevent or create difficult access to the property; and (g) does not result in ponding, concentration or diversion of overland runoff flows that cause damage to adjacent lands or infrastructure. 	<p>AO6.1 Development provides that:-</p> <ul style="list-style-type: none"> (a) on sites of:- <ul style="list-style-type: none"> (i) 15% or more in slope, the extent of excavation (cut) and fill does not involve a total change of more than 1.5m relative to the natural ground level at any point; or (ii) in other areas, the extent of excavation (cut) and fill does not involve a total change of more than 1.0m relative to the natural ground level at any point; (b) no part of any cut or fill batter is within 1.5m of any property boundary except cut and fill involving a change in ground level of less than 200mm that does not necessitate the removal of any vegetation; (c) retaining walls are no greater than 1.0m high; and (d) retaining walls are constructed a minimum 150mm from property boundaries. <p>AO6.2 Driveways are able to be constructed and maintained accordance with the requirements of the Planning scheme policy for development works.</p> <p>AO6.3 For filling and excavation work altering overland runoff flows no acceptable outcome is provided.</p>

Performance outcomes	Acceptable outcomes
<i>Fire services in developments accessed by common private title^{21 22}</i>	
PO7 Hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.	AO7.1 Residential streets and common access ways within a common private title should have hydrants placed at intervals of no more than 120 metres and at each intersection. Hydrants may have a single outlet and be situated above or below ground. AO7.2 Commercial and industrial streets and access ways within streets serving commercial properties such as factories, warehouses and offices should be provided with above or below ground fire hydrants at not more than 90 metre intervals and at each street intersection. Above ground fire hydrants should have dual valved outlets.
PO8 Road widths and construction within the development area adequate for fire emergency vehicles to gain access to a safe working area close to dwellings and near water supplies whether or not on-street parking spaces are occupied.	AO8 Road access minimum clearances of 3.5 metres wide and 4.8 metres high are provided for safe passage of emergency vehicles.
PO9 Hydrants are suitably identified so that fire services can locate them at all hours.	AO9 Hydrants are identified as specified in 'Identification of street hydrants for fire fighting purposes' available under 'Publications' on the Department of Transport and Main Roads website www.tmr.qld.gov.au/~?media/busind/techstdpubs/trum/125Amend18.pdf Editor's note—For further information on how to address the above criteria please see Queensland Fire and Emergency Service: Fire hydrant and vehicle access guidelines for residential, commercial and industrial lots.
<i>Ship-sourced pollutants reception facilities in marinas with six or more berths</i>	
PO10 Marina development provides facilities for the handling and disposal of ship-sourced pollutants.	AO10.1 Common user facilities for the handling and disposal of ship-sourced pollutants including oil, garbage and sewerage are provided at a suitable location at the marina; AND Facilities shall be designed and operated to ensure the risk of spillage from operations is minimised; AND Appropriate equipment to contain and remove spillages is stored in a convenient position near the facility and is available for immediate use; AND Boats visiting the marina are able to use the ship-sourced pollutants reception facilities. Editor's note—Refer to: Australian and New Zealand Environment and Conservation Council (ANZECC), 1997,

²¹ Note—this criteria applies where the development:

- (1) is for a material change of use or reconfiguring a lot where part of the development or any dwelling is more than 90 metres from the nearest located fire hydrant; and
- (2) for buildings not covered in other legislation or planning provisions mandating fire hydrants; and
- (3) the proposed development will include streets and common access ways within a common private title in areas serviced by reticulated water.

²² Editor's note—the term common private title covers areas such as access roads in community title developments or strata title unit access which are private and under group or body corporate control.

Performance outcomes	Acceptable outcomes
	<p>Best Practice Guidelines for Waste Reception Facilities at Ports, Mariners and Boat Harbours in Australia and New Zealand.</p> <p>AO10.2 Where practical, the marina pollutant reception facility is connected to sewerage or other waste reception infrastructure.</p> <p>Editor's note—Reception facilities require compliance assessment under the Plumbing and Drainage Act 2002. The plumbing compliance assessment process will ensure that the proposed facilities address 'peak load'.</p>

Table 9.4.7.3.3 Additional criteria for operational work only

Performance outcomes	Acceptable outcomes
Excavation and filling	
PO11 Filling or excavation is consistent with the intended use of the site and does not:- (a) result in any contamination of land or water; (b) pose a health or safety risk to users and neighbours of the site; and (c) directly, indirectly or cumulatively cause any flooding or drainage problems or worsen any existing problems.	AO11.1 Development provides that:- (a) the extent of filling or excavation is in accordance with a current development approval for material change of use, reconfiguring a lot or building work; (b) all stored material is:- (i) contained wholly within the site; (ii) located in a single manageable area that does not exceed 50m ² ; and (iii) located at least 10m from any property boundary; and (c) any batter or retaining wall is structurally adequate. AO1.2 Development provides that:- (a) no contaminated material is used as fill; (b) for excavation, no contaminated material is excavated or contaminant disturbed; and (c) waste materials are not used as fill, including:- (i) commercial waste; (ii) construction/demolition waste; (iii) domestic waste; (iv) garden/vegetation waste; and (v) industrial waste.
PO12 Filling or excavation, including the associated transportation of materials:- (a) does not cause significant impacts through truck movements, dust or noise, on the amenity of the locality in which the works are undertaken or along routes taken to transport the material; and (b) minimises adverse impacts on the road system.	AO12 Filling or excavation, and transportation of material, is undertaken in accordance with the requirements of the Planning scheme policy for development works .
Construction management	
PO13 Air emissions, noise or lighting arising from construction activities and works do not adversely impact on surrounding areas.	AO13.1 Dust emissions do not extend beyond the boundary of the site. AO13.2 Air emissions, including odours, are not detectable at the boundary of the site. AO13.3 Noise generating equipment is enclosed, shielded or acoustically treated in a manner which ensures the equipment does not create environmental harm. AO13.4 Outdoor lighting complies with <i>AS4282-1997 Control of the Obtrusive Effects of Outdoor Lighting</i> .
PO14 Construction activities and works provide for:- (a) the protection of the aesthetic and environmental values of retained vegetation; and (b) impacts on fauna to be minimised.	AO14.1 The health and stability of retained vegetation is maintained during construction activities by:- (a) clearly marking vegetation to be retained with temporary fencing and flagging tape; (b) installing secure barrier fencing around the outer drip line and critical root zone of the vegetation; (c) preventing any filling, excavation, stockpiling, storage of chemicals, fuel or machinery within the fenced protection area;

Performance outcomes	Acceptable outcomes
	<p>(d) using low impact construction techniques in the vicinity of vegetation to minimise interference with the vegetation; and</p> <p>(e) removing all declared noxious weeds and environmental weeds from the site.</p> <p>AO14.2 All works carried out in the vicinity of retained vegetation comply with <i>AS4970 Protection of Trees on Development Sites</i> and <i>AS4687 Temporary Fencing and Hoarding</i>.</p> <p>AO14.3 Where construction activities will result in adverse impacts upon fauna and/or the clearing and/or removal of fauna habitat:-</p> <p>(a) all vacant hollows and nests are relocated or rendered unusable to prohibit fauna return during clearing works; and</p> <p>(b) all fauna is suitably relocated or humanely dealt with during the pre-clearing inspections or during clearing.</p>
<p>PO15 Construction activities and works, including disposal of cleared vegetation:-</p> <p>(a) minimises waste;</p> <p>(b) maximises reuse and/or recycling;</p> <p>(c) minimises impacts on public health and safety and on the amenity of the surrounding area; and</p> <p>(d) minimises the spread of weed species and non-indigenous plants.</p>	<p>AO15 No acceptable outcome provided.</p>
<p>PO16 Construction activities and works (including traffic and parking generated by construction activities) are managed to ensure that:-</p> <p>(a) existing utilities and road and drainage infrastructure continue to function efficiently and can be accessed by the relevant authority for maintenance purposes;</p> <p>(b) Impacts on the transport network and on the amenity of the surrounding area are minimised; and</p> <p>(c) the environmental values of water and the functionality of stormwater infrastructure are protected from the impacts of erosion, turbidity and sedimentation.</p>	<p>AO16.1 Existing utilities and road and drainage infrastructure are protected or relocated in accordance with the standards specified in the Planning scheme policy for development works.</p> <p>AO16.2 The costs of any alterations or repairs to utilities and road and drainage infrastructure are met by the developer.</p> <p>AO16.3 Traffic and parking generated by construction activities is managed in accordance with a Traffic and Parking Management Plan.</p> <p>AO16.4 Development is located, designed and constructed in accordance with an Erosion and Sediment Control Plan prepared in accordance with the requirements specified in the Planning scheme policy for development works.</p>

Part 10 Other plans

There are no other plans for the planning scheme.

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Schedule 1 Definitions

SC1.1 Use definitions

(1) Use definitions have a particular meaning for the purpose of the planning scheme.

(2) Any use not listed in **Table SC1.1.2 (Use definitions)** column 1 is an undefined use.

Note—development comprising a combination of defined uses is not considered to be an undefined use.

(3) A use listed in **Table SC1.1.2 (Use definitions)** column 1 has the meaning set out beside that term in column 2.

(4) The use definitions listed here are the definitions used in this planning scheme.

(5) Column 3 of **Table SC1.1.2 (Use definitions)** identifies examples of the types of activities that are consistent with the use identified in column 1.

(6) Column 4 of **Table SC1.1.2 (Use definitions)** identifies examples of activities that are not consistent with the use identified in column 1.

(7) Columns 3 and 4 of **Table SC1.1.2 (Use definitions)** are not exhaustive lists.

(8) Uses listed in **Table SC1.1.2 (Use definitions)** columns 3 and 4 that are not listed in column 1, do not form part of the definition.

Table SC1.1.1 Index of use definitions

Index of use definitions		
<ul style="list-style-type: none"> • Adult store • Agricultural supplies store • Air services • Animal husbandry • Animal keeping • Aquaculture • Bar • Brothel • Bulk landscape supplies • Caretaker's accommodation • Car wash • Cemetery • Child care centre • Club • Community care centre • Community residence • Community use • Crematorium • Cropping • Detention facility • Dual occupancy • Dwelling house 	<ul style="list-style-type: none"> • Dwelling unit • Educational establishment • Emergency services • Environment facility • Extractive industry • Food and drink outlet • Function facility • Funeral parlour • Garden centre • Hardware and trade supplies • Health care services • High impact industry • Home based business • Hospital • Hotel • Indoor sport and recreation • Intensive animal industry • Intensive horticulture • Landing • Low impact industry • Major electricity infrastructure 	<ul style="list-style-type: none"> • Major sport, recreation and entertainment facility • Marine industry • Market • Medium impact industry • Motor sport facility • Multiple dwelling • Nature based tourism • Nightclub entertainment facility • Non-resident workforce accommodation • Office • Outdoor sales • Outdoor sport and recreation • Outstation • Park • Parking station • Permanent plantation • Place of worship • Port services • Relocatable home park • Renewable energy facility

Index of use definitions		
<ul style="list-style-type: none"> • Research and technology industry • Residential care facility • Resort complex • Retirement facility • Roadside stall • Rooming accommodation • Rural industry • Rural workers' accommodation • Sales office • Service industry 	<ul style="list-style-type: none"> • Service station • Shop • Shopping centre • Short-term accommodation • Showroom • Special industry • Substation • Telecommunications facility • Theatre • Tourist attraction • Tourist park 	<ul style="list-style-type: none"> • Transport depot • Utility installation • Veterinary services • Warehouse • Wholesale nursery • Winery

Table SC1.1.2 Use definitions

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Adult store	Premises used as a shop where the primary purpose is for the display or sale of sexually explicit materials, products and devices associated with or used in a sexual practice or activity.	Sex shop	<p>Shop, newsagent, registered pharmacist or video hire, where the primary use of these are concerned with:</p> <ul style="list-style-type: none"> • the sale, display or hire of printed or recorded matter (not of a sexually explicit nature) or • the sale or display of underwear or lingerie or • the sale or display of an article or thing primarily concerned with or used in association with a medically recognised purpose.
Agricultural supplies store	Premises used for the sale of agricultural products and supplies including agricultural chemicals and fertilisers, seeds, bulk veterinary supplies, farm clothing, saddlery, animal feed and irrigation materials.		Bulk landscape supplies, garden centre, outdoor sales, wholesale nursery
Air services	<p>Premises used for any of the following:</p> <ul style="list-style-type: none"> • the arrival and departure of aircraft 	Airport, airstrip, helipad, public or private airfield	

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<ul style="list-style-type: none"> the housing, servicing, refuelling, maintenance and repair of aircraft the assembly and dispersal of passengers or goods on or from an aircraft any ancillary activities directly serving the needs of passengers and visitors to the use associated training and education facilities aviation facilities. 		
Animal husbandry	Premises used for production of animals or animal products on either native or improved pastures or vegetation. The use includes ancillary yards, stables and temporary holding facilities and the repair and servicing of machinery.	Cattle studs, grazing of livestock, non-feedlot dairying	Animal keeping, intensive animal industry, aquaculture, feedlots, piggeries
Animal keeping	Premises used for boarding, breeding or training of animals. The use may include ancillary temporary or permanent holding facilities on the same site and ancillary repair and servicing of machinery.	Aviaries, catteries, kennels, stables, wildlife refuge	Aquaculture, cattle studs, domestic pets, feedlots, grazing of livestock, non-feedlot dairying, piggeries, poultry meat and egg production, animal husbandry
Aquaculture	Premises used for the cultivation of aquatic animals or plants in a confined area that may require the provision of food either mechanically or by hand.	Pond farms, tank systems, hatcheries, raceway system, rack and line systems, sea cages	Intensive animal industry
Bar	Premises used primarily to sell liquor for consumption on the premises and that provides for a maximum capacity to seat sixty persons at any one time. The use may include ancillary sale of food for consumption on the premises and entertainment activities.		Club, hotel, nightclub entertainment facility, tavern
Brothel	Premises made available for prostitution by two or more prostitutes at the premises.		Adult store, club, nightclub entertainment facility, shop
Bulk landscape supplies	Premises used for bulk storage and sale of landscaping and gardening supplies, which may include soil, gravel, potting mix and mulch, where the majority of materials sold from the premises are not in pre-packaged form.		Garden centre, outdoor sales, wholesale nursery
Caretaker's accommodation	A dwelling provided for a caretaker of a non-residential use on the same premises.		Dwelling house

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Car wash	Premises primarily used for commercially cleaning motor vehicles by an automatic or partly automatic process.		Service station
Cemetery	Premises used for interment of bodies or ashes after death.	Burial ground, crypt, columbarium, lawn cemetery, pet cemetery, mausoleum	Crematorium, funeral parlour
Child care centre	Premises used for minding, education and care, but not residence, of children.	Crèche, early childhood centre, kindergarten, outside hours school care	Educational establishment, home based child care, family day care
Club	Premises used by persons associated for social, literary, political, sporting, athletic or other similar purposes for social interaction or entertainment. The use may include the ancillary preparation and service of food and drink.	Club house, guide and scout clubs, surf lifesaving club, RSL, bowls club	Hotel, nightclub entertainment facility, place of worship, theatre
Community care centre	Premises used to provide social support where no accommodation is provided. Medical care may be provided but is ancillary to the primary use.	Disability support services, drop in centre, respite centre, integrated Indigenous support centre	Childcare centre, family day care, home based child care, health care services, residential care facility
Community residence	Any dwelling used for accommodation for a maximum of six persons who require assistance or support with daily living needs, share communal spaces and who may be unrelated. The use may include a resident support worker engaged or employed in the management of the residence.	Hospice	Dwelling house, dwelling unit, hostel, residential care facility, short-term accommodation
Community use	Premises used for providing artistic, social or cultural facilities and community support services to the public and may include the ancillary preparation and provision of food and drink.	Art gallery, community centre, community hall, library, museum	Cinema, club, hotel, nightclub entertainment facility, place of worship
Crematorium	Premises used for the cremation or aquamation of bodies.		Cemetery
Cropping	Premises used for growing plants or plant material for commercial purposes where dependant on the cultivation of soil. The use includes harvesting and the storage and packing of produce and plants grown on the site and the ancillary repair and servicing of machinery used on the site.	Fruit, nut, vegetable and grain production, forestry for wood production, fodder and pasture production, plant fibre production, sugar cane growing, vineyard	Permanent plantations, intensive horticulture, rural industry

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Detention facility	Premises used for the confinement of persons committed by a process of law.	Prison, detention centre	
Dual occupancy	Premises containing two dwellings on one lot (whether or not attached) for separate households.	Duplex	Dwelling house, multiple dwelling
Dwelling house	A residential use of premises for one household that contains a single dwelling. The use includes domestic outbuildings and works normally associated with a dwelling and may include a secondary dwelling.		Caretaker's accommodation, dual occupancy, rooming accommodation, short-term accommodation, student accommodation, multiple dwelling
Dwelling unit	A single dwelling within premises containing non residential use(s).	"Shop-top" apartment	Caretaker's accommodation, dwelling house
Educational establishment	Premises used for training and instruction designed to impart knowledge and develop skills. The use may include outside hours school care for students or on-site student accommodation.	Pre-preparatory, preparatory and primary school, secondary school, special education, college, university, technical institute, outdoor education centres	Childcare centre, home based child care, family day care
Emergency services	Premises used by government bodies or community organisations to provide essential emergency services or disaster management services including management support facilities for the protection of persons, property and the environment.	State emergency service facility, ambulance station, rural fire brigade, auxiliary fire and rescue station, urban fire and rescue station, police station, emergency management support facility, evacuation centres	Community use, hospital, residential care facility
Environment facility	Facilities used for the conservation, interpretation and appreciation of areas of environmental, cultural or heritage value	Nature-based attractions, walking tracks, seating, shelters, boardwalks, observation decks, bird hides	
Extractive industry	Premises used for the extraction and/or processing of extractive resources and associated activities, including their transportation to market.	Quarry	
Food and drink outlet	Premises used for preparation and sale of food and drink to the public for consumption on or off the site. The use may include the ancillary sale of liquor for consumption on site.	Bistro, café, coffee shop, drive-through facility, kiosk, milk bar, restaurant, snack bar, take-away, tea room	Bar, club, hotel, shop, theatre, nightclub

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Function facility	Premises used for conducting receptions or functions that may include the preparation and provision of food and liquor for consumption on site.	Conference centre, reception centre	Community use, hotel
Funeral parlour	Premises used to arrange and conduct funerals, memorial services and the like, but do not include burial or cremation. The use includes a mortuary and the storage and preparation of bodies for burial or cremation.		Cemetery, crematorium, place of worship
Garden centre	Premises used primarily for the sale of plants and may include sale of gardening and landscape products and supplies where these are sold mainly in pre-packaged form. The use may include an ancillary food and drink outlet.	Retail plant nursery	Bulk landscape supplies, wholesale nursery, outdoor sales
Hardware and trade supplies	Premises used for the sale, display or hire of hardware and trade supplies including household fixtures, timber, tools, paint, wallpaper, plumbing supplies and the like.		Shop, showroom, outdoor sales and warehouse
Health care services	Premises for medical, paramedical, alternative therapies and general health care and treatment of persons that involves no overnight accommodation.	Dental clinics, medical centres, natural medicine practices, nursing services, physiotherapy clinic	Community care centre, hospital
High impact industry	<p>Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes:</p> <ul style="list-style-type: none"> • potential for significant impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise • potential for significant offsite impacts in the event of fire, explosion or toxic release • generates high traffic flows in the context of the locality or the road network • generates a significant demand on the local infrastructure network • the use may involve night time and outdoor activities 	<p>Abattoirs, alcohol distilling, sugar milling or refining, boiler making, engineering and metal foundry</p> <p>Note—additional examples may be shown SC1.3.1 industry thresholds.</p>	Concrete batching plant, tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers, service industry, low impact industry, medium impact industry, special industry

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<ul style="list-style-type: none"> onsite controls are required for emissions and dangerous goods risks. 		
Home based business	A dwelling used for a business activity where subordinate to the residential use.	Bed and breakfast, home office, home based childcare	Hobby, office, shop, warehouse, transport depot
Hospital	Premises used for medical or surgical care or treatment of patients whether or not involving overnight accommodation. The use may include ancillary accommodation for employees and ancillary activities directly serving the needs of patients and visitors.		Health care services, residential care facility
Hotel	Premises used primarily to sell liquor for consumption. The use may include short-term accommodation, dining and entertainment activities and facilities.	Pub, tavern	Nightclub entertainment facility
Indoor sport and recreation	Premises used for leisure, sport or recreation conducted wholly or mainly indoors.	Amusement parlour, bowling alley, gymnasium, squash courts, enclosed tennis courts	Cinema, hotel, nightclub entertainment facility, theatre
Intensive animal industry	Premises used for the intensive production of animals or animal products in an enclosure that requires the provision of food and water either mechanically or by hand. The use includes the ancillary storage and packing of feed and produce.	Feedlots, piggeries, poultry and egg production	Animal husbandry, aquaculture, drought feeding, milking sheds, shearing sheds, weaning pens
Intensive horticulture	Premises used for the intensive production of plants or plant material on imported media and located within a building or structure or where outdoors, artificial lights or containers are used. The use includes the storage and packing of produce and plants grown on the subject site.	Greenhouse and shade house plant production, hydroponic farms, mushroom farms	Wholesale nursery
Landing	A structure for mooring, launching, storage and retrieval of vessels where passengers embark and disembark	Boat ramp, jetty, pontoon	Marina
Low impact industry	Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes:	Repairing motor vehicles, fitting and turning workshop Note— additional examples may be shown SC1.3.1 industry thresholds.	Panel beating, spray painting or surface coating, tyre recycling, drum re-conditioning, wooden and laminated product manufacturing, service industry,

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Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<ul style="list-style-type: none"> negligible impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise minimal traffic generation and heavy-vehicle usage demands imposed upon the local infrastructure network consistent with surrounding uses the use generally operates during the day (e.g. 7am to 6pm) offsite impacts from storage of dangerous goods are negligible the use is primarily undertaken indoors. 		medium impact industry, high impact industry, special industry
Major electricity infrastructure	All aspects of development for either the transmission grid or electricity supply networks as defined under the <i>Electricity Act 1994</i> . The use may include ancillary telecommunication facilities.	Powerlines greater than 66kV	Minor electricity infrastructure, substation
Major sport, recreation and entertainment facility	Premises with large scale built facilities designed to cater for large scale events including major sporting, recreation, conference and entertainment events.	Convention and exhibition centres, entertainment centres, sports stadiums, horse racing	Indoor sport and recreation, local sporting field, motor sport, park, outdoor sport and recreation
Marine industry	Premises used for waterfront based marine industries involved in any activity relating to the manufacturing, storage, repair or servicing of vessels and maritime infrastructure. The use may include the provision of fuel and disposal of waste.	Boat building, boat storage, dry dock	Marina
Market	Premises used for the sale of goods to the public on a regular basis, where goods are primarily sold from temporary structures such as stalls, booths or trestle tables. The use may include entertainment provided for the enjoyment of customers.	Flea market, farmers market, car boot sales	Shop, roadside stall
Medium impact industry	Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes: <ul style="list-style-type: none"> potential for noticeable impacts on sensitive land uses due to offsite emissions 	Concrete batching, spray painting and surface coating, transport depot, wooden and laminated product manufacturing (including cabinet making, joining, timber truss	Tyre manufacturing and retreading, metal recovery (involving a fragmentiser), textile manufacture, chemically treating timber and plastic product manufacture, service industry, low impact industry, high

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>including aerosol, fume, particle, smoke, odour and noise</p> <ul style="list-style-type: none"> • potential for noticeable offsite impacts in the event of fire, explosion or toxic release • generates high traffic flows in the context of the locality or the road network • generates an elevated demand on the local infrastructure network • onsite controls are required for emissions and dangerous goods risks • the use is primarily undertaken indoors • evening or night activities are undertaken indoors and not outdoors. 	<p>making or wood working)</p> <p>Note— additional examples may be shown SC1.3.1 industry thresholds.</p>	<p>impact industry, special industry</p>
Motor sport facility	Premises used for organised or recreational motor sports whether on or off-road, which may include permanent, temporary or informal provision for spectators and other supporting uses.	Go-karting, lawn mower race tracks, trail bike parks, 4WD and all terrain parks, motocross tracks, off road motorcycle facility, motorcycle or car race tracks	Major sport, recreation and entertainment facility, outdoor sport and recreation
Multiple dwelling	Premises containing three or more dwellings for separate households.	Apartments, flats, units, townhouses, row housing, triplex	Rooming accommodation, dual occupancy, duplex, granny flat, residential care facility, retirement facility
Nature-based tourism	<p>The use of land or premises for a tourism activity, including tourist and visitor short-term accommodation, that is intended for the conservation, interpretation and appreciation of areas of environmental, cultural or heritage value, local ecosystem and attributes of the natural environment.</p> <p>Nature-based tourism activities typically:</p> <ul style="list-style-type: none"> • maintain a nature based focus or product • promote environmental awareness, education and conservation • carry out sustainable practices. 	Environmentally responsible accommodation facilities including lodges, cabins, huts and tented camps	Environment facility
Nightclub entertainment facility	Premises used to provide entertainment, which may include cabaret, dancing and music.		Bar, club, hotel, tavern, pub, indoor sport and recreation, theatre, concert hall

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Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	The use generally includes the sale of liquor and food for consumption on site.		
Non-resident workforce accommodation	Premises used to provide accommodation for non-resident workers. The use may include provision of recreational and entertainment facilities for the exclusive use of residents and their visitors.	Contractor's camp, construction camp, single person's quarters, temporary workers' accommodation	Relocatable home park, short-term accommodation, tourist park
Office	Premises used for an administrative, secretarial or management service or the practice of a profession, where no goods or materials are made, sold or hired and where the principal activity provides for one or more of the following: <ul style="list-style-type: none"> • business or professional advice • service of goods that are not physically on the premises • office based administrative functions of an organisation. 	Bank, real estate agent, administration building	Home based business, home office, shop, outdoor sales
Outdoor sales	Premises used for the display, sale, hire or lease of products where the use is conducted wholly or predominantly outdoors and may include construction, industrial or farm plant and equipment, vehicles, boats and caravans. The use may include ancillary repair or servicing activities and sale or fitting of accessories.	Agricultural machinery sales yard, motor vehicles sales yard	Bulk landscape supplies, market
Outdoor sport and recreation	Premises used for a recreation or sport activity that is carried on outside a building and requires areas of open space and may include ancillary works necessary for safety and sustainability. The use may include ancillary food and drink outlet(s) and the provision of ancillary facilities or amenities conducted indoors such as changing rooms and storage facilities.	Driving range, golf course, swimming pool, tennis courts, football ground, cricket oval	Major sport, recreation and entertainment facility, motor sport, park, community use
Outstation	Premises used for cultural and/or recreational activities undertaken by Aboriginal and Torres Strait Islander people. The use provides for intermittent short stay and/or long term camping. The use may involve permanent low scale built infrastructure.	Indigenous camp site	Dwelling house, rooming accommodation, multiple dwelling, relocatable home park, short term accommodation, tourist park
Park	Premises accessible to the public generally for free sport, recreation and leisure, and may	Urban common	Tourist attraction, outdoor sport and recreation

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	be used for community events or other community activities. Facilities may include children's playground equipment, informal sports fields and ancillary vehicle parking and other public conveniences.		
Parking station	Premises used for parking vehicles where the parking is not ancillary to another use.	Car park, 'park and ride', bicycle parking	
Permanent plantation	Premises used for growing plants not intended to be harvested.	Permanent plantations for carbon sequestration, biodiversity or natural resource management	Forestry for wood production, biofuel production
Place of worship	Premises used by an organised group for worship and religious activities. The use may include ancillary facilities for social, educational and associated charitable activities.	Church, chapel, mosque, synagogue, temple	Community use, child care centre, funeral parlour, crematorium
Port services	Premises used for the following: <ul style="list-style-type: none"> the arrival and departure of vessels the movement of passengers or goods on or off vessels any ancillary activities directly serving the needs of passengers and visitors or the housing, servicing, maintenance and repair of vessels. 	Marina, ferry terminal	Landing
Relocatable home park	Premises used for relocatable dwellings (whether they are permanently located or not) that provides long-term residential accommodation. The use may include a manager's residence and office, ancillary food and drink outlet, kiosk, amenity buildings and the provision of recreation facilities for the exclusive use of residents.		Tourist park
Renewable energy facility	Premises used for the generation of electricity or energy from renewable (naturally reoccurring) sources.	Solar farm, wind farm, tidal power	Wind turbine or solar panels supplying energy to domestic or rural activities on the same site
Research and technology industry	Premises used for innovative and emerging technological industries involved in research design, manufacture, assembly, testing, maintenance and storage of machinery, equipment and components.	Aeronautical engineering, computer component manufacturing, medical laboratories, computer server facility	

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Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	The use may include emerging industries such as energy, aerospace, and biotechnology.		
Residential care facility	A residential use of premises for supervised accommodation where the use includes medical and other support facilities for residents who cannot live independently and require regular nursing or personal care.	Convalescent home, nursing home	Community residence, dwelling house, dual occupancy, hospital, multiple dwelling, retirement facility
Resort complex	Premises used for tourist and visitor short-term accommodation that include integrated leisure facilities including: <ul style="list-style-type: none"> • restaurants and bars • meeting and function facilities • sporting and fitness facilities • staff accommodation • transport facilities directly associated with the tourist facility such as a ferry terminal and air services. 	Island resort	
Retirement facility	A residential use of premises for an integrated community and specifically built and designed for older people. The use includes independent living units and may include serviced units where residents require some support with health care and daily living needs. The use may also include a manager's residence and office, food and drink outlet, amenity buildings, communal facilities and accommodation for staff.	Retirement village	Residential care facility
Roadside stall	Premises used for the roadside display and sale of goods in rural areas.	Produce stall	Market
Rooming accommodation	Premises used for the accommodation of one or more than one households where each resident: <ul style="list-style-type: none"> • has a right to occupy one or more rooms • does not have a right to occupy the whole of the premises in which the rooms are situated • may be provided with separate facilities for private use • may share communal facilities or communal space with one or more of the other residents. 	Boarding house, hostel, monastery, off-site student accommodation	Hospice, community residence, dwelling house, short-term accommodation, multiple dwelling

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>The use may include:</p> <ul style="list-style-type: none"> rooms not in the same building on site provision of a food or other service on site management or staff and associated accommodation. <p>Facilities includes furniture and equipment as defined in the <i>Residential Tenancies and Rooming Accommodation Act 2008</i></p>		
Rural industry	<p>Premises used for storage, processing and packaging of products from a rural use. The use includes processing, packaging and sale of products produced as a result of a rural use where these activities are ancillary to a rural use on or adjacent to the site.</p>	Packing shed	Intensive animal husbandry, intensive horticulture, roadside stall, wholesale nursery, winery, abattoir, agricultural supplies store
Rural workers' accommodation	Any premises used as quarters for staff employed in the use of land for rural purposes, such as agriculture, intensive animal husbandry and forestry, conducted on a lot in the same ownership whether or not such quarters are self-contained.	Farm workers' accommodation	Short-term accommodation, caretaker's accommodation, dual occupancy, dwelling house, nature or rural-based tourist accommodation, non-resident workers accommodation, multiple dwellings
Sales office	The temporary use of premises for displaying a land parcel or buildings that can be built for sale or can be won as a prize. The use may include a caravan or relocatable dwelling or structure.	Display dwelling, temporary on site sales office	Bank, office
Service industry	Premises used for industrial activities that have no external air, noise or odour emissions from the site and can be suitably located with other non-industrial uses.	Audio visual equipment repair, film processing, bicycle repairs, clock and watch repairs, computer repairs, dry cleaning, hand engraving, jewellery making, laundromat, locksmith, picture framing, shoe repairs, tailor	Small engine mechanical repair workshop, cabinet making, shop fitting, sign writing, tyre depot, low impact industry, medium impact industry, high impact industry, special industry
Service station	Premises used for the sale of fuel including petrol, liquid petroleum gas, automotive distillate and alternative fuels. The use may include, where ancillary, a shop, food and drink outlet, maintenance, repair		Car wash

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	servicing and washing of vehicles, the hire of trailers, and supply of compressed air.		
Shop	Premises used for the display, sale or hire of goods or the provision of personal services or betting to the public.	Hairdresser, liquor store, department store, discount department store, discount variety stores, betting agencies, full line supermarket, major full line supermarket, corner store	Adult shop, food and drink outlet, showroom, market
Shopping centre	Premises comprising two or more individual tenancies that is comprised primarily of shops, and that function as an integrated complex.		
Short-term accommodation	Premises used to provide short-term accommodation for tourists or travellers for a temporary period of time (typically not exceeding three consecutive months) and may be self-contained. The use may include a manager's residence and office and the provision of recreation facilities for the exclusive use of visitors.	Motel, backpackers, cabins, serviced apartments, accommodation hotel, farm stay	Hostel, rooming accommodation, tourist park
Showroom	Premises used primarily for the sale of goods of a related product line that are of a size, shape or weight that requires: <ul style="list-style-type: none"> a large area for handling, display or storage direct vehicle access to the building by members of the public for loading and unloading items purchased or hired. 	Bulky goods sales, motor vehicles sales showroom, bulk stationery supplies	Food and drink outlet, shop, outdoor sales
Special industry	Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes: <ul style="list-style-type: none"> potential for extreme impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise potential for extreme offsite impacts in the event of fire, explosion or toxic release onsite controls are required for emissions and dangerous goods risks 	Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers Note— additional examples may be shown SC1.3.1 industry thresholds.	Low impact industry, medium impact industry, high impact industry, service industry

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<ul style="list-style-type: none"> the use generally involves night time and outdoor activities the use may involve the storage and handling of large volumes of dangerous goods requires significant separation from non-industrial uses. 		
Substation	<p>Premises forming part of a transmission grid or supply network under the <i>Electricity Act 1994</i>, and used for:</p> <ul style="list-style-type: none"> converting or transforming electrical energy from one voltage to another regulating voltage in an electrical circuit controlling electrical circuits switching electrical current between circuits a switchyard or communication facilities for 'operating works' as defined under the <i>Electricity Act 1994</i> or for workforce operational and safety communications. 	Substations, switching yards	Major electricity infrastructure, minor electricity infrastructure
Telecommunications facility	Premises used for systems that carry communications and signals by means of radio, including guided or unguided electromagnetic energy, whether such facility is manned or remotely controlled.	Telecommunication tower, broadcasting station, television station	Aviation facility, 'low-impact telecommunications facility' as defined under the <i>Telecommunications Act 1997</i>
Theatre	<p>Premises used for presenting movies, live entertainment or music to the public and may include provision of food and liquor for consumption on the premises.</p> <p>The use may include the production of film or music, including associated ancillary facilities, which are associated with the production, such as sound stages, wardrobe and laundry facilities, makeup facilities, set construction workshops, editing and post-production facilities.</p>	Cinema, movie house, concert hall, dance hall, film studio, music recording studio	Community hall, hotel, indoor sport and recreation facility, temporary film studio
Tourist attraction	Premises used for providing on-site entertainment, recreation or similar facilities for the general public. The use may include provision of food and drink for consumption on site.	Theme park, zoo	Hotel, major sport, recreation and entertainment facility, nightclub entertainment facility
Tourist park	Premises used to provide for accommodation in caravans, self-contained cabins, tents and	Camping ground, caravan park, holiday cabins	Relocatable home park, tourist attraction, short-term

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Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	similar structures for the public for short term holiday purposes. The use may include, where ancillary, a manager's residence and office, kiosk, amenity buildings, food and drink outlet, or the provision of recreation facilities for the use of occupants of the tourist park and their visitors, and accommodation for staff.		accommodation, non-resident workforce accommodation
Transport depot	Premises used for the storage, for commercial or public purposes, of more than one motor vehicle. The use includes premises for the storage of taxis, buses, trucks, heavy machinery and uses of a like nature. The term may include the ancillary servicing, repair and cleaning of vehicles stored on the premises.	Contractor's depot, bus depot, truck yard, heavy machinery yard	Home based business, warehouse, low impact industry, service industry
Utility installation	Premises used to provide the public with the following services: <ul style="list-style-type: none"> • supply or treatment of water, hydraulic power or gas • sewerage, drainage or stormwater services • transport services including road, rail or water • waste management facilities or • network infrastructure. The use includes maintenance and storage depots and other facilities for the operation of the use.	Sewage treatment plant, mail depot, pumping station, water treatment plant	Telecommunications tower, major electricity infrastructure, minor electricity infrastructure, substation, renewable energy facility, transport depot
Veterinary services	Premises used for veterinary care, surgery and treatment of animals that may include provision for the short-term accommodation of the animals on the premises.		Animal keeping
Warehouse	Premises used for the storage and distribution of goods, whether or not in a building, including self-storage facilities or storage yards. The use may include sale of goods by wholesale where ancillary to storage. The use does not include retail sales from the premises or industrial uses.	Self storage sheds	Hardware and trade supplies, outdoor sales, showroom, shop
Wholesale nursery	Premises used for the sale of plants, but not to the general public, where the plants are grown on or adjacent to the site. The use may include sale of gardening materials where		Bulk landscape supplies, garden centre

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	these are ancillary to the primary use.		
Winery	Premises used for manufacturing of wine, which may include the sale of wine manufactured on site.		Rural industry

SC1.1.1 Defined activity groups

- (1) Defined uses listed in **Table SC1.1.2 (Use definitions)** are able to be clustered into activity groups.
- (2) An activity group listed in column 1 clusters the defined uses listed in column 2.
- (3) An activity group is able to be referenced in **Part 5**.
- (4) The activity groups listed here are the defined activity groups for the purpose of the planning scheme.

Table SC1.1.1.1 Index of defined activity groups

Index of defined activity groups		
A. Residential activities	D. Industry activities	G. Rural activities
B. Business activities	E. Community activities	H. Other activities
C. Entertainment activities	F. Recreation activities	

Table SC1.1.1.2 Defined activity groups

Column 1 Activity group	Column 2 Uses
A. Residential activities	Caretaker's accommodation Community residence Dual occupancy Dwelling house Dwelling unit Home based business Multiple dwelling Nature-based tourism Non-resident workforce accommodation Relocatable home park Residential care facility Resort complex Retirement facility Rooming Accommodation Rural workers accommodation Short-term accommodation Tourist park
B. Business activities	Adult store Agricultural supplies store Bar Car wash

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Column 1 Activity group	Column 2 Uses
	Food and drink outlet Garden centre Hardware and trade supplies Market Office Outdoor sales Sales office Service station Shop Shopping centre Showroom Veterinary services
C. Entertainment activities	Club Function facility Hotel Nightclub entertainment facility Theatre Tourist attraction
D. Industry activities	Bulk landscape supplies Extractive industry High impact industry Low impact industry Marine industry Medium impact industry Research and technology industry Service industry Special industry Transport depot Warehouse
E. Community activities	Cemetery Child care centre Community care centre Community use Crematorium Detention facility Educational establishment Emergency services Funeral parlour Health care services Hospital Place of worship
F. Recreation activities	Environment facility Indoor sport and recreation Major sport, recreation and entertainment facility Motor sport facility Outdoor sport and recreation Park
G. Rural activities	Animal husbandry Animal keeping Aquaculture Cropping Intensive animal industry

Column 1 Activity group	Column 2 Uses
	Intensive horticulture Permanent plantation Roadside stall Rural industry Wholesale nursery Winery
H. Other activities	Air services Brothel Landing Major electricity infrastructure Outstation Parking station Port services Renewable energy facility Substation Telecommunications facility Utility installation

SC1.1.2 Industry thresholds

- (1) The industry thresholds listed below are to be used in conjunction with the defined uses listed in Table SC1.1.2—low impact industry, medium impact industry, high impact industry and special industry.

Table SC1.1.2.1 Industry thresholds

Column 1 Use	Column 2 Additional examples include
Low impact industry	<ol style="list-style-type: none"> 1. Repairing and servicing motor vehicles, including mechanical components, radiators, electrical components, wheel alignments, exhausts, tyres, suspension or air conditioning, not including spray painting; 2. Repairing and servicing lawn mowers and outboard engines; 3. Fitting and turning workshop; 4. Assembling or fabricating products from sheet metal or welding steel, producing less than 10 tonnes a year and not including spray painting; 5. Assembling wood products not involving cutting, routing, sanding or spray painting; 6. Dismantling automotive or mechanical equipment, not including debonding brake or clutch components.
Medium impact industry	<ol style="list-style-type: none"> 1. Metal foundry producing less than 10 tonnes of metal castings per annum; 2. Boiler making or engineering works producing less than 10,000 tonnes of metal product per annum; 3. Facility, goods yard or warehouse for the storage and distribution of dangerous goods not involving manufacturing processes and not a major hazard facility under the <i>Work Health and Safety Act 2001</i>; 4. Abrasive blasting facility using less than 10 tonnes of abrasive material per annum; 5. Enamelling workshop using less than 15,000 litres of enamel per annum; 6. Galvanising works using less than 100 tonnes of zinc per annum; 7. Anodising or electroplating workshop where tank area is less than 400 square metres; 8. Powder coating workshop using less than 500 tonnes of coating per annum; 9. Spray painting workshop (including spray painting vehicles, plant, equipment or boats) using less than 20,000 litres of paint per annum;

Column 1 Use	Column 2 Additional examples include
	<ol style="list-style-type: none"> 10. Scrap metal yard (not including a fragmentiser), dismantling automotive or mechanical equipment including debonding brake or clutch components; 11. Manufacturing clay or ceramic products including bricks, tiles, pipes and pottery goods, less than 200 tonnes per annum; 12. Processing, smoking, drying, curing, milling, bottling or canning food, beverages or pet food, less than 200 tonnes per annum; 13. Vegetable oil or oilseed processing in works with a design production capacity of less than 1,000 tonnes per annum; 14. Manufacturing wooden products including cabinet making, joinery and wood working, where producing less than 500 tonnes per annum; 15. Manufacturing medium density fibreboard, chipboard, particle board, plywood, laminated board or wood veneer products, less than 250 tonnes per annum; 16. Sawmilling, wood chipping and kiln drying timber and logs, producing less than 500 tonnes per annum; 17. Recycling and reprocessing batteries; 18. Repairing or maintaining boats; 19. Manufacturing substrate for mushroom growing; 20. Manufacturing or processing plaster, producing less than 5,000 tonnes per annum; 21. Recycling or reprocessing tyres including retreading; 22. Printing advertising material, magazines, newspapers, packaging and stationery; 23. Transport depot, distribution centre, contractors depot and storage yard; 24. Manufacturing fibreglass, foam plastic, composite plastic or rigid fibre-reinforced plastic or plastic products, less than 5 tonnes per annum (except fibreglass boats, tanks and swimming pools); 25. Manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products, less than 10,000 tonnes per annum; 26. Reconditioning metal or plastic drums; 27. Glass fibre manufacture less than 200 tonnes per annum; 28. Manufacturing glass or glass products, where not glass fibre, less than 250 tonnes per annum; 29. Concrete batching and producing concrete products.
High impact industry	<ol style="list-style-type: none"> 1. Metal foundry producing 10 tonnes or greater of metal castings per annum; 2. Boiler making or engineering works producing 10,000 tonnes or greater of metal product per annum; 3. Major hazard facility for the storage and distribution of dangerous goods not involving manufacturing processes; 4. Scrap metal yard including a fragmentiser; 5. Manufacturing clay or ceramic products including bricks, tiles, pipes and pottery goods, greater than 200 tonnes per annum; 6. Processing, smoking, drying, curing, milling, bottling or canning food, beverages or pet food, greater than 200 tonnes per annum; 7. Vegetable oil or oilseed processing in works with a design production capacity of greater than 1,000 tonnes per annum; 8. Manufacturing wooden products including cabinet making, joinery and wood working, producing greater than 500 tonnes per annum; 9. Manufacturing medium density fibreboard, chipboard, particle board, plywood, laminated board or wood veneer products, 250 tonnes or greater per annum; 10. Sawmilling, wood chipping and kiln drying timber and logs, producing greater than 500 tonnes per annum; 11. Manufacturing or processing plaster, producing greater than 5,000 tonnes per annum; 12. Enamelling workshop using 15,000 litres or greater of enamel per annum; 13. Galvanising works using 100 tonnes or greater of zinc per annum;

Column 1 Use	Column 2 Additional examples include
	<ol style="list-style-type: none"> 14. Anodising or electroplating workshop where tank area is 400 square metres or greater; 15. Powder coating workshop using 500 tonnes or greater of coating per annum; 16. Spray painting workshop (including spray painting vehicles, plant, equipment or boats) using 20,000 litres or greater of paint per annum; 17. Treating timber for preservation using chemicals including copper, chromium, arsenic, borax and creosote; 18. Manufacturing soil conditioners by receiving, blending, storing, processing, drying or composting organic material or organic waste, including animal manures, sewage, septic sludges and domestic waste; 19. Manufacturing fibreglass pools, tanks and boats; 20. Manufacturing, fibreglass, foam plastic, composite plastic or rigid fibre-reinforced plastic or plastic products, 5 tonnes or greater per annum (except fibreglass boats, tanks and swimming pools); 21. Manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products, 10,000 tonnes or greater per annum; 22. Manufacturing tyres, asbestos products, asphalt, cement; glass or glass fibre, mineral wool or ceramic fibre; 23. Abattoir; 24. Recycling chemicals, oils or solvents; 25. Waste disposal facility (other than waste incinerator); 26. Recycling, storing or reprocessing regulated waste; 27. Manufacturing batteries; 28. Manufacturing wooden products including cabinet making, joinery, wood working, producing greater than 500 tonnes per annum; 29. Abrasive blasting facility using 10 tonnes or greater of abrasive material per annum; 30. Crematoria; 31. Glass fibre manufacture producing 200 tonnes or greater per annum; 32. Manufacturing glass or glass products, where not glass fibre, less than 250 tonnes per annum; 33. Distilling alcohol in works producing greater than 2,500 litres per annum; 34. Sugar milling or refining.
Special industry	<ol style="list-style-type: none"> 1. Oil refining or processing; 2. Producing, refining or processing gas or fuel gas; 3. Power station; 4. Producing, quenching, cutting, crushing or grading coke; 5. Waste incinerator; 6. Pulp or paper manufacturing; 7. Tobacco processing; 8. Tannery or works for curing animal skins, hides or finishing leather; 9. Textile manufacturing, including carpet manufacturing, wool scouring or carbonising, cotton milling, or textile bleaching, dyeing or finishing; 10. Rendering plant; 11. Manufacturing chemicals, poisons and explosives; 12. Manufacturing fertilisers involving ammonia; 13. Manufacturing polyvinyl chloride plastic.

SC1.2 Administrative definitions

- (1) Administrative definitions assist with the interpretation of the planning scheme but do not have a meaning in relation to a use.
- (2) A term listed in **Table SC1.2.2 (Administrative definitions)** column 1 has the meaning set out beside that term in column 2 under the heading.
- (3) The administrative definitions listed here are the definitions for the purpose of the planning scheme.

Table SC1.2.1 Index of administrative definitions

Index of administrative definitions		
<ul style="list-style-type: none"> • Access • Acid sulfate soils (ASS) • Active transport • Adjoining premises • Advertising device • Affordable housing • Agricultural land classification (ALC) Class A and Class B land • Ancillary • Annual exceedance probability (AEP) • Articulation • Australian height datum (AHD) • Australian noise exposure forecast (ANEF) • Average width • Aviation facility • Base date • Basement • Best practice • Boundary clearance • Buffer • Building height • Building restricted area • Bushfire hazard area • Coastal-dependent development • Community facilities zone annotation • Commercial building • Corner store • Council 	<ul style="list-style-type: none"> • Defined flood event (DFE) • Defined flood level (DFL) • Defined storm tide event (DSTE) • Demand unit • Department store • Development footprint • Discount department store • Domestic outbuilding • Dwell time • Dwelling • Electronic display component • Equivalent dwelling • Erosion prone area • Essential community infrastructure • Exempt vegetation clearing • Existing development footprint • Extractive resources • Filling or excavation • Flood hazard area • Flood hazard level (FHL) • Freeboard • Frontage • Full line supermarket • Gross floor area (GFA) • Gross leasable floor area (GLA) • Ground level • Habitable room 	<ul style="list-style-type: none"> • Heritage place • Highest astronomical tide (HAT) • Household • Important agriculture areas (IAAs) • Landslide hazard area • Lighting area buffer zone • Local utility • Matters of state environmental significance (MSES) • Major full line supermarket • Major road • Maritime development • Minor aquaculture • Minor building work • Minor electricity infrastructure • Minor operational work • Mixed use building • Net developable area • Non-resident workers • Obstacle limitation surface (OLS) • Operational airspace • Outermost projection Planning assumptions • Plot ratio • Primary street frontage • Private open space • Projection area(s) • Public open space • Public safety area

Index of administrative definitions		
<ul style="list-style-type: none"> • Resource/processing area for a KRA • Rooming unit • Rural-based tourism • Secondary dwelling • Sensitive land uses • Separation area • Service catchment • Setback • Sewered area • Site • Site cover • State-controlled road • Storey 	<ul style="list-style-type: none"> • Streetscape • Structure • Temporary and/or relocatable development • Temporary use • Third party advertising device • Transport noise corridor • Transport route • Transport route separation area • Total use area • Ultimate development • Urban purposes • Vegetation 	<ul style="list-style-type: none"> • Vegetation clearing • Verge • Watercourse • Wetland • Wildlife hazard buffer zone

Table SC1.2.2 Administrative definitions

Column 1 Term	Column 2 Definition
Access	The entry of persons and vehicles onto a lot, either existing or proposed, from a road which abuts the frontage of that lot.
Acid sulfate soils (ASS)	See the State Planning Policy.
Active transport	Non-motorised travel such as walking and cycling.
Adjoining premises	Premises that share all or part of a common boundary. A common boundary may be a single point such as a corner point.
Advertising device	Any permanent structure, device, sign or the like intended for advertising purposes. It includes any framework, supporting structure or building feature that is provided exclusively or mainly as part of the advertisement. Editor's note—an advertising device that is not visible from a road or other public place is not an advertising device for the purposes of the planning scheme.
Affordable housing	Housing that is appropriate to the needs of households with low to moderate incomes.
Agricultural land classification (ALC) Class A and Class B land	See the State Planning Policy.
Ancillary	Associated with, but incidental and subordinate to.
Annual exceedance probability (AEP)	See the State Planning Policy.
Articulation	Designing a building, or the façade of a building, with clearly distinguishable parts.
Australian height datum (AHD)	The survey height datum adopted by the National Mapping Council as the datum to which all vertical control for mapping is to be referred. 0.0 metres AHD approximates mean sea level.
Australian noise exposure forecast (ANEF)	See the State Planning Policy.

Schedule 1 – Definitions

Column 1 Term	Column 2 Definition
Average width	In regard to a lot, the distance between the midpoints of the side boundaries of the lot.
Aviation facility	See the State Planning Policy.
Base date	The date from which a local government has estimated its projected infrastructure demands and costs.
Basement	A space that is situated between one floor level and the floor level next below where no part of the space projects more than one metre above ground level.
Best practice	The application of measures that are comparable with the acknowledged best measures applied nationally and internationally.
Boundary clearance	The shortest distance from the outermost projection of a structural part of the building or structure to the property boundary, including: <ul style="list-style-type: none"> (a) if the projection is a roof and there is a fascia – the outside face of the fascia or (b) if the projection is a roof and there is no fascia – the roof structure. The term does not include rainwater fittings or ornamental or architectural attachments.
Buffer	An area required for ecological, acoustic or scenic amenity protection purposes that incorporates a separation distance and associated landscaping, structures and works: <ul style="list-style-type: none"> (a) between different land uses (b) from a major noise source (c) from a conservation area or a public recreation area or (d) from a wetland, watercourse or waterbody.
Building height	If specified: <ul style="list-style-type: none"> (a) in metres, the vertical distance between the ground level and the highest point of the building roof (apex) or parapet at any point, but not including load-bearing antenna, aerial, chimney, flagpole or the like (b) in storeys, the number of storeys above ground level or (c) in both metres and storey, both (a) and (b) apply.
Building restricted area	See the State Planning Policy.
Bushfire hazard area	An area shown on the SPP interactive mapping system (plan making) as being a bushfire hazard area.
Coastal-dependent development	See the State Planning Policy.
Community facilities zone annotation	One of the following annotations attached to the Community facilities zone as identified on the zone maps in Schedule 2 (Mapping) : <ol style="list-style-type: none"> 1. Air services 2. Cemetery 3. Child care centre 4. Community use (Examples—library, arts facilities, showgrounds, community halls, CWA, scout facilities, Council administration offices) 5. Crematorium 6. Educational establishment 7. Emergency services 8. Extractive resource (Example—a reserve for resource extraction) 9. Hospital 10. Place of worship 11. Residential care facility 12. Substation and other electricity infrastructure 13. Tourist park 14. Utility installation (Example—Council-owned infrastructure including water supply, sewerage, stormwater and waste infrastructure)
Commercial building	A Class 5, 6, 7b, 8 or 9a building as classified under the Building Code of Australia.

Column 1 Term	Column 2 Definition
Corner store	A shop used for the display and retail sale of convenience goods to members of the public in a residential setting, where the gross leasable floor area does not exceed 100m ² .
Council	The Bundaberg Regional Council.
Defined flood event (DFE)	<p>The level to which it is reasonably expected flood waters may rise. The defined flood level for a flood hazard area is:</p> <ul style="list-style-type: none"> (a) the level declared by a local government, under the Building Regulation 2006, section 13, to be the defined flood level for the part of the area where the lot is located or (b) if the defined flood level stated in a building development application for the lot is lower than the defined flood level declared by the local government – the level started in the application, subject to a concurrence agency's response. <p>Note—If the defined flood level stated in a building development application is lower than the defined flood level declared by the local government, the local government must, as a concurrence agency, decide whether the defined flood level stated in the application is appropriate (see schedule 7, table 1, item 30 of the Sustainable Planning Regulation 2009).</p>
Defined flood level (DFL)	A flood water level adopted by the Council that represents the defined flood event (DFE) or defined storm tide event (DSTE) at the development site. The DFL is also the adopted flood level for the purpose of section 13(1)(b) of the <i>Building Regulation 2006</i> and Queensland Development Code MP3.5 – Construction of Buildings in Flood Hazard Areas.
Defined storm tide event (DSTE)	The event (measured in terms of the likelihood of re-occurrence) and associated inundation level adopted to manage the development of a particular area. The DSTE is the 1% annual exceedance probability (AEP) storm tide event (including climate change, wave setup and runup) as detailed in BMT WBM's Bundaberg Coastal Stormtide Study 2013, equivalent to a 1 in 100 year average recurrence interval (ARI).
Demand unit	Demand units provide a standard of unit measurement to express demand on the trunk infrastructure network.
Department store	<p>A single self-contained retailing outlet in a department based structure and with department based service facilities offering a wide variety of goods and services generally of a non-food nature for sale.</p> <p>Note—examples – David Jones, Myer.</p>
Development footprint	The location and extent of all development proposed on a site. This includes all buildings and structures, open space, all associated facilities, landscaping, on-site stormwater drainage, on-site wastewater treatment, all areas of disturbance, on-site parking, access and manoeuvring areas.
Discount department store	<p>A single self-contained retailing outlet with fast service checkout facilities offering a wide variety of goods and services generally of a non-food nature for sale.</p> <p>Note—examples – Big W, K Mart, Target.</p>
Domestic outbuilding	<p>A Class 10a building, as defined in the Building Code of Australia, that is ancillary to a residential use on the same premises and is limited to non-habitable buildings for the purpose of a shed, garage and carport.</p> <p>Editor's note—for the purpose of the planning scheme, a non-habitable shed, garage or carport established on a vacant residential lot is considered to be a domestic outbuilding.</p>
Dwell time	For an advertising device that is an electronic display component or digital advertising device – means the minimum time that each message or individual advertisement is required to be displayed.
Dwelling	<p>A building or part of a building used or capable of being used as a self-contained residence that must include the following:</p> <ul style="list-style-type: none"> (a) food preparation facilities (b) a bath or shower (c) a toilet and wash basin (d) clothes washing facilities.

Column 1 Term	Column 2 Definition
	The term includes outbuildings, structures and works normally associated with a dwelling.
Electronic display component	An advertising device or part of an advertising device that utilises an image projector, bulbs, LED's, LCD or similar devices that are used to display the content of the sign. Also referred to as digital advertising devices.
Equivalent dwelling	The equivalence factor used to calculate density for a multiple-residential use, where: <ul style="list-style-type: none"> (a) a rooming unit is equivalent to 0.4 of a dwelling (b) a one bedroom dwelling is equivalent to 0.5 of a dwelling (c) a two bedroom dwelling is equivalent to 0.7 of a dwelling and (d) a three or more bedroom dwelling is equivalent to 1 dwelling.
Erosion prone area	See the State Planning Policy.
Essential community infrastructure	Any one of more of the following: <ul style="list-style-type: none"> (a) emergency services infrastructure (b) emergency shelters (c) police facilities (d) hospitals and associated facilities (e) stores of valuable records or heritage items (f) power stations and substations (g) major switch yards (h) communications facilities (i) sewage treatment plants and (j) water treatment plants.
Exempt vegetation clearing	Vegetation clearing under the following circumstances: <ul style="list-style-type: none"> (a) vegetation clearing on Rural zoned land and associated with the use of the land for a rural activity (b) vegetation clearing by a statutory authority on land other than freehold land (c) vegetation clearing undertaken by the Council in the exercise of its power under the <i>Local Government Act 2009</i> (d) vegetation clearing that is reasonably necessary for carrying out work that is: <ul style="list-style-type: none"> (i) authorised or required under legislation or a local law or (ii) specified in a notice served by Council or another statutory authority (e) vegetation clearing for development where the clearing is: <ul style="list-style-type: none"> (i) on land the subject of a current development approval issued by the Council or other statutory authority and (ii) necessary to give effect to the conditions of the development approval (f) vegetation clearing within an approved footprint for a building, pool or associated infrastructure (g) vegetation clearing within: <ul style="list-style-type: none"> (i) 6 metres of an approved footprint for a building, pool or associated infrastructure where in the Rural residential zone or (ii) 4 metres of approved footprint for a building, pool or associated infrastructure where in another zone (h) vegetation clearing where on a lot less than 5,000m² in area and outside of the areas specified in paragraph (g) above, where: <ul style="list-style-type: none"> (i) the girth of any tree to be cleared is less than 50cm measured one 1m from the ground or (ii) the height of the tree is less than 4m (i) vegetation clearing where necessary to remove danger to people or property associated with falling trees or limbs provided that the vegetation is closer to an existing building, pool or other infrastructure than it is high (j) vegetation clearing necessary for bushfire management purposes, where involving: <ul style="list-style-type: none"> (i) the establishment or maintenance of a firebreak around an existing or approved building in a medium or high bushfire hazard area where

Column 1 Term	Column 2 Definition
	<p>the distance cleared from the building is not more than 1.5 times the height of the vegetation or 20 metres, whichever is the greater</p> <p>(ii) the establishment of a fire break or fire management line in a medium or high bushfire hazard area to a maximum width of 10 metres and in accordance with an approved bushfire management plan or</p> <p>(iii) the maintenance or re-clearing of an existing fire break or fire management line</p> <p>(k) vegetation clearing essential for the survey of a property boundary by a licensed cadastral surveyor and where undertaken by hand tools (including motorised hand tools) and</p> <p>(l) vegetation clearing required for emergency works, where:</p> <p>(i) a person honestly and reasonably believes that an immediate threat exists to life or property</p> <p>(ii) no other lawful action is reasonably available to the person to avoid the immediate threat to life or property</p> <p>(iii) no reasonable opportunity exists for an application to be made to clear the vegetation and</p> <p>(iv) Council is advised in writing as soon as practicable after the vegetation clearing has occurred.</p>
Existing development footprint	The location and extent of all development existing on a site. This includes all buildings and structures, open space, all associated facilities, landscaping, on-site stormwater drainage, on-site wastewater treatment, all areas of disturbance, on-site parking, access and manoeuvring areas.
Extractive resources	See the State Planning Policy.
Filling or excavation	Removal or importation of material to, from or within a lot that will change the ground level of the land.
Flood hazard area	An area, whether or not mapped, designated by a local government as a flood hazard area under the Building Regulation 2006, section 13. Note—section 13 of the Building Regulation requires a local government to keep a register of the flood hazard area it designates and when the designation was made.
Flood hazard level (FHL)	The defined flood level (DFL) plus the freeboard.
Freeboard	The height above defined flood level that takes account of matters that may cause flood waters to rise above the defined flood level. The freeboard for a lot in a flood hazard area is: (a) if a local government has declared a freeboard for the part of the area where the lot is located, under section 13 of the Building Regulation 2006 – the height above the defined flood level declared to be the freeboard or (b) otherwise—a height of at least 300mm.
Frontage	Means any boundary line, or part thereof, of a lot which coincides with the alignment of a road.
Full line supermarket	A supermarket with a full range of goods including packaged groceries, fresh meat, bakery and deli departments, fresh fruit and vegetables and frozen foods.
Gross floor area (GFA)	The total floor area of all storeys of a building (measured from the outside of the external walls or the centre of a common wall), other than areas used for the following: (a) building services, plant and equipment (b) access between levels (c) ground floor public lobby (d) a mall (e) the parking, loading or manoeuvring of motor vehicles (f) unenclosed private balconies, whether roofed or not.
Gross leasable floor area (GLA)	That part of the gross floor area of a building accommodating non-residential activities available to be rented by a tenant for exclusive use.
Ground level	The level of the natural ground, or, where the level of the natural ground has been changed, the level as lawfully changed.

Column 1 Term	Column 2 Definition
Habitable room	See the Building Code of Australia.
Heritage place	See the State Planning Policy.
Highest astronomical tide (HAT)	The highest tide level that can be predicted to occur under average meteorological conditions and any combination of astronomical conditions. This level will not be reached every year, and is less than extreme levels that can be caused by storm tides.
Household	An individual or a group of two or more related or unrelated people who reside in the dwelling, with the common intention to live together on a long-term basis and who make common provision for food or other essentials for living.
Important agriculture areas (IAAs)	See the State Planning Policy.
Landslide hazard area	An area of land with a slope greater than or equal to 15 per cent, as identified on a Steep land (slopes >15%) overlay map.
Lighting area buffer zone	See the State Planning Policy.
Local utility	<p>A utility installation involving one or more of the following:</p> <ul style="list-style-type: none"> (a) any undertaking by the Council or other public sector entity for: <ul style="list-style-type: none"> (i) the reticulation or conveyance of water, sewerage and stormwater drainage (ii) the provision or maintenance of roads and traffic controls or (iii) a public purpose carried out by the Council pursuant to the <i>Local Government Act 2009</i> (b) the reticulation of power (including electricity and gas) (c) activities and associated facilities that support the effective functioning of public transport services, including bus, rail, road and water transport (d) activities and associated facilities that support the effective management of a State Forest, National Park or Conservation Park (e) the provision of postal services or (f) the provision of telecommunication services not involving the erection of a telecommunications facility. <p>The term includes ancillary maintenance and storage depots and other facilities for the operation of the local utility.</p>
Matters of state environmental significance (MSES)	See the State Planning Policy.
Major full line supermarket	A full line supermarket with a gross leasable floor area exceeding 3,000m ² .
Major road	A major road includes a road that is identified in the Council's road hierarchy as any type of highway, arterial road, distributor road or major collector road.
Maritime development	Development that requires a location in, or adjacent to, tidal waters to function.
Minor aquaculture	Aquaculture that is regarded as low-impact aquaculture under the 'Code for self-assessable development – Low impact aquaculture' (AQUA01).
Minor building work	An alteration, addition or extension to an existing building where the floor area, including balconies, is less than five percent of the building or 50 square metres, whichever is the lesser.
Minor electricity infrastructure	<p>All aspects of development for an electricity supply network as defined under the <i>Electricity Act 1994</i>, (or for private electricity works that form an extension of, or provide service connections to properties from the network), if the network operates at standard voltages up to and including 66kV.</p> <p>This includes:</p> <ul style="list-style-type: none"> (a) augmentations/upgrades to existing powerlines where the voltage of the infrastructure does not increase (b) augmentations to existing substations (including communication facilities for controlling works as defined under the <i>Electricity Act 1994</i>) where the voltage of the infrastructure does not increase, and where they are located on an existing substation lot.

Column 1 Term	Column 2 Definition
Minor operational work	Operational work associated with a dwelling house, including any driveway, kerb crossover, internal path or outbuildings.
Mixed use building	A use of premises that integrates residential uses with non-residential uses such as business activities or community activities.
Net developable area	The area of land available for development. It does not include land that cannot be developed due to constraints such as acid sulfate soils, conservation land, flood affected land or steep slope. Note—for the purposes of the priority infrastructure plan, net developable area is usually measured in net developable hectares (net dev ha).
Non-resident workers	Workers who reside in areas for extended periods when employed on projects directly associated with resource extraction, major industry, major infrastructure or rural uses, but have a permanent place of residence in another area. This includes workers engaged in fly-in/fly-out or drive-in/drive-out arrangements.
Obstacle limitation surface (OLS)	Means the surface that establishes the limit to which objects may project into the airspace associated with an airport or aerodrome to maintain safe aeronautical operations. The OLS consists of an outer surface, a take-off/approach surface and a transitional surface.
Operational airspace	See the State Planning Policy.
Outermost projection	The outermost projection of any part of a building or structure including, in the case of a roof, the outside face of the fascia, or the roof structure where there is no fascia, or attached sunhoods or the like, but does not include retractable blinds, fixed screens, rainwater fittings or ornamental attachments.
Planning assumptions	Assumptions about the type, scale, location and timing of future growth.
Plot ratio	The ratio of gross floor area to the area of the site.
Primary street frontage	Means: (a) where a lot is vacant, the frontage most commonly addressed by other buildings in the block as the front of the lot or (b) where a lot is not vacant, the frontage to which the front of the existing building addresses the street.
Private open space	An outdoor space for the exclusive use of occupants of a building.
Projection area(s)	Area or areas within a local government area for which a local government carries out demand growth projections.
Public open space	Outdoor spaces that are generally accessible to the community and provide for a range of sport, recreation, cultural, entertainment or leisure pursuits.
Public safety area	See the State Planning Policy.
Resource / processing area for a KRA	See the State Planning Policy.
Rooming unit	That part of a building used for residential accommodation which may include ensuite facilities but which is not a dwelling.
Rural based tourism	The use of land or premises for a tourism activity, including tourist and visitor short-term accommodation, that is intended for the interpretation, appreciation and/or enjoyment of rural areas and rural-based activities. Note—examples include farm stays and rural holiday cabins.
Secondary dwelling	A dwelling used in conjunction with, and subordinate to, a dwelling house on the same lot. A secondary dwelling may be constructed under a dwelling house, be attached to a dwelling house or be free standing.
Sensitive land uses	See the State Planning Policy.
Separation area	See the State Planning Policy.
Service catchment	An area serviced by an infrastructure network. An infrastructure network is made up of one or more service catchments. Service catchments are determined by the network type and how it has been designed to operate and provide service to the urban areas.

Column 1 Term	Column 2 Definition
	<p>Note—for example:</p> <ul style="list-style-type: none"> stormwater network service catchments can be delineated to align with watershed boundaries open space network service catchments can be determined using local government accessibility standards water network service catchments can be established as the area serviced by a particular reservoir.
Setback	For a building or structure, the shortest distance measured horizontally from the outer most projection of a building or structure to the vertical projection of the boundary of the lot.
Sewered area	See the <i>Plumbing and Drainage Act 2002</i> .
Site	Any land on which development is carried out or is proposed to be carried out whether such land comprises the whole or part of one lot or more than one lot if each of such lots is contiguous.
Site cover	<p>The proportion of the site covered by a building(s), structure(s) attached to the building(s) and carport(s), calculated to the outer most projections of the building(s) and is expressed as a percentage.</p> <p>The term does not include:</p> <ol style="list-style-type: none"> any structure or part thereof included in a landscaped open space area such as a gazebo or shade structure basement car parking areas located wholly below ground level.
State-controlled road	See the <i>Transport Infrastructure Act 1994</i> .
Storey	<p>A space that is situated between one floor level and the floor level next above, or if there is not floor above the ceiling or roof above, but not a space that contains only:</p> <ol style="list-style-type: none"> a lift shaft, stairway or meter room a bathroom, shower room, laundry, water closet, or other sanitary compartment a combination of the above. <p>A mezzanine is a storey.</p> <p>A roofed structure on or part of a rooftop that does not solely accommodate building plant and equipment is a storey.</p> <p>A basement is not a storey.</p>
Streetscape	The collective combination of urban form elements that constitute the view of a street and its public and private domains. These elements include buildings, roads, footpaths, vegetation, open spaces and street furniture.
Structure	See the <i>Building Act 1975</i> .
Temporary and/or relocatable development	<p>A land use or structure that if threatened by adverse coastal hazard impacts will be relocated, or discontinued and removed rather than protected from the impacts because:</p> <ol style="list-style-type: none"> it is not anticipated to remain in place for more than 10 years and/or is capable of being disassembled and/or easily removed and there will be negligible adverse economic or social consequences associated with its relocation, or from it being discontinued or removed. <p>It includes, but is not limited to, temporary accommodation such as tents or demountable buildings, picnic areas and associated picnic tables and barbeques, market or stall venues, surf life-saving observation towers, equipment sheds, recreation reserves, or walking and biking trails.</p>
Temporary use	A use that is impermanent and may be irregular or infrequent that does not require the construction of a permanent building or the installation of permanent infrastructure or services.
Third party advertising device	A third party advertising device is an advertising device placed on premises for the purpose of advertising a matter not associated with the primary purpose for which the premises is used or developed.
Transport noise corridor	See the <i>Building Act 1975</i> .

Column 1 Term	Column 2 Definition
	Note—land identified within the transport noise corridors and the detail about the levels of noise within the corridors can be accessed via SPP interactive mapping system (plan making).
Transport route	See the State Planning Policy.
Transport route separation area	See the State Planning Policy.
Total use area	The sum of all parts of the lot used for that particular use including any ancillary use, but does not include areas used for:- (a) car parking; (b) landscaping; and (c) vehicle manoeuvring. For the purpose of calculating on-site parking requirements the term includes the gross floor area of all buildings.
Ultimate development	The realistic extent of development anticipated to be achieved when a site (or projection area or infrastructure service catchment) is fully developed.
Urban purposes	For the purposes of local government infrastructure plans, urban purposes includes residential (other than rural residential), retail, commercial, industrial, community and government related purposes.
Vegetation	Trees, plants and all other organisms of vegetable origin, whether living or dead, other than:- (a) grass or non-woody herbage; (b) a plant within a grassland regional ecosystem prescribed under a regulation; (c) declared plants within the meaning of the <i>Land Protection (Pest and Stock Route Management) Act 2002</i> ; and (d) environmental weed species as identified in a pest management plan adopted by the Council.
Vegetation clearing	The destruction of vegetation or interference with its natural growth in any way including removing, clearing, slashing, cutting down, ringbarking, scar-barking, pushing or pulling over, poisoning (including by contamination), burning, flooding, draining or compacting of roots. The term does not include:- (a) destruction of standing vegetation by stock; (b) lopping a tree by cutting or pruning its branches, provided that it does not involve:- (i) removing the tree's trunk; or (ii) cutting or pruning the tree's branches so severely that it is likely to die; or (c) mowing of grass or lawn for maintenance purposes provided that it is not undertaken in an area of remnant vegetation or high value regrowth vegetation.
Verge	That part of the street or a road reserve between the carriageway and the boundary of the adjacent lot or other limit to the road reserve. The term may accommodate service provider utility infrastructure, footpaths, stormwater flows, street lighting, poles and planting.
Watercourse	A river, creek or other stream, including a stream in the form of an anabranch or a tributary, in which water flows permanently or intermittently, regardless of the frequency of flow events, in a natural channel, whether artificially modified or not or in an artificial channel that has changed the course of the stream. A watercourse includes any of the following located in it:- (a) in-stream islands; (b) benches; (c) bars. The term includes constructed storm water drains with surface water flows but not piped water drains.
Wetland	An area of permanent, periodic or intermittent inundation that includes areas of open water and/or native vegetation, with water that is static or flowing, fresh, brackish or salt. The term may include wetlands which lie within floodplains, but

Column 1 Term	Column 2 Definition
	does not include the whole of a floodplain. This definition includes natural features as well as constructed water bodies but does not include watercourses as separately defined.
Wildlife hazard buffer zone	See the State Planning Policy.

Schedule 2 Mapping

SC2.1 Map index

Table SC2.1.1 (Map index) lists any zoning and overlay maps applicable to the planning scheme area.

Editor's note—mapping for the Strategic Framework is contained in **Part 3 (Strategic framework)**.

Editor's note—mapping for the Priority Infrastructure Plan is contained in **Schedule 3 (Priority infrastructure plan mapping and supporting material)**.

Table SC2.1.1 Map index

Map number	Map title	Gazettal date
Zone maps		
ZM-01	Zone Map	16 October 2015
ZM-02	Zone Map	16 October 2015
ZM-03	Zone Map	10 June 2016
ZM-04	Zone Map	16 October 2015
ZM-05	Zone Map	10 June 2016
ZM-06	Zone Map	10 June 2016
ZM-07	Zone Map	16 October 2015
ZM-08	Zone Map	10 June 2016
ZM-09	Zone Map	16 October 2015
ZM-10	Zone Map	16 October 2015
ZM-11	Zone Map	16 October 2015
ZM-12	Zone Map	16 October 2015
ZM-13	Zone Map	10 June 2016
ZM-14	Zone Map	16 October 2015
ZM-15	Zone Map	10 June 2016
ZM-16	Zone Map	16 October 2015
ZM-17	Zone Map	10 June 2016
ZM-18	Zone Map	10 June 2016
ZM-19	Zone Map	10 June 2016
ZM-20	Zone Map	10 June 2016
ZM-21	Zone Map	10 June 2016
ZM-22	Zone Map	10 June 2016
ZM-23	Zone Map	10 June 2016
ZM-24	Zone Map	16 October 2015
ZM-25	Zone Map	10 June 2016
ZM-26	Zone Map	10 June 2016
ZM-27	Zone Map	10 June 2016
ZM-28	Zone Map	16 October 2015
ZM-29	Zone Map	16 October 2015
ZM-30	Zone Map	16 October 2015
ZM-31	Zone Map	16 October 2015
ZM-32	Zone Map	16 October 2015
ZM-33	Zone Map	16 October 2015
Overlay maps		
OM-ASS-02	Acid Sulfate Soils Overlay Map	16 October 2015
OM-ASS-03	Acid Sulfate Soils Overlay Map	16 October 2015
OM-ASS-05	Acid Sulfate Soils Overlay Map	16 October 2015
OM-ASS-06	Acid Sulfate Soils Overlay Map	16 October 2015
OM-ASS-08	Acid Sulfate Soils Overlay Map	16 October 2015
OM-ASS-09	Acid Sulfate Soils Overlay Map	16 October 2015
OM-ASS-10	Acid Sulfate Soils Overlay Map	16 October 2015
OM-ASS-11	Acid Sulfate Soils Overlay Map	16 October 2015
OM-ASS-12	Acid Sulfate Soils Overlay Map	16 October 2015
OM-ASS-13	Acid Sulfate Soils Overlay Map	16 October 2015
OM-ASS-14	Acid Sulfate Soils Overlay Map	16 October 2015
OM-ASS-15	Acid Sulfate Soils Overlay Map	16 October 2015
OM-ASS-16	Acid Sulfate Soils Overlay Map	16 October 2015
OM-ASS-17	Acid Sulfate Soils Overlay Map	16 October 2015

Schedule 2 – Mapping

Map number	Map title	Gazettal date
OM-ASS-18	Acid Sulfate Soils Overlay Map	16 October 2015
OM-ASS-19	Acid Sulfate Soils Overlay Map	16 October 2015
OM-ASS-20	Acid Sulfate Soils Overlay Map	16 October 2015
OM-ASS-21	Acid Sulfate Soils Overlay Map	16 October 2015
OM-ASS-22	Acid Sulfate Soils Overlay Map	16 October 2015
OM-ASS-23	Acid Sulfate Soils Overlay Map	16 October 2015
OM-ASS-24	Acid Sulfate Soils Overlay Map	16 October 2015
OM-ASS-25	Acid Sulfate Soils Overlay Map	16 October 2015
OM-ASS-26	Acid Sulfate Soils Overlay Map	16 October 2015
OM-ASS-28	Acid Sulfate Soils Overlay Map	16 October 2015
OM-ASS-32	Acid Sulfate Soils Overlay Map	16 October 2015
OM-ASS-33	Acid Sulfate Soils Overlay Map	16 October 2015
OM-CP-02	Coastal Protection Overlay Map	16 October 2015
OM-CP-03	Coastal Protection Overlay Map	16 October 2015
OM-CP-06	Coastal Protection Overlay Map	16 October 2015
OM-CP-09	Coastal Protection Overlay Map	16 October 2015
OM-CP-10	Coastal Protection Overlay Map	16 October 2015
OM-CP-13	Coastal Protection Overlay Map	16 October 2015
OM-CP-14	Coastal Protection Overlay Map	16 October 2015
OM-CP-16	Coastal Protection Overlay Map	16 October 2015
OM-CP-17	Coastal Protection Overlay Map	16 October 2015
OM-CP-21	Coastal Protection Overlay Map	16 October 2015
OM-CP-26	Coastal Protection Overlay Map	16 October 2015
OM-CP-32	Coastal Protection Overlay Map	16 October 2015
OM-HNC-02	Heritage and Neighbourhood Character Overlay Map	16 October 2015
OM-HNC-03	Heritage and Neighbourhood Character Overlay Map	16 October 2015
OM-HNC-05	Heritage and Neighbourhood Character Overlay Map	16 October 2015
OM-HNC-06	Heritage and Neighbourhood Character Overlay Map	16 October 2015
OM-HNC-07	Heritage and Neighbourhood Character Overlay Map	16 October 2015
OM-HNC-08	Heritage and Neighbourhood Character Overlay Map	16 October 2015
OM-HNC-10	Heritage and Neighbourhood Character Overlay Map	16 October 2015
OM-HNC-12	Heritage and Neighbourhood Character Overlay Map	16 October 2015
OM-HNC-14	Heritage and Neighbourhood Character Overlay Map	16 October 2015
OM-HNC-16	Heritage and Neighbourhood Character Overlay Map	16 October 2015
OM-HNC-17	Heritage and Neighbourhood Character Overlay Map	16 October 2015
OM-HNC-19	Heritage and Neighbourhood Character Overlay Map	16 October 2015
OM-HNC-20	Heritage and Neighbourhood Character Overlay Map	16 October 2015
OM-HNC-21	Heritage and Neighbourhood Character Overlay Map	16 October 2015
OM-HNC-23	Heritage and Neighbourhood Character Overlay Map	16 October 2015
OM-HNC-24	Heritage and Neighbourhood Character Overlay Map	16 October 2015
OM-HNC-26	Heritage and Neighbourhood Character Overlay Map	16 October 2015
OM-HNC-27	Heritage and Neighbourhood Character Overlay Map	16 October 2015
OM-HNC-29	Heritage and Neighbourhood Character Overlay Map	16 October 2015
OM-HNC-30	Heritage and Neighbourhood Character Overlay Map	16 October 2015
OM-HNC-31	Heritage and Neighbourhood Character Overlay Map	16 October 2015
OM-I-02	Infrastructure Overlay Map	16 October 2015
OM-I-03	Infrastructure Overlay Map	16 October 2015
OM-I-04	Infrastructure Overlay Map	16 October 2015
OM-I-05	Infrastructure Overlay Map	16 October 2015
OM-I-06	Infrastructure Overlay Map	16 October 2015
OM-I-07	Infrastructure Overlay Map	16 October 2015
OM-I-08	Infrastructure Overlay Map	16 October 2015
OM-I-09	Infrastructure Overlay Map	16 October 2015
OM-I-11	Infrastructure Overlay Map	16 October 2015
OM-I-12	Infrastructure Overlay Map	16 October 2015
OM-I-13	Infrastructure Overlay Map	16 October 2015
OM-I-14	Infrastructure Overlay Map	16 October 2015
OM-I-15	Infrastructure Overlay Map	16 October 2015
OM-I-16	Infrastructure Overlay Map	16 October 2015
OM-I-17	Infrastructure Overlay Map	16 October 2015
OM-I-18	Infrastructure Overlay Map	16 October 2015
OM-I-19	Infrastructure Overlay Map	16 October 2015

Map number	Map title	Gazettal date
OM-I-20	Infrastructure Overlay Map	16 October 2015
OM-I-21	Infrastructure Overlay Map	16 October 2015
OM-I-22	Infrastructure Overlay Map	16 October 2015
OM-I-23	Infrastructure Overlay Map	16 October 2015
OM-I-24	Infrastructure Overlay Map	16 October 2015
OM-I-25	Infrastructure Overlay Map	16 October 2015
OM-I-26	Infrastructure Overlay Map	16 October 2015
OM-I-27	Infrastructure Overlay Map	16 October 2015
OM-I-28	Infrastructure Overlay Map	16 October 2015
OM-I-29	Infrastructure Overlay Map	16 October 2015
OM-I-30	Infrastructure Overlay Map	16 October 2015
OM-I-31	Infrastructure Overlay Map	16 October 2015
OM-I-33	Infrastructure Overlay Map	16 October 2015
OM-SL-01	Steep Land (Slopes >15%) Overlay map	16 October 2015
OM-SL-02	Steep Land (Slopes >15%) Overlay map	16 October 2015
OM-SL-03	Steep Land (Slopes >15%) Overlay map	16 October 2015
OM-SL-04	Steep Land (Slopes >15%) Overlay map	16 October 2015
OM-SL-05	Steep Land (Slopes >15%) Overlay map	16 October 2015
OM-SL-06	Steep Land (Slopes >15%) Overlay map	16 October 2015
OM-SL-07	Steep Land (Slopes >15%) Overlay map	16 October 2015
OM-SL-08	Steep Land (Slopes >15%) Overlay map	16 October 2015
OM-SL-09	Steep Land (Slopes >15%) Overlay map	16 October 2015
OM-SL-10	Steep Land (Slopes >15%) Overlay map	16 October 2015
OM-SL-11	Steep Land (Slopes >15%) Overlay map	16 October 2015
OM-SL-12	Steep Land (Slopes >15%) Overlay map	16 October 2015
OM-SL-13	Steep Land (Slopes >15%) Overlay map	16 October 2015
OM-SL-14	Steep Land (Slopes >15%) Overlay map	16 October 2015
OM-SL-15	Steep Land (Slopes >15%) Overlay map	16 October 2015
OM-SL-16	Steep Land (Slopes >15%) Overlay map	16 October 2015
OM-SL-17	Steep Land (Slopes >15%) Overlay map	16 October 2015
OM-SL-18	Steep Land (Slopes >15%) Overlay map	16 October 2015
OM-SL-19	Steep Land (Slopes >15%) Overlay map	16 October 2015
OM-SL-20	Steep Land (Slopes >15%) Overlay map	16 October 2015
OM-SL-21	Steep Land (Slopes >15%) Overlay map	16 October 2015
OM-SL-22	Steep Land (Slopes >15%) Overlay map	16 October 2015
OM-SL-23	Steep Land (Slopes >15%) Overlay map	16 October 2015
OM-SL-24	Steep Land (Slopes >15%) Overlay map	16 October 2015
OM-SL-25	Steep Land (Slopes >15%) Overlay map	16 October 2015
OM-SL-26	Steep Land (Slopes >15%) Overlay map	16 October 2015
OM-SL-27	Steep Land (Slopes >15%) Overlay map	16 October 2015
OM-SL-28	Steep Land (Slopes >15%) Overlay map	16 October 2015
OM-SL-29	Steep Land (Slopes >15%) Overlay map	16 October 2015
OM-SL-30	Steep Land (Slopes >15%) Overlay map	16 October 2015
OM-SL-31	Steep Land (Slopes >15%) Overlay map	16 October 2015
OM-SL-32	Steep Land (Slopes >15%) Overlay map	16 October 2015
OM-SL-33	Steep Land (Slopes >15%) Overlay map	16 October 2015
OM-WRC-01	Water Resource Catchments Overlay Map	16 October 2015
OM-WRC-02	Water Resource Catchments Overlay Map	16 October 2015
OM-WRC-03	Water Resource Catchments Overlay Map	16 October 2015
OM-WRC-04	Water Resource Catchments Overlay Map	16 October 2015
OM-WRC-05	Water Resource Catchments Overlay Map	16 October 2015
OM-WRC-06	Water Resource Catchments Overlay Map	16 October 2015
OM-WRC-12	Water Resource Catchments Overlay Map	16 October 2015
OM-WRC-18	Water Resource Catchments Overlay Map	16 October 2015
OM-WRC-22	Water Resource Catchments Overlay Map	16 October 2015
OM-WRC-23	Water Resource Catchments Overlay Map	16 October 2015

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SC2.1 Zone maps

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SC2.2 Overlay maps

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Schedule 3 Priority infrastructure plan mapping and supporting material

SC3.1 Map index

Table SC3.1.1 (Map index) lists the priority infrastructure plan mapping applicable to the planning scheme area.

Table SC3.1.1 Map index

Map number/series	Map title	Gazettal date
Plans for trunk infrastructure maps		
PIP-WSN-02, PIP-WSN-03, PIP-WSN-05, PIP-WSN-06, PIP-WSN-08 to PIP-WSN-10, PIP-WSN-13 to PIP-WSN-21, PIP-WSN-23 to PIP-WSN-28, PIP-WSN-31, PIP-WSN-32	Existing and future water supply network trunk infrastructure	16 October 2015
PIP-WWN-02, PIP-WWN-03, PIP-WWN-05, PIP-WWN-06, PIP-WWN-08 to PIP-WWN-10, PIP-WWN-13 to PIP-WWN-21, PIP-WWN-23 to PIP-WWN-27, PIP-WWN-31, PIP-WWN-32	Existing and future wastewater network trunk infrastructure	16 October 2015
PIP-SWN-01 to PIP-SWN-33	Existing and future stormwater network trunk infrastructure	16 October 2015
PIP-TNR-01 to PIP-TNR-33	Existing and future transport network (roads) trunk infrastructure	16 October 2015
PIP-TNP-02, PIP-TNP-03, PIP-TNP-05, PIP-TNP-06, PIP-TNP-08 to PIP-TNP-10, PIP-TNP-013 to PIP-TNP-27, PIP-TNP-30 to PIP-TNP-32	Existing and future transport network (pathways) trunk infrastructure	16 October 2015
PIP-PPLCF-02, PIP-PPLCF-03, PIP-PPLCF-05, PIP-PPLCF-06, PIP-PPLCF-08, PIP-PPLCF-09 to PIP-PPLCF-33	Existing and future public parks and land for community facilities trunk infrastructure	16 October 2015
ISA-01 to ISA-33	Infrastructure Service Areas	16 October 2015
Priority infrastructure area maps		
PIA-02	Priority infrastructure area	16 October 2015
PIA-03	Priority infrastructure area	16 October 2015
PIA-05	Priority infrastructure area	16 October 2015
PIA-06	Priority infrastructure area	16 October 2015
PIA-08	Priority infrastructure area	16 October 2015
PIA-09	Priority infrastructure area	16 October 2015
PIA-10	Priority infrastructure area	16 October 2015
PIA-13	Priority infrastructure area	16 October 2015
PIA-14	Priority infrastructure area	16 October 2015
PIA-15	Priority infrastructure area	16 October 2015
PIA-16	Priority infrastructure area	16 October 2015
PIA-17	Priority infrastructure area	16 October 2015
PIA-18	Priority infrastructure area	16 October 2015
PIA-19	Priority infrastructure area	16 October 2015
PIA-20	Priority infrastructure area	16 October 2015
PIA-21	Priority infrastructure area	16 October 2015
PIA-23	Priority infrastructure area	16 October 2015
PIA-24	Priority infrastructure area	16 October 2015
PIA-25	Priority infrastructure area	16 October 2015
PIA-26	Priority infrastructure area	16 October 2015
PIA-27	Priority infrastructure area	16 October 2015
PIA-31	Priority infrastructure area	16 October 2015
PIA-32	Priority infrastructure area	16 October 2015

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SC3.2 Priority infrastructure plan mapping

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Schedule 4 Notations required under the *Sustainable Planning Act 2009*

SC4.1 Notations of decisions affecting the planning scheme under section 391 of the Act

Table SC4.1.1 Notation of decisions under section 391 of the Act

Date of decision	Location (real property description)	Decision type	File/Map Reference

Editor's note—This schedule should include:

- approvals that conflict with the planning scheme;
- development approvals under section 242 of the Act that vary the effect of the scheme; and
- decisions agreeing to a superseded planning scheme request.

Editor's note—at the commencement of the planning scheme there were no notations recorded.

SC4.2 Notations of resolution(s) under Chapter 8, Part 2, Division 1 of the Act

Table SC4.2.1 Notation of resolutions made under Chapter 8, Part 2, Division 1 of the Act

Date of resolution	Date of effect	Details	Contact information
13 October 2015	19 October 2015	Adopted Infrastructure Charges Resolution (No.1) 2015	Available on Council's website www.bundaberg.qld.gov.au or by calling 1300 883 699

Editor's note—This schedule should provide information about the adopted infrastructure charges for the local government and where a copy of the adopted charges can be obtained, including a link to the local government website where a copy of the infrastructure charges resolution can be viewed or downloaded.

SC4.3 Notations of registration for urban encroachment provisions section 680ZE of the Act

Table SC4.3.1 Notation of decisions under section 680ZE of the Act

Date of decision	Location of premises (real property description)	Details of registration	Term of registration

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Schedule 5 Land designated for community infrastructure

Table SC5.1 Land designated for community infrastructure

Date of designation	Real property description	Street address	Types of community infrastructure
29/06/2001	Lot 85 on RP814890	Halls Road, Elliott Heads QLD 4670	Emergency services facilities. (Kinkuna Bay/ Coonarr Rural Fire Brigade)
Designation matters Nil			
18/10/2002	Lot 110 on NPW550 and Lot 1002 on NPW550	Lower Burnett River QLD	Transport infrastructure; Water cycle management infrastructure; Storage and works depots associated with community infrastructure (Burnett River Dam)
Designation matters Nil			
07/03/2003	Lot 49 on SP139141	Foleys Road, Farnsfield QLD 4660	Emergency services facilities. (Gregory River Rural Fire Brigade)
Designation matters Nil			
16/05/2003	Lot 8 on CPCK1098, Lot 3 on RP116854, Lot 1 on RP116854, Lot 275 on SP131432, Lot 278 on SP131436, Lot 210 on SP122683, Lot 2 on RP127256, Lot 1 on RP127256, Lot 198 on CPCK2231, Lot 239 on CK2632, Lot 276 on CK2975, Lot 271 on CK3514, Lot 23 on RP41027, Lot 7 on RP44157, Lot 1 on RP7183, Lot 20 on RP7183, Lot 19 on RP7183, Lot 18 on RP7183, Lot 21 on RP7183, Lot 38 on RP7183, Lot 60 on RP7183, Lot 58 on RP7183, Lot 6 on RP7193, Lot 5 on RP7193, Lot 6 on RP7198	N/A	Community and cultural facilities; Jetties, wharves, port facilities and navigational facilities; Miscellaneous transport infrastructure; Parks and recreation facilities; Transport and infrastructure; Waste management facilities; Storage and works depots associated with community infrastructure. (Port of Bundaberg)
Designation matters Nil			
18/07/2003	Part of Lot 2 on SP112129 and Lot 3 on SP113129	Corner Pandanus Street and Murdochs Linking Roads, Moore Park QLD 4670	Community and cultural facilities, including child care facilities, community meeting halls, galleries and libraries; Educational facilities;

Schedule 5 – Land designated for community infrastructure

Date of designation	Real property description	Street address	Types of community infrastructure
			Parks and recreational facilities; Transport infrastructure; Storage and works depots associated with community infrastructure. (Moore Park State School)
Designation matters Nil			
14/11/2003	Lot 4 on RP14457 and Lot 274 on C37632	28 Macrossan Street, Childers QLD 4660	Government functions. (Childers Police Station)
Designation matters Nil			
21/11/2008	Lot 142 on CK1540 and Lot 80 on B158103	Bourbong Street, Bundaberg Central QLD 4670	Hospitals and associated institutions; Storage and works depots associated with community infrastructure. (Bundaberg Hospital)
Designation matters Nil			
29/08/2014	Lot 90 on SP264826	37A Maryborough Street, Bundaberg South QLD 4670	Community and cultural facilities; Educational facilities; Storage and works depots, including administration facilities associated with the community infrastructure. (Bundaberg State High School)
Designation matters Nil			

Editor's note—further details about community infrastructure designations can be obtained from the Community Infrastructure Designations Database available at the website for the Department of Infrastructure, Local Government and Planning—www.dilgp.qld.gov.au.

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Schedule 6 Planning scheme policies

SC6.1 Planning scheme policy index

Table SC6.1.1 (Planning scheme policy index) lists the planning scheme policies applicable to the planning scheme area.

Table SC6.1.1 Planning scheme policy index

Planning scheme policies	
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(b)	Planning scheme policy for development works
(c)	Planning scheme policy for waste management
Other planning scheme policies	
(d)	Planning scheme policy for information Council may request, and preparing well made applications and technical reports
(e)	Planning scheme policy for the Hughes and Seaview Bargara masterplan area

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SC6.2 Planning scheme policy for the Heritage and neighbourhood character overlay code

SC6.2.1 Purpose

The purpose of this planning scheme policy is to:-

- (a) provide advice about achieving outcomes in the Heritage and neighbourhood Character overlay code; and
- (b) identify information that may be required to support a development application where affecting a local heritage place or neighbourhood character area.

Note—nothing in this planning scheme policy limits Council's ability to request other relevant information in accordance with the Act.

SC6.2.2 Application

This planning scheme policy applies to assessable development which requires assessment against the Heritage and neighbourhood character overlay code.

Note—the Heritage and neighbourhood character overlay code and this planning scheme policy do not apply to:-

- (a) indigenous cultural heritage which is protected under the *Aboriginal Cultural Heritage Act 2003* and is subject to the cultural heritage duty of care; and
- (b) State heritage places or other areas which are protected under the *Queensland Heritage Act 1992*.

SC6.2.3 Advice about outcomes for local heritage places¹ and development adjoining a State or local heritage place

The following is advice for achieving outcomes in the Heritage and neighbourhood character overlay code relating to local heritage places and development adjoining a State or local heritage place:-

- (a) State and local heritage places have considerable cultural significance and are important to the community as places that provide direct contact with evidence from the past.
- (b) State and local heritage places meet the criteria for cultural heritage significance based on the Queensland Heritage Act 1992 (modified to reflect regional significance in the case of local heritage places).
- (c) The Queensland Heritage Register and the Australian National Heritage database records and provides a statement of significance for State Heritage places and other State protected areas.
- (d) **Appendix SC6.2.A Register of local heritage places** records and provides a statement of significance for local heritage places. These places are identified in the heritage and neighbourhood character overlay maps in Schedule 2 (Mapping).
- (e) Compliance with performance outcomes PO1 to PO8 of **Table 8.2.9.3.1 (Criteria for assessable development – on a local heritage place or adjoining a national, Queensland or local heritage place)** of the Heritage and neighbourhood character overlay code may be demonstrated (in part) or aided by the submission of a heritage impact assessment report and conservation management plan prepared by a competent person in accordance with section **SC6.2.4 (Guidance for preparation of a heritage impact assessment report and conservation management plan)**.

Note—for the purposes of this planning scheme policy, a competent person is an appropriately qualified and experienced consultant with appropriate and proven technical expertise in cultural heritage matters and membership of, or fulfilling the criteria for membership of, ICOMOS Australia.

¹ Local heritage places in the Bundaberg Regional Planning Scheme are not local heritage places as defined in the *Queensland Heritage Act* as they are not entered in a local heritage register. For the purposes of the planning scheme and this planning scheme policy, a local heritage place is one identified in the heritage and neighbourhood character overlay maps in **Schedule 2 (Mapping)** and within **Appendix SC6.2.A Register of local heritage places**.

- (f) The competent person preparing a heritage impact assessment report and conservation management plan should take into account and respond to the relevant statement of significance for the heritage place as described in Appendix SC1.1A of this policy.

SC6.2.4 Guidance for preparation of a heritage impact assessment report and conservation management plan

Heritage impact assessment report

- (1) In order to ensure that development is undertaken in a manner that conserves and manages the cultural heritage significance of a local heritage place, Council may request the submission of a heritage impact assessment report that:-
- (a) is prepared by a suitably qualified person and includes details of the author/s, including qualifications and the date of the report;
 - (b) contains reference to and is guided by the *ICOMOS Charter for Places of Cultural Significance (Burra Charter)* and associated guidelines;
 - (c) includes a background section that describes the contextual history of the site and current site conditions, including an assessment of any buildings, components, contents, spaces and views;
 - (d) includes a review of the statement of significance, including a hierarchy of significant elements (i.e. high-low) based on the assessment undertaken in the background section and having regard to the criteria for entry in **Appendix SC6.2A (Register of local heritage places)**, as follows:
 - Criteria (A) – the place is more important in demonstrating the evolution or pattern of the Bundaberg Region’s history;
 - Criteria (B) – the place demonstrates rare, uncommon or endangered aspects of the Bundaberg Region’s cultural heritage;
 - Criteria (C) – the place has potential to yield information that will contribute to an understanding of the Bundaberg Region’s history;
 - Criteria (D) – the place is important in demonstrating the principal characteristics of a particular class of cultural places;
 - Criteria (E) – the place is important because of its aesthetic significance;
 - Criteria (F) – the place is important in demonstrating a high degree of creative or technical achievement as a particular period;
 - Criteria (G) – the place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons; and
 - Criteria (H) – the place has a special association with the life or work of a particular person, group or organisation of importance in the Bundaberg Region’s history.
 - (e) makes reference to any existing conservation management policies for the place (e.g. conservation management plan or archaeological management plan);
 - (f) outlines the nature of the proposed development;
 - (g) identifies the nature of any potential impacts of the development on the cultural heritage significance of the local heritage place, including how the design seeks to conserve and/or minimise the impact on the cultural heritage significance of the place. If a proposed impact will be detrimental to the significance of the place, information must be provided to demonstrate why the change is required, what options were considered and what measures are provided to reduce the detrimental impact that may result from the change; and
 - (h) lists any references relied upon in the compilation of the report and any technical information or correspondence from any government departments.

Conservation management plan

- (2) A conservation management plan addresses the adverse impacts identified by a heritage impact assessment report and implements the conservation policy contained within a cultural heritage impact assessment report.
- (3) A conservation management plan is to be prepared in accordance with the Burra Charter (Australian ICOMOS Charter of Places for Cultural Heritage Significance) and associated guidelines.
- (4) A conservation management plan is to be prepared by a competent person and include the following:-
 - (a) details of the author/s, including qualifications and the date of the management plan;
 - (b) a description of the heritage place, its components, history and associations;
 - (c) a description of the defined heritage values and relative significance of each component of the place;
 - (d) an assessment of the condition of the place;
 - (e) a description of the conservation obligations and future needs, requirements, opportunities and constraints to protection of the place;
 - (f) specific management policies, specifying what needs to be done to maintain the significance of the place and respond to identified issues;
 - (g) an action plan identifying priorities, resources and timing; and
 - (h) an implementation plan and monitoring plan.
- (5) A conservation management plan should be subject to ongoing review over time.

SC6.2.5 Advice about outcomes for neighbourhood character areas

The following is advice for achieving outcomes in the Heritage and neighbourhood character overlay code relating to neighbourhood character areas:-

- (a) A neighbourhood character area is an area in which the relationships between the various elements, including building type and diversity, periods of construction and spacing, the amount and type of vegetation and the street space, create a significant sense of place.
- (b) **Appendix SC6.2B (Character guidelines)** provides a description of the key character elements, a preferred character statement and design guidelines for the respective neighbourhood character areas identified in the heritage and neighbourhood character areas overlay maps in **Schedule 2 (Mapping)**.
- (c) Compliance with performance outcomes PO9 to PO16 of **Table 8.2.9.3.2 (Criteria for assessable development – within a neighbourhood character area)** of the Heritage and neighbourhood character overlay code may be demonstrated (in part) or aided by the submission of a report that addresses the assessment criteria of the code and takes into account and responds to the key character elements, preferred character statement and design guidelines for the neighbourhood character area as described in **Appendix SC6.2B (Character guidelines)**.
- (d) The measures required for the protection of neighbourhood character areas may differ from those adopted for heritage places, depending on the reasons for significance and should be determined as part of the development application and assessment process rather than through a conservation management plan.

SC6.2.6 Guidelines for achieving Heritage and neighbourhood character overlay code outcomes

For the purposes of the performance outcomes and acceptable outcomes in the Heritage and neighbourhood character overlay code, the following are relevant guidelines:-

- (a) The Australian ICOMOS charter for the conservation of places of cultural significance (the Burra charter) (Australian ICOMOS, 1979);
- (b) Guidelines to the Burra charter: Procedures for undertaking studies and reports (Australian ICOMOS, 1998);
- (c) Guidelines to the Burra charter: Conservation policy (Australian ICOMOS, 1998);
- (d) Guideline: Archival recording of heritage registered places (Department of Environment and Resource Management, 2011); and
- (e) Character guidelines, located in **Appendix SC6.2B (Character guidelines)** of this policy.

Appendix SC6.2A Register of local heritage places

Table SC6.2A.1 Register of local heritage places index

Reference/ Annotation No.	Place Name	Address/ Location
1	Adie's House and Site	Adies Road, Isis Central Mill
2	Alexandra Park	Quay Street, Bundaberg
3	Apple Tree Creek Cemetery	Drummond Street, Apple Tree Creek
4	Avondale Cemetery	Cnr Avondale and Mullers Roads, Avondale
5	Barolin Homestead	305 Barolin Esplanade, Coral Cove
6	Barolin State School and Shelter	Corner Elliott Heads Road and 14 School Lane, Windermere
7	Blaxland and Pegg Brothers Memorial and Rest Area	Bruce Highway, Gin Gin
8	Boolboonda Cemetery	Off Mine Road, Boolboonda
9	Booyal Cemetery	German Charlies Road, Booyal
10	Booyal Hall	Causeway Road, Booyal
11	Bucca Crossing	Bucca Crossing Road, Bucca
12	Bucca Hall	Longs Road, Bucca
13	Bucca Hotel	5 North Bucca Road, Bucca
14	Bulkyard Hall	Bucca Road, Bulkyard
15	Bundaberg Airport WWII Features	2 Childers Road, Kensington
16	Bundaberg Catholic Cemetery	Fitzgerald Street, Norville
17	Bundaberg Ferry Cutting	Maryborough Street, Bundaberg Central
18.	Bundaberg General and Lawn Cemetery	Takalvan Street, Millbank
19	Bundaberg Railway Station	Mc Lean Street, Bundaberg Central
20	Buss Park	194 Bourbong Street, Bundaberg Central
21	Christ Church	Cnr Woongarra & Maryborough Streets, Bundaberg Central
22	Cordalba Cemetery	Irwins Road, Cordalba
23	Commercial Hotel	1 Queen Street, Cordalba
24	Cordalba War Memorial	Queen Street, Cordalba
25	Cordalba Water Reserve	Cnr Clayton and Hodges Road, Cordalba
26	Currajong Cemetery	Currajong Farms Road, Currajong
27	Doolbi Horton War Memorial	Goodwood Road, Doolbi
28	Doolbi Sugar Mill Remains	155 Doolbi Dam Road, Doolbi
29	Drill Hall	50 Quay Street, Bundaberg Central
30	Elliott River Fire Tower	Isis Highway, Elliott
31	Gin Gin Courthouse (former)	Cnr Mulgrave and Walker Streets, Gin Gin
32	Gin Gin General Cemetery	Cemetery Road, Gin Gin
33	Gin Gin Post Office	Mulgrave Street, Gin Gin
34	Gin Gin War Memorial	Mulgrave Street, Gin Gin
35	Helms Scrub	Isis Highway, Childers
36	Henker Family Graves	Henkers Road, Oakwood
37	Hinkler House	6 Mt Perry Road Bundaberg
38	HM Customs House (former) (BRAG)	1 Barolin Street Bundaberg
39	Holy Rosary Catholic Church	Corner Woongarra and Barolin Streets, Bundaberg Central
40	Invicta Cemetery	Boughtons Road, Invicta
41	Invicta Mill Site & Tram Tracks	Mill Road, Invicta

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Reference/ Annotation No.	Place Name	Address/ Location
42	Kirby's Wall	Burnett River, Kalkie
43	Methodist Church (former)	Macrossan Street, Childers
44	Missionary John Thompson Memorial	Chews Road, Childers
45	Mon Repos Cable Station Remains	Mon Repos Road, Mon Repos
46	Nielson Park	Fred Courtice Avenue, Bargara
47	North Bundaberg Railway Station	28 Station Street, Bundaberg North
48	Old Burnett Heads Lighthouse	Zunker Street, Burnett Heads
49	Pasturage Reserve	605 Bargara Road, Mon Repos
50	Pine Creek Hall	Pine Creek Road, Pine Creek
51	Queens Park	Off Hope Street, Bundaberg West
52	Queensland National Bank (former)	Quay Street, Bundaberg Central
53	South Head Lighthouse and Pilot Reserve	Off Lighthouse Street, Burnett Heads
54	South Isis Cemetery	Aerodrome Road, South Isis
55	South Kolan General Cemetery	Bundaberg Gin Gin Road, South Kolan
56	St John the Divine Anglican Church	Paul Mittelheuser Street, Burnett Heads
57	Submarine Lookout Remains and ANZAC Day Memorial	Esplanade, Elliott Heads
58	The Bundaberg Service Flight Training School (SFTS) Air Gunnery and Bombing Range Shelter No. 1	Parklands Drive, Branyan
59	The Hummock	Off Bowden Street, Qunaba
60	The Hummock Lookout	Turners Way, Qunaba
61	The Linden Clinic (former)	Cnr Woongarra Street and Barolin Street, Bundaberg Central
62	The Old Cran Home	314 Bourbong Street, Bundaberg West
63	The Old Showgrounds Bailey Gate	Burrum Street, Bundaberg West
64	Waterloo Hall	Waterloo Hall Road, Waterloo
65	Waterview Railway Branch	Perry Street, Bundaberg North
66	Waterview Sawmill Site	Mc Rae Street, Bundaberg North
67	Winfield School	Winfield Road, Winfield
68	Woongarra Street Weeping Figs	Woongarra Street Road Reserve Bundaberg West /Central
69	Zunker Family Memorial Pines	Esplanade Foreshore, Bargara

Other Names	N/A	
Street Address	721 Adies Road	Isis Central
Title Details/ GPS Coordinates	21RP841644 (Part of), 2RP86985	(E: 418429 N: 7212776), (E: 418438 N: 7212860), (E: 418486 N: 7212835), (E: 418487 N: 7212854), (E: 418547 N: 7212762), (E: 418555 N: 7212825)

Historical Context
<p>Alexander Adie was a significant figure in the sugar industry in the Isis district from the late nineteenth century, and also a prominent figure in local politics. Adie, born in Scotland in 1861, emigrated to Queensland in 1881, moving to the Isis district in the 1890s, where he began to grow sugar cane.</p> <p>The Isis district became an important area for sugar cane farming and refining from the 1880s. The first blocks of land in the district were selected in the early 1870s. The first industry in the ‘Isis scrub’ was sawmilling, although pastoral stations were established around the scrub from the late 1840s. The first town in the district was Abingdon, beginning with a hotel and then a school, the latter opened in 1880. Homestead blocks were offered to selectors in the late 1870s and the blocks were progressively taken up, with demand increasing the early 1880s. More homestead areas were declared in the district to meet demand. A railway was constructed in 1887, with its terminus at Childers (which at the time of the construction of the railway was merely the line’s terminus; there was as yet no town. The village of Horton was the only substantial settlement located on the line).</p> <p>Adie became a significant supplier of cane in the district. He began supplying sugar cane to Alexander Christie Walker, who established the Knockroe sugar mill in 1893. Adie continued to expand his cane plantation and supplied other mills, including the Isis Central sugar mill when it commenced crushing in 1897. He eventually became the 'largest independent cane supplier in Australia'. Adie's plantation was located adjacent to the Isis Central sugar mill and near Cordalba; by the 1920s it consisted of 800 acres, about 500 acres of which was planted with cane. Adie employed South Sea Islanders along with European workers, at least up until their deportation following the passage of the Pacific Island Labourers Act 1901 by the newly-established Federal parliament. Adie also operated a butchery business, supplied with cattle from the two cattle stations he owned: Agnes Vale and Bucca.</p> <p>The overall operation was so large that by the late 1920s Adie employed between 40-50 permanent hands, most of whom were accommodated on the Isis property. Single hands were quartered in a barracks and married hands in their own individual cottages. There was a dining room and cook's quarters, and a recreation reserve that included a tennis court. Adie kept journals in which he wrote about the management of his properties, providing an invaluable record of life in the district from the late nineteenth century, in particular about South Sea Islanders.</p> <p>Adie also became a significant public figure in the Isis district. He was a councillor for the Isis Shire from 1910, and Chairman of the Isis Shire Council five times: 1911-3, 1918 and 1930-40. He became one of the directors of the Isis Central sugar mill in 1906, and then in 1915 was appointed Chairman of Directors, a position he also held until his death in 1940. Adie is recognised as one of the key figures in the mill's management that engineered its domination of the Isis district; it eventually became the only mill in the Isis. He was also Chairman of the Isis District Hospital Board in 1932.</p>

Physical Description
<p>Adie's House and Site are located in slightly sloping terrain approximately two kilometres west of Isis Central set amongst cane fields and bounded by Adies Road in the south.</p> <p>The house occupies a one acre block to the east of the site and is set in mature gardens, separated from the road by a post and wire mesh fence with access through a picket fence gate covered by a trellis. The high set timber residence on timber stumps has a truncated pyramid corrugated iron clad roof. A wraparound verandah, covered by a separate roof supported by timber posts with decorative brackets, features a dowelled balustrade with decorative panels. The main entrance faces Adies Road and is via bifurcating timber stairs leading to a landing covered by a gable supported by timber posts and decorated with fretwork and a finial. A sign reading ‘ADIES • 1902’ is suspended from the gable.</p> <p>Located in the partially cleared area west of the residence are the former dining room and kitchen. This area is surrounded with a combination of post and three-wire and star-picket and barbed wire fencing. The former dining room and kitchen consists of a low set brick building with hipped corrugated iron clad roof. On the western side are an unrendered Colonial style brick chimney with corbel and double arched brick cowl and two corrugated iron watertanks on brick tank stands. A former study has identified remains of the butcher shop and stables on the site. It appears that these structures are currently covered by vines and other vegetation. A number of tree plantings on the site correlate with the past use of the site and there also is archaeological potential.</p>

Heritage Significance	
Criteria	Definition
A	<i>The place is important in demonstrating the evolution or pattern of the region’s history.</i>
Statement	Adie's House and Site is important in demonstrating the pattern of the region's history. Adie established a substantial cane plantation that supplied cane to local sugar mills. The size and scale of the operation was particularly significant relative to other farms, particularly in combination with the butchery operation. Overall, Adie's plantation demonstrates the importance of the sugar industry in the Isis district and the Bundaberg region more generally.
B	<i>The place demonstrates rare, uncommon or endangered aspects of the region’s cultural heritage.</i>
Statement	The surviving masonry structure adjacent to Adie's former house and other material remains of facilities constructed for Adie's employees represent rare and endangered aspects of the region’s history, as surviving structures and material evidence of these activities are no longer common and the condition of the surviving remnants appears to be deteriorating through lack of use and maintenance.
C	<i>The place has potential to yield information that will contribute to an understanding of the region’s history.</i>
Statement	The property in general, and in particular the surviving fabric associated with employee facilities on the property, has potential to yield information that will contribute to an understanding of the region's history, in particular the material, layout, use and scale of a major cane plantation and butchery operation that relied on a large, permanent base of employees that lived on the property.
H	<i>The place has a special association with the life or work of a particular person, group or organisation of importance in the region’s history.</i>
Statement	Adie's House and Site has a special association with Alexander Adie. Adie was a prominent businessman and politician in the Isis district until his death in 1940. As a councillor and chairman of the Isis Shire Council for 30 years, he had a significant influence on the development and prosperity of the region. As director, and later chairman, of the Isis Central sugar mill, he played a pivotal role in the success of the mill, to the extent that the Isis Central mill eventually emerged as the only surviving sugar mill in the Isis district.

Location Map




View to Adie’s House.



View to former dining room and kitchen.



Structural remains covered by vegetation.

Integrity	Fair	Condition	Fair
Statutory Listings	No statutory listings		
Non-Statutory Listings	No non-statutory listings		
Inspection Date	29/10/2014		

References
B.W. O'Neill, Taming the Isis, Childers, Isis Shire Council, 1987.
John Kerr, Only Room for One: A history of sugar in the Isis district, Childers, Isis Central Sugar Mill Company Limited,1996.
Meredith Walker, Isis Shire Queensland: Inventory of Places of Heritage and Character Significance: Volume Two, The National Trust of Queensland, 1995.
Queenslander 8 September 1927.

Alexandra Park



Other Names	Alexandra Park Rotunda, Alexandra Park Bandstand, Colonial Guns, Zoo, Bundaberg Croquet Club	
Street Address	29 Quay Street	Bundaberg West
Title Details/ GPS Coordinates	122SP215848, 123CP847703, 124SP215849	

Historical Context
<p>The beginning of Alexandra Park dates from the late 1870s. The idea for a recreation reserve on the river front was discussed at an impromptu meeting held at the Customs House Hotel in 1878. The Bundaberg Progress Association took up the idea and petitioned the colonial government for the land, which was granted in the same year. The park was not developed and by the early 20th century it was described as ‘disgraceful’ along with other municipal parks and gardens. Some minor work was undertaken in 1908 to tidy the park and plant new trees, but funds to improve the park were short. Indeed, the park was leased to cover costs, with Council in at least one case allowing the park to be used for agistment of cattle. Council displayed increasing interest in the park from 1909. It was officially named ‘Alexandra Park’ that year, after the British Queen (wife of Edward VII), and several improvements, including a band rotunda, zoo and installation of colonial-era guns occurred within the next few years.</p> <p>The Alexandra Park Colonial Guns were acquired by the Bundaberg Town Council and the concrete foundations on which they first stood were completed in mid-August, 1913. From its separation from New South Wales in late 1859 until federation in 1901, the colony of Queensland was largely responsible for its own defence and defending the colony from foreign aggressors was believed necessary. A voluntary defence force was raised, with the Queensland Government prepared to equip these units with arms, accoutrements and ammunition. In 1882, the Queensland Government authorised the construction of two (2) Alpha-class gunboats, the Gayundah (an indigenous name meaning lightning) and the Paluma (an indigenous name meaning thunder) which were based in Brisbane. The Queensland Government also acquired the piquet boat Midge in 1887. The Alexandra Park Guns were used on these ships of the colony’s navy, although there is currently no evidence to hand which suggests on which gunboat the Nordenfelt 4-barrel, 1-inch served; it could have been either the Gayundah or Paluma. The guns were also used as training weapons for the local Bundaberg naval contingent, the first Bundaberg Naval Brigade Corps (Bundaberg Company, Queensland Defence Force (Marine)) having been accepted and gazetted in February 1892. It is known that the guns were present at the Naval Drill Hall located in Quay Street between Tantitha and Targo Streets in June 1911; just prior to Council acquiring the guns, they were still in operational order.</p> <p>The Bandstand was erected in 1911. In the Parks Report presented to Council at its meeting on 28 September 1910, Alderman Redmond noted that “...there was one thing lacking...” in Alexandra Park - a Bandstand - which he hoped the Parks Committee would consider. Alderman Maynard vouched his agreement and maintained a Bandstand would “...enhance the value of the park”. At the Council meeting on 15 December 1910 plans for a Bandstand were presented; prominent Bundaberg architect FH Faircloth had produced drawings for a “...handsome and roomy bandstand”. The Bundaberg Mail “...hoped that nothing will be allowed to stand in the way of providing such a very necessary convenience”. The Mayor (Ald. Nielson) donated £50 (his Mayoral allowance) towards the cost of the Bandstand. Other funds came from government parks and gardens grants and the outstanding balance was then initially to be sourced “...from the public by subscription or otherwise”. However, from newspaper accounts it doesn’t appear that the public was asked to contribute to the cost of the Bandstand itself. Tenders for the building of the Bandstand were called for soon after the Council meeting on 16 December, to be ready for the next meeting on 11 January 1911. Two tenders were received but were rejected, and it was decided to call for tenders again at a later date. This occurred on 28 March, and in early April it was announced that the sole tender received in this second round was successful. Mr John Heaps won the tender with a quote of £160 for a rotunda with iron railings or £158 for wooden railings. The quote for a rotunda featuring iron railings was accepted. The Bandstand was officially opened on the evening of Wednesday 8 November 1911. A crowd of 400-500 was present to hear the Naval Band play in the new rotunda, and Alderman Redmond, in the absence of the Mayor (Ald. Stevenson), performed the opening duties. The new rotunda was “...regarded as a memorial to Alderman Nielson - fitting that he should be remembered in the gardens and his name should be on the bandstand”. Alderman Nielson had died suddenly on 11 October 1911. He had been a great supporter of the Naval Band and of the construction of a Bandstand.</p> <p>A zoo was also established in the park at this time. The idea was mooted in 1911, along with a duck pond, and both features were built that year. The Council requested gifts of animals and birds to be kept in the zoo. The first inmates of the zoo were kangaroos and a monkey purchased from the Melbourne Zoo, introduced in 1912. Animals continued to be added throughout the century: a cassowary, more monkeys and kangaroos, an Indian antelope, koala, rat kangaroo, tortoises, and a crocodile. One tortoise, from Madagascar, died in 1984 at an approximate age of 137 years.</p> <p>The park and zoo were refurbished in the early 2000s. A new park entrance and an all-abilities playground were added and the zoo facilities were upgraded. The zoo included native bird aviaries and a boardwalk around the enclosures. The Alexandra Park reserve also includes the Bundaberg Croquet Club.</p>

Physical Description
Alexandra Park, on the southern bank of the Burnett River, is bounded by Burrum Street in the east, Quay Street in the south and Branyan Street in the west; the lot extends as a narrow strip along the riverbank to Mulgrave Street. The

Heritage Significance	
Criteria	Definition
A	<i>The place is important in demonstrating the evolution or pattern of the region’s history.</i>
Statement	Alexandra Park is important in demonstrating the pattern of the region’s history, particularly the continued development of park facilities for Bundaberg’s residents in the late nineteenth and early twentieth century. The park represents the evolution of the Bundaberg's history as the various features within it, including the bandstand, guns and zoo set it apart from other park facilities established in Bundaberg, creating a focal point for social and cultural activities in the city.
B	<i>The place demonstrates rare, uncommon or endangered aspects of the region’s cultural heritage.</i>
Statement	Alexandra Park demonstrates rare and uncommon aspects of the region’s history. The collection of colonial-era naval guns is rare in the region (the only such collection, and one of only two in the entire State of this number), and the zoo is a particularly uncommon feature.
E	<i>The place is important to the region because of its aesthetic significance</i>
Statement	Alexandra Park is important to the region because of its aesthetic significance, as a well-laid out park located on the bank of the Burnett River. The various mature tree plantings and bandstand contribute to the aesthetic significance of the place.
H	<i>The place has a special association with the life or work of a particular person, group or organisation of importance in the region’s history.</i>
Statement	Alexandra Park has a strong association with the Bundaberg Naval Brigade and the Royal Australian Navy Reserve. The colonial-era naval guns provide valuable evidence of Bundaberg’s contribution towards colonial and national defence in the nineteenth century. The bandstand is also associated with the prominent Bundaberg architect, FH Faircloth.



Alexandra Park Bandstand..



The Alexandra Park Colonial Guns.



Entrance from Quay Street.

levelled grassed site encompasses approximately 19.5 hectares and is divided into two parts by Bingera Street, traversing the park in a north-south direction. The Bundaberg Croquet Club grounds are situated in the western section of the park, joining onto the western side of Bingera Street and open parkland with a number of feature trees towards the western boundary of the park. The eastern section of Alexandra Park includes a number of discrete elements, the main elements being the Bandstand, Colonial Guns and the Zoo. During recent refurbishments of this section of the park a new entrance from Quay Street and all-abilities playground were added. Seating, picnic and BBQ areas are also provided. The park includes a number of large trees of considerable age.

Bundaberg Croquet Club

The Bundaberg Croquet Club grounds include four courts set in a fenced-off site on the corner of Bingera and Quay Streets. The club house at the rear towards the Burnett River consists of a low-level L-shaped timber building with corrugated iron clad Dutch gable roof with verandah.

Band Stand

The Alexandra Park Bandstand, located in an open grassed area, is a free-standing, elevated, timber-framed pavilion set on a concrete and brick base, with turned timber columns and an octagonal steel roof. The entablature incorporates a timber frieze between each post, with the roof supported by square timber posts with decorated tops and ornamental brackets. The bandstand is capped by an octagonal gable with carved and rounded finial. A balustrade encompasses the whole with timber coping, in-filled with wrought iron balusters.

The timber pencil round decking floor is accessed by timber steps to the south. A marble memorial plaque is attached to the brickwork on the north-eastern side of the bandstand which reads: ‘erected to the memory of the late Alderman Peter Nielson by the citizens of Bundaberg in recognition of his services as chairman of the Parks Committee 1912”. A flagpole sits on a steel base adjacent to the steps. On the western side of the bandstand, concrete steps lead down to a storage area.

Note: In 2001, funds were set aside for works to be undertaken to the bandstand, including:

- Removal of the existing flooring and joists including the timber edging to the perimeter;
- Replacement of the joists with treated hardwood and new, pencil round, flooring;
- Replacement of existing perimeter timber moulding with a formed concrete edge;
- Repairs to the wrought iron balustrade;
- Replacement of the access door to the underside of the rotunda;
- Minor repairs to the handrail capping; and
- Painting to the entire structure.

Earlier photos of the bandstand also suggest an ogee curved roof profile, which is no longer evident.

A boulder with an attached plaque reading ‘IN MEMORY OF ALL THOSE ● WHO HAVE FALLEN ● IN ALL WARS’ is located next to the band rotunda.

Colonial Guns

The Alexandra Park Colonial Guns, situated on the Quay Street side west of the entrance and covered by a shelter, consist of (3) gun placements, an Armstrong 6-inch, 4 ton, 80-punder gun (serial number 4194), a Nordenfelt 4 barrel, 1-inch gun (serial number 3348) and a Nordenfelt 2-barrel, 1-inch gun (serial number 6673). Interpretative signage has been installed adjacent to the guns.

Zoo

The zoo occupies a fenced-off section on the eastern boundary of the park and consists of a number of animal enclosures and a boardwalk.

Integrity	Fair	Condition	Good
Statutory Listings	No statutory listings		
Non-Statutory Listings	Queensland War Memorial Register		
Inspection Date	6/7/2013		

References
Brian Rough, Colonial Guns (Interpretive signage panel).
Brian Rough, Report on the identification and provenance of guns located in Alexandra Park, Bundaberg, prepared for the Bundaberg Regional Council, 2012.
Donald Watson and Judith Mackay, Queensland Architects of the 19th century: a biographical dictionary Queensland Museum, Brisbane, 1994.
Peta Browne, Local History Feature: Alexandra Park, Bundaberg Regional Council, Bundaberg, 2011.
R. Aitken, Oriental and Oceanic Influence of Australian Garden Buildings in Fabrications, The Journal of the Society of Architectural Historians Australia & New Zealand, University of Queensland Press, Brisbane, 1993.

Apple Tree Creek Cemetery



Other Names	N/A	
Street Address	Drummond Street/Bruce Highway	Apple Tree Creek
Title Details/ GPS Coordinates	281CK2675	

Historical Context
<p>The Isis district became an important area for sugar cane farming and refining from the 1880s. The first blocks of land in the district were selected in the early 1870s. The first industry in the ‘Isis scrub’ was sawmilling, although pastoral stations were established around the scrub from the late 1840s. The first town in the district was Abingdon, beginning with a hotel and then a school, the latter opened in 1880. Homestead blocks were offered to selectors in the late 1870s and the blocks were progressively taken up, with demand increasing the early 1880s. More homestead areas were declared in the district to meet demand. A railway was constructed in 1887, with its terminus at Childers (which at the time of the construction of the railway was merely the line’s terminus; there was as yet no town. The village of Horton was the only substantial settlement located on the line).</p> <p>Apple Tree Creek was named Bodalla until 1962. A school was opened in 1887, coinciding with the completion of the railway to Childers. The Isis Progress Association petitioned the government to extend the railway to Apple Tree Creek given the number of selections there, just as the railway started construction, indicating that selections had already been taken up in the area (the petition was ultimately unsuccessful; indeed it was bypassed by the Childers-Cordalba branch line due to the steepness of the climb in the Apple Tree Creek area). Nonetheless, the district was located in close proximity to three major sugar mills: Knockroe sugar mill (1893), the CSR (or Childers) sugar mill (1895) and the Isis Central sugar mill (1896). The mills stimulated establishment of sugar cane farms at Apple Tree Creek and the surrounding district. By the 1910s there were fifty farmers, a school, hotel and store, as well as a band rotunda in the recreational reserve. The size of the settlement is reflected in the number of men who volunteered for service in World War I: 77.</p> <p>A cemetery Trust was created in the 1890s to establish a cemetery at Apple Tree Creek. By 1896 the Trustees had received funds from the government and they began the process of surveying the land (indicating that it had been purchased or reserved by this time), appointing a Sexton and erecting a fence. It appears that the first burial in the cemetery took place in 1896. Its size reflects the fact that it was also the cemetery for Childers as it is in close proximity to the town, as well as for the South Isis district from the 1940s.</p>

Physical Description
<p>The cemetery is located on the eastern side of Apple Tree Creek on a slightly sloping site along Drummond Street occupying approximately one third of a lot spanning 7 hectares of partially cleared bushland. The unfenced, grassed site is slightly elevated from street level and there is a shelter adjacent to the road. Vehicular access is provided in between two short brick wall segments carrying the signs ‘Apple Tree Creek’ and ‘Cemetery 1887’. Inside the cemetery these elements are used as Columbarium walls.</p> <p>The gravesites are arranged in rows and most burials are surrounded by a concrete border and covered with a concrete plate, some decorated with tiles. Other grave surrounds include wrought iron fencing and metal piping suspended between concrete corner elements. There is a variety of headstones and ornaments including mounted tablets, stelae, crosses and a number of elaborate monuments.</p>

Integrity	Good	Condition	Good
Statutory Listings	No statutory listings		
Non-Statutory Listings	No non-statutory listings		
Inspection Date	24/10/2014		

References
B.W. O'Neill, Taming the Isis, Childers, Isis Shire Council, 1987.
Centre for the Government of Queensland, University of Queensland, 'Queensland Places: Apple Tree Creek', accessed 15 November 2014, < http://www.queenslandplaces.com.au/apple-tree-creek>
Department of Environment and Heritage Protection Cultural Heritage Inventory Management System, Queensland Heritage Register Place ID600607, ‘Apple Tree Creek War Memorial’.
John Kerr, Only Room for One: A history of sugar in the Isis district, Childers, Isis Central Sugar Mill Company Limited,1996.

Heritage Significance	
Criteria	Definition
A	<i>The place is important in demonstrating the evolution or pattern of the region’s history.</i>
Statement	The Apple Tree Creek Cemetery is important in demonstrating the evolution of the region's history, particularly the settlement of the Apple Tree Creek, Childers and South Isis districts as it became the cemetery for all of those settlements. It also demonstrates the pattern of the region’s history, particularly the establishment of cemeteries in new settlements.
C	<i>The place has potential to yield information that will contribute to an understanding of the region’s history.</i>
Statement	The Apple Tree Creek Cemetery has the potential to yield information that will contribute to an understanding of the region’s history, particularly burial practices, which illustrate the religious and cultural patterns of settlement and life in the district.
E	<i>The place is important to the region because of its aesthetic significance</i>
Statement	The Apple Tree Creek Cemetery is important to the region for its aesthetic significance, particularly its location in a predominantly rural setting.
G	<i>The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons important to the region.</i>
Statement	The Apple Tree Creek Cemetery has a special association with the Apple Tree Creek, Childers and South Isis communities, demonstrated in particular by its continuous use as a burial place for the region for more than one hundred years.



View to entrance.



Overview looking south.



Overview of monuments.

Avondale Cemetery

Other Names	N/A	
Street Address	Cnr Avondale and Mullers Roads	Avondale
Title Details/ GPS Coordinates	76CK1913	

Historical Context
<p>Avondale is named after the agricultural estate ‘Avondale Farms’, which was offered for sale in 1891. The area was part of Colanne Station (the origin of 'Kolan') and its owners subdivided it into 66 agricultural farms of 25 to 45 acres each and a village settlement of 100 quarter acre blocks, as well as some smaller garden lots. The Colanne Station owners had been waiting for the opening of the North Coast Railway between Bundaberg and Rosedale – scheduled for the following year – before offering the land for sale (Avondale became one of the stops along the railway). The advertisement for the sale drew attention to the suitability of the land for growing sugar cane, and the owners even indicated they would try and establish a sugar mill to encourage people to purchase the farms. The advertisement included a number of recommendations for the farms and at least one appears to indicate that the estate was prepared as early as 1883. One newspaper article claims that the name of the place was originally ‘Johnstown’.</p> <p>The Young Brothers, owners of Fairymead sugar mill, purchased the majority of the farms and established a sugar plantation. The Young Brothers employed South Sea Islander labour to clear the land and cultivate the sugar and constructed a tramway connecting their ‘Avondale Estate’ with the North Coast railway, from where the sugar cane was railed south to the Fairymead junction and then by a private tramway to the Fairymead sugar mill. Other farmers also took up land; in 1898, a Mr Mikkelsen was reported as employing eight ‘Hindoos’ (probably Sinhalese) to harvest his crop of sugar cane. The importance of the Avondale district was further reinforced when Frederic Buss of the Invicta sugar mill constructed a tramway in 1911 from the mill to Avondale to increase the amount of sugar cane the mill crushed. A town subsequently developed around the railway station.</p> <p>The cemetery was established in 1900 and it consisted of 10 acres, providing an indication that a sizable community had formed by this time (and that it anticipated that it would continue to grow over time). There are five known burials in the cemetery and it is believed there may be a number of other, unmarked graves. At least two burials suggest the cemetery was utilised by the wider district. For example, a lady from Yandaran was buried in the cemetery in 1907 and almost everyone from Yandaran, Waterloo, Bucca, Miara, Avondale and Moorlands attended the funeral. Another burial is that of a boy who died after falling into a tank of boiling juice at the Waterloo sugar mill.</p>

Physical Description
<p>Avondale Cemetery is located in partially cleared bushland approximately 400 metres to the northeast of the township, bounded by Yandaran Creek, Avondale and Miller Roads and the railway line. The current lot covers approximately 1 hectare, a quarter of the original extent of the cemetery, and is separated from the road by timber barriers. It is unclear whether there are burials contained in the original part of the cemetery that is not included in the current reserve.</p> <p>A covered interpretation panel provides information about the cemetery and some of the people buried there, reading 'AVONDALE CEMETERY●THE AVONDALE CEMETRY WAS ESTABLISHED IN 1900 AND WAS 10 ACRES IN SIZE. THERE ARE FIVE IDENTIFIED GRAVESITES IN THE CEMETERY, AND TWO UNKNOWN GRAVESITES. RECENT RESEARCH SUGGEST THERE MAY BE SEVERAL OTHER PEOPLE BURIED HERE, BUT LOCATIONS AND NAMES ARE UNKNOWN', followed by the obituaries and inscriptions of the known burials and a paragraph acknowledging the groups involved in establishing the panel.</p> <p>There are five identified gravesites marked by timber surrounds. Three sites are located near the interpretation panel at the northern end adjacent to the road. Two of the burials are marked with upright slab headstones, one cambered and one in gothic style. A fourth burial is a short distance to the south also near the road. A fifth grave is situated in a cleared area further south overlooking the creek bank. A memorial plaque is fixed to the timber surround.</p>

Integrity	Fair	Condition	Fair
Statutory Listings	No statutory listings		
Non-Statutory Listings	No non-statutory listings		
Inspection Date	22/10/2014		

References
Brisbane Courier, 8 December 1898, 3.
Burnett Shire Council, Avondale Cemetery interpretation.
John Kerr, Southern Sugar Saga: A history of the sugar industry in the Bundaberg district, Bundaberg, Bundaberg Sugar Company Limited, 1983.

Heritage Significance	
Criteria	Definition
A	<i>The place is important in demonstrating the evolution or pattern of the region’s history.</i>
Statement	The Avondale Cemetery is important in demonstrating the evolution of the region’s history, particularly the settlement and industry of the Avondale district and the use of the cemetery by surrounding districts. It also demonstrates the pattern of the region's history, establishing cemeteries in new settlements.
C	<i>The place has potential to yield information that will contribute to an understanding of the region’s history.</i>
Statement	The Avondale Cemetery has the potential to yield information that will contribute to an understanding of the region’s history, particularly burial practices, which illustrate the religious and cultural patterns of settlement and life in the district. There is also potential for unmarked and unidentified graves.
E	<i>The place is important to the region because of its aesthetic significance</i>
Statement	The Avondale Cemetery is important to the region for its aesthetic significance, particularly its location in a predominantly rural setting.
G	<i>The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons important to the region.</i>
Statement	The Avondale Cemetery has a special association with members of the local community, as demonstrated by the research and interpretation material displayed at the cemetery.



View to graves and interpretation panel.



Grave overlooking creek bank.



View south.

Queenslander, 17 June 1893, 1139.

Queenslander, 7 October 1893, 695.

Other Names	Barolin House, Barolin Pastoral Station Homestead	
Street Address	105 Barolin Esplanade	Coral Cove
Title Details/ GPS Coordinates	3SP134453	

Historical Context
<p>Following the purchase of Gin Gin Station (established in 1848) from William Forster, the Brown brothers Alfred and Arthur Brown and their agent and station manager, Nugent Wade Brown (related to the brothers by marriage), sought additional land for selection. Nugent Wade Brown found what was a coastal plain between the Elliott River and the Burnett River, east of the Woongarra scrub, which he named ‘Borolin’ (later ‘Barolin’), an aboriginal word meaning ‘land of the Kangaroo’. A lease was taken by the Brown brothers and Nugent Wade Brown commenced construction of a “very fine house, spacious stables and barn, and underground brick and cement tanks” in 1875. The new house replaced an existing small bungalow cottage overlooking the ocean on what is now Coral Cove. The pastures, which were grassed and lightly timbered, were used for fattening bullocks, stock breeding and for the raising of draught and blood horses. Around this time, a rock wall was erected bordering the homestead site, presumably with indentured South Sea Islander labour, the use of such labour being widespread at this time for pastoral or station hand work.</p> <p>In 1912, Barolin Station was bought by Sidney North Innes- a former surveyor who earlier bought Walla Station after selling his cattle station in the Northern Territory- and his wife Caroline Matilda Innes. Mr. and Mrs Innes ran and operated a highly successful stud breeding prize winning Hereford Cattle for many years. In 1913-1914, Mr. Innes “pulled down the old structure and built a very fine summer residence on the site of the former house”. The current owner has advised that the house was designed by the prominent Bundaberg architect F.H. Faircloth and that the timber utilised in the structure was cut from the original property.</p> <p>In 1930, Mr. and Mrs Innes donated part of the Barolin Station to the Woongarra Shire Council for public use, this area now forming the Barolin Esplanade. The estate passed to Sidney Burnett Innes (son of Sidney North Innes) in the 1940s. In the 1940s Sidney Burnett Innes began subdividing the Barolin Station property for rural and residential development, which became the beginnings of the seaside town of Innes Park, named in honour of the family. Barolin House was bought by the Young family of the Fairymead Sugar Mill. The Youngs sold the house in the mid 1970s.</p>

Physical Description
<p>Rectangular plan dwelling with main hipped roof sheeted in fibro slates in a diamond pattern and decorative brick chimney. Enclosed verandahs topped by an encircling corrugated metal roof (not original), with tin awning with scalloped trim; this awning is supported by timber props. The enclosed verandah to the rear incorporates a bay window. A concrete stair has replaced the original stair to the main entry although external timber stairs are evident elsewhere. The house exhibits double skin walls, and crows ash flooring. Internally, the main reception room is clad with horizontal timber cladding, with panelled ceilings, and there is a double sided, rendered fireplace opposite the modern kitchen.</p> <p>The grounds of the property are well treed and accommodate an original outbuilding (in its original location to the rear of the house), concrete water tank and septic tank, whilst a concrete slab to the rear of the house is thought to have been linked with a generator. A rock wall, thought to have been constructed by South Sea Island labourers, is located in the northern part of the property, to the east of a kidney shaped pool. A low fence with upright, painted timber members is setback from the frontage of the property, whilst a timber post and rail fence is also present, painted with the following: ‘C. 1912 Barolin Homestead’.</p>

Integrity	Poor	Condition	Good
Statutory Listings	No statutory listings		
Non-Statutory Listings	No non-statutory listings		
Inspection Date	27/8/2013		

References
Barolin, Bundaberg, Queensland, The property of Mr. S. N. Innes, published by the Pastoral Review, Melbourne and Sydney, John Oxley Library
Local History Feature - Our Coastal Localities: names & notes from north to south, Bundaberg Regional Council, no date.
Matthew J Fox, The history of Queensland: its people and industries: an historical and commercial review descriptive and biographical facts, figures and illustrations: an epitome of progress. Brisbane: States Publishing Company, 1923.
Nugent Wade Brown, Memoirs of a Queensland Pioneer , Brisbane, 1944
Woods Bagot Pty Ltd, Burnett Shire Cultural Heritage Study, Volume 3- Schedule of places Ref BUR 16, 1996.

Heritage Significance	
Criteria	Definition
A	<i>The place is important in demonstrating the evolution or pattern of the region’s history.</i>
Statement	Barolin Station is important in illustrating the pattern and nature of pastoral settlement, particularly in relation to Hereford Cattle stud and breeding in the district. The third homestead historically erected on the site, the Barolin Homestead is one of the last remaining places of its type, providing evidence of a vast pastoral station that extended from the Elliott River to the Burnett River east of the Woongarra Scrub, another such example being the Barolin Pastoral Reserve.
C	<i>The place has potential to yield information that will contribute to an understanding of the region’s history.</i>
Statement	Barolin Homestead has the potential to yield information that will contribute to an understanding of the region's history, in particular archaeological evidence of former buildings and structures on the property that date from an early period, including the brick-lined cistern, former dwellings and other material features such as rubbish dumps.
D	<i>The place is important in demonstrating the principal characteristics of a particular class of cultural places important to the region.</i>
Statement	Built in 1913-14 and designed by F. H. Faircloth, the Barolin Homestead demonstrates the principal characteristics of a 19th century homestead including a residential building, associated outbuildings, underground brick and concrete tanks, fences and mature trees. Of unique importance are the remnants of a homestead boundary rock wall, presumably erected by indentured South Sea Islander labourers, working either as station hands or employed for pastoral work.
E	<i>The place is important to the region because of its aesthetic significance</i>
Statement	The homestead complex has aesthetic importance as a picturesque residence amongst landscaped gardens and set upon the highest part of the Esplanade with ocean views.
H	<i>The place has a special association with the life or work of a particular person, group or organisation of importance in the region’s history.</i>
Statement	The Barolin Homestead has a special association with the life and work of prominent Bundaberg architect FH Faircloth. The Barolin Homestead also has a special association with the Innes family who contributed to the development of the region particularly through the development of the coastal village of Innes Park and through the donation of the Barolin Esplanade for public use.



Front elevation, view to west.



Eastern elevation.



Barolin State School and Shelter

Other Names	Barolin Playgroup, Stepping Stones Therapy Centre	
Street Address	Corner Elliott Heads Road and 14 School Lane	Windermere
Title Details/ GPS Coordinates	218SP170700	

Historical Context
<p>In 1882, Windermere Mill and Plantation’s Fred Nott, one of Bundaberg’s leading sugar men, inquired about the steps required to establish a school in the district. At a public meeting on 1 March, 1883, Nott, W.N. Keys (later owner of Pemberton Sugar Mill) and Fred Rehbein called for the establishment of a state school on a proposed site of about 92 acres. An amount of 70 pounds had been promised. Nott was the Secretary of the School Committee. It was decided by the Department of Public Instruction that a provisional school was all that was needed and the Barolin Provisional School opened in February 1884. In 1884, Ludwig Breusch, Keyes and Nott were elected to promote the establishment of a state school at Barolin. In 1885, Nott wrote requesting that the provisional school be made a state school. In February, 1886, the Department of Public Instruction approved the establishment of a state school. William Starke of Gin Gin was contracted to build the school. The building was ready for occupation in 1886. The playshed/shelter was erected in 1895.</p> <p>The school site is now occupied by a therapy centre; it no longer functions as a school.</p>

Physical Description
<p>School building- A low set, timber frame school building c. 1886, with concrete stumps and walls clad in timber chamfer boards. Medina pitch, single gable roof, pulled down to shelter front and rear verandah spaces. Timber slat balustrade to rear verandah, which accommodates a sink. Front verandah balustraded with palings, some with cut out motifs, timber bench seating. Verandah enclosed on gable ends. French doors. Large casement windows to gable ends with iron and timber window hoods. Serviced by water tank.</p> <p>Interior clad in vertical timber boards, ceiling in vertical boards. Ceiling fans. Vinyl faux-tile flooring.</p> <p>Shelter- A timber framed, hipped roof shelter structure. The slab on ground building is fully enclosed on two sides and partially enclosed on the elevation facing the school building, with wide mesh screening to the balance of the building. The collar tie roof structure is clad in corrugated sheet metal. The timber posts branch out with timber struts to support the overhang. The walls are partially clad in corrugated iron. Serviced by water tank.</p> <p>There are numerous mature trees located in the grounds of the former school, including two large weeping figs, Camphor Laurel and pine trees. Some of the trees are understood to have been planted in observance of Arbour Day, which was first observed in Australia from 1889.</p>

Integrity	Good	Condition	Good
Statutory Listings	No statutory listings		
Non-Statutory Listings	No non-statutory listings		
Inspection Date	9/8/2013		

References
Woods Bagot Pty Ltd, Burnett Shire Cultural Heritage Study, Volume 3 - Schedule of Places Ref BUR 159 and 160, 1996.

Heritage Significance	
Criteria	Definition
A	<i>The place is important in demonstrating the evolution or pattern of the region’s history.</i>
Statement	As an example of a timber school constructed at the end of the nineteenth century and with little change or modification over time, the Barolin State School and Shelter serves as an important reminder of the development and provision of state education to rural communities throughout the nineteenth and twentieth centuries.

E	<i>The place is important to the region because of its aesthetic significance</i>
Statement	The grounds include a variety of mature plantings that create a picturesque surround to the school buildings and are significant in themselves due to their association with the early school.

G	<i>The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons important to the region.</i>
Statement	The Barolin State School, as with many educational institutions, forms a strong focal point around which the local community revolves. The Barolin and surrounding district residents have used the school for educational purposes, as a meeting place and for public functions over a significant period of time.



School and shelter building, view to south.



Shelter building.



Barolin State School, western elevation.

Blaxland and Pegg Brothers Memorial and Rest Area

Other Names	N/A	
Street Address	Bruce Highway	Gin Gin
Title Details/ GPS Coordinates	Road Reserve	(E: 393487 N: 7237707), (E: 393686 N: 7237173), (E: 393756 N: 7237445), (E: 393783 N: 7237484), (E: 393789 N: 7237423), (E: 393815 N: 7237460), (E: 393873 N: 7237429), (E: 393878 N: 7237263)

Historical Context
<p>The first European settlement in the Gin Gin district occurred in 1848 when Gregory Blaxland (the son of the famous explorer of the same name) and William Forster established the Tirroan pastoral station, which was stocked with sheep. The station was renamed Gin Gin in the 1850s, possibly after Gin Gin in Western Australia. At the time of establishment, the station was on the edge of the pastoral frontier; it now lies on the edge of the town of Gin Gin, which was named after the station. The number of runs soon increased; for example: Walla (1849), Kolonga (1850), Tenningering and Monduran (1850) and Moolboolaman (1861). The runs avoided all of the lower reaches of the Burnett River and the so-called ‘Isis Scrub’, effectively skirting the future site of the Bundaberg and Childers districts, although stations began to encroach on the coast by the mid- to late-1850s (for example Eureka and Electra) and, in the 1860s, Tantitha, Colanne (or Kolan), Barolin, Bingera and Branyan.</p> <p>The creation of the runs led to conflict with local Aboriginal people, as they tried to resist the invasion and settlement of their land. The three Pegg brothers, Abraham, John and Peter were shepherds for Blaxland and Forster. John and Peter were killed in an attack by Aboriginal people in 1849. The deaths resulted in an immediate retaliation from the squatters; a party caught up with the alleged offenders and gave them a ‘sound thrashing’, likely a euphemism for a more violent response. Months passed and it seemed that the threat of further violence had passed. However, Blaxland was killed in 1850, close to his homestead. Word was sent around to the surrounding stations, even as far as the North Burnett, and a large punitive party was hastily organised. The outcome of the pursuit is unclear; a report by the Land Commissioner based in Gayndah, Maurice O’Connell, claimed that the party surprised a camp of Aboriginal people on the bank of the Burnett River and set fire to their camp, although the party was unsuccessful in apprehending the perpetrators of the attack on Blaxland. This account is unlikely to reflect what really occurred; the ferocity of retaliatory attacks on the frontier is well documented, even if in many cases details were withheld by the squatters and their employees at the time. Some accounts place the attack at Paddy’s Island, downstream of the city of Bundaberg, although the precise location has not been confirmed. A Native Police contingent was soon installed at Walla Station to prevent further attacks on the settlers in the district; there were no more recorded deaths from Aboriginal attacks, although violent encounters continued through the decade.</p> <p>The killing of the Pegg Brothers and Blaxland were defining events in the region, for both local Aboriginal people and the new settlers. However, it was the deaths of the Pegg brothers and Blaxland that have been memorialised. A cairn and plaque was erected in 1959, the centenary year of Queensland’s creation, commemorating the ‘pioneer settlers of the area’, Forster and Blaxland. Reflecting the attitude of the time, Blaxland ‘was murdered by hostile blacks’. The precise location of Blaxland’s grave has not been determined, but – and as the cairn indicates – it is believed to be within the vicinity of the cairn, near the bank of Gin Gin Creek. Two other cairns are located near the 1959 cairn: one commemorates the deaths of the Pegg brothers (‘being the first white people to die in the Kolan Shire’), sponsored and unveiled by Carl Petersen, Great-Grandnephew of the Peggs; the other commemorates the foundation of the town of Albany (later renamed Gin Gin). The cairns are located in a rest area north of Gin Gin and directly across from Gin Gin Station. Given the date of the installation of the commemorative cairn in 1959, the area has probably been a reserve for a considerable period of time, possibly a water and camping reserve. The original telegraph station (1874) was also apparently located across from the entrance to Gin Gin Station, and therefore in the vicinity of the cairns. The reserve also included a caravan park, managed by the Kolan Shire Council.</p>

Physical Description
<p>The Blaxland and Pegg Brothers Memorial and Rest Area is located in a road reserve on the eastern side of the Bruce Highway, approximately two kilometres northeast of Gin Gin and close to Gin Gin Creek. The northern part of the levelled site has been cleared, there are some shade trees (including hoop pine plantings), while bushland remains on the eastern and southern sections. A number of tracks lead through the site, including some ring roads. Facilities include a toilet block consisting of concrete blocks, picnic areas and a Driver – Reviver shed.</p> <p>The memorials are situated on a grassed area, encircled by a ring road and consist of two individual cairns on concrete bases. The Blaxland memorial comprises a tall cairn with pyramid top featuring stones set in concrete. An arched tablet mounted at the front reads ‘THIS CAIRN WAS ERECTED BY THE KOLAN SHIRE COUNCIL IN 1959 THE YEAR OF THE CENTENARY OF SELF GOVERNMENT IN QUEENSLAND, AND COMMEMORATES THE PIONEER SETTLERS OF THIS AREA WILLIAM FORSTER & GREGORY BLAXLAND WHO TOOK UP GIN GIN STATION IN 1849 RESIDING ONLY A SHORT DISTANCE FROM THIS SITE. GREGORY BLAXLAND WAS MURDERED BY HOSTILE BLACKS IN AUGUST 1850, AND HIS BODY LIES IN AN UNMARKED GRAVE IN THE VICINITY OF THIS CAIRN.’ The Pegg Brothers memorial comprises a cairn also with pyramid top featuring exposed aggregate render. A rectangular plaque is mounted on the front reading ‘THIS CENOTAPH IS DEDICATED TO THE MEMORY OF JOHN PEGG AGED 12 YEARS AND PETER PEGG AGED 14 YEARS WHO WERE SPEARED TO DEATH BY ABORIGINES NEAR HERE ON THE 4TH JUNE, 1849 BEING THE FIRST WHITE PEOPLE TO DIE IN THE KOLAN SHIRE AND WAS</p>

Heritage Significance	
Criteria	Definition
A	<i>The place is important in demonstrating the evolution or pattern of the region’s history.</i>
Statement	The Blaxland and Pegg Brothers Memorial and Rest Area is important in demonstrating the pattern of the region’s history, particularly the expansion of the pastoral frontier in the 1840s into the region and the conflict this engendered with local Aboriginal people who resisted the incursion in their lands. The place also demonstrates the creation of rest areas along the Bruce Highway, which may also reflect earlier water and camping reserves set aside in the nineteenth century.
C	<i>The place has potential to yield information that will contribute to an understanding of the region’s history.</i>
Statement	The Blaxland and Pegg Brothers Memorial and Rest Area has potential to yield information that will contribute to an understanding of the region’s history, particularly the grave of Gregory Blaxland, which is believed to be located in the proximity of the memorial cairn.
H	<i>The place has a special association with the life or work of a particular person, group or organisation of importance in the region’s history.</i>
Statement	The Blaxland and Pegg Brothers Memorial and Rest Area has a special association with the life of the Pegg Brothers and Gregory Blaxland, who were among the first Europeans to settle in the Gin Gin area. The place also provokes reflection on the nature of conflict with local Aboriginal people and the impact of the pastoral frontier in particular, and closer settlement more generally, on the lives and culture of the Aboriginal people who lived in the region.



The three memorials.



View to rest area.



View to facilities within the site.

Blaxland and Pegg Brothers Memorial and Rest Area



SPONSORED AND UNVEILED BY CARL V. PETERSEN GREAT-GRANDNEPHEW OF THE PEGG BROTHERS AT A CEREMONY ATTENDED BY MANY DESCENDANTS OF THE PEGG FAMILY HERE ON THE 7TH JUNE, 1992. VALUED ASSISTANCE FROM HISTORIAN NEVILLE RACKEMANN OF GIN GIN IS GRATEFULLY ACKNOWLEDGED.'

A third cairn similar in appearance to the Pegg Brothers memorial except for a flat top, commemorates the 100th anniversary of the town of Albany, now Gin Gin, and provides information on the historic building that started as the Gin Gin electric telegraph office before being used for a number of other purposes.

Integrity	Fair	Condition	Good
Statutory Listings	No statutory listings		
Non-Statutory Listings	No non-statutory listings		
Inspection Date	22/10/2014		

References

Arthur Laurie, ‘Early Gin Gin and the Blaxland Tragedy’, Journal of the Royal Historical Society of Queensland, v.4, no. 5 1952.

Information provided by the Gin Gin Historical Museum.

Janette Nolan, Bundaberg: History and people, Brisbane, University of Queensland Press, 1978.

JY Walker, History of Bundaberg: Typical Queensland agricultural settlement, Bundaberg, WC Aiken, 1890.

Kolan Shire Council, Centenary Shire of Kolan 1879-1979, Maryborough, Maryborough Printing Company, 1979.

Neville Rackemann, Bundaberg: From pioneers to prosperity, Bundaberg, Bundaberg City Council, 1992.

Boolboonda Cemetery

Other Names	Boolbunda Cemetery	
Street Address	Off Mine Road	Boolboonda
Title Details/ GPS Coordinates	90CP905335	

Historical Context
<p>Boolboonda, also known as Boolbunda, was established as a settlement following the construction of the Bundaberg-Mount Perry railway. Copper was discovered at Mount Perry in 1862 and by 1870 a copper mine had been established. The town of Mount Perry grew quickly; by 1871 there were five hotels, a blacksmith, several stores and a school. Mining stopped in 1877 due to a fall in copper prices, but the mine was reopened in 1884 following the completion of the Bundaberg-Mount Perry railway. Prominent Bundaberg citizens considered the mine essential to the growth of the town and the municipality made a substantial effort to secure the railway, so that Bundaberg might act as the port for the output of the mine. Maryborough, well-established as a port by this time, considered itself the natural outlet. Nonetheless, Bundaberg was the preferred port for the mine even before the railway was constructed, with copper transported to the wharves at North Bundaberg by road during the 1870s. The Boolboonda section of the railway is well-known for its extensive rail tunnel.</p> <p>Boolboonda developed as a small settlement along the Bundaberg-Mount Perry railway. The community comprised agricultural selectors and railway workers, the former in particular able to easily access the Bundaberg market and port. Miners who exploited local reserves of wolfram and molybdenite also lived in the area. A provisional school was opened in 1897, becoming a State school in 1909. Boolboonda was located in the Kolan Shire. The first burials in the Boolboonda Cemetery occurred in the early 1900s.</p>

Physical Description
<p>Boolboonda Cemetery is located in lightly forested sloping bushland three hundred metres north of the Gin Gin – Mount Perry Road close to the Boolboonda Hall. An unformed road leads to the square lot of approximately one acre that is surrounded by a barbed wire fence, with access via a metal gate.</p> <p>Six gravesites are grouped together towards the centre of the site, the majority with brick or concrete surrounds and plates. Two sites are marked with rocks. Most graves are marked with headstones consisting of mounted tablets. A memorial consisting of two engraved upright granite tablets set on a rendered plinth commemorates the Allen Family, early settlers of Boolboonda, and is placed in the centre amongst the gravesites.</p>

Integrity	Good	Condition	Good
Statutory Listings	No statutory listings		
Non-Statutory Listings	No non-statutory listings		
Inspection Date	22/10/2014		

References
<p>Department of Environment and Heritage Protection Cultural Heritage Inventory Management System, Queensland Heritage Register Place ID602172, ‘Boolboonda State Primary School (former)’.</p> <p>Janette Nolan, Bundaberg: History and people, Brisbane, University of Queensland Press, 1978.</p> <p>John Kerr, Southern Sugar Saga: A history of the sugar industry in the Bundaberg district, Bundaberg, Bundaberg Sugar Company Limited, 1983.</p> <p>JY Walker, History of Bundaberg: Typical Queensland agricultural settlement, Bundaberg, WC Aiken, 1890.</p> <p>Neville Rackemann, Bundaberg: From pioneers to prosperity, Bundaberg, Bundaberg City Council, 1992.</p>

Heritage Significance	
Criteria	Definition
A	<i>The place is important in demonstrating the evolution or pattern of the region’s history.</i>
Statement	The Boolboonda Cemetery is important in demonstrating the evolution of the region's history, particularly the construction of the Bundaberg-Mount Perry Railway to the Mount Perry copper mine in the 1880s, and the emergence of settlements along its length such as Boolboonda. It also demonstrates the pattern of the region’s history, particularly the establishment of cemeteries in new settlements.

C	<i>The place has potential to yield information that will contribute to an understanding of the region’s history.</i>
Statement	The Boolboonda Cemetery has the potential to yield information that will contribute to an understanding of the region’s history, particularly burial practices, which illustrate the religious and cultural patterns of settlement and life in the district.

E	<i>The place is important to the region because of its aesthetic significance</i>
Statement	The Boolboonda Cemetery is important to the region for its aesthetic significance, particularly its location in a predominantly rural setting.

G	<i>The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons important to the region.</i>
Statement	The Boolboonda Cemetery has a special association with the Boolboonda community, demonstrated in particular by its continuous use as a burial ground for more than one hundred years.



Entrance gate.



View to gravesites.



Allen Family Memorial.

Booyal Cemetery

Other Names	N/A	
Street Address	German Charlies Road	Booyal
Title Details/ GPS Coordinates	88CK271	

Historical Context
<p>Closer settlement of the Booyal district began in 1872. The extension of the railway to Cordalba from Childers in 1896 helped stimulate settlement in Booyal, even though the rail did not extend directly to the area. The Booyal Provisional School was opened in 1905 and Booyal (and Dallarnil) was connected to the Cordalba branch line in 1913, promoting the farming of sugar cane in the district as Booyal was now connected by rail to the Isis Central Mill. The railway clearly had an impact on the fortunes of Booyal: a state school opened in 1916, the Booyal Hall was opened in 1918 and a Booyal branch of the Queensland Country Women’s Association was established in 1927. The causeway across the Burnett River at Booyal was upgraded in 1929, which was a major infrastructure project for the area. A small town developed around the railway station.</p> <p>The earliest burial in the Booyal Cemetery appears to date from 1901. Given that settlement of the Booyal district occurred from as early as the 1870s, it is reasonable to assume that other locations, probably on private property, were used prior to the establishment of this burial ground. The establishment of the ground undoubtedly reflects the growing settlement of the Booyal district from the late nineteenth and early twentieth century. Indeed, the cemetery was not gazetted by the State government until 1929, when the Booyal branch of the QCWA made it an objective to have it registered as such. The cemetery reflects the diverse national and cultural origins of the people who settled in the Booyal district, including England, Germany, Slavic region, potentially Ukraine and Denmark.</p>


Physical Description
<p>Booyal Cemetery is located around five kilometres northeast of the Bruce Highway, Booyal section, in bushland. The cemetery occupies only a small portion of a larger lot of approximately three hectares and consists of a cleared and levelled area, surrounded with a timber post and four-wire fence. Access is via a metal gate from the west.</p> <p>There is only a small number of marked graves, which are set towards the rear and are arranged in rows and grouped according to denomination and ethnicity, including English, German, Slavic, potentially Ukrainian and Danish. Most graves are surrounded by a concrete or rendered brick border, one site featuring decorative corner elements. Also noted were remains of what appears to be a former elaborate timber grave surround. Grave markers are predominantly desk mounted tablets, but there are also two stone and two timber crosses. Some sites are marked with a rectangular embossed metal plate, stating the name and presumably the date of death.</p> <p>Apart from artificial flower ornaments there is one site decorated with natural plants including bromeliads and a small frangipani tree creating a stark contrast to the bush setting of the cemetery.</p>

Integrity	Good	Condition	Fair
Statutory Listings	No statutory listings		
Non-Statutory Listings	No non-statutory listings		
Inspection Date	24/10/2014		

References
<p>B.W. O'Neill, Taming the Isis, Childers, Isis Shire Council, 1987.</p> <p>Booyal Central State School, 75th Jubilee Booyal Central State School 4th May 1991, Booyal, Booyal Central State School, 1991.</p> <p>John Kerr, Only Room for One: A history of sugar in the Isis district, Childers, Isis Central Sugar Mill Company Limited,1996.</p> <p>Maryborough Chronicle, Wide Bay and Burnett Advertiser, 22 May 1929.</p> <p>Meredith Walker, Isis Shire Queensland: Inventory of Places of Heritage and Character Significance: Volume One, The National Trust of Queensland, 1995.</p>

Heritage Significance	
Criteria	Definition
A	<i>The place is important in demonstrating the evolution or pattern of the region’s history.</i>
Statement	The Booyal Cemetery is important in demonstrating the evolution of the region's history, particularly the development of Booyal as an important settlement in the Isis district, supplying sugar cane to local sugar mills, especially the Isis Central sugar mill and illustrating the significance of the extension of the railway from Cordalba to Dallarnil in 1913. The cemetery also demonstrates the pattern of the region's history, with the establishment of cemeteries in new settlements.
C	<i>The place has potential to yield information that will contribute to an understanding of the region’s history.</i>
Statement	The Booyal Cemetery has the potential to yield information that will contribute to an understanding of the region’s history, particularly burial practices, which illustrate the religious and cultural patterns of settlement and life in the district.

E	<i>The place is important to the region because of its aesthetic significance</i>
Statement	The Booyal Cemetery is important to the region for its aesthetic significance, particularly its location in a predominantly rural setting. Its relative remoteness is especially evocative as it prompts reflection about the changing economic and settlement patterns of the region, as much of the fabric of the former town is no longer extant.
G	<i>The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons important to the region.</i>
Statement	The Booyal Cemetery has a special association with the Booyal community, demonstrated in particular by its continuous use as a burial place for the region for more than one hundred years.

Location Map




Entrance gate.



View of graves at the rear of cemetery.



Grave featuring natural plants.

Booyal Hall



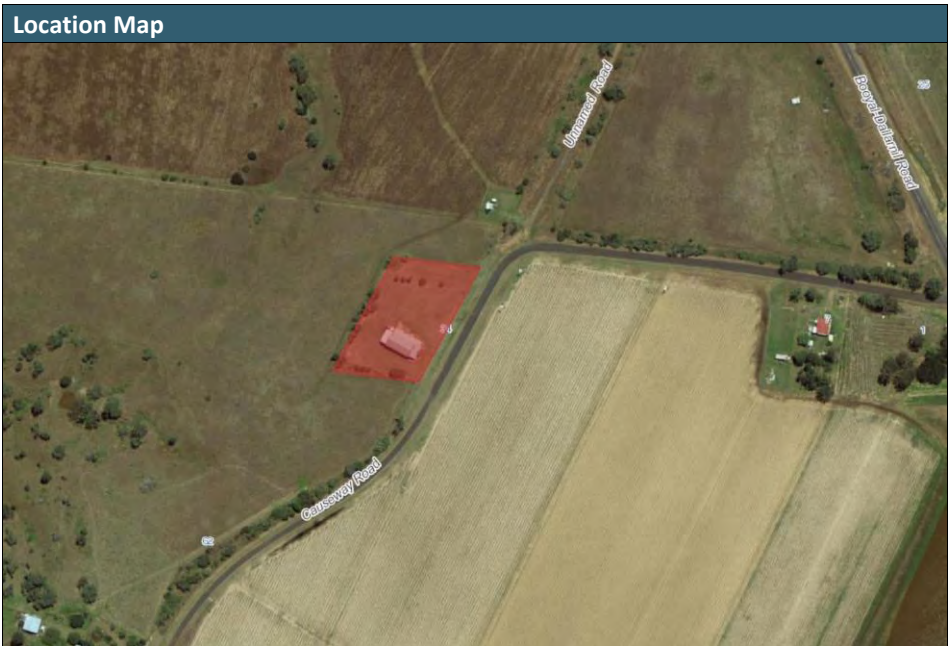
Other Names	N/A	
Street Address	34 Causeway Road	Booyal
Title Details/ GPS Coordinates	4RP31870	

Historical Context
<p>Closer settlement of the Booyal district began in 1872. The extension of the railway to Cordalba from Childers in 1896 helped stimulate settlement in Booyal, even though the rail did not extend directly to the area. The Booyal Provisional School was opened in 1905 and Booyal (and Dallarnil) was connected to the Cordalba branch line in 1913, promoting the farming of sugar cane in the district as Booyal was now connected by rail to the Isis Central Mill. The railway clearly had an impact on the fortunes of Booyal: a state school opened in 1916, the Booyal Hall was opened in 1918 and a Booyal branch of the Queensland Country Women’s Association was established in 1927. The causeway across the Burnett River at Booyal was upgraded in 1929, which was a major infrastructure project for the area. A small town developed around the railway station.</p> <p>The Booyal Memorial Hall was moved to Booyal from Woongarra in 1916 (its previous use is unknown). The hall was officially opened in 1918; it was an important day for Booyal, consisting of sporting events, a marching band and a dance. The hall, like similar halls in rural areas, was managed by a hall committee. At this time, the hall was simply known as the Booyal Hall.</p> <p>A soldiers’ memorial stage was added to the hall on the 11th of November (Armistice Day), 1921. The memorial was erected by the Returned Soldiers’, Sailors’ and Airmen’s Imperial League Australia and unveiled by Lieutenant-Colonel C. Corser from Maryborough. An arch over the stage included the words ‘Erected by the Returned Soldiers in memory of their Fallen Comrades’; an honour roll constructed from polished oak was placed on the left of the arch with 38 names; and a marble memorial tablet was installed on the opposite side with the names of those who died during the war inscribed on it. The stage included dressing rooms to either side. The evening festivity was enlivened by the Dallarnil orchestra. From this time the hall was known as the Booyal Memorial Hall.</p> <p>The hall later became the venue for the Booyal branch of the Queensland Country Women’s Association (QCWA). The meeting to form the branch was held in the hall in August 1927. The first objective of the newly-formed QCWA branch was the erection of additions to the hall, which cost £200. The branch was particularly energetic in its first eighteen months of existence. It convened three important public meetings: to improve the causeway across the Burnett River near the settlement; to establish a swimming club; and to the secure the registration of the Booyal burial ground as a cemetery. The QCWA, in conjunction with the hall committee, helped clear the debt associated with the hall by 1929 by raising funds from various social events, including a ‘Hard Time’s Ball’, a fete and ball, and a dance.</p>

Physical Description
<p>Booyal Hall is located on a cleared levelled one acre block set amongst farmland and bounded by Causeway Road to the east. A number of mature trees delineate the boundaries toward the farmland.</p> <p>The rectangular weatherboard clad structure on high timber stumps faces Causeway Road. The building has a gable corrugated iron clad roof with bargeboards and Dutch gable influence at the front and decorative elements on both ridge ends. Front access is via stairs onto a landing from where a door leads into an enclosed verandah with separate roof that wraps around to the northern side. Sliding windows are located on both sides of the entrance. The northern elevation features two side-by-side entrance doors accessed via stairs and a landing. There are three sliding windows, one protected by a window hood. On the north-western corner, the verandah and part of the main building are bricked-in with concrete blocks on ground level with access provided through three doors. Attached at the rear of the hall is a weatherboard clad annex with skillion roof on slightly higher timber stumps than the main structure. A louvre window is located towards the north-western side and there are two watertanks next to the annex. The eastern elevation features five tall triple awning windows.</p> <p>Internally at the rear of the hall is the memorial stage framed by an arch displaying the inscription ‘ERECTED BY THE RETURNED SOLDIERS IN MEMORY OF THEIR FALLEN COMRADES’. Two honour boards commemorating the fallen of both World Wars are located either side of the stage.</p>

Integrity	Fair	Condition	Fair
Statutory Listings	No statutory listings		
Non-Statutory Listings	Queensland War Memorial Register		
Inspection Date	24/10/2014		

Heritage Significance	
Criteria	Definition
A	<i>The place is important in demonstrating the evolution or pattern of the region’s history.</i>
Statement	The Booyal Hall is important in demonstrating evolution of the region’s history. The hall reflects the closer settlement of the Booyal district and its growing population at the time the hall was constructed and by extension the importance of the railway to the fortunes of the district. The hall also demonstrates the pattern of the region's history, particularly the establishment of community halls in rural communities as focal point for social and cultural activities.
B	<i>The place demonstrates rare, uncommon or endangered aspects of the region’s cultural heritage.</i>
Statement	The Booyal Hall demonstrates an uncommon aspect of the region’s history. The soldiers’ memorial arch over the hall’s stage is not a common feature of community halls in the region.
D	<i>The place is important in demonstrating the principal characteristics of a particular class of cultural places important to the region.</i>
Statement	The Booyal Hall is important in demonstrating the principal characteristics of community halls in the region constructed in the early 1900s, particularly the predominantly timber construction, a large internal space used for dances and other events and various additions over time that reflect the prosperity and growth of the local community.
G	<i>The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons important to the region.</i>
Statement	The Booyal Hall has a special association with the Booyal community as a focal point for social and cultural activities in the Booyal and surrounding districts since 1918, and as the location of honour boards and memorial stage commemorating the service of local men in previous wars.



View to front and northern elevation.



View to rear and southern elevation.



View to stage (Source: Quensland War Memorial Register. Image taken by Mary Calder BRC).

References
B.W. O'Neill, Taming the Isis, Childers, Isis Shire Council, 1987.
Booyal Central State School, 75th Jubilee Booyal Central State School 4th May 1991, Booyal, Booyal Central State School, 1991.
John Kerr, Only Room for One: A history of sugar in the Isis district, Childers, Isis Central Sugar Mill Company Limited,1996.
Maryborough Chronicle, Wide Bay and Burnett Advertiser, 17 November 1921.
Maryborough Chronicle, Wide Bay and Burnett Advertiser, 22 May 1929.
Maryborough Chronicle, Wide Bay and Burnett Advertiser, 30 October 1918.
Meredith Walker, Isis Shire Queensland: Inventory of Places of Heritage and Character Significance: Volume One, The National Trust of Queensland, 1995.

Bucca Crossing



Other Names	Bucca Crossing Park	
Street Address	Bucca Crossing Road	Bucca
Title Details/ GPS Coordinates	Road Reserve	(E: 408346 N: 7250294), (E: 408375 N: 7250334), (E: 408382 N: 7250279), (E: 408424 N: 7250227), (E: 408448 N: 7250302), (E: 408458 N: 7250084), (E: 408568 N: 7250293), (E: 408582 N: 7250131), (E: 408596 N: 7250314), (E: 408660 N: 7250336), (E: 408684 N: 7250351), (E: 408714 N: 7250347), (E: 408719 N: 7250376)

Historical Context
<p>The Bucca district was subject to closer settlement from the 1880s. A variety of crops were grown on farm land, but cane farming became prominent following the establishment of the Invicta sugar mill in 1895. However, the district was already developing prior to the opening of the mill; mail was delivered to properties from as early as 1885 via Smith’s Crossing (across the Kolan River, downstream from the Bucca Crossing). A provisional school was operating from 1890, indicating a modest local population. The Bucca Hotel, one of the oldest hotels in the district, was opened in 1897, reflecting the impact of the Invicta Mill on the economic fortunes of the area. The Bucca Hall was erected in 1906, providing a focal point for the social and cultural activities of the district’s residents.</p> <p>The Bucca Crossing appears to have been in use from at least 1885, although Smith’s Crossing was the preferred route for mail delivery. The provisional school was established near the Bucca Crossing (and the school was also the site for public meetings) and the crossing is specifically referred to in 1890. However, the crossing was clearly rudimentary. The crossing and its approaches were improved in 1896 in order for local farmers on the other side of the Kolan River to deliver sugar cane to the mill. The work was undertaken by the Gooburrum Divisional Board (created in 1886 out of the Kolan Divisional Board), but the work was financed by Mr Frederick Buss, owner of the Invicta Mill, and Mr Johnstone of the Colanne Station.</p> <p>The crossing was clearly a popular communal place. It was considered a beautiful part of the river and 5 acres of land at the crossing were declared a recreational reserve in 1906. The crossing itself, however, appears to have deteriorated. The Bucca Local Progress Association alerted the (now) Gooburrum Shire Council to the poor state of the crossing in 1930 and a new crossing, constructed from concrete, was opened in 1932 by Horace Buss, son of Frederick Buss who helped pay for the original crossing in 1896. It appears that the work was undertaken as part of an unemployment relief scheme supervised by the State government. The scheme was part of the effort to ameliorate the impact of the Great Depression affecting Australia at the time.</p>

Physical Description
<p>The Bucca Crossing connects the Bucca Crossing Road in the south with the Bostons Road on the northern side of the Kolan River. The Bucca Crossing park reserve incorporates the northern riverbank section of Bostons Road and extends across the riverbed to the section of the southern bank joining onto Bucca Crossing Road. Bostons Road approaches the river in a curve from the raised riverbank through grassed terrain with some bush vegetation to arrive at the wide shallow riverbed. Either side of the road are grassed landscaped areas with tables and benches separated from the road by boulders. Toilet facilities and car parking areas are provided on the eastern side.</p> <p>The crossing structure itself consists of a number of upright concrete elements, some culverts and some wider structural piers, supporting a reinforced concrete decking with bitumen finish and raised sides.</p>

Integrity	Fair	Condition	Good
Statutory Listings	No statutory listings		
Non-Statutory Listings	No non-statutory listings		
Inspection Date	22/10/2014		

References
Bundaberg Regional Council Planning Scheme Overlay, Bucca Hotel Place Card.
Bundaberg Regional Council Planning Scheme Overlay, Invicta Mill and Tram Tracks Place Card.
Maryborough Chronicle, Wide Bay and Burnett Advertiser, 1 July 1896.
Maryborough Chronicle, Wide Bay and Burnett Advertiser, 13 May 1890.
Maryborough Chronicle, Wide Bay and Burnett Advertiser, 7 December 1885.
Nambour Chronicle and North Coast Advertiser, 2 May 1930.
Queenslander, 13 October 1906.

Heritage Significance	
Criteria	Definition
A	<i>The place is important in demonstrating the evolution or pattern of the region’s history.</i>
Statement	The Bucca Crossing is important in demonstrating the evolution of the region’s history, particularly the closer settlement of Bucca and its significance as a sugar cane farming community, supplying cane to sugar mills in the region (including the nearby Invicta sugar mill). The crossing also demonstrates the pattern of the region's history, in particular the construction of transport infrastructure to facilitate closer settlement and the economic development of particular districts.

D	<i>The place is important in demonstrating the principal characteristics of a particular class of cultural places important to the region.</i>
Statement	The Bucca Crossing is important in demonstrating the principal characteristics of a crossing constructed in the early 1930s (particularly a Depression-era unemployment relief scheme project), consisting of concrete and following a simple, practical design, and the selection of a recreational reserve adjacent to the causeway.

E	<i>The place is important to the region because of its aesthetic significance</i>
Statement	The Bucca Crossing is important to the region because of its aesthetic significance, particularly the associated reserve and its location on the Kolan River, the combination of which creates a pleasing environment that reflects its use over time for recreational purposes.

G	<i>The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons important to the region.</i>
Statement	The Bucca Crossing has a special association with the Bucca community as well as surrounding districts, as a focal point for cultural and recreational activities.



View to crossing from northern riverbank.



View from northwest.



View of culverts and piers.

Woods Bagot Pty Ltd, Burnett Shire Cultural Heritage Study, Volume 3 - Schedule of Places, 1996.

Bucca Hall

Other Names	N/A	
Street Address	28 Longs Road	Bucca
Title Details/ GPS Coordinates	78SP153418	

Historical Context

The Bucca district was subject to closer settlement from the 1880s. A variety of crops were grown on farm land, but cane farming became prominent following the establishment of the Invicta sugar mill in 1895. However, the district was already developing prior to the opening of the mill; mail was delivered to properties from as early as 1885 via Smith’s Crossing (across the Kolan River, downstream from the Bucca Crossing). A provisional school was operating from 1890, indicating a modest local population. The Bucca Hotel, one of the oldest hotels in the district, was opened in 1897, reflecting the impact of the Invicta Mill on the economic fortunes of the area. The Bucca Crossing, functioning in some form since at least 1885, but improved in 1896, included a recreation reserve that was gazetted in 1906, providing a popular communal area.

The Bucca Hall was also opened in 1906. A building committee was established in 1905 to oversee the construction of the hall and the tender for its erection was let the same year. The land on which the hall is located was originally a holding and landing reserve, presumably associated with the nearby Bucca Crossing; it was then gazetted as a recreational reserve. Pressure lamps, probably using kerosene, were installed in 1923 and the hall was converted to electricity in 1955. A kitchen, ladies’ room and verandah, were added to the hall (and the latter eventually closed in) and the hall extended over its lifetime.

The hall, as with most public halls, became the focal point of community and cultural activities. It was used for church services and Sunday School as well as dances and picture shows. The grounds of the hall also became a sporting venue; football was played from the 1920s until World War II, as well as cricket, tennis and annual athletics events. The sporting events drew teams from surrounding districts, including Bucca, Yandaran, Avondale, Invicta and Rosedale. The gazettal of the recreation reserve and the opening of the hall clearly marked a watershed in the development of the Bucca community and further illustrated the significance of the Invicta sugar mill to the economic prosperity and development of the district. Honour Boards for the district’s soldiers from World War I and II were installed in the front of the hall.

Physical Description

Bucca Hall is located on the southern side of the Kolan River on a 2.6 hectares triangular block bordered by the Bucca Crossing Road in the east, Longs Road in the south and farmland to the west. The levelled, grassed site is surrounded by a post and four-wire fence and features a number of mature native trees in the southern and western section and on the perimeter of the sportsground adjoining the hall on the eastern side. Trees and shrubs with commemorative plaques are planted along the southern boundary. Access is from Longs Road via a metal gate.

The timber framed weatherboard building on low stumps has a gable corrugated iron clad roof. A ramp leads to a double timber door at the front. An enclosed verandah with skillion roof is attached on the eastern side, providing access into the hall through two double doors with steps. The verandah features a number of windows on the side and front elevations. A small annex constructed of concrete blocks and covered with a skillion roof is attached towards the rear of the eastern elevation. There are two entrances and a number of windows on this side. Located at the rear of the hall is double-bay carport with gable roof and awning. A small weatherboard shed with skillion roof and awning is situated a small distance to the east. A tennis court surrounded by a high mesh fence and a small weatherboard shed with skillion roof are located close to the eastern boundary.

The Bucca All Wars Memorial consisting of a small cairn with plaque is set in a small memorial garden at the front of the hall, commemorating all Bucca service personnel who served in conflicts and peace keeping missions from the first World War to the present day.

Integrity	Fair	Condition	Good
Statutory Listings	No statutory listings		
Non-Statutory Listings	Queensland War Memorial Register		
Inspection Date	22/10/2014		

References

Bundaberg Regional Council Planning Scheme Overlay, Bucca Hotel Place Card.

Bundaberg Regional Council Planning Scheme Overlay, Invicta Mill and Tram Tracks Place Card.

Maryborough Chronicle, Wide Bay and Burnett Advertiser, 1 July 1896.

Maryborough Chronicle, Wide Bay and Burnett Advertiser, 13 May 1890.

Heritage Significance	
Criteria	Definition
A	<i>The place is important in demonstrating the evolution or pattern of the region’s history.</i>
Statement	Bucca Hall is important in demonstrating the evolution of the region’s history. The hall reflects the closer settlement of the Bucca district and its growing population at the time the hall was constructed, stimulated in particular by the importance of the nearby Invicta sugar mill. The hall also demonstrates the pattern of the region's history, particularly the establishment of community halls in rural communities as focal point for social and cultural activities.
D	<i>The place is important in demonstrating the principal characteristics of a particular class of cultural places important to the region.</i>
Statement	Bucca Hall is important in demonstrating the principal characteristics of community halls in the region constructed in the early 1900s, particularly its timber construction, large internal space used for dances and other events and the associated recreational ground where local sporting events were held that drew teams from surrounding districts.
G	<i>The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons important to the region.</i>
Statement	Bucca Hall has a special association with the Bucca community as a focal point for social and cultural activities in the Bucca and surrounding districts, and as the location of honour boards commemorating the service of local men in previous wars.



View to front and eastern elevation.



View of hall and setting.



View to front from Long Road.

Maryborough Chronicle, Wide Bay and Burnett Advertiser, 7 December 1885.

Queenslander, 13 October 1906.

Woods Bagot Pty Ltd, Burnett Shire Cultural Heritage Study, Volume 3 - Schedule of Places, 1996.

Bucca Hotel



Other Names	Bucca Pub	
Street Address	5 North Bucca Road	Bucca
Title Details/ GPS Coordinates	69SP187618	

Historical Context
<p>The Bucca district was subject to closer settlement from the 1880s. A variety of crops were grown on farm land, but cane farming became prominent following the establishment of the Invicta sugar mill in 1895. However, the district was already developing prior to the opening of the mill; mail was delivered to properties from as early as 1885 via Smith’s Crossing (across the Kolan River, downstream from the Bucca Crossing). A provisional school was operating from 1890, indicating a modest local population. The Bucca Crossing, functioning in some form since at least 1885, but improved in 1896, included a recreation reserve that was gazetted in 1906, providing a popular communal area.</p> <p>Constructed in 1897 by Danish immigrant Neils (Niels) Christian Dahl, the Bucca Hotel is located near Bucca Crossing, and is one of the oldest hotels in the Bundaberg Region. N.C. Dahl died in September, 1900 and in 1902 the licence was taken over by Maria Anderson from Ellen Marie Dahl, Dahl's widow. In the early 1970s, an application for the transferral of the hotel licence to Gladstone was received by the Licensing Commission. The Gooburru Shire Council and residents were successful in their attempts to retain the Bucca Hotel. An extension was opened in 1976 that now functions as the primary hotel area. The hotel was damaged by Cyclone Fran on 5 March, 1992. The original timber building is now used for accommodation purposes.</p>

Physical Description
<p>The Bucca Hotel is a low set timber framed hotel predominantly supported by timber stumps with a wide, medium pitched roof. The exposed timber frame has full height cross bracing, large sash windows to the central cove, and a panelled door with rectangular fanlight above and adjacent points of ingress/egress. The encircling verandah, with separate flat roof, has been closed at the side and rear with timber boarding (timber casement windows to front elevation). Curved window hoods with decorative trim in contrasting colour. Cross timber balustrade with unadorned posts to roof.</p> <p>Internally, there are timber board ceilings, with walls varying in material, including a mixture of timber (horizontal boards), corrugated iron and panels with joins covered by battens.</p>

Integrity	Good	Condition	Good
Statutory Listings	No statutory listings		
Non-Statutory Listings	No non-statutory listings		
Inspection Date	9/8/2013		

References
Woods Bagot Pty Ltd, Burnett Shire Cultural Heritage Study, Volume 3 - Schedule of Places Ref BUR 144, 1996.

Heritage Significance	
Criteria	Definition
A	<i>The place is important in demonstrating the evolution or pattern of the region’s history.</i>
Statement	The Bucca Hotel is important in demonstrating the evolution of the Bundaberg Region's history, providing evidence of the early 20th century development of the Bucca and Invicta areas as a focal point for the surrounding pastoralist and sugar farming district.
B	<i>The place demonstrates rare, uncommon or endangered aspects of the region’s cultural heritage.</i>
Statement	The Bucca Hotel demonstrates an example of a single storey timber rural hotel. While there are many timber constructed hotels in the Bundaberg Region, the Bucca Hotel is significant as a small, single storey rural hotel; in this sense it is rare.
E	<i>The place is important to the region because of its aesthetic significance</i>
Statement	As one of the most prominent and distinctive buildings in the Bucca and Invicta districts, the Bucca Hotel, with its predominant rural setting and proximity to the scenic Bucca Crossing, makes an important aesthetic contribution to the character of the area.



Entrance to Bucca Hotel, view to southwest.



Eastern verandah.



View to southern elevation.

Bullyard Hall

Other Names	N/A	
Street Address	2359 Bucca Road	Bullyard
Title Details/ GPS Coordinates	226CK386	

Historical Context
<p>Bullyard developed primarily as a cane farming district in the late nineteenth century. The name, however, apparently relates to when a drover named Charles Holmes was transporting bulls between Walla and Tantitha stations and he constructed a temporary yard for the bulls, hence 'bullyard'. A railway station, called Kolan Railway Station, was erected in 1881 (on the Bundaberg-Mount Perry Railway Line, completed in 1884) and timber from the surrounding area was loaded onto trains there. Closer settlement, however, appears to have occurred somewhat later. A provisional school was established in 1901, becoming a State school in 1909 (and a new school built in 1933), reflecting a small, but growing population at this time. The district was dominated by cane farms supplying the nearby Bingera Sugar Mill.</p> <p>The Bullyard Hall was built in 1908 by Samuel Kent on 10 acres of land purchased for that purpose. The hall was connected to electricity in 1952 and the hall was extended in 1957 with a bigger dance floor. Other additions included a stage, kitchen and ladies' room. The hall was repainted in the 1960s, with the exterior painted with linseed oil and burnt umber (giving the hall its distinctive appearance).</p> <p>The hall was, like other local public halls, used for social events such as dances. Movies were shown at the hall from the 1920s and it was also used for church services. Newspaper references from the 1930s through to the 1950s indicate the hall being used as a venue to sign up workers for the local cane crushing season.</p> <p>The hall grounds were also used for a range of sporting events. There are references to athletics competitions held at Bullyard from 1911 and the track was improved in 1913. A tennis club was formed in 1928 and tennis courts were constructed using crushed ant bed. Cricket was popular, so much so that the Cricket Club merged with the Hall Committee in 1930. Bullyard hosted cricket matches against local teams including Wallaville, Albionville, Gin Gin, Bucca and Bundaberg and the pitch was also constructed from ant bed, similar to the tennis courts.</p> <p>Men from Bullyard made a significant contribution to World War I, indicated by the Honour Roll located inside the hall.</p>

Physical Description
<p>Bullyard Hall is located in the south-western corner of a 4 hectare reserve that in turn is located in the northern part of town on the eastern side of Bucca Road. A mostly circular fenced sports ground extends from the hall to the north and east. Most of the fenced, predominantly levelled grassed site has been cleared, some remaining scrub vegetation exists in the north and northeast and on the boundaries and it appears that the ring of trees on the perimeter of the sports ground have been deliberately planted.</p> <p>The hall consists of a low set weatherboard clad timber structure on timber stumps with a slight variation in height to level out the site and features a corrugated iron clad gable roof. An annex with skillion roof is attached on both sides of the main building. The main entrance is from the front via some steps onto a landing covered by a gable roof and through double timber doors. There are two casement windows on the façade, one at the main building covered by a straight window hood and a second at the right annex. The northern elevation facing the sports ground features a side entrance with access via some steps and three casement windows. On the southern elevation is another door flanked by two casement windows. A third annex, also with skillion roof, is attached at the rear of the hall. Three doors covered by an awning lead into this section. A large watertank is located towards the southern corner.</p> <p>A number of ancillary buildings are located in the vicinity of the hall, including a corrugated iron clad toilet block, stalls consisting of timber (including bush timber posts) and corrugated iron and a loading ramp.</p> <p>The Queensland War Memorial Register lists an Honour Board as displayed in the hall, consisting of on ornate timber board listing 31 names of people from the district who have served in WWI.</p>

Integrity	Fair	Condition	Fair
Statutory Listings	No statutory listings		
Non-Statutory Listings	Queensland War Memorial Register		
Inspection Date	22/10/2014		

References
Brisbane Courier, 9 January 1902.
Courier Mail, 7 February 1935.

Heritage Significance	
Criteria	Definition
A	<i>The place is important in demonstrating the evolution or pattern of the region’s history.</i>
Statement	The Bullyard Hall is important in demonstrating evolution of the region’s history. The hall reflects the closer settlement of the Bullyard district and its growing population at the time the hall was constructed and the importance of the nearby Bingera sugar mill. The hall also demonstrates the pattern of the region's history, particularly the establishment of community halls in rural communities as focal point for social and cultural activities.

D	<i>The place is important in demonstrating the principal characteristics of a particular class of cultural places important to the region.</i>
Statement	The Bullyard Hall is important in demonstrating the principal characteristics of community halls in the region constructed in the early 1900s, particularly its timber construction and extensions over time to accommodate an increasing population in the district, and a large internal space used for dances and other events. The adjacent sports ground is also consistent with the use of halls in the region as venues for sporting events held for a variety of sports and including teams from surrounding districts, especially athletics.

G	<i>The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons important to the region.</i>
Statement	The Bullyard Hall has a special association with the Bullyard community as a focal point for social and cultural activities in the Bullyard and surrounding districts, and as the location of honour boards commemorating the service of local men in previous wars.



View to hall from Bucca Road.



View to sports ground.



Ancillary buildings in the vicinity of the hall.

Department of Environment and Heritage Protection, 'Bullyard Roll of Honour', accessed 14 November 2014, <<http://www.qldwarmemorials.com.au/memorial/?id=292>>

Enid Cullen, Heritage of Burnett Shire: 1840-2003, Bundaberg, Burnett Shire Council, 2003.

Kolan Shire Council, Centenary Shire of Kolan 1879-1979, Maryborough, Maryborough Printing Company, 1979.

Maryborough Chronicle, Wide Bay and Burnett Advertiser, 7 December 1911.

The Northern Miner, 23 January 1905.

Bundaberg Airport WWII Features



Other Names	N/A	
Street Address	2 Childers Road	Kensington
Title Details/ GPS Coordinates	10SP225014, 1SP216542, 1SP225014, 1SP254546, 20SP261848, 21SP261848, 31SP254546, 32SP254546, 33SP254546, 34SP254546, 35SP254546, 9SP225014	

Historical Context

Bundaberg was established in the late 1860s. The Burnett River was identified by John Charles Burnett (after which was it named) during his exploration of the Wide Bay and Burnett regions in 1847. Pastoral stations were established throughout the Wide Bay and Burnett in the late 1840s through to the 1860s, including stations such as Gin Gin, Walla, Bingera, Electra, Monduran and Tantitha. The stations were initially stocked with sheep, but progressively were replaced with cattle. When prices were low, or there was an oversupply of stock (particularly in the 1860s), the cattle were rendered to produce tallow. A boiling down works was established in Baffle Creek to render the stock from the stations. John and Gavin Steuart secured a contract to provide the works with timber for tallow casks. The Steuarts established a camp in North Bundaberg in 1866 and erected a sawmill in the following year. Interest in the settlement grew rapidly and a town was surveyed on the southern bank of the Burnett River in 1868 on the site of the present day city.

Timber was the industry that acted as a catalyst for the creation of a European settlement. However, it was sugar that came to define the history of Bundaberg and the surrounding region. Sugar cane was planted in the 1870s and the first commercial sugar mill, located at Millbank (west of the city on the southern bank of the Burnett), began operating in 1872. The industry was thriving by the 1880s, with major mills such as Millaquin and Fairymead processing cane juice from cane plantations and farms with their own juice mills and located throughout the region, but particularly in land formerly occupied by the Woongarra, Bingera and Gooburrum scrubs. From its early years, the industry relied on South Sea Islander labour (referred to as ‘Kanakas’ at the time) and later workers from Sri Lanka (then Ceylon). The importance of Bundaberg was further strengthened when it became the port for the Mount Perry copper mine, with a railway from Mount Perry to North Bundaberg constructed in 1884 (although a rudimentary road existed from the early 1870s). A rum distillery was established at Millaquin sugar mill in 1888, later known as the Bundaberg Rum Distillery. Bundaberg also developed a foundry and engineering industry to support the sugar and juice mills, and the copper mines at Mount Perry. The first local government, the Bundaberg Divisional Board, was gazetted in 1880.

The Bundaberg Airport was established in the 1930s as part of an unemployment relief scheme. The airport’s first official name was ‘Hinkler Airport’ after the famous Bundaberg aviator, Bert Hinkler, who was the first person to make a solo flight between Britain and Australia, in 1928. The airport was officially opened in 1931 and it quickly grew to be an important civil airport.

The airport became an important Royal Australian Air Force (RAAF) facility during World War II. It functioned as a base for the Empire Air Training Scheme (EATS), one of 36 similar bases across Australia. The first training schools were established at the airport in 1942 and the Allied Works Council constructed purpose-built facilities including aircraft hangers, workshops, accommodation, aircraft hideouts (hard surfaced areas located away from the main buildings for the dispersal of aircraft if the base was under attack) and defence structures including machine gun pits and mine charges laid in trenches along runways.

The airport reverted to civilian use in 1946. The RAAF planned to dispose of most of the buildings the Allied Works Council had constructed during the war. The disposal was to occur in five stages, but the fifth stage did not proceed and a number of facilities selected for removal in this phase remain on site: these include the former Quarters, Station Headquarters (incomplete), Garage (incomplete), Workshop and Store, and Inflammables Store. There are also concrete slabs associated with former structures, including Bellman Hangers, and early drainage infrastructure. Some of the defensive sites may also remain, including possible machine gun pits and sections of blast wall embankments.

Physical Description

Bundaberg Airport occupies a large cleared site to the east of the Isis Highway (Childers Road) in the suburb of Kensington, southwest of the Bundaberg CBD. The area containing surviving World War II structures and archaeological remains associated with defence use of the site is located to the northeast of the runway and the extent and location are based on a World War II site plan.

The most dominant remaining structure is the hangar and workshop building a short distance southeast of the airport terminal. The hangar/workshop is a 22-23m clear span hardwood timber Pratt truss hangar, with bolts and shear connectors and is likely to have been constructed of green timber. Internally, the main body of the clear-span hangar consists of an open space with concrete floors. Long, narrow rectangular windows are arranged along the length of the hangar, directly below the roof line. The main space is characterised by the intricate timber truss system which forms the framework of the hangar. The hangar comprises 11 timber trusses columns, approximately 2 metres apart forming 10 bays. The building is still used as a hangar and aviation workshop. Next to the hangar is the former inflammables store, a small rectangular gable-roofed building clad in vertical corrugated iron sheets with corrugated asbestos cement roof sheeting and metal ventilation ducts on the roof. The building closely resembles other surviving World War II buildings at

Heritage Significance	
Criteria	Definition
B	<i>The place demonstrates rare, uncommon or endangered aspects of the region’s cultural heritage.</i>
Statement	The Bundaberg Airport WWII Features demonstrate an endangered aspect of the region’s history, as many of the features located in the airport and associated with its use during World War II have been removed. Bundaberg was not heavily utilised during World War II, so features associated with its involvement are also uncommon.
C	<i>The place has potential to yield information that will contribute to an understanding of the region’s history.</i>
Statement	The Bundaberg Airport WWII Features has the potential to yield information that will contribute to an understanding of the region’s history, particularly archaeological and landscape features relating to the airport’s use during World War II and how these reflect the nature of activities undertaken there and the importance of these activities relative to Bundaberg’s role during the war.
D	<i>The place is important in demonstrating the principal characteristics of a particular class of cultural places important to the region.</i>
Statement	The Bundaberg Airport WWII Features are important in demonstrating the principal characteristics of World War II era buildings, particularly the standardised design of buildings constructed by the Allied Works Council during the war.



Hangar and workshop building.



Side elevation of workshop.



Former inflammables store.

the site that were recently removed such as the Hinkler Flight School and Bundaberg Aero club buildings and currently houses the electricity sub-station for the airport, including electrical boxes and a back-up generator. A former garage, located towards the southeast, consists of a flat roofed timber framed building, externally clad in vertical corrugated iron sheets. The doors are clad with modern steel sheeting of in-set wide panels and the flat roof with corrugated iron. Internally, the garage is divided into 12 bays by cross-bracing only and includes an office and other lockable storage areas at its western end, which are still utilised for their original purpose. The floors of the western bays are of concrete and include an inspection pit, whereas the eastern bays have a dirt floor. There are several built-in timber cabinets and workshop shelves, which are potentially from World War II. The former Motor Transport (MT) Garage is still used as a vehicle service and maintenance area but represents only around one third of the original World War II structure, with only the foundations of the eastern portion of the building surviving.

Archaeological resources identified in a previous study include:

- The airside area west of the hangar/workshop building incorporates surviving sections of at least 6 Bellman Hangar slabs and the footprints of at least 3 flight line buildings.
- The runway and taxiway – present day location of runways and taxiways generally correspond with those used during World War II.
- Airport Defences including a possible machine gun pit, consisting of a circular, excavated pit measuring approximately 4 metres in diameter and 1.5 to 2 metres in depth situated southeast of the southern end of the runway (24.914045°, 152.327774°- GDA 84).
- Former Hutted Accommodation Area including remnant pathways and roadways (for example the main access road to the airport follows the same path utilised during World War II).
- The Parade Ground area.
- Drainage Systems including drainage channels to the northeast of the runway and terminal as well as cast iron grid covered concrete gutters within the airside area.

Integrity	Fair	Condition	Fair
Statutory Listings	No statutory listings		
Non-Statutory Listings	No non-statutory listings		
Inspection Date	21/10/2014 and 14/1/2009		

References
Converge Heritage + Community, Bundaberg Airport Preliminary Heritage Assessment, Report for Bundaberg Regional Council, 2009.
Janette Nolan, Bundaberg: History and people, Brisbane, University of Queensland Press, 1978.
John Kerr, Southern Sugar Saga: A history of the sugar industry in the Bundaberg district, Bundaberg, Bundaberg Sugar Company Limited, 1983.
JY Walker, History of Bundaberg: Typical Queensland agricultural settlement, Bundaberg, WC Aiken, 1890.
Neville Rackemann, Bundaberg: From pioneers to prosperity, Bundaberg, Bundaberg City Council, 1992.

Bundaberg Catholic Cemetery



Other Names	N/A	
Street Address	9 Fitzgerald Street	Norville
Title Details/ GPS Coordinates	2SP108765 (Part of)	(E: 433449 N: 7246524), (E: 433529 N: 7246338), (E: 433635 N: 7246608), (E: 433715 N: 7246423)

Historical Context
<p>The first Catholic Church, opened in 1875, was a wooden structure located on the corner of Woongarra and Barolin Streets, and named the Church of St Mary of the Holy Rosary. Bundaberg had only recently become part of the Gayndah-Mt Perry parish and Father Constantine Rossolini was appointed as the parish priest. The building was, nonetheless, the first church constructed in Bundaberg – before this time (and for some denominations, afterwards) a single service was held for all denominations in the first School of Arts building. Signalling the growing importance of Bundaberg, Rossolini moved to the town in 1876 and his residence was erected on the grounds of the church. By the 1880s, the original church was too small for the parish’s needs, further indicating the growth of the town. A new, more substantial church was built in 1888 in the same location, designed by the prominent Queensland architect, FDG Stanley. It was extended in 1926. Father Rossolini died in 1894 and he is buried in the grounds of the church.</p> <p>The Catholic community determined in 1885 that a separate Catholic cemetery was required. The land on which the cemetery is located was selected in 1881 and it was cleared and fenced, and a hut erected on it, in order to satisfy the conditions of the lease. The lessee passed in the lease, however, and it was acquired by the Catholic Church, which then proceeded to establish a cemetery there. The size of the original portion was 120 acres. 40 acres was later subdivided from the lease in 1889 for the purposes of establishing a Catholic Church, school and priests’ residence, although this plan was not enacted until the twentieth century.</p>

Physical Description
<p>Bundaberg Catholic Cemetery is located in the Suburb of Norville approximately three and a half kilometres southwest of the Bundaberg CBD and occupies a small portion of a large lot (2SP108765). The levelled cleared site is bounded by Fitzgerald and Eggmolese Streets in the east and south, farmland to the north and remnant bushland to the west and northwest. A row of trees and shrubs separates the cemetery from the streets and there is a small number of ornamental shrubs and small trees within the cemetery grounds. Vehicular access is through the main entrance on Fitzgerald Street, consisting of a slanted brick wall with an incline ending in a brick pillar either side of the path. Signs attached to the wall segments read ‘TED RUTHENBERG MEMORIAL GATES’ and ‘BUNDABERG CATHOLIC CEMETERY’.</p> <p>The cemetery is divided into a grid system and the graves are arranged in rows. Grave ornaments include concrete and rendered brick, granite surrounds and plates, wrought iron and timber fencing and piping suspended between corner posts. The cemetery features various styles of headstones and some elaborate monuments, reflecting the change in funerary practice over the years. At the rear in the centre is a section consisting of mausoleums and vaults, in a variety of designs and materials, some with elaborate ornamentation. The southwest section contains a lawn cemetery.</p> <p>A small weatherboard clad building on short stumps with corrugated iron gable roof is located in the centre of the cemetery, with a timber door at the front and pitched-arch covered window in the gable at the rear.</p>

Integrity	Good	Condition	Good
Statutory Listings	No statutory listings		
Non-Statutory Listings	No non-statutory listings		
Inspection Date	23/10/2014		

References
Bundaberg Newspaper Company, 'Building Faith in Renovation', accessed 14 November, <http://www.news-mail.com.au/news/building-faith-in-renovation/1859206/>
Catholic Parish of Bundaberg, accessed 14 November 2014, <http://www.bundabergcatholic.net.au/125.html>
JY Walker, History of Bundaberg: Typical Queensland agricultural settlement, Bundaberg, WC Aiken, 1890.
Organ Historical Trust of Australia, 'Holy Rosary Catholic Church', accessed 14 November 2014, <http://www.ohta.org.au/organs/organs/BundabergRC.html>
Richard Connor and John Connor, Bundaberg's Beginnings: The endeavours of its very early pioneers with particular reference to Walter Adams MLA, Brisbane, Richard Connor, 2013.

Heritage Significance	
Criteria	Definition
A	<i>The place is important in demonstrating the evolution or pattern of the region’s history.</i>
Statement	The Bundaberg Catholic Cemetery is important in demonstrating the evolution of the region's history, particularly the settlement of Bundaberg and the size and importance of the Catholic community in its settlement. This importance is illustrated by the development of a Catholic cemetery and further reflected in the fact that the first church constructed in Bundaberg was a Catholic Church, as well as the size and grandeur of the Holy Rosary Church constructed in the late 1880s, planning for which would have occurred around the time the Catholic cemetery was developed.
C	<i>The place has potential to yield information that will contribute to an understanding of the region’s history.</i>
Statement	The Bundaberg Catholic Cemetery has the potential to yield information that will contribute to an understanding of the region’s history, particularly burial practices, which illustrate the religious and cultural patterns of Catholic members of the Bundaberg community since the nineteenth century.
E	<i>The place is important to the region because of its aesthetic significance</i>
Statement	The Bundaberg Catholic Cemetery is important to the region for its aesthetic significance, particularly the variety and scale of monuments in the cemetery that contribute to its setting.
G	<i>The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons important to the region.</i>
Statement	The Bundaberg Catholic Cemetery has a special association with Bundaberg’s Catholic community, demonstrated in particular by its continuous use since its inception in the nineteenth century.



Main entrance.



Overview of monumental section.



Mausoleums and vaults section.

Other Names	N/A	
Street Address	Maryborough Street	Bundaberg Central
Title Details/ GPS Coordinates	(E: 433910 N: 7249900), (E: 433938 N: 7249803), (E: 433939 N: 7249908), (E: 433966 N: 7249812)	

Historical Context
<p>Bundaberg was established in the late 1860s. The Burnett River was identified by John Charles Burnett (after which was it named) during his exploration of the Wide Bay and Burnett regions in 1847. Pastoral stations were established throughout the Wide Bay and Burnett in the late 1840s through to the 1860s, including stations such as Gin Gin, Walla, Bingera, Electra, Monduran and Tantitha. The stations were initially stocked with sheep, but progressively were replaced with cattle. When prices were low, or there was an oversupply of stock (particularly in the 1860s), the cattle were rendered to produce tallow. A boiling down works was established in Baffle Creek to render the stock from the stations. John and Gavin Steuart secured a contract to provide the works with timber for tallow casks. The Steuarts established a camp in North Bundaberg in 1866 and erected a sawmill in the following year. Interest in the settlement grew rapidly and a town was surveyed on the southern bank of the Burnett River in 1868 on the site of the present day city.</p> <p>Timber was the industry that acted as a catalyst for the creation of a European settlement. However, it was sugar that came to define the history of Bundaberg and the surrounding region. Sugar cane was planted in the 1870s and the first commercial sugar mill, located at Millbank (west of the city on the southern bank of the Burnett), began operating in 1872. The industry was thriving by the 1880s, with major mills such as Millaquin and Fairymead processing cane juice from cane plantations and farms with their own juice mills located throughout the region, but particularly in land formerly occupied by the Woongarra, Bingera and Gooburru scrubs. From its early years, the industry relied on South Sea Islander labour (referred to as ‘Kanakas’ at the time) and later workers from Sri Lanka (then Ceylon). The importance of Bundaberg was further strengthened when it became the port for the Mount Perry copper mine, with a railway from Mount Perry to North Bundaberg constructed in 1884 (although a rudimentary road existed from the early 1870s). A rum distillery was established at Millaquin sugar mill in 1888, later known as the Bundaberg Rum Distillery. Bundaberg also developed a foundry and engineering industry to support the sugar and juice mills, and the copper mines at Mount Perry. The first local government, the Bundaberg Divisional Board, was gazetted in 1880.</p> <p>In the early years of the settlement, the only means of crossing from one bank to the other of the Burnett River was by private boat. Despite the survey of the town of Bundaberg on the southern bank of the Burnett, the embryonic settlement established by the Steuart brothers on the northern bank – and the construction of a wharf there – meant that business owners on the southern bank became concerned that a town might emerge there and challenge the officially surveyed town (particularly as the road from the Mount Perry copper mines terminated in North Bundaberg, and the principal sawmill of the town was also located there from 1870). Local citizens began calling for a public ferry from 1872, with a ferry service beginning in 1873. By the late 1870s, citizens demanded a bridge, as the ferry was seen as inadequate; but the demand was not immediately successful. A Joint Ferry Board was created in 1887 and a steam punt was ordered from Walkers’ Foundry in Maryborough to improve the service. Demand for the bridge continued and the Burnett Bridge was constructed in 1900.</p>

Physical Description
<p>The Bundaberg Ferry Cutting is located on the northern termination of Maryborough Street on the southern bank of the Burnett River on the western side of the Burnett Bridge. An unsealed path bordered by rocky, partially grassed embankments leads from the intersection of Maryborough and Quay Streets down to the river bank through sloping terrain featuring some native trees. The embankment shows reinforcement with rocks and cement at the base. Towards the river on the western side are what appears to be steps hewn into the rock. A timber sign facing the river reads ‘CABLE CROSSING ● DO NOT ANCHOR’.</p>

Integrity	Fair	Condition	Fair
Statutory Listings	No statutory listings		
Non-Statutory Listings	No non-statutory listings		
Inspection Date	21/10/2014		

References
<p>Janette Nolan, Bundaberg: History and people, Brisbane, University of Queensland Press, 1978.</p> <p>John Kerr, Southern Sugar Saga: A history of the sugar industry in the Bundaberg district, Bundaberg, Bundaberg Sugar Company Limited, 1983.</p> <p>JY Walker, History of Bundaberg: Typical Queensland agricultural settlement, Bundaberg, WC Aiken, 1890.</p> <p>Neville Rackemann, Bundaberg: From pioneers to prosperity, Bundaberg, Bundaberg City Council, 1992.</p>

Heritage Significance	
Criteria	Definition
A	<i>The place is important in demonstrating the evolution or pattern of the region’s history.</i>
Statement	The Bundaberg Ferry Cutting is important in demonstrating the evolution of the region’s history, particularly the development and growing importance of Bundaberg in the 1870s and the concomitant need for transport infrastructure, particularly across the Burnett River. The ferry cutting also illustrates the evolution of the settlement and later town of Bundaberg, in particular the fact that the first settlement occurred on the north bank of the Burnett River and the first wharf facilities were also constructed there (as it was the terminus of the Bundaberg-Mount Perry road), but the surveyed town was located on the southern bank. The cutting therefore demonstrates the early importance of the Mount Perry copper mine to the fortunes of Bundaberg in general and the impact of the Burnett River on the development of Bundaberg.
B	<i>The place demonstrates rare, uncommon or endangered aspects of the region’s cultural heritage.</i>
Statement	The Bundaberg Ferry Cutting demonstrates a rare aspect of the region’s cultural heritage, representing the only tangible evidence of the method of crossing the Burnett River at Bundaberg prior to the construction of the Burnett Bridge. It was also the only public means of crossing the river for nearly thirty years.



View towards Maryborough Street.



Steps hewn into the rock on western side of embankment.



View to Burnett River.

Bundaberg General and Lawn Cemetery



Other Names	N/A	
Street Address	91 Takalvan Street	Millbank
Title Details/ GPS Coordinates	1CK809468, 295CP880940	

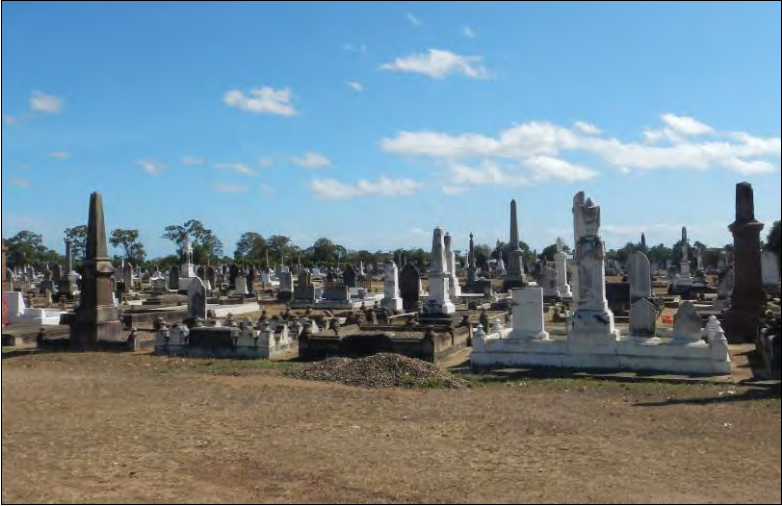
Historical Context
<p>Bundaberg was established in the late 1860s. The Burnett River was identified by John Charles Burnett (after which was it named) during his exploration of the Wide Bay and Burnett regions in 1847. Pastoral stations were established throughout the Wide Bay and Burnett in the late 1840s through to the 1860s, including stations such as Gin Gin, Walla, Bingera, Electra, Monduran and Tantitha. The stations were initially stocked with sheep, but progressively were replaced with cattle. When prices were low, or there was an oversupply of stock (particularly in the 1860s), the cattle were rendered to produce tallow. A boiling down works was established in Baffle Creek to render the stock from the stations. John and Gavin Steuart secured a contract to provide the works with timber for tallow casks. The Steuarts established a camp in North Bundaberg in 1866 and erected a sawmill in the following year. Interest in the settlement grew rapidly and a town was surveyed on the southern bank of the Burnett River in 1868 on the site of the present day city.</p> <p>Timber was the industry that acted as a catalyst for the creation of a European settlement. However, it was sugar that came to define the history of Bundaberg and the surrounding region. Sugar cane was planted in the 1870s and the first commercial sugar mill, located at Millbank (west of the city on the southern bank of the Burnett), began operating in 1872. The industry was thriving by the 1880s, with major mills such as Millaquin and Fairymead processing cane juice from cane plantations and farms with their own juice mills located throughout the region, but particularly in land formerly occupied by the Woongarra, Bingera and Gooburrum scrubs. From its early years, the industry relied on South Sea Islander labour (referred to as ‘Kanakas’ at the time) and later workers from Sri Lanka (then Ceylon). The importance of Bundaberg was further strengthened when it became the port for the Mount Perry copper mine, with a railway from Mount Perry to North Bundaberg constructed in 1884 (although a rudimentary road existed from the early 1870s). A rum distillery was established at Millaquin sugar mill in 1888, later known as the Bundaberg Rum Distillery. Bundaberg also developed a foundry and engineering industry to support the sugar and juice mills, and the copper mines at Mount Perry. The first local government, the Bundaberg Divisional Board, was gazetted in 1880.</p> <p>Bundaberg’s original cemetery was located in the centre of the current central business district and was used from as early as 1871 (on land bounded by Woongarra, Maryborough, Woondooma and McLean Streets). Interestingly, the citizens at the time of its establishment believed that it was far enough away from the main settlement and that it would be decades before a new site would be needed. This was not to be the case; the population increased rapidly and a new cemetery location was required. The Bundaberg Progress Committee was established in 1873 and one of its aims was the creation of a reserve for a cemetery. A reserve was duly created (after reserves for a school and School of Arts) in 1873 on the current site of the cemetery. People buried in the original cemetery were exhumed and reinterred in the new cemetery, or the Catholic Cemetery located in Fitzgerald Street. By the 1890s, the cemetery was neatly laid out and surrounded by a fence, with a Sexton’s cottage located within the grounds.</p>

Physical Description
<p>The Bundaberg General and Lawn Cemetery is located in the suburb of Millbank, approximately three kilometres southwest of the Bundaberg CBD on an eighteen and a half hectare cleared site. It is bordered by Takalvan Street in the east, Bolewski Street in the south, Hampson Street in the north and Johnston Street in the west. The site of the South Sea Islander Community Hall and Church, including the burial ground, is excised from the cemetery on the Johnston Street side. Trees and shrubs line all street frontages and there are several access points on all sides. The main entrance is from Takalvan Street via a gate with a sign reading ‘BUNDABERG GENERAL CEMETERY’. Located next to the entrance is the administration building, a modern block building with hipped corrugated iron clad roof.</p> <p>The cemetery is divided into a grid system, separated by lanes and walkways and the graves are arranged in rows. There is a wide variety of grave ornaments reflecting funerary customs from the 1870s until the present day, ranging from simple concrete bordered sites with mounted tablets to burials with elaborate monuments and surrounds. The cemetery includes an area predominantly used for mausoleums and vaults of a range of different styles and materials, including monuments with elaborate ornamentation. The lawn section is located in the southwest and includes beam sections, rock gardens, ashes wall, rose garden, columbarium and a rotunda. The cemetery also includes a Returned Service Section.</p> <p>On the western side of the main laneway is an amenity block consisting of rendered blockwork with a hipped tiled roof and two recessed entrances featuring rendered columns.</p>

Heritage Significance	
Criteria	Definition
A	<i>The place is important in demonstrating the evolution or pattern of the region’s history.</i>
Statement	The Bundaberg General & Lawn Cemetery is important in demonstrating the evolution of the region’s history, particularly the rapid growth of Bundaberg and the need to establish a larger cemetery at a greater distance from the nascent town much sooner than many of the population originally envisaged, and in a very early phase of the town's development.
C	<i>The place has potential to yield information that will contribute to an understanding of the region’s history.</i>
Statement	The Bundaberg General & Lawn Cemetery has the potential to yield information that will contribute to an understanding of the region’s history, particularly burial practices, which illustrate the religious and cultural patterns of settlement and life in the district.
E	<i>The place is important to the region because of its aesthetic significance</i>
Statement	The Bundaberg General & Lawn Cemetery is important to the region for its aesthetic significance, particularly the variety and scale of monuments in the cemetery that contribute to its setting.
G	<i>The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons important to the region.</i>
Statement	The Bundaberg General & Lawn Cemetery has a special association with Bundaberg’s community, demonstrated in particular by its continuous use since its inception in the nineteenth century.



Entrance gate.



Overview of monuments.



Mausoleums and vaults section.

Integrity	Good	Condition	Good
Statutory Listings	No statutory listings		
Non-Statutory Listings	No non-statutory listings		
Inspection Date	21/10/2014		

References
Janette Nolan, Bundaberg: History and people, Brisbane, University of Queensland Press, 1978.
John Kerr, Southern Sugar Saga: A history of the sugar industry in the Bundaberg district, Bundaberg, Bundaberg Sugar Company Limited, 1983.
JY Walker, History of Bundaberg: Typical Queensland agricultural settlement, Bundaberg, WC Aiken, 1890.
Neville Rackemann, Bundaberg: From pioneers to prosperity, Bundaberg, Bundaberg City Council, 1992.

Bundaberg Railway Station

Other Names	South Bundaberg Station	
Street Address	McLean Street	Bundaberg Central
Title Details/ GPS Coordinates	(E: 433808 N: 7249574), (E: 433831 N: 7249493), (E: 433837 N: 7249495), (E: 433858 N: 7249427), (E: 433866 N: 7249592), (E: 433881 N: 7249518), (E: 433887 N: 7249519), (E: 433888 N: 7249435)	

Historical Context
<p>Bundaberg was established in the late 1860s. The Burnett River was identified by John Charles Burnett (after which was it named) during his exploration of the Wide Bay and Burnett regions in 1847. Pastoral stations were established throughout the Wide Bay and Burnett in the late 1840s through to the 1860s, including stations such as Gin Gin, Walla, Bingera, Electra, Monduran and Tantitha. The stations were initially stocked with sheep, but progressively were replaced with cattle. When prices were low, or there was an oversupply of stock (particularly in the 1860s), the cattle were rendered to produce tallow. A boiling down works was established in Baffle Creek to render the stock from the stations. John and Gavin Steuart secured a contract to provide the works with timber for tallow casks. The Steuarts established a camp in North Bundaberg in 1866 and erected a sawmill in the following year. Interest in the settlement grew rapidly and a town was surveyed on the southern bank of the Burnett River in 1868 on the site of the present day city.</p> <p>Timber was the industry that acted as a catalyst for the creation of a European settlement. However, it was sugar that came to define the history of Bundaberg and the surrounding region. Sugar cane was planted in the 1870s and the first commercial sugar mill, located at Millbank (west of the city on the southern bank of the Burnett), began operating in 1872. The industry was thriving by the 1880s, with major mills such as Millaquin and Fairymead processing cane juice from cane plantations and farms with their own juice mills located throughout the region, but particularly in land formerly occupied by the Woongarra, Bingera and Gooburrum scrubs. From its early years, the industry relied on South Sea Islander labour (referred to as ‘Kanakas’ at the time) and later workers from Sri Lanka (then Ceylon). A rum distillery was established at Millaquin sugar mill in 1888, later known as the Bundaberg Rum Distillery. Bundaberg also developed a foundry and engineering industry to support the sugar and juice mills, and the copper mines at Mount Perry. The first local government, the Bundaberg Divisional Board, was gazetted in 1880.</p> <p>The importance of Bundaberg was further strengthened when it became the port for the Mount Perry copper mine, with a railway from Mount Perry to North Bundaberg constructed in 1884. Calls for the railway were made as early as 1872; the mine had recently opened, but there was only a rudimentary road connecting the mine to Bundaberg. Fierce competition emerged between Bundaberg and Maryborough – well-established as a port by this time – to secure the railway. Bundaberg was ultimately successful, but ironically the output of the copper mine declined almost as soon as the railway was completed. The beginning of the railway was located in North Bundaberg. The location of the station was in proximity to the site of the Steuart’s first camp in the district in 1866.</p> <p>Bundaberg was connected to the North Coast railway line in 1888. The North Coast railway had been steadily constructed from the late 1870s, first linking Gympie with Maryborough, and then extending to the coal town of Howard. The line continued north throughout the 1880s, linking with (South) Bundaberg in 1888. The station was originally known as ‘South Bundaberg Station’, but was called ‘Bundaberg Railway Station’ from 1892. A rail bridge across the Burnett River was opened in 1890, allowing the North Coast line to continue north, connecting with Rosedale in 1892 (and prompting the development of settlements along its length, for example Avondale, and contributing indirectly to the continued economic success of major sugar mills such as Fairymead). A branch line was also constructed from the line to the Millaquin sugar mill, running along Quay Street, with a rail bridge constructed across Saltwater Creek.</p>

Physical Description
<p>The Bundaberg Railway Station is situated close to the CBD on the site of the North Coast Railway (Bundaberg to Colton section) bounded by Bourbong Street in the north, McLean Street in the east and Burrum Street in the west. The station complex consists of a number of weatherboard clad timber buildings with corrugated iron clad roof structures set along the railway line and extending towards Mc Lean Street.</p> <p>Elements include the station building with ticket office, waiting and loading areas, platforms and good sheds. The main entrance to the station is from the northern side via the carpark. A few concrete steps and a ramp next to an art installation lead onto a landing, potentially a former verandah indicated by a number of timber posts with decorative timber brackets. A bullnose awning spans the entire front and extends around the corner to the left. On the right side the awning joins onto a corrugated iron clad wall separating a part of the western side of the carpark from the railway platform and featuring a mural with local motifs. Three arched lamps are attached to the awning at the front. There are two platforms covered with corrugated iron roofs supported by decorative timber posts and brackets. Other decorative features of the complex include acroterions, finials, decorative rainwater heads and cast iron seating. The complex appears to have been extended over a number of years and the elements reflect a progression in building materials and methods used over time.</p>

Heritage Significance	
Criteria	Definition
A	<i>The place is important in demonstrating the evolution or pattern of the region’s history.</i>
Statement	The Bundaberg Railway Station is important in demonstrating the evolution of the region’s history, particularly the extension of the North Coast Railway to Bundaberg and its continuation north to Gladstone, which required the construction of a rail bridge over the Burnett River. The rail line linked Bundaberg with southern markets and also represented the first time that both sides of the river were connected by rail. The line also stimulated further settlement within the region, for example Avondale, and aiding sugar mills such as Fairymead to increase their output, thus contributing to the development of the region.
D	<i>The place is important in demonstrating the principal characteristics of a particular class of cultural places important to the region.</i>
Statement	The Bundaberg Railway Station is important in demonstrating the principal characteristics of Queensland Rail railway stations built to a standard design (including decorative elements), with additions reflecting different periods of construction over time.



View to entrance from carpark.



Western railway platform.



Detail of western platform extension illustrating change in building style and material.

Integrity	Fair	Condition	Good
Statutory Listings	No statutory listings		
Non-Statutory Listings	No non-statutory listings		
Inspection Date	21/10/2014		

References
Janette Nolan, Bundaberg: History and people, Brisbane, University of Queensland Press, 1978.
John Kerr, Southern Sugar Saga: A history of the sugar industry in the Bundaberg district, Bundaberg, Bundaberg Sugar Company Limited, 1983.
JY Walker, History of Bundaberg: Typical Queensland agricultural settlement, Bundaberg, WC Aiken, 1890.
Neville Rackemann, Bundaberg: From pioneers to prosperity, Bundaberg, Bundaberg City Council, 1992.

Buss Park

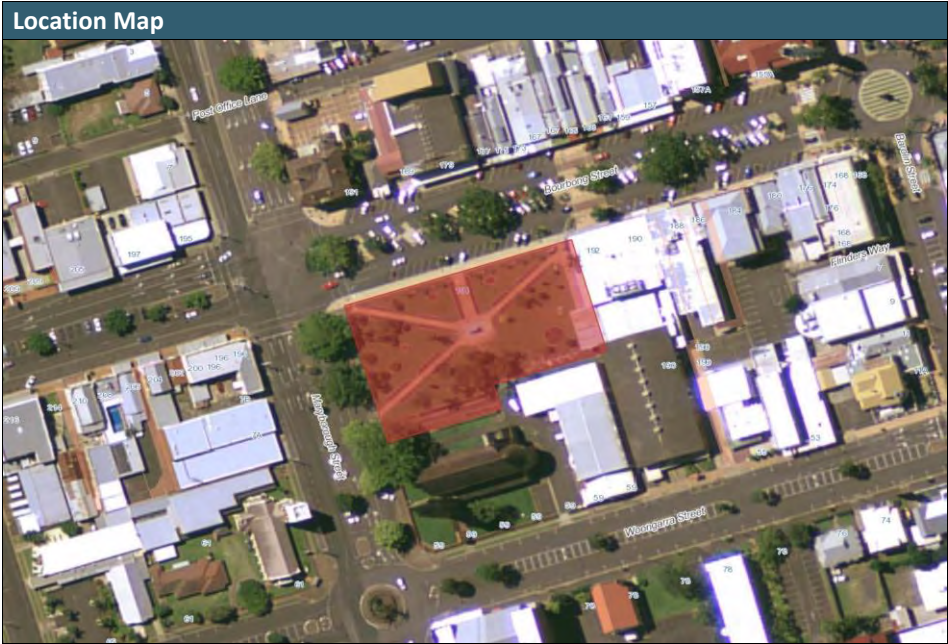


Other Names	N/A	
Street Address	194 Bourbong Street	Bundaberg Central
Title Details/ GPS Coordinates	21B158136	

Historical Context
<p>Bundaberg was established in the late 1860s. The Burnett River was identified by John Charles Burnett (after which was it named) during his exploration of the Wide Bay and Burnett regions in 1847. Pastoral stations were established throughout the Wide Bay and Burnett in the late 1840s through to the 1860s, including stations such as Gin Gin, Walla, Bingera, Electra, Monduran and Tantitha. The stations were initially stocked with sheep, but progressively were replaced with cattle. When prices were low, or there was an oversupply of stock (particularly in the 1860s), the cattle were rendered to produce tallow. A boiling down works was established in Baffle Creek to render the stock from the stations. John and Gavin Steuart secured a contract to provide the works with timber for tallow casks. The Steuarts established a camp in North Bundaberg in 1866 and erected a sawmill in the following year. Interest in the settlement grew rapidly and a town was surveyed on the southern bank of the Burnett River in 1868 on the site of the present day city.</p> <p>Timber was the industry that acted as a catalyst for the creation of a European settlement. However, it was sugar that came to define the history of Bundaberg and the surrounding region. Sugar cane was planted in the 1870s and the first commercial sugar mill, located at Millbank (west of the city on the southern bank of the Burnett), began operating in 1872. The industry was thriving by the 1880s, with major mills such as Millaquin and Fairymead processing cane juice from cane plantations and farms with their own juice mills and located throughout the region, but particularly in land formerly occupied by the Woongarra, Bingera and Gooburrum scrubs. From its early years, the industry relied on South Sea Islander labour (referred to as ‘Kanakas’ at the time) and later workers from Sri Lanka (then Ceylon). The importance of Bundaberg was further strengthened when it became the port for the Mount Perry copper mine, with a railway from Mount Perry to North Bundaberg constructed in 1884 (although a rudimentary road existed from the early 1870s). A rum distillery was established at Millaquin sugar mill in 1888, later known as the Bundaberg Rum Distillery. Bundaberg also developed a foundry and engineering industry to support the sugar and juice mills, and the copper mines at Mount Perry. The first local government, the Bundaberg Divisional Board, was gazetted in 1880.</p> <p>Originally a school reserve, the first Bundaberg public school was opened on the site now occupied by Buss Park in 1875. After the school relocated, the site became a 'market reserve' for public use before the Bundaberg City Council named it Buss Park in the early 1930’s. The park is named after the Buss family, in particular Frederic Buss. Frederic Buss was a prominent Bundaberg businessman who owned interests in a number of sugar and juice mills in the region as well as retail interests (most prominently Buss & Turner), often in partnership with other family members. He was a member of the Bundaberg Municipal Council in the 1890s and donated £500 to street planting in Bundaberg’s central business district.</p> <p>A significant feature in Buss Park is a 40 tonne Grecian altar memorial dedicated to Bundaberg aviation pioneer Bert Hinkler, which was unveiled by the then Governor of Australia Lord Gowrie in 1936. The memorial cost £1500 and over 3000 people attended its unveiling. The park also includes Australia’s first Historic Engineering plaque, which celebrates the development of the world’s first successful sugar cane harvesters by Toft Brothers and Massey Ferguson in Bundaberg in 1970.</p>

Physical Description
<p>Buss Park is located on the south-eastern corner of the intersection of Maryborough Street and Bourbong Street, one of Bundaberg’s most prominent intersections. The lot is irregular in shape, with the Hinkler Memorial, shaped from granite quarried from the Gracemere quarries near Rockhampton in a Grecian altar form, located at the centre of the park. The memorial is inscribed with the words: ‘A tribute to the memory of Squadron-Leader H.J.L – Bert – Hinkler. Erected by the citizens of Australia. Born at Bundaberg 8th December 1892, accidentally killed in the Prato Magno Alps Tuscany Italy Eighth January 1933 while flying to Australia’. To the rear, the memorial reads ‘Principal Flights First solo flight from Great Britain to Australia First flight across South Atlantic Ocean from west to east’.</p> <p>A brick pathway running from the south-east to the north-west of the park intersects with the paving around the memorial, with additional pathways extending from the memorial to the north and the north-west. All pathways, which are illuminated at night by light poles and paved in a basket weave pattern, are flanked by raised garden beds, with additional beds in other locations. Seating arrangements occur in the form of 5 iron benches, with a number oriented towards the road frontages, in addition to hexagonal timber seating arranged around tree plantings. Two water fountains and a sundial are also located within Buss Park. An Engineering Heritage Plaque is located in the north-eastern corner of the site, the plaque on top of an exposed aggregate concrete plinth reading:</p> <p>‘Historic Landmark of Agricultural Engineering Australian farmers began developing machines for harvesting sugar cane around 1890. Commercial success was achieved in the 1960s and manufacturing centred on Bundaberg. By 1970 Toft Bros. and Massey Ferguson were the major manufacturers of cane harvesters worldwide and Bundaberg had become the acknowledged world centre of development and manufacture of Sugar Cane Harvesters thereby making a major contribution to Australian Industry.</p>

Heritage Significance	
Criteria	Definition
A	<i>The place is important in demonstrating the evolution or pattern of the region’s history.</i>
Statement	Buss Park, named in 1930, demonstrates the affluence of Bundaberg as the centre of a thriving sugar industry in the early twentieth century and the continuing commitment to civic landscaping and the provision of community facilities by the Bundaberg City Council.
C	<i>The place has potential to yield information that will contribute to an understanding of the region’s history.</i>
Statement	Buss Park has potential to yield information that will contribute to an understanding of the region's history, in particular archaeological material associated with the use of the site prior to the establishment of the park, including the former school and market.
E	<i>The place is important to the region because of its aesthetic significance</i>
Statement	Buss Park is of aesthetic significance as a well maintained and established park located on one of Bundaberg’s most prominent vehicular intersections. The park provides a focal point and entrance statement to the Bundaberg Central Business District from the west, transitioning to the built form further along Bourbong Street. The park is also of aesthetic significance due to some of Bundaberg’s most recognised buildings providing a frame to the space, including the Anglican Church of Christ Church to the south of the park, the Art deco Park Vue building to the west and the Commercial Bank of Sydney (former) to the north across Bourbong Street.
H	<i>The place has a special association with the life or work of a particular person, group or organisation of importance in the region’s history.</i>
Statement	Buss Park is significant for its association with the Buss Family, the prominent Bundaberg family after which it is named, members of which were dedicated to the beautification of Bundaberg including street plantings, the development of parks and playgrounds, bitumen roads and water services.



View to south from Bourbong Street.



General arrangement of park.



Bourbong Street frontage.

Dedicated by The Institution of Engineers, Australia August 1984’

A flagpole has been erected to the rear of the plaque, with a further 3 flagpoles located adjacent to a large circular garden bed in the site’s south-east corner. A timber sign bearing the park name fronts Bourbong Street.

Integrity	Good	Condition	Good
Statutory Listings	No statutory listings		
Non-Statutory Listings	No non-statutory listings		
Inspection Date	12/7/2013		

References

Australian Dictionary of Biography, National Centre of Biography, Australian National University, J.G. Nolan ‘Buss, Frederic William (1845-1926)', accessed 11 July 2013, <<http://adb.anu.edu.au/biography/buss-frederic-william-5440/text9235>>

Engineers Australia, 'Queensland Engineering Heritage Awards', accessed 12 August 2013, <https://www.engineersaustralia.org.au/sites/.../qld_heritage_awards_1.pdf>

Engineers Australia, The Institute of Engineers ‘Sugar Cane Harvesting: The development and manufacture of sugar cane harvesters centred on the City of Bundaberg’, accessed 12 August 2013, <https://www.engineersaustralia.org.au/sites/default/files/Sugar_Cane_Harvester.pdf>

Janette Nolan, Bundaberg: History and people, Brisbane, University of Queensland Press, 1978.

John Kerr, Southern Sugar Saga: A history of the sugar industry in the Bundaberg district, Bundaberg, Bundaberg Sugar Company Limited, 1983.

JY Walker, History of Bundaberg: Typical Queensland agricultural settlement, Bundaberg, WC Aiken, 1890.

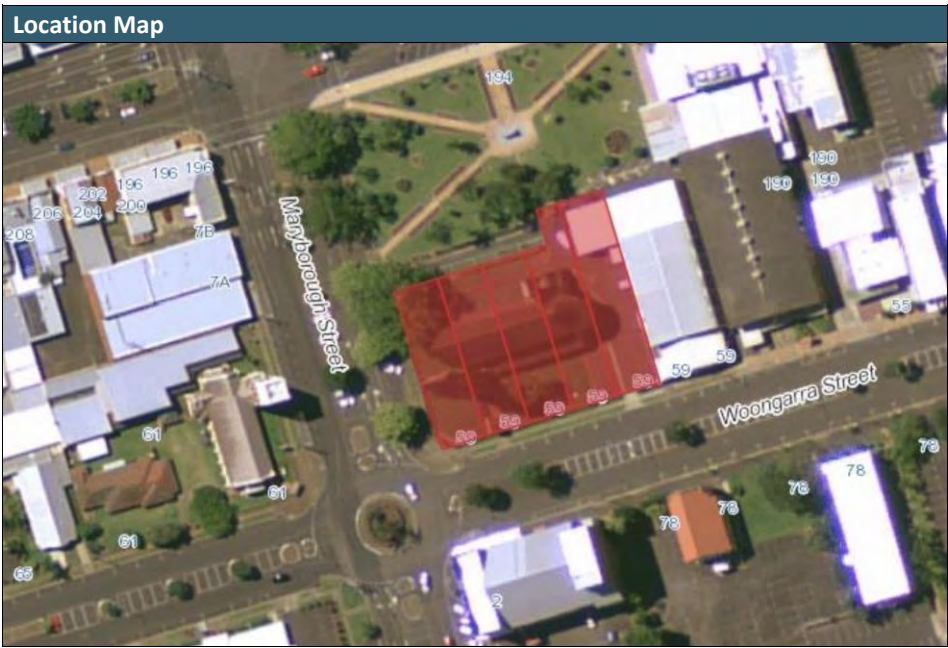
Neville Rackemann, Bundaberg: From pioneers to prosperity, Bundaberg, Bundaberg City Council, 1992.

Other Names	N/A	
Street Address	Cnr Woongarra & Maryborough Streets	Bundaberg Central
Title Details/ GPS Coordinates	14B158136, 15B158136, 16B158136, 17B158136, 18B158136	

Historical Context
<p>Bundaberg was established in the late 1860s. The Burnett River was identified by John Charles Burnett (after which was it named) during his exploration of the Wide Bay and Burnett regions in 1847. Pastoral stations were established throughout the Wide Bay and Burnett in the late 1840s through to the 1860s, including stations such as Gin Gin, Walla, Bingera, Electra, Monduran and Tantitha. The stations were initially stocked with sheep, but progressively were replaced with cattle. When prices were low, or there was an oversupply of stock (particularly in the 1860s), the cattle were rendered to produce tallow. A boiling down works was established in Baffle Creek to render the stock from the stations. John and Gavin Steuart secured a contract to provide the works with timber for tallow casks. The Steuarts established a camp in North Bundaberg in 1866 and erected a sawmill in the following year. Interest in the settlement grew rapidly and a town was surveyed on the southern bank of the Burnett River in 1868 on the site of the present day city.</p> <p>Timber was the industry that acted as a catalyst for the creation of a European settlement. However, it was sugar that came to define the history of Bundaberg and the surrounding region. Sugar cane was planted in the 1870s and the first commercial sugar mill, located at Millbank (west of the city on the southern bank of the Burnett), began operating in 1872. The industry was thriving by the 1880s, with major mills such as Millaquin and Fairymead processing cane juice from cane plantations and farms with their own juice mills located throughout the region, but particularly in land formerly occupied by the Woongarra, Bingera and Gooburrum scrubs. From its early years, the industry relied on South Sea Islander labour (referred to as ‘Kanakas’ at the time) and later workers from Sri Lanka (then Ceylon). The importance of Bundaberg was further strengthened when it became the port for the Mount Perry copper mine, with a railway from Mount Perry to North Bundaberg constructed in 1884 (although a rudimentary road existed from the early 1870s). A rum distillery was established at Millaquin sugar mill in 1888, later known as the Bundaberg Rum Distillery. Bundaberg also developed a foundry and engineering industry to support the sugar and juice mills, and the copper mines at Mount Perry. The first local government, the Bundaberg Divisional Board, was gazetted in 1880.</p> <p>The first Anglican Church in Bundaberg was erected in Quay Street in 1876. The building was moved to a site near the current Christ Church in 1899. The plans for Christ Church were prepared by JH Buckeridge in the 1890s; Buckeridge practiced as the Anglican Diocese of Brisbane architect from 1887 through to 1902 and he designed Christ Church in this period. However, construction of the church did not begin until the 1920s, and it was opened in February 1927. The construction of the church was initially supervised by the prominent Bundaberg architect, Frederic Herbert Faircloth, but he died during construction and the Diocesan architects, Atkinson and Conrad, completed the building. The church reflects an English Gothic design.</p> <p>A thanksgiving was held in the church for the safe arrival of the famous Bundaberg aviator, Bert Hinkler, following his solo plane flight from Britain to Australia (first Darwin, then finishing in Bundaberg) on the 4th of March 1928. It was an unusual ceremony directed specifically at Hinkler. Several pieces of masonry from Westminster Abbey and York Minster were incorporated into the church and unveiled in 1929, apparently the first time such material was used in a church in Australia. A lynch gate was also erected and dedicated in 1935.</p>

Physical Description
<p>Christ Church occupies the prominent corner block of Woongarra and Maryborough Streets in the Bundaberg CBD and together with the adjacent parish office and hall forms the Anglican Parish precinct, encompassing nine lots. A large mature tree is situated on the northwest corner. A fence consisting of stone and capped with terracotta tiles runs along the street frontages. On the southwest corner is a sandstone wayside cross flanked by lights mounted onto stone columns on either side. The main entrance is via a lynch gate from Woongarra Street.</p> <p>The church consists of a large red brick building with tiled gable roof. It is designed in English Gothic style and it displays the characteristic features of pointed arched arcades and architraves, narrow lancet windows, buttresses and vaulted ceiling. The church is set parallel to Woongarra Street and comprises a nave with a north and south wing, separated by arcades and seven arches, a tower with spire over a porch on the south-western elevation, an apse spanning the full width of the eastern side, a semicircular baptistery on the western elevation, a rear entry with gable on the northwest corner and a porch with double gable at the northeast corner. The door and window openings feature decorative mouldings, the windows also show quoining as an aesthetic feature. The interior of the church features stained glass windows, a marble floor and altar in the sanctuary, vaulted timber ceiling, decorated gothic timber panelling, pulpit and reredos as well as a pipe organ.</p>

Heritage Significance	
Criteria	Definition
A	<i>The place is important in demonstrating the evolution or pattern of the region’s history.</i>
Statement	Christ Church, Bundaberg is important in demonstrating the pattern of the region’s history, particularly the establishment of religious institutions and church buildings. It also demonstrates the evolution of the city, as the size and grandeur of the church reflects the growing population and importance of Bundaberg, in particular the Anglican community, when the project was conceived and eventually constructed.
E	<i>The place is important to the region because of its aesthetic significance</i>
Statement	Christ Church, Bundaberg is important to the region because of its aesthetic significance. The church building is particularly large and visually dominant in its corner location; its size is clearly intended to reflect the importance of the Anglican faith and community in Bundaberg. The employment of the distinctive English Gothic architectural design reflects aesthetic ideals associated with rural English towns, which is consistent with the agricultural significance of Bundaberg at the time and throughout its later history.
G	<i>The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons important to the region.</i>
Statement	Christ Church, Bundaberg, has a special association with Bundaberg’s Anglican community.



View from corner Woongarra & Maryborough Streets.



View to semicircular baptistery.



Interior view. Source: Bundaberg Anglican Parish: Christ Church.

Integrity	Good	Condition	Good
Statutory Listings	No statutory listings		
Non-Statutory Listings	No non-statutory listings		
Inspection Date	21/10/2014		

References
Department of Environment and Heritage Protection provided research material.
Janette Nolan, Bundaberg: History and people, Brisbane, University of Queensland Press, 1978.
John Kerr, Southern Sugar Saga: A history of the sugar industry in the Bundaberg district, Bundaberg, Bundaberg Sugar Company Limited, 1983.
JY Walker, History of Bundaberg: Typical Queensland agricultural settlement, Bundaberg, WC Aiken, 1890.
Neville Rackemann, Bundaberg: From pioneers to prosperity, Bundaberg, Bundaberg City Council, 1992.

Cordalba Cemetery



Other Names	N/A	
Street Address	Cemetery Road	Cordalba
Title Details/ GPS Coordinates	368W39798	

Historical Context
<p>Cordalba was selected as the location for a village settlement scheme (overseen by Henry Jordan MLA, Queensland Minister for Land and Works 1887-8) and settlement first began in 1888. The scheme, like most land acts in Queensland in the nineteenth century, was developed to encourage closer settlement of unoccupied land. The conditions of the scheme meant that a selector took up 40 acres and had to erect a residence and make various improvements such as clearing and fencing, and in return they would receive an allotment in the village. Cordalba was one of the first village settlements in Queensland. The Knockroe Sugar Mill was erected nearby in 1890 and this ensured the local farmers focused on growing sugar cane.</p> <p>The village, however, took somewhat longer to develop. A provisional school was opened in 1894, but even by this time not a single village allotment had been cleared and built on. The first building was the Cordalba Hotel, built in 1894 on the site of the current Commercial Hotel. The construction of the hotel spurred further development in the village, with a blacksmith, butcher, baker and store appearing soon after. A second hotel, the Royal, opened in 1895. A second storey was added in 1896-7. The addition to the hotel was no doubt triggered by construction of the Cordalba railway branch from Childers, which opened in 1896. The citizens of Cordalba were also instrumental in the establishment of the Isis Central Co-Operative Mill, which began operations in 1896.</p> <p>The presence of the mills and the railway spurred closer settlement of the district and Cordalba became the principal village in the North Isis. It was later connected by rail to Booyal and Dallarnil in 1913. By the 1920s, there were approximately 1,000 people living in the district and the village boasted four churches, three hotels, a club, stores, newsagencies, cafes, motor garage and workshops, post and telegraph office and a railway station, in addition to the State school and amenities such as a recreation ground and racecourse. The district also included a sizable Russian community, so-called ‘White Russians’ who supported the Tsar in the Russian civil war (1917-23) and fled to Australia.</p> <p>The Cordalba Progress Association applied to the Queensland government for a site for a cemetery in 1896 and the cemetery was gazetted in the same year. Up until this time, burials occurred at the Apple Tree Creek cemetery, which was a substantial distance from the village. A cemetery trust was established and the trustees immediately had the selected ground cleared and fenced. The cemetery includes the graves of early settlers in the district, reflecting diverse national and cultural origins.</p>

Physical Description
<p>The Cordalba cemetery is located on the north-western outskirts of Cordalba on a cleared grassed slightly undulating site bounded by Irwins Road in the south, the extension of Cemetery Road in the west and bushland in the north and east. The cemetery is a roughly triangular site of approximately four hectares. Marked graves are only located in the portion along the extension of Cemetery Road. Some native trees remain throughout the area.</p> <p>The cemetery is divided into a general section at the front and a Catholic section at the rear, visually separated not only by space but also by a stand of native trees. Graves are arranged in rows in both sections and the majority of burials feature concrete or rendered brick surrounds and plates. Other surrounds include wrought iron and timber fencing. Headstones include mounted tablets, stelae and crosses. There are also a number of more elaborate monuments. The cemetery includes burials from several ethnic backgrounds including English, German and Russian. There is a small shelter rotunda toward the rear of the general section.</p>

Integrity	Good	Condition	Good
Statutory Listings	No statutory listings		
Non-Statutory Listings	No non-statutory listings		
Inspection Date	24/10/2014		

References
‘Cordalba: The Pearl of the Isis’, Queenslander, 25 April 1908.
‘Scrub to Sugar: Transformation of Cordalba’, Queenslander, 8 September 1927.
B.W. O'Neill, Taming the Isis, Childers, Isis Shire Council, 1987.
John Kerr, Only Room for One: A history of sugar in the Isis district, Childers, Isis Central Sugar Mill Company Limited,1996.
Maryborough Chronicle, Wide Bay and Burnett Advertiser, 15 July 1896.

Heritage Significance	
Criteria	Definition
A	<i>The place is important in demonstrating the evolution or pattern of the region’s history.</i>
Statement	The Cordalba Cemetery is important in demonstrating the evolution of the region’s history, particularly the settlement of Cordalba and its development as a major agricultural village in the district, including its close association with the Isis Central sugar mill. The cemetery also reflects the pattern of the region's history, particularly the establishment of cemeteries in new settlements.
C	<i>The place has potential to yield information that will contribute to an understanding of the region’s history.</i>
Statement	The Cordalba Cemetery has the potential to yield information that will contribute to an understanding of the region’s history, particularly burial practices, which illustrate the religious and cultural patterns of settlement and life in the district.
E	<i>The place is important to the region because of its aesthetic significance</i>
Statement	The Cordalba Cemetery is important to the region for its aesthetic significance, particularly its location in a predominantly rural setting.
G	<i>The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons important to the region.</i>
Statement	The Cordalba Cemetery has a special association with the Cordalba community, demonstrated in particular by its continuous use as a burial place for the region for more than one hundred years.



View of front section of the cemtery.



Russian-orthodox gravesite.



Catholic section at the rear of the cemetery.

Maryborough Chronicle, Wide Bay and Burnett Advertiser, 16 August 1895.

Maryborough Chronicle, Wide Bay and Burnett Advertiser, 21 November 1896.

Maryborough Chronicle, Wide Bay and Burnett Advertiser, 30 September 1895.

Maryborough Chronicle, Wide Bay and Burnett Advertiser, 6 November 1896.

Meredith Walker, Isis Shire Queensland: Inventory of Places of Heritage and Character Significance: Volume Two, The National Trust of Queensland, 1995.

Other Names	Cordalba Hotel	
Street Address	1 Queen Street	Cordalba
Title Details/ GPS Coordinates	1RP1891	

Historical Context
<p>Cordalba was selected as the location for a village settlement scheme (overseen by Henry Jordan MLA, Queensland Minister for Land and Works 1887-8) and settlement first began in 1888. The scheme, like most land acts in Queensland in the nineteenth century, was developed to encourage closer settlement of unoccupied land. The conditions of the scheme meant that a selector took up 40 acres and had to erect a residence and make various improvements such as clearing and fencing, and in return they would receive an allotment in the village. Cordalba was one of the first village settlements in Queensland. The Knockroe Sugar Mill was erected nearby in 1890 and this ensured the local farmers focused on growing sugar cane.</p> <p>The village, however, took somewhat longer to develop. A provisional school was opened in 1894, but even by this time not a single village allotment had been cleared and built on. The first building was the Cordalba Hotel, built in 1894 on the site of the current Commercial Hotel. The licence for the Cordalba Hotel was taken up by Mr Charles Holmes. The construction of the hotel spurred further development in the village, with a blacksmith, butcher, baker and store appearing soon after. A second hotel, the Royal, opened in 1895. The Cordalba Hotel met with immediate success. In 1895, Holmes added a private sitting room and the bar was enlarged. Business clearly remained brisk, as Holmes added a second story to the hotel in 1896-7.</p> <p>The increase in patronage – and the increased capacity of the hotel – was no doubt triggered by construction of the Cordalba railway branch from Childers, which opened in 1896. The citizens of Cordalba were also instrumental in the establishment of the Isis Central Co-Operative Mill, which began operations in 1896. The presence of the mills and the railway spurred closer settlement of the district and Cordalba became the principal village in the North Isis. It was later connected by rail to Booyal and Dallarnil in 1913. By the 1920s, there were approximately 1,000 people living in the district and the village boasted four churches, three hotels, a club, stores, newsagencies, cafes, motor garage and workshops, post and telegraph office and a railway station, in addition to the State school and amenities such as a recreation ground and racecourse. The district also included a sizable Russian community, so-called ‘White Russians’ who supported the Tsar in the Russian civil war (1917-23) and fled to Australia.</p> <p>According to newspaper reports, the ‘Cordalba Hotel’ was destroyed by fire in 1902. By this time there were three hotels in Cordalba; the Cordalba, the Royal and the Club. A 1908 newspaper articles refers to the village site as a ‘void and without shape’ and then ‘a hotel (of late years destroyed by fire) was built, and two other hotels (still standing) were a built a year or so after the first’, suggesting it was indeed the hotel on the site of the current Commercial Hotel that was burnt down in 1902. Historic photographs clearly show the current Commercial Hotel in that location (with that name) and in a relatively early period, indicating that it was built relatively soon after the 1908 newspaper article. Indeed, a 1927 newspaper article refers to ‘three hotels’ (as noted above) in the town, suggesting it was constructed sometime between 1908 and 1927. The hotel continues to operate as the Commercial Hotel today.</p>

Physical Description
<p>The Commercial Hotel occupies a prominent slightly sloping wedge-shaped block on the corner of Queen Street and Clayton Road in the southeast of Cordalba and includes a fenced beer garden along Queen Street, as well as a number of mature trees.</p> <p>The two storey building, a combination of exposed timber frame and weatherboard construction on stumps of varying height to provide for a level floor, has a hipped corrugated iron clad roof. The eastern elevation includes an outdoor sitting area covered with a bullnose corrugated iron roof on street level and a verandah secured by timber balustrade and with separate iron clad roof supported by timber posts with decorative brackets on the upper level. A number of French doors lead into the building on both levels. A timber entrance door flanked by two windows faces the street corner and is covered by a porch, which is supported by high timber posts on the upper level. The porch, accessed via a French door, features a gabled roof with timber slat decoration and is secured by a timber balustrade. The lower level on the south-eastern elevation is bricked in with concrete blocks, the sections between the stumps filled in with screen blocks. Joining onto this section is an outdoor sitting area incorporating a large deck. The upper level on this side shows a verandah with similar features as the Queen Street elevation.</p>

Integrity	Fair	Condition	Good
Statutory Listings	No statutory listings		
Non-Statutory Listings	No non-statutory listings		
Inspection Date	24/10/2014		

Heritage Significance	
Criteria	Definition
A	<i>The place is important in demonstrating the evolution or pattern of the region’s history.</i>
Statement	The Commercial Hotel is important in demonstrating the pattern of the region’s history, particularly the establishment of hotels in towns and villages. It is also important in demonstrating the evolution of the region's history, as this was the site of the first hotel in Cordalba and the site has been continually used for a hotel since the establishment of the village in the 1890s.
D	<i>The place is important in demonstrating the principal characteristics of a particular class of cultural places important to the region.</i>
Statement	The Commercial Hotel is important in demonstrating the principal characteristics of timber hotels constructed in rural settlements in the region, in particular the use of verandahs and other decorative timber elements.
E	<i>The place is important to the region because of its aesthetic significance</i>
Statement	The Commercial Hotel is important to the region because of its aesthetic significance especially its timber construction, decorative features and prominent corner position in a rural, village setting. The unusual design to accommodate the corner block also contributes to its aesthetic significance.



View to corner entrance.



View to rear and eastern elevation.



View to southern elevation.

References
‘Cordalba: The Pearl of the Isis’, Queenslander, 25 April 1908.
‘Scrub to Sugar: Transformation of Cordalba’, Queenslander, 8 September 1927.
B.W. O'Neill, Taming the Isis, Childers, Isis Shire Council, 1987.
John Kerr, Only Room for One: A history of sugar in the Isis district, Childers, Isis Central Sugar Mill Company Limited,1996.
Maryborough Chronicle, Wide Bay and Burnett Advertiser, 16 August 1895.
Maryborough Chronicle, Wide Bay and Burnett Advertiser, 30 September 1895.
Maryborough Chronicle, Wide Bay and Burnett Advertiser, 6 November 1896.
Meredith Walker, Isis Shire Queensland: Inventory of Places of Heritage and Character Significance: Volume Two, The National Trust of Queensland, 1995.

Cordalba War Memorial



Other Names	N/A	
Street Address	28 Queen Street	Cordalba
Title Details/ GPS Coordinates	702C3581	

Historical Context

Cordalba was selected as the location for a village settlement scheme (overseen by Henry Jordan MLA, Queensland Minister for Land and Works 1887-8) and settlement first began in 1888. The scheme, like most land acts in Queensland in the nineteenth century, was developed to encourage closer settlement of unoccupied land. The conditions of the scheme meant that a selector took up 40 acres and had to erect a residence and make various improvements such as clearing and fencing, and in return they would receive an allotment in the village. Cordalba was one of the first village settlements in Queensland. The Knockroe Sugar Mill was erected nearby in 1890 and this ensured the local farmers focused on growing sugar cane.

The village, however, took somewhat longer to develop. A provisional school was opened in 1894, but even by this time not a single village allotment had been cleared and built on. The first building was the Cordalba Hotel, built in 1894 on the site of the current Commercial Hotel. The construction of the hotel spurred further development in the village, with a blacksmith, butcher, baker and store appearing soon after. A second hotel, the Royal, opened in 1895. A second storey was added in 1896-7. The addition to the hotel was no doubt triggered by construction of the Cordalba railway branch from Childers, which opened in 1896. The citizens of Cordalba were also instrumental in the establishment of the Isis Central Co-Operative Mill, which began operations in 1896.

The presence of the mills and the railway spurred closer settlement of the district and Cordalba became the principal village in the North Isis. It was later connected by rail to Booyal and Dallarnil in 1913. By the 1920s, there were approximately 1,000 people living in the district and the village boasted four churches, three hotels, a club, stores, newsagencies, cafes, motor garage and workshops, post and telegraph office and a railway station, in addition to the State school and amenities such as a recreation ground and racecourse. The district also included a sizable Russian community, so-called ‘White Russians’ who supported the Tsar in the Russian civil war (1917-23) and fled to Australia.

The Cordalba War Memorial was unveiled in December 1919. A public meeting was held in January that year regarding the erection of a memorial, and a soldiers’ memorial committee was elected. The committee then selected the preferred site for the memorial, on land owned by the Railway Department. The Department refused the request and offered another parcel of land, but the committee refused this. The allotment on which the memorial now stands then came up for sale and the committee purchased it.

The committee then sent out a tender for the design and erection of the memorial to various monumental businesses in Bundaberg, Maryborough, Brisbane and Toowong. The committee settled on Mr A. L. Petrie from Toowong, who in fact provided the most expensive quote. Petrie was responsible for a large number of war memorials in Queensland after the war. The committee initially decided to include both an honour roll and memorial together (the former to all those who served, the latter to those who fell). However, following public discussion, it was determined that it should be a memorial only. The memorial was then enclosed by a substantial fence designed by J Fairlie and Sons, Maryborough. The committee then handed the completed memorial over to trustees acting on behalf of the subscribers to the memorial, who intended on using the remaining funds raised for the work to beautify the grounds with trees and shrubs. The memorial was erected very quickly after the conclusion of the war; indeed, some of the men from the district were still overseas and a welcome home committee was subsequently formed.

Physical Description

The Cordalba War Memorial is set in the centre of a rectangular half acre block in the centre of Cordalba, bordering Queen Street to the south and Holme Street in the north. The grassed sloping site is framed by mature fig trees on the eastern and western side contemporary with the war memorial and a single tree is located close to the entrance from Queen Street next to some concrete steps. Previously noted remains of a gate and turnstile towards Queen Street are no longer extant. A flagpole is located at the rear of the memorial.

The memorial faces towards Queen Street and features a statue of an Australian soldier standing on a tiered plinth with decorative corners and set on a concrete footing. The statue was recently replaced as the original monument had been vandalised in previous years. The inscription ‘ERECTED BY THE LOYAL RESIDENTS OF CORDALBA AND DISTRICT. IN HONOUR OF THOSE WHO GAVE THEIR LIVES FOR KING AND COUNTRY DURING THE GREAT WAR. 1914 – 1919.’ followed by twenty-six names is displayed in lead lettering set in a marble tablet at the front of the plinths. Underneath is a wreath followed by the inscription ‘CORDALBA. ROLL OF HONOUR.’ The memorial is surrounded by a fence consisting of piping suspended between decorative corner posts.

Heritage Significance	
Criteria	Definition
A	<i>The place is important in demonstrating the evolution or pattern of the region’s history.</i>
Statement	The Cordalba War Memorial is important in demonstrating the pattern of the region’s history, particularly the establishment of war memorials representing men who served from the district in World War I.
D	<i>The place is important in demonstrating the principal characteristics of a particular class of cultural places important to the region.</i>
Statement	The Cordalba War Memorial is important in demonstrating the principal characteristics of war memorials constructed after World War I, particularly the use of a digger statue.
E	<i>The place is important to the region because of its aesthetic significance</i>
Statement	The Cordalba War Memorial is important because of its aesthetic significance, particularly its location within a park setting including ornamental tree planting, and its prominence on a slope facing the main street of Cordalba, Queen Street.
G	<i>The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons important to the region.</i>
Statement	The Cordalba War Memorial has a strong association with the Cordalba community, particularly as a focus for Anzac Day and Remembrance Day ceremonies.



Front of memorial and setting.



View to front and eastern side.



Honour Roll.

Integrity	Poor	Condition	Fair
Statutory Listings	No statutory listings		
Non-Statutory Listings	Queensland War Memorial Register		
Inspection Date	24/10/2014		

References
‘Cordalba: The Pearl of the Isis’, Queenslander, 25 April 1908.
‘Scrub to Sugar: Transformation of Cordalba’, Queenslander, 8 September 1927.
B.W. O'Neill, Taming the Isis, Childers, Isis Shire Council, 1987.
John Kerr, Only Room for One: A history of sugar in the Isis district, Childers, Isis Central Sugar Mill Company Limited,1996.
Maryborough Chronicle, Wide Bay and Burnett Advertiser, 16 August 1895.
Maryborough Chronicle, Wide Bay and Burnett Advertiser, 30 September 1895.
Maryborough Chronicle, Wide Bay and Burnett Advertiser, 5 December 1919.
Maryborough Chronicle, Wide Bay and Burnett Advertiser, 6 November 1896.
Meredith Walker, Isis Shire Queensland: Inventory of Places of Heritage and Character Significance: Volume Two, The National Trust of Queensland, 1995.

Other Names	Well, AWA Strike Camp Site	
Street Address	Cnr Clayton and Hodges Roads	Cordalba
Title Details/ GPS Coordinates	372CK2857, 3RP1880, Road Reserve	(E: 420535 N: 7216844), (E: 420547 N: 7216933), (E: 420576 N: 7216946), (E: 420609 N: 7216827)

Historical Context
<p>Cordalba was selected as the location for a village settlement scheme (overseen by Henry Jordan MLA, Queensland Minister for Land and Works 1887-8) and settlement first began in 1888. The scheme, like most land acts in Queensland in the nineteenth century, was developed to encourage closer settlement of unoccupied land. The conditions of the scheme meant that a selector took up 40 acres and had to erect a residence and make various improvements such as clearing and fencing, and in return they would receive an allotment in the village. Cordalba was one of the first village settlements in Queensland. The Knockroe Sugar Mill was erected nearby in 1890 and this ensured the local farmers focused on growing sugar cane.</p> <p>The village, however, took somewhat longer to develop. A provisional school was opened in 1894, but even by this time not a single village allotment had been cleared and built on. The first building was the Cordalba Hotel, built in 1894 on the site of the current Commercial Hotel. The construction of the hotel spurred further development in the village, with a blacksmith, butcher, baker and store appearing soon after. A second hotel, the Royal, opened in 1895. A second storey was added in 1896-7. The addition to the hotel was no doubt triggered by construction of the Cordalba railway branch from Childers, which opened in 1896. The citizens of Cordalba were also instrumental in the establishment of the Isis Central Co-Operative Mill, which began operations in 1896.</p> <p>The presence of the mills and the railway spurred closer settlement of the district and Cordalba became the principal village in the North Isis. It was later connected by rail to Booyal and Dallarnil in 1913. By the 1920s, there were approximately 1,000 people living in the district and the village boasted four churches, three hotels, a club, stores, newsagencies, cafes, motor garage and workshops, post and telegraph office and a railway station, in addition to the State school and amenities such as a recreation ground and racecourse. The district also included a sizable Russian community, so-called ‘White Russians’ who supported the Tsar in the Russian civil war (1917-23) and fled to Australia.</p> <p>The Cordalba Water Reserve was gazetted as a water reserve, and it is believed that the first town well is located in the reserve. The reserve was also the location of a strike camp during the 1911 sugar strike. Sugar workers had begun to organise themselves into unions and became increasingly involved with the Queensland Labor Party. Sugar workers in the Isis district (and Bundaberg and other sugar districts in Queensland) were part of the Amalgamated Workers’ Association (AWA) in 1911 when they struck for better working conditions and pay, in particular an eight hour work day. The AWA contacted the directors of the various mills to discuss the demands, but the organisation was rejected. The 1911 sugar strike, as it came to be called, spread throughout Queensland. Strike camps were created in the Isis district in two key locations; one near Childers, and the other in Cordalba, located in the water reserve. There were tense scenes in and around the mills in the district, including a near riot in Childers and the potential threat of gelnignite used to destroy mill equipment (stolen from the Cordalba railway store). The strike was settled in August 1911, with most of the key union demands met.</p>

Physical Description
<p>The Cordalba Water Reserve is located in the southwest of Cordalba bounded by Clayton Street in the south, a grassed area in the east, Hodges Street and Cemetery Road in the west and residential lots to the north. The slightly undulating cleared grassed site of approximately 3.5 hectares features some mature trees and shrubs to the north and west as well as in the north-eastern corner.</p> <p>The well, located close to the southwest boundary and surrounded by a stand of self seeded Camphor Laurel trees, consists of a concrete lined square opening covered with timber slats and secured by barrier mesh.</p>

Integrity	Fair	Condition	Fair
Statutory Listings	No statutory listings		
Non-Statutory Listings	No non-statutory listings		
Inspection Date	24/10/2014		

References
‘Cordalba: The Pearl of the Isis’, Queenslander, 25 April 1908.
‘Scrub to Sugar: Transformation of Cordalba’, Queenslander, 8 September 1927.
B.W. O'Neill, Taming the Isis, Childers, Isis Shire Council, 1987.
Janette Nolan, Bundaberg: History and people, Brisbane, University of Queensland Press, 1978.

Heritage Significance	
Criteria	Definition
A	<i>The place is important in demonstrating the evolution or pattern of the region’s history.</i>
Statement	The Cordalba Water Reserve is important in demonstrating the evolution of the region’s history, particularly the establishment of the village of Cordalba and the reliance in the early phases of settlement on rudimentary water infrastructure.
B	<i>The place demonstrates rare, uncommon or endangered aspects of the region’s cultural heritage.</i>
Statement	The Cordalba Water Reserve demonstrates an uncommon aspect of the region’s heritage, being the location of one of the key strike camps during the 1911 sugar strike.
C	<i>The place has potential to yield information that will contribute to an understanding of the region’s history.</i>
Statement	The Cordalba Water Reserve has potential to yield information that will contribute to an understanding of the region’s history, particularly well construction techniques in the nineteenth century, as well as archaeological material associated with the location of the strike camp there in 1911.
H	<i>The place has a special association with the life or work of a particular person, group or organisation of importance in the region’s history.</i>
Statement	The Cordalba Water Reserve has a special association with the work of the Amalgamated Workers Union and its local members who went on strike for better pay and work conditions at the local sugar mills.



View to the water reserve from Clayton Road.



View to well.



Close-up of the well.

John Kerr, Only Room for One: A history of sugar in the Isis district, Childers, Isis Central Sugar Mill Company Limited,1996.

Maryborough Chronicle, Wide Bay and Burnett Advertiser, 16 August 1895.

Maryborough Chronicle, Wide Bay and Burnett Advertiser, 30 September 1895.

Maryborough Chronicle, Wide Bay and Burnett Advertiser, 6 November 1896.

Meredith Walker, Isis Shire Queensland: Inventory of Places of Heritage and Character Significance: Volume Two, The National Trust of Queensland, 1995.

Currajong Cemetery



Other Names	Comonju Cemetery	
Street Address	Currajong Farms Road	Skyring Reserve
Title Details/ GPS Coordinates	121BON1268	

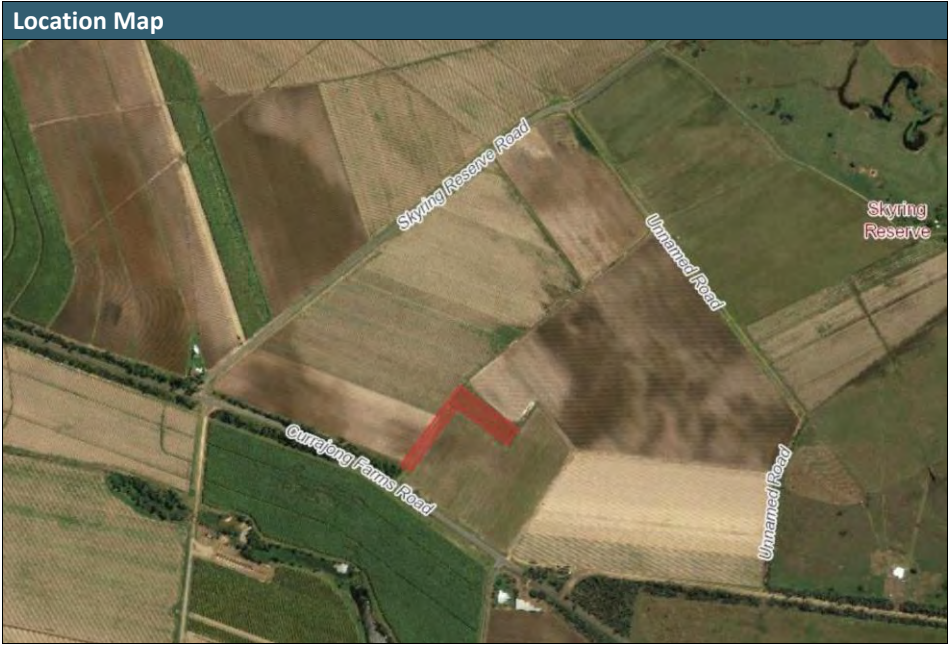
Historical Context
<p>Sugar cane was farmed at Currajong from the late 1880s. The cane farmers believed that a sugar mill was viable; in 1892, they created the Currajong Creek Farmers’ Progress Association to further their aim, contacting the colonial government and the Colonial Sugar Refining Company (CSR). The Association also considered constructing a tramway to connect to the Mount Perry-Bundaberg line to transport sugar cane to the Waterview sugar mill located on the north bank of the Burnett River, across from the town of Bundaberg. The Waterview mill did not have the capacity to receive the cane, but Bingera Sugar Mill indicated it would take the cane in the 1893 crushing season.</p> <p>However, following the passage of the Sugar Works Guarantee Act 1893, the Currajong farmers believed that the erection of their own mill was now viable. The Gin Gin Central Milling Company was formed and the Gin Gin, or Wallaville, sugar mill and tramway was operational by 1896. The mill, located on the banks of Currajong Creek, stimulated the development of the town of Wallaville, which developed around it; the first store was built in 1895 and the Wallaville Hotel was built in 1911. The Queensland government took control of the mill in 1905 as interest payments to the state were in default following the disastrous ‘Federation’ drought of the late 1890s and early 1900s. The government owned the mill until 1927, when a Co-operative Association assumed ownership of the mill. The mill was closed in the 1970s.</p> <p>The first recorded burials in the cemetery appear to have been in 1891, which correlates with the move from local farmers to construct a mill, suggesting that closer settlement occurred in the 1880s. The names of the two deceased are Mikkel Nielsen and ‘Sambo’ (allegedly a South Sea Islander); the latter further reinforcing the significance of the sugar cane farming to the creation of a settlement in the district. The cemetery holds approximately twenty burials and given its proximity to Wallaville, was presumably the cemetery for that town as well as the surrounding Currajong district. The cemetery (and immediate area) is also known as Cumonju, although the origins of this name are unknown.</p>

Physical Description
<p>The Currajong Cemetery is located approximately two kilometres west of the Bruce Highway, a short distance off Currajong Farms Road. The L-shaped, grassed, levelled site measures 0.7 hectares and the northern part is surrounded by a post and four-wire fence with access through a metal gate. The remainder of the cemetery is surrounded by cane fields. The shape of the reserve suggests that the cemetery has been reduced over time in land area and there is a high probability of unmarked graves.</p> <p>Two headstones, placed side-by-side on the ground, are located in the centre of the northern section of the cemetery. They belong to Frank W Martin, died 23 March 1921, and William J Martin, died 30 January 1931. The inscriptions are very weathered. A third badly weathered timber headstone is located a short distance away.</p>

Integrity	Good	Condition	Poor
Statutory Listings	No statutory listings		
Non-Statutory Listings	No non-statutory listings		
Inspection Date	24/10/2014		

References
Bundaberg Genealogical Association, Lone graves and lost burials, Bundaberg Genealogical Association, 1997-2000. Volume 1-4.
Kolan Shire Council, Centenary Shire of Kolan 1879-1979, Maryborough, Maryborough Printing Company, 1979.

Heritage Significance	
Criteria	Definition
A	<i>The place is important in demonstrating the evolution or pattern of the region’s history.</i>
Statement	The Currajong Cemetery is important in demonstrating the evolution of the region's history, particularly the establishment of a settlement at Currajong and also the nearby Wallaville, and the importance of the Gin Gin or Wallaville sugar mill to the development of the districts. The cemetery also demonstrates the pattern of the region’s history, particularly the establishment of cemeteries in new settlements.
C	<i>The place has potential to yield information that will contribute to an understanding of the region’s history.</i>
Statement	The Currajong Cemetery has the potential to yield information that will contribute to an understanding of the region’s history, particularly burial practices, which illustrate the religious and cultural patterns of settlement and life in the district.
E	<i>The place is important to the region because of its aesthetic significance</i>
Statement	The Currajong Cemetery is important to the region for its aesthetic significance, particularly as it is surrounded by sugar cane fields, which evokes reflection on the evolution of the district; especially the importance of the Gin Gin sugar mill in an early phase of the district's history, but also the continuing importance of sugar cane as part of the district's local economy.
G	<i>The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons important to the region.</i>
Statement	The Currajong Cemetery has a special association with the Currajong and Wallaville communities, particularly descendents of the people buried in the cemetery.



Entrance gate.



Two remaining headstones.



View across the north-eastern section, the remaining timber headstone in the front.

Doolbi Horton War Memorial



Other Names	N/A	
Street Address	Goodwood Road	Doolbi
Title Details/ GPS Coordinates	Road Reserve	(E: 429499 N: 7209167), (E: 429507 N: 7209140), (E: 429541 N: 7209156)

Historical Context
<p>The Isis district became an important area for sugar cane farming and refining from the 1880s. The first blocks of land in the district were selected in the early 1870s. The first industry in the ‘Isis scrub’ was sawmilling, although pastoral stations were established around the scrub from the late 1840s. The first town in the district was Abingdon, beginning with a hotel and then a school, the latter opened in 1880. Homestead blocks were offered to selectors in the late 1870s and the blocks were progressively taken up, with demand increasing the early 1880s. More homestead areas were declared in the district to meet demand. A railway was constructed in 1887, with its terminus at Childers (which at the time of the construction of the railway was merely the line’s terminus; there was as yet no town).</p> <p>The Doolbi juice mill was the first mill to crush sugar in the former Isis scrub and therefore marked the beginning of the sugar industry in the Isis district. The Doolbi mill was established by Robert Cran, who owned the Yengarie sugar mill near Maryborough (erected in 1868) and the Millaquin sugar mill, located on the outskirts of Bundaberg (built 1882). The Doolbi mill began crushing in 1890 and it supplied juice to the Yengarie mill until 1900, then Millaquin. The Doolbi mill was the only juice mill established in the Isis district and it also acted as the catalyst for the sugar industry in the Isis district. As with most of the early mills in the Bundaberg region, the Doolbi mill relied on South Sea Islander labour, particularly for felling scrub and planting cane. The Doolbi mill was closed in 1924 when it was purchased by Isis Central sugar mill.</p> <p>At the time the railway was constructed to Childers in 1887, the only village located on the line was Horton. Horton was named after an early selector in the area, William Horton. Horton selected a homestead block in 1881. Like many of the selectors in this period, he was a timber getter. However, by the late 1880s and early 1890s, he began clearing his selection to plant cane. In 1892, Horton ordered a second-hand sugar mill to erect on his land (the mill was originally established by Boyle Martin in Pialba in 1883). It was the first mill to produce sugar, rather than juice, in the Isis district. The mill was not particularly efficient and it closed in the late 1890s, unable to compete with the larger sugar mills in the district: CSR, Knockroe and the Isis Central.</p> <p>Given the size and significance of the mills, and proximity to the railway, the Doolbi and Horton areas developed into substantial communities. The Doolbi –Horton war memorial was unveiled on the 12th of February 1922. The World War I memorial was located in ‘the most public spot in Doolbi’, close to the mill, railway station and hotel. The memorial was unveiled by Colonel Colin Dunlop Wilson Rankin, a prominent landowner who owned land in Childers and supplied sugar cane to the Doolbi mill, as well as acting as the Managing Director of the Queensland Land and Coal Company, which managed the coal mine located near Howard, north of Maryborough. The memorial includes the names of everyone from the district who served in World War I. The Mauser automatic rifle that sits on top of the base of the memorial was donated by the War Trophies Committee.</p>

Physical Description
<p>The Doolbi Horton War Memorial is situated on a levelled triangular site in a road reserve bounded by Goodwood and Doolbi Dam Road. The grassed site includes two mature trees and is surrounded by a timber fence, with access from Goodwood Road.</p> <p>The memorial consists of a Mauser automatic rifle mounted on a cairn on a cement base surrounded by a paved area. An arched black granite tablet, set in a recessed area at the front, reads ‘HONOUR ROLL, RESIDENTS OF HORTON AND DOOLBI WHO SERVED IN THE GREAT WAR 1914 -1918’ followed by twenty-six names.</p>

Integrity	Fair	Condition	Good
Statutory Listings	No statutory listings		
Non-Statutory Listings	Queensland War Memorial Register		
Inspection Date	24/10/2014		

References
B.W. O'Neill, Taming the Isis, Childers, Isis Shire Council, 1987.
Brisbane Courier, 16 February 1922.
John Kerr, Only Room for One: A history of sugar in the Isis district, Childers, Isis Central Sugar Mill Company Limited,1996.

Heritage Significance	
Criteria	Definition
A	<i>The place is important in demonstrating the evolution or pattern of the region’s history.</i>
Statement	The Doolbi Horton War Memorial is important in demonstrating the pattern of the region’s history, particularly the establishment of war memorials representing men who served from the district in World War I.
B	<i>The place demonstrates rare, uncommon or endangered aspects of the region’s cultural heritage.</i>
Statement	The Doolbi Horton War Memorial demonstrates an uncommon aspect of the region’s heritage, as it appears to be the only war memorial constructed after World War I to use a war trophy in the district.
G	<i>The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons important to the region.</i>
Statement	The Doolbi Horton War Memorial has a strong association with the Doolbi community, particularly as a focus for Anzac Day and Remembrance Day ceremonies.



View of the war memorial and setting from Goodwood Road.



Close-up of the war memorial.



Honour Roll.

Doolbi Sugar Mill Remains



Other Names	N/A	
Street Address	155 Doolbi Dam Road, Corner of Doolbi and Goodwood Roads	Doolbi
Title Details/ GPS Coordinates	1RP108959, 2CK1558, 2CK1567, 2RP108959, 3CK2966, 3RP56812	

Historical Context

The Isis district became an important area for sugar cane farming and refining from the 1880s. The first blocks of land in the district were selected in the early 1870s. The first industry in the ‘Isis scrub’ was sawmilling, although pastoral stations were established around the scrub from the late 1840s. The first town in the district was Abingdon, beginning with a hotel and then a school, the latter opened in 1880. Homestead blocks were offered to selectors in the late 1870s and the blocks were progressively taken up, with demand increasing the early 1880s. More homestead areas were declared in the district to meet demand. A railway was constructed in 1887, with its terminus at Childers (which at the time of the construction of the railway was merely the line’s terminus; there was as yet no town. The village of Horton was the only substantial settlement located on the line).

The Doolbi juice mill was the first mill to crush sugar in the former Isis scrub and therefore marked the beginning of the sugar industry in the Isis district. The Doolbi mill was established by Robert Cran, who owned the Yengarie sugar mill near Maryborough (erected in 1868) and the Millaquin sugar mill, located on the outskirts of Bundaberg (built 1882). The Doolbi mill began crushing in 1890 and it supplied juice to the Yengarie mill until 1900, then Millaquin. The Doolbi mill was the only juice mill established in the Isis district and it also acted as the catalyst for the sugar industry there. As with most of the early mills in the Bundaberg region, the Doolbi mill relied on South Sea Islander labour, particularly for felling scrub and planting cane.

Robert Cran died in 1894 and his sons discovered that their father’s debt exceeded the value of the mills. The Queensland National Bank, to which Cran owed his debt, became the owner of Doolbi. The Queensland National Bank was a prominent institution in the sugar industry in Bundaberg, becoming more intimately involved in the commercial aspects of the industry than was common for other banking institutions. The bank, as mortgagee, assumed ownership of the Millaquin sugar mill in 1896 following the death of Robert Cran, along with the Yengarie and Doolbi juice mills. An early and significant acquisition made by the bank was the Mon Repos plantation and mill, which was renamed Qunaba after the first two letters in the bank’s title. Waterview and Oakwood plantations were also purchased by the bank and in 1911 it formed a limited liability company called the Millaquin Sugar Company.

In 1900 the Doolbi mill was converted from a juice to sugar mill, with machinery from the now closed Yengarie mill, although it did not produce its first sugar until 1903. The mill struggled to compete against the larger mills in the district: the CSR, Isis Central and Knockroe mills, particularly in securing an adequate supply of sugar cane. Doolbi received cane from the surrounding district, but also further afield, including Pialba (in Hervey Bay), Dallarnil and Booyal. By the 1920s, it was clear that there was not enough sugar cane to ensure all of the mills could remain profitable. The mill was sold to the Isis Central sugar mill in 1924, which dismantled the Doolbi mill and reusing some of its equipment in the Central mill.

The land on which the mill was situated was divided between the local golf club and a local landowner, T. Calder. The golf club was established when the mill operated and the club house was located in the mill grounds. The Central mill allowed the golf club to continue using part of the site for its links, including the school horse paddock.

Physical Description

The Doolbi Mill Remains are located on an area bounded by Goodwood Road in the east, Doolbi Dam Road to the south and farmland to the west and north. The sloping site encompasses approximately 13 hectares and includes a residential property in the south-western corner and the Isis Golf Club, which occupies the remaining area. The south-western corner is covered by shrub, followed by a number of mature fig trees of considerable age on the western boundary. Located throughout the site are a several mature specimen trees, amongst more recent plantings.

Remnant infrastructure illustrating mill operations include a brick chimney and an elevated water tank located on the south-western side. Previous studies have also identified machinery bases, cooling tank and fences.

Integrity	Poor	Condition	Poor
Statutory Listings	No statutory listings		
Non-Statutory Listings	No non-statutory listings		
Inspection Date	24/10/2014		

References
B.W. O'Neill, Taming the Isis, Childers, Isis Shire Council, 1987.

Heritage Significance	
Criteria	Definition
A	<i>The place is important in demonstrating the evolution or pattern of the region’s history.</i>
Statement	The Doolbi Sugar Mill Remains are important in demonstrating the evolution of the region's history, particularly as it is the first plant to crush sugar cane in the Isis district, prompting the establishment of juice and sugar mills throughout the district. The mill also reflects the pattern of the region's history, particularly the dominance of the sugar industry and mills in its history; further, its construction and later closure reflected the rush to build juice and sugar mills in the latter decades of the twentieth century and the eventual reduction of the number of mills in the region as supplies of cane could not continue to supply the large number of mills and eventually only a few, large mills remained, such as the Isis Central sugar mill in the Isis district.
B	<i>The place demonstrates rare, uncommon or endangered aspects of the region’s cultural heritage.</i>
Statement	The Doolbi Sugar Mill Remains demonstrates a rare aspect of the region’s history, as it was the first mill to crush sugar in the Isis district and any material remains associated with the mill and its operations represent an important record of this fact.
C	<i>The place has potential to yield information that will contribute to an understanding of the region’s history.</i>
Statement	The Doolbi Sugar Mill Remains have the potential to yield information that will contribute to an understanding of the region’s history, particularly juice and sugar mill operations and related infrastructure from the late nineteenth and early twentieth century, especially the layout and technology of a smaller juice and sugar mill established in the 1880s.
H	<i>The place has a special association with the life or work of a particular person, group or organisation of importance in the region’s history.</i>
Statement	The Doolbi Sugar Mill Remains have a special association with the life of Robert Cran, an important figure in the sugar industry in Bundaberg (having established Millaquin in 1882), and the Queensland National Bank, which also played a prominent role in the sugar industry in Bundaberg.



Brick chimney in the south-western section.



Mature figtree on the western boundary.



Elevated watertank in the south-western section.

John Kerr, Only Room for One: A history of sugar in the Isis district, Childers, Isis Central Sugar Mill Company Limited,1996.

Other Names	N/A	
Street Address	50 Quay Street	Bundaberg Central
Title Details/ GPS Coordinates	403B15819, 404B15819, 5RP148360	

Historical Context
<p>Bundaberg was established in the late 1860s. The Burnett River was identified by John Charles Burnett (after which was it named) during his exploration of the Wide Bay and Burnett regions in 1847. Pastoral stations were established throughout the Wide Bay and Burnett in the late 1840s through to the 1860s, including stations such as Gin Gin, Walla, Bingera, Electra, Monduran and Tantitha. The stations were initially stocked with sheep, but progressively were replaced with cattle. When prices were low, or there was an oversupply of stock (particularly in the 1860s), the cattle were rendered to produce tallow. A boiling down works was established in Baffle Creek to render the stock from the stations. John and Gavin Steuart secured a contract to provide the works with timber for tallow casks. The Steuarts established a camp in North Bundaberg in 1866 and erected a sawmill in the following year. Interest in the settlement grew rapidly and a town was surveyed on the southern bank of the Burnett River in 1868 on the site of the present day city.</p> <p>Timber was the industry that acted as a catalyst for the creation of a European settlement. However, it was sugar that came to define the history of Bundaberg and the surrounding region. Sugar cane was planted in the 1870s and the first commercial sugar mill, located at Millbank (west of the city on the southern bank of the Burnett), began operating in 1872. The industry was thriving by the 1880s, with major mills such as Millaquin and Fairymead processing cane juice from cane plantations and farms with their own juice mills and located throughout the region, but particularly in land formerly occupied by the Woongarra, Bingera and Gooburrum scrubs. From its early years, the industry relied on South Sea Islander labour (referred to as ‘Kanakas’ at the time) and later workers from Sri Lanka (then Ceylon). The importance of Bundaberg was further strengthened when it became the port for the Mount Perry copper mine, with a railway from Mount Perry to North Bundaberg constructed in 1884 (although a rudimentary road existed from the early 1870s). A rum distillery was established at Millaquin sugar mill in 1888, later known as the Bundaberg Rum Distillery. Bundaberg also developed a foundry and engineering industry to support the sugar and juice mills, and the copper mines at Mount Perry. The first local government, the Bundaberg Divisional Board, was gazetted in 1880.</p> <p>A volunteer rifle corps (infantry) was formed in Bundaberg in 1876, known as No. 10 Company, Bundaberg Rifles. Local volunteer forces were created throughout Queensland from the 1850s, often in response to the perception that the colonies might be attacked, particularly by Russia's Pacific fleet (the so-called 'Russian scare' of the mid-1880s represented the apogee of this concern). Attendance at drill quickly declined - because the threat of attack did not materialise - and the men were reorganised into ‘M’ Company. Interest remained desultory, although a training encampment was held on the Barolin Plains in 1879 and a rifle range was also established that year. The local volunteer force was reconstituted as ‘E’ Company in 1886, following the creation of the Queensland Defence Force (QDF). A drill hall and armoury was erected for the Company in 1889. The building cost over £400 and was built by a local contractor, Edward Boyle, to a standard colonial government design.</p> <p>A drill instructor was appointed in 1892 and the interest – and competency of the Company – increased. However, the Company was disbanded in 1893 due to government budget cuts. ‘D’ company was created in 1898, part of the 2nd Queensland (or Wide Bay and Burnett) Regiment; the company, and the regiment, were absorbed in the Commonwealth Military Forces following Federation, along with the drill hall. Bundaberg also formed a mounted infantry corps (1885); it was also disbanded in 1893, but not reformed. A naval brigade was created in 1892; it too passed to the Commonwealth after Federation.</p>

Physical Description
<p>The Drill Hall is located in the northwest of a levelled grassed block bordered by Quay Street in the north, Post Office Lane in the south and the North Coast Railway Line in the west. There are trees and shrubs on the eastern, southern and south-western boundaries. A large gravelled area is situated in the southeast. The site is surrounded with a high mesh and barbed-wire fence with a vehicular and a pedestrian access from Quay Street.</p> <p>The Drill Hall consists of a low-set timber structure with a curved corrugated iron clad roof. An enclosed verandah with skillion roof wraps around the eastern and southern side and an annex is attached to the western elevation. The main entrance is from Quay Street via a large door set in the centre of the northern elevation. Access to the verandah and annex is via single doors from the front and a single door also provides access to the verandah from the rear. There are a number of windows at the front as well as on the verandah and annex. The site also contains several sheds of varying sizes and designs.</p>

Heritage Significance	
Criteria	Definition
A	<i>The place is important in demonstrating the evolution or pattern of the region’s history.</i>
Statement	The Drill Hall is important in demonstrating the evolution of the region’s history, particularly the establishment of local military forces responsible for the defence of the region in the event on an attack by a foreign aggressor (which became a major concern in the Australian colonies in the 1870s and 1880s), and the construction of training facilities, as part of a wider colonial defence framework.
B	<i>The place demonstrates rare, uncommon or endangered aspects of the region’s cultural heritage.</i>
Statement	The Drill Hall demonstrates a rare aspect of the region’s history, as the only nineteenth century Drill Hall constructed in, or extant, in the Bundaberg region.
D	<i>The place is important in demonstrating the principal characteristics of a particular class of cultural places important to the region.</i>
Statement	The Drill Hall is important in demonstrating the principal characteristics of the Queensland government-designed drill halls constructed in the late 1880s, in particular the timber construction and distinctive curved corrugated iron-clad roof.
H	<i>The place has a special association with the life or work of a particular person, group or organisation of importance in the region’s history.</i>
Statement	The Drill Hall has a special association with the volunteer and Queensland defence forces formed in the Bundaberg region, as well as forces associated with the Australian defence forces after Federation.



View to front and eastern elevation from Quay Street.



View to rear and eastern elevation from Post Office Lane.



View of drill hall and setting from Quay Street.

Integrity	Fair	Condition	Good
Statutory Listings	No statutory listings		
Non-Statutory Listings	No non-statutory listings		
Inspection Date	21/10/2014		

References
Geoff Ginn, Hilary Davies and Brian Rough, A Most Promising Corps: Citizen soldiers in Colonial Queensland,1860-1903, Brisbane, Colonial Forces Study Group, 2010.
Janette Nolan, Bundaberg: History and people, Brisbane, University of Queensland Press, 1978.
John Kerr, Southern Sugar Saga: A history of the sugar industry in the Bundaberg district, Bundaberg, Bundaberg Sugar Company Limited, 1983.
JY Walker, History of Bundaberg: Typical Queensland agricultural settlement, Bundaberg, WC Aiken, 1890.
Neville Rackemann, Bundaberg: From pioneers to prosperity, Bundaberg, Bundaberg City Council, 1992.
Queensland State Archives file.

Other Names	SEQ-5B 2	
Street Address	Isis Highway	Elliott
Title Details/ GPS Coordinates	(E: 421338 N: 7230710), (E: 421339 N: 7230684), (E: 421344 N: 7230721), (E: 421358 N: 7230661), (E: 421377 N: 7230661), (E: 421396 N: 7230751), (E: 421429 N: 7230681)	

Historical Context
Timber was an important industry in the history of Bundaberg and the surrounding region. Pastoral stations were established throughout the Wide Bay and Burnett in the late 1840s through to the 1860s, including stations such as Gin Gin, Walla, Bingera, Electra, Monduran and Tantitha. The stations were initially stocked with sheep, but progressively were replaced with cattle. When prices were low, or there was an oversupply of stock (particularly in the 1860s), the cattle were rendered to produce tallow. A boiling down works was established in Baffle Creek to render the stock from the stations. John and Gavin Steuart secured a contract to provide the works with timber for tallow casks. The Steuarts established a camp in North Bundaberg in 1866 and erected a sawmill in the following year. However, the first commercially successful sawmilling business was the Waterview Sawmill, established by Samuel Johnstone in 1868. Sawmilling and the timber more generally remained an important industry for the region throughout the nineteenth and twentieth century.
The Elliot River Fire Tower (No. 5) was constructed in 1970 by Arthur Leis in a Queensland State Forest pine plantation on the Elliot River. Pine plantations were established by the Queensland government from around 1920 and they were eventually extended across the state, representing an important shift from ad hoc felling of native stands of trees to a plantation system managed by the State government. The fire towers were installed to provide a lookout for fires that start in the plantations from the 1930s. Leis worked for the Queensland Forestry Department, constructing fire towers in State plantations throughout Queensland, mainly from his own design. He originally began with a four-legged design (of which eight were constructed); he then determined that three legs were more efficient and cheaper to build, eventually building twelve three-legged towers (the only towers of their type in the world). Leis built 28 fire towers between 1957 and 1991. Leis also constructed the Jimna Fire Tower, which is the tallest fire tower in Queensland and entered on the Queensland Heritage Register. The Elliott River Fire Tower is no longer in use, as most, if not all, of the early timber towers are now replaced by newer technology. A forestry station is located near the tower.

Physical Description
The Elliott River Fire Tower is part of the Elliott River State Forest, an extensive area south of Elliott, traversed by the Isis Highway. The tower is located on a rectangular cleared, grassed area on the western side of the highway approximately 6.5 kilometres south of the Elliott Elliott. A second tower, constructed of steel, is situated a short distance east, closer to the highway.
The three-legged timber structure is 36 metres high and follows a triangular design, the poles tapering inwards from their concrete base to the top, showing braces and cross-braces. Two logs are joined together for each pole. A hexagonal observation deck with corrugated iron clad roof and timber and mesh balustrade forms the top of the tower. Access to the deck is via a series of stairs and platforms encircling the structure on the outside.
The area at the base of the tower is fenced-off and two signs inform the public not to climb the tower due to stability issues.

Integrity	Good	Condition	Fair
Statutory Listings	No statutory listings		
Non-Statutory Listings	No non-statutory listings		
Inspection Date	21/10/2014		

References
Janette Nolan, Bundaberg: History and people, Brisbane, University of Queensland Press, 1978.
John Kerr, Forest Industry Heritage Places Study: Sawmills and Tramways, South Eastern Queensland, Brisbane, January 1998.
John Kerr, Southern Sugar Saga: A history of the sugar industry in the Bundaberg district, Bundaberg, Bundaberg Sugar Company Limited, 1983.
JY Walker, History of Bundaberg: Typical Queensland agricultural settlement, Bundaberg, WC Aiken, 1890.
Neville Rackemann, Bundaberg: From pioneers to prosperity, Bundaberg, Bundaberg City Council, 1992.

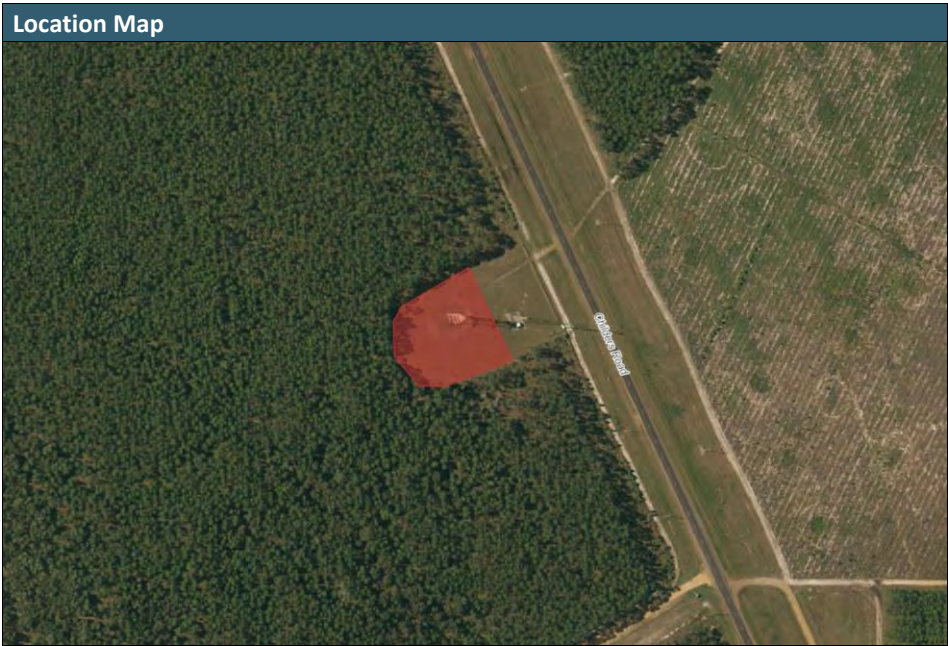
Heritage Significance	
Criteria	Definition
A	<i>The place is important in demonstrating the evolution or pattern of the region’s history.</i>
Statement	The Elliot River Fire Tower is important in demonstrating the evolution of the region's history, particularly the establishment of Queensland government state forests consisting of pine plantations, instead of the earlier ad hoc timber industry in the region (beginning with the earliest settlement in the 1860s) that relied on clearing of native stands of trees.

B	<i>The place demonstrates rare, uncommon or endangered aspects of the region’s cultural heritage.</i>
Statement	The Elliot River Fire Tower demonstrates a rare and endangered aspect of the region's history, being the only timber fire tower constructed on behalf of the Queensland government by Arthur Leis in the region, and that it has now been closed and is likely to be dismantled in the near future.

D	<i>The place is important in demonstrating the principal characteristics of a particular class of cultural places important to the region.</i>
Statement	The Elliot River Fire Tower is important in demonstrating the principal characteristics of timber fire towers constructed in particular by Arthur Leis.

E	<i>The place is important to the region because of its aesthetic significance</i>
Statement	The Elliot River Fire Tower is important because of its aesthetic significance, as a striking and dominant feature in the state forest.

H	<i>The place has a special association with the life or work of a particular person, group or organisation of importance in the region’s history.</i>
Statement	The Elliot River Fire Tower has a special association with the work of Arthur Leis, who constructed the majority of Queensland's fire towers from the 1950s through to the 1990s and who is regarded as having introduced key innovations in the design of timber fire towers, especially the shift from four to three legs.



View of fire tower ans setting.



Observation deck.



Warning sign.

Peter Holzworth, Silent Sentinels: The story of Queensland's forest fire towers and the people who built them, Brisbane, Queensland Government Department of Primary Industries and Forestry, n.d., accessed 28 November 2014, <<http://www.hqplantations.com.au/history.html#silent>>

Gin Gin Courthouse (former)

Other Names	Gin Gin Regional Art Gallery	
Street Address	Cnr 81 Mulgrave Street, Walker and May Streets	Gin Gin
Title Details/ GPS Coordinates	612G2311	

Historical Context
<p>The first European settlement in the Gin Gin district occurred in 1848 when Gregory Blaxland (the son of the famous explorer) and William Forster established the Tirroan pastoral station, which was stocked with sheep. The station was renamed Gin Gin in the 1850s, possibly after Gin Gin in Western Australia (the station is located on the northern outskirts of the town). At the time of establishment, the station was on the edge of the pastoral frontier. The number of runs soon increased; for example: Walla (1849), Kolonga (1850), Tenningering and Monduran (1850) and Moolboolaman (1861). The runs avoided all of the lower reaches of the Burnett River and the so-called ‘Isis Scrub’, effectively skirting the future site of the Bundaberg and Childers districts, although stations began to encroach on the coast by the mid- to late-1850s (for example Eureka and Electra) and, in the 1860s, Tantitha, Colanne (or Kolan), Barolin, Bingera and Branyan.</p> <p>The pastoral stations were progressively broken up via Land Acts from the 1860s onward in order to encourage closer settlement. However, the stimulus to the establishment of the town of Gin Gin and the area more generally was the discovery of copper to the west of the district, particularly Mount Perry and New Moonta, in the late 1860s and early 1870s. The copper ore was transported to the nascent settlement of Bundaberg, where it was loaded on to ships via wharves on the Burnett River. A telegraph station was established in what became the town of Gin Gin (originally called Albany) in 1874 on the telegraph line between Bundaberg and Gladstone, and becoming a repeating station in 1879. The Kolan Divisional Board, the first local government in the area, was established that year, with Gin Gin selected as the seat of the Board. Gin Gin was located on the Bundaberg-Mount Perry railway, completed in 1884. By this stage the pastoral stations had moved from sheep to cattle. Other prominent industries were sugar, with the Gin Gin sugar mill established at Wallaville in 1895, and timber and dairying.</p> <p>The first court house in Gin Gin was constructed in 1882 and it was a Small Claims Court. In 1922, it was elevated to a Magistrates’ Court. The present (former) court house was constructed in 1935 and remains in its original location (the first court house is located at the rear of the newer building). The building continued to be used as a court until 1990. The prisoners’ dock and Magistrate’s desk remain in situ; these were used in the first court house and carried over to the new building, a period of nearly 110 years.</p>

Physical Description
<p>The Gin Gin Courthouse is located on a half acre, slightly sloping, site in the Gin Gin CBD. It is bordered by Mulgrave Street in the north, Walker Street in the west and May Street in the south. Also located on the site are the police station to the east and a residence and garage facing May Street. The former courthouse, currently used as the Gin Gin regional art gallery, is set within landscaped gardens, including two tall palm trees flanking the entrance. A sign at the front provides information about the opening times of the gallery.</p> <p>The low-set L-shaped building illustrates a combination of exposed timber and weatherboard clad walls and rests on concrete stumps of varying height to level out the terrain. The corrugated iron clad roof has a Dutch gable configuration at the front and a hipped roof at the rear section. A verandah with timber balustrade wraps around the north, east and west sides and is covered under the main roof supported by timber posts. The main entrance is from Mulgrave Street via a staircase onto the verandah, and featuring a gable. A ramp provides access to the eastern verandah and there are further stairs on the western side towards the rear. A number of French doors lead into the building that is divided into a number of rooms, the former court room at the front still containing some of the original furniture, including the prisoners’ dock and Magistrate’s desk. There is also a rear entrance with access via a set of stairs. The building features several windows of a variety of styles, some covered with hoods comprising corrugated iron mounted on timber brackets and some boarded-up. At the rear of the courthouse is the original police lock-up consisting of a small weatherboard clad timber structure on low concrete stumps covered by a corrugated iron clad gable roof. Also located at rear are two timber clad toilet blocks set on a concrete base and covered by corrugated iron clad gable roof.</p>

Integrity	Fair	Condition	Good
Statutory Listings	No statutory listings		
Non-Statutory Listings	No non-statutory listings		
Inspection Date	22/10/2014		

References
Bundaberg Regional Council, Gin Gin interpretation panels.
Janette Nolan, Bundaberg: History and people, Brisbane, University of Queensland Press, 1978.

Heritage Significance	
Criteria	Definition
A	<i>The place is important in demonstrating the evolution or pattern of the region’s history.</i>
Statement	The Gin Gin Courthouse (former) is important in demonstrating the pattern of the region’s history, particularly the need for courthouses in major settlements in the region. It also demonstrates the evolution of the region’s history, as the replacement of the original courthouse with a new courthouse in the 1930s illustrated the growing population and importance of Gin Gin and the surrounding district.
B	<i>The place demonstrates rare, uncommon or endangered aspects of the region’s cultural heritage.</i>
Statement	The Gin Gin Courthouse (former) demonstrates a rare aspect of the region’s history, as an intact timber court house built in the 1930s (and the earlier court house) is rare in the region. The prisoner’s dock and magistrate’s desk dating from the original courthouse and that remain in situ are also rare.
D	<i>The place is important in demonstrating the principal characteristics of a particular class of cultural places important to the region.</i>
Statement	The Gin Gin Courthouse (former) is important in demonstrating the principal characteristics of a timber court house in a major rural settlement from the early twentieth century. Its simple timber design can be contrasted with the more substantial masonry court houses in major settlements such as Bundaberg.



View of Gin Gin Courthouse (former) and setting from Mulgrave Street.



Verandah on eastern elevation.



Police lock-up.

JY Walker, History of Bundaberg: Typical Queensland agricultural settlement, Bundaberg, WC Aiken, 1890.
Kolan Shire Council, Centenary Shire of Kolan 1879-1979, Maryborough, Maryborough Printing Company, 1979.
Neville Rackemann, Bundaberg: From pioneers to prosperity, Bundaberg, Bundaberg City Council, 1992.

Gin Gin General Cemetery

Other Names	N/A	
Street Address	Cemetery Road	Gin Gin
Title Details/ GPS Coordinates	214SP243477	

Historical Context

The first European settlement in the Gin Gin district occurred in 1848 when Gregory Blaxland (the son of the famous explorer) and William Forster established the Tirroan pastoral station, which was stocked with sheep. The station was renamed Gin Gin in the 1850s, possibly after Gin Gin in Western Australia (the station is located on the northern outskirts of the town). At the time of establishment, the station was on the edge of the pastoral frontier. The number of runs soon increased; for example: Walla (1849), Kolonga (1850), Tenningering and Monduran (1850) and Moolboolaman (1861). The runs avoided all of the lower reaches of the Burnett River and the so-called ‘Isis Scrub’, effectively skirting the future site of the Bundaberg and Childers districts, although stations began to encroach on the coast by the mid- to late-1850s (for example Eureka and Electra) and, in the 1860s, Tantitha, Colanne (or Kolan), Barolin, Bingera and Branyan.

The pastoral stations were progressively broken up via Land Acts from the 1860s onward in order to encourage closer settlement. However, the stimulus to the establishment of the town of Gin Gin and the area more generally was the discovery of copper to the west of the district, particularly Mount Perry and New Moonta, in the late 1860s and early 1870s. The copper ore was transported to the nascent settlement of Bundaberg, where it was loaded on to ships via wharves on the Burnett River. A telegraph station was established in what became the town of Gin Gin (originally called Albany) in 1874 on the telegraph line between Bundaberg and Gladstone, and becoming a repeating station in 1879. The Kolan Divisional Board, the first local government in the area, was established that year, with Gin Gin selected as the seat of the Board. Gin Gin was located on the Bundaberg-Mount Perry railway, completed in 1884. By this stage the pastoral stations had moved from sheep to cattle. Other prominent industries were sugar, with the Gin Gin sugar mill established at Wallaville in 1895, and timber and dairying.

The Gin Gin cemetery reserve was created in 1890, reflecting the growing prosperity of the town. A Cemetery Trust was established and the reserve was fenced in the same year.

Physical Description

Gin Gin General Cemetery is located on the outskirts of town, one kilometre southwest of the CBD. The cemetery is located on sloping terrain, offering views over the surrounding landscape. The site is bounded by Gossling Street to the north, Cemetery Road in the east and farmland in the south and west. Approximately one quarter of the 5.5 hectare site appears to include marked graves; on the eastern boundary and in the southwest. There are some mature trees on the north-eastern perimeter, especially on the corner section where there also is a sign reading ‘GIN GIN CEMETERY’ and the remnants of a structure including footings and steps. Other vegetation in the cemetery includes landscaping with feature trees and shrubs separating some sections of the cemetery.

Main vehicular access to the unfenced site is from the east past a small brick wall segment with information signage. Inside the cemetery the wall functions as a Columbarium Wall. A bitumen driveway divides the lawn cemetery on the southern side from the monumental section in the north. In both sections the graves are arranged in rows. The grave ornaments in the monumental cemetery reflect the changing funerary customs from the late 1800s to the present day. Surrounds include concrete and rendered brick, wrought iron fencing and piping suspended between posts. There is a variety of headstones ranging from simple mounted tablets to stelae and crosses as well as a number of monuments.

The Catholic section of the monumental cemetery is separate from the main monumental section and is located in the southwest of the cemetery. Grave ornamentation is similar to the general monumental section. A post and two-rail fence and landscaped garden bed separate the Paupers Memorial Section, consisting of a grassed area in the northwest. A small shelter structure is located close by. A Memorial Garden and second Columbarium Wall are located on the eastern boundary.

Integrity	Good	Condition	Good
Statutory Listings	No statutory listings		
Non-Statutory Listings	No non-statutory listings		
Inspection Date	22/10/2014		

References

Janette Nolan, Bundaberg: History and people, Brisbane, University of Queensland Press, 1978.

JY Walker, History of Bundaberg: Typical Queensland agricultural settlement, Bundaberg, WC Aiken, 1890.

Kolan Shire Council, Centenary Shire of Kolan 1879-1979, Maryborough, Maryborough Printing Company, 1979.

Heritage Significance	
Criteria	Definition
A	<i>The place is important in demonstrating the evolution or pattern of the region’s history.</i>
Statement	The Gin Gin General Cemetery is important in demonstrating the evolution of the region’s history, particularly the closer settlement of the Gin Gin and surroundings districts, which emerged from the original Gin Gin pastoral station established in the late 1840s. The size of the cemetery also demonstrates this evolution, indicating the importance of Gin Gin as a major settlement in the region.

C	<i>The place has potential to yield information that will contribute to an understanding of the region’s history.</i>
Statement	The Gin Gin General Cemetery has the potential to yield information that will contribute to an understanding of the region’s history, particularly burial practices, which illustrate the religious and cultural patterns of settlement and life in the district.

E	<i>The place is important to the region because of its aesthetic significance</i>
Statement	The Gin Gin General Cemetery is important to the region for its aesthetic significance, particularly its location in a predominantly rural setting.

G	<i>The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons important to the region.</i>
Statement	The Gin Gin General Cemetery has a special association with the Gin Gin community, demonstrated in particular by its continuous use as a burial place for the region for more than one hundred years.



View across cemetery from northeast corner.



Main vehicular entrance.



View to Catholic section in the southwest.

Maryborough Chronicle, Wide Bay and Burnett Advertiser, 25 June 1890.

Neville Rackemann, Bundaberg: From pioneers to prosperity, Bundaberg, Bundaberg City Council, 1992.

Gin Gin Post Office



Other Names	Gin Gin Telegraph Station (former)	
Street Address	82 Mulgrave Street	Gin Gin
Title Details/ GPS Coordinates	72G2319	

Historical Context
<p>The first European settlement in the Gin Gin district occurred in 1848 when Gregory Blaxland (the son of the famous explorer) and William Forster established the Tirroan pastoral station, which was stocked with sheep. The station was renamed Gin Gin in the 1850s, possibly after Gin Gin in Western Australia (the station is located on the northern outskirts of the town). At the time of establishment, the station was on the edge of the pastoral frontier. The number of runs soon increased; for example: Walla (1849), Kolonga (1850), Tenningering and Monduran (1850) and Moolboolaman (1861). The runs avoided all of the lower reaches of the Burnett River and the so-called ‘Isis Scrub’, effectively skirting the future site of the Bundaberg and Childers districts, although stations began to encroach on the coast by the mid- to late-1850s (for example Eureka and Electra) and, in the 1860s, Tantitha, Colanne (or Kolan), Barolin, Bingera and Branyan.</p> <p>The pastoral stations were progressively broken up via Land Acts from the 1860s onward in order to encourage closer settlement. However, the stimulus to the establishment of the town of Gin Gin and the area more generally was the discovery of copper to the west of the district, particularly Mount Perry and New Moonta, in the late 1860s and early 1870s. The copper ore was transported to the nascent settlement of Bundaberg, where it was loaded on to ships via wharves on the Burnett River. The Kolan Divisional Board, the first local government in the area, was established that year, with Gin Gin selected as the seat of the Board. Gin Gin was located on the Bundaberg-Mount Perry railway, completed in 1884. By this stage the pastoral stations had moved from sheep to cattle. Other prominent industries were sugar, with the Gin Gin sugar mill established at Wallaville in 1895, and timber and dairying.</p> <p>A telegraph station was established in what became the town of Gin Gin (originally called Albany) in 1874 on the telegraph line between Bundaberg and Gladstone, and becoming a repeating station in 1879. The building became a school, and later a residence located at Phillipi Town (on the outskirts of Gin Gin), as the post office was now located at the railway station. The current post office building was erected in its current location in 1909 (with later additions).</p>

Physical Description
<p>The Gin Gin Post Office is located on a sloping quarter acre site on the corner of Mulgrave and Campbell Streets, a short distance east of the Gin Gin CBD.</p> <p>The low-set single storey weatherboard clad timber building rests on stumps varying in height to level out the sloping terrain and features a corrugated iron clad roof with a combination of gable and hipped configurations. Generally, the structure displays the elements of the standard government design for post offices in small rural towns of the period of construction. The building has had a number of alterations and additions over time; for example, the porch is now enclosed. However, the original configuration of a single porch and gable post office building remains evident.</p>

Integrity	Fair	Condition	Good
Statutory Listings	No statutory listings		
Non-Statutory Listings	No non-statutory listings		
Inspection Date	22/10/2014		

References
Gin Gin Historical Society, historical information.
Janette Nolan, Bundaberg: History and people, Brisbane, University of Queensland Press, 1978.
JY Walker, History of Bundaberg: Typical Queensland agricultural settlement, Bundaberg, WC Aiken, 1890.
Kolan Shire Council, Centenary Shire of Kolan 1879-1979, Maryborough, Maryborough Printing Company, 1979.
Neville Rackemann, Bundaberg: From pioneers to prosperity, Bundaberg, Bundaberg City Council, 1992.

Heritage Significance	
Criteria	Definition
A	<i>The place is important in demonstrating the evolution or pattern of the region’s history.</i>
Statement	The Gin Gin Post Office is important in demonstrating the pattern of the region’s history, particularly the establishment of postal and telegraphy services. It also demonstrates the evolution of the region’s history, as the third post office in the town of Gin Gin, illustrating its continued growth over time.
B	<i>The place demonstrates rare, uncommon or endangered aspects of the region’s cultural heritage.</i>
Statement	The Gin Gin Post Office demonstrates a rare aspect of the region’s cultural heritage, as a relatively intact, early twentieth century timber post office (with additions) in the Bundaberg region is rare.
D	<i>The place is important in demonstrating the principal characteristics of a particular class of cultural places important to the region.</i>
Statement	The Gin Gin Post Office is important in demonstrating the principal characteristics of an early twentieth century timber post office constructed in a major rural town.
E	<i>The place is important to the region because of its aesthetic significance</i>
Statement	The Gin Gin Post Office is important to the region for its aesthetic significance, as a pleasing example of an early twentieth century timber post office with decorative features.



View to post office from Mulgrave Street.



Western elevation.



View to front and eastern elevation.

Gin Gin War Memorial



Other Names		
Street Address	Mulgrave Street / Bruce Highway	Gin Gin
Title Details/ GPS Coordinates	(E: 394805 N: 7235448), (E: 394810 N: 7235454), (E: 394812 N: 7235443), (E: 394816 N: 7235450)	

Historical Context
The Gin Gin War Memorial was erected by the residents of the Kolan Shire and was unveiled by Lieutenant-Colonel Christie on 6 November 1920 to commemorate 48 local men who had given their lives in the Great War, in addition to nursing sister Sister M.E. Wilson, whose name is listed at the top of the first plaque. The memorial was manufactured by the Brisbane firm of A.L. Petrie & Son. A.L. Petrie & Son of Toowong in Brisbane was responsible for more of Queensland's digger monuments than any other masonry firm. A later set of plaques records the 14 names of those who died on active service in the Second World War.

Physical Description
The Gin Gin War Memorial is located in a prominent location at the southern entrance into Gin Gin in the median of Mulgrave Street (the Bruce Highway). The memorial consists of a life-sized digger with head bowed and arms reversed, wearing an ammunition bandolier over his shoulder, set atop a typical petrie base. The memorial is painted white and grey, and is set within a landscaped rose garden area with a chain border around the memorial, small pipe border around the roses and a low concrete border around the whole area. Marble plaques are located on the faces of the pedestal and lower step, with the Kolan Shire Role of Honour inset in the base of the memorial. The main face carries the inscription “In memory of those who so nobly gave their lives for our freedom in the Great War of 1914-1919. They rose responsive to their country’s call, They gave their lives, their best, their all.” Adjacent plaques feature the names of the 48 local men who fell in the First World War. The plaque on the lower step reads “In memory of the fallen in the war of 1939-1945, Lest We Forget”, with surrounding plaques listing the names of 14 men who lost their lost their lives in the Second World War.
Of particular note is the first inscription, which names nursing sister, Sister M.E. Wilson and, subsequently, the names of the Kolan Shire “Band of Brothers”, E. (Ernest) Allen (private, d.1917), J.E. (James Edward) Allen (private, d.1918) and J. (Josiah) Allen (private, d.1918) all of whom lost their lives in the Great War.

Integrity	Good	Condition	Good
Statutory Listings	No statutory listings		
Non-Statutory Listings	Queensland War Memorial Register		
Inspection Date	26/6/2013		

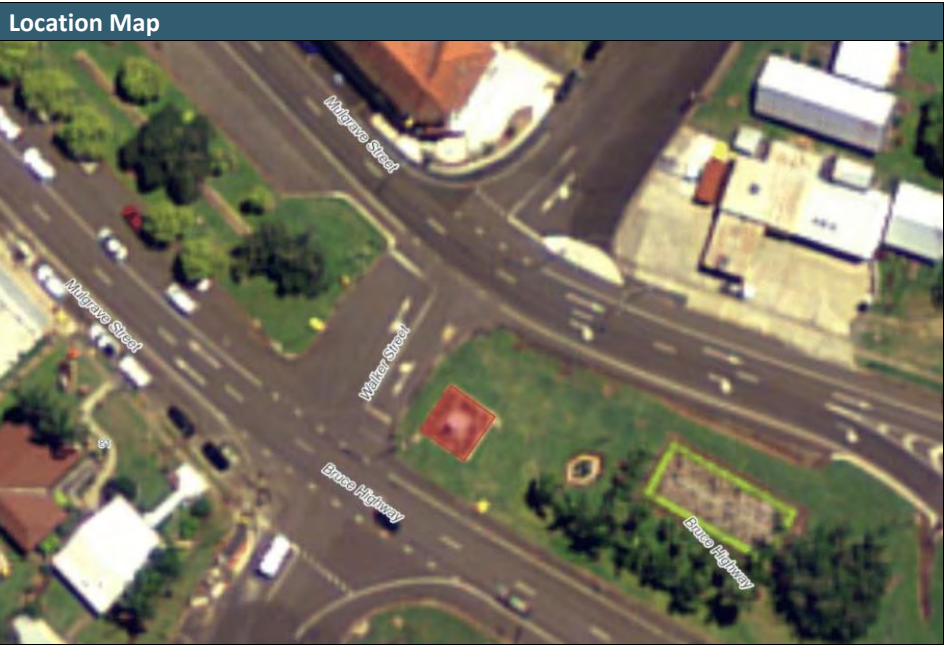
References
Department of Environment and Heritage Protection, 'Gin Gin War Memorial', accessed 6 August 2013, <http://www.qldwarmemorials.com.au/pages/MemoDet.aspx?Memorial=Gin Gin War Memorial>
Monument Australia (2010-2013), 'Gin Gin War Memorial', accessed 6 August 2013, <http://monumentaustralia.org.au//search/display/91462-gin-gin-war-memorial>

Heritage Significance	
Criteria	Definition
A	<i>The place is important in demonstrating the evolution or pattern of the region’s history.</i>
Statement	War Memorials are important in demonstrating the pattern of Queensland's history as they are representative of a recurrent theme that involved most communities throughout the state. They provide evidence of an era of widespread Australian patriotism and nationalism, particularly during and following the First World War.

D	<i>The place is important in demonstrating the principal characteristics of a particular class of cultural places important to the region.</i>
Statement	The monuments manifest a unique documentary record and are demonstrative of popular taste in the inter-war period. Erected in 1920, the memorial at Gin Gin demonstrates the principal characteristics of a commemorative structure erected as an enduring record of a major historical event. This is achieved through the use of appropriate materials and design elements. As a digger statue, it is representative of the most popular form of war memorial in Queensland.

E	<i>The place is important to the region because of its aesthetic significance</i>
Statement	This particular statue is of aesthetic value, both for its prominence as a landmark in the town and for its landscaped garden surrounds.

G	<i>The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons important to the region.</i>
Statement	It has a strong association with the community as evidence of the impact of a major historic event. This memorial is also significant as evidence of the patriotism of the people of Gin Gin. The memorial has an important association with the work of stonemasons A.L. Petrie & Son.



View to northeast.



View to east.



View to south.

Other Names	N/A	
Street Address	5594 Isis Highway	Childers
Title Details/ GPS Coordinates	(E: 425708 N: 7207206), (E: 425740 N: 7207430), (E: 425754 N: 7207234), (E: 425818 N: 7207397), (E: 425835 N: 7207291), (E: 425862 N: 7207414), (E: 425926 N: 7207394), (E: 425953 N: 7207346)	

Historical Context
<p>The Isis Scrub was first described by Assistant-Surveyor James Charles Burnett in 1847. Burnett skirted the edge of the scrub and reached what he thought was the Boyne River for the second time, following it to the current site of Bundaberg. Burnett realised it was not in fact the Boyne and the Governor FitzRoy named the river the Burnett in the surveyor’s honour. William Howard (after whom the town of Howard is named) was the first European to explore the scrub in 1863.</p> <p>The Isis district became an important area for sugar cane farming and refining from the 1880s. The first blocks of land in the district were selected in the early 1870s. The first industry in the scrub was sawmilling, although pastoral stations were established around the scrub from the late 1840s. The first town in the district was Abingdon, beginning with a hotel and then a school, the latter opened in 1880. Homestead blocks were offered to selectors in the late 1870s and the blocks were progressively taken up, with demand increasing the early 1880s. More homestead areas were declared in the district to meet demand. A railway was constructed in 1887, with its terminus at Childers (which at the time of the construction of the railway was merely the line’s terminus; there was as yet no town. The village of Horton was the only substantial settlement located on the line). By the early 1900s the majority of the scrub had been cleared for sugar cane farms and plantations, and the mills that processed the cane.</p> <p>The scrub was an important site of botanical study for the botanist Sabine Helms. Sabine moved to the district with her husband, Rudolph, who was appointed the first manager of the Colonial Sugar Refinery mill at Huxley in 1895. Sabine spent seventeen years studying the botany of the scrub, illustrating over 90 species of flora and collecting a herbarium of over 400 plant specimens, later donated to the Copenhagen Botanical Museum. Two species of plant are also named after her: Grevillea helmsiae and Geigera helmsiae; Helms’ painting of Geigera was published in Frederick Bailey’s The Queensland Flora (published in seven volumes from 1899-1902 and 1905; Bailey was the Queensland Colonial Botanist from 1881 until his death).The Isis Shire Council named the scrub in Helms’ honour.</p>

Physical Description
<p>Helms Scrub is located on a 3 hectares undulating site bounded by the Isis Highway in the south, on a lot that contains the Childers waste facility in the north. The area contains a small remnant of the Isis Rainforest once extending to 360 square kilometres. Vegetation includes two species classified as endangered and vulnerable respectively, the Isis Tamarind (Alectryon ramiflorus) and the Wedge-leaf Tuckeroo (Cupaniopsis shirleyana), as well as Hoop Pine (Araucaria cunninghamii), Crows Ash (Flindersia australis), Queensland Ebony (Diospyros ferrera), Yellow Boxwood (Planchonella pohlmaniana) and vines.</p> <p>A hiking track leads through the scrub starting at the car parking area adjacent to the highway. An interpretation sign provides information on the site including historic context.</p>

Integrity	Fair	Condition	Good
Statutory Listings	No statutory listings		
Non-Statutory Listings	No non-statutory listings		
Inspection Date	24/10/2014		

References
<p>Australian Dictionary of Biography, National Centre of Biography, Australian National University, 'Frederick Bailey', accessed November 2014, <https://www.anbg.gov.au/biography/bailey-frederick.html></p> <p>Australian Dictionary of Biography, National Centre of Biography, Australian National University, 'Sabine Helms', accessed November 2014, <http://www.anbg.gov.au/biography/helms-sabine.html></p> <p>Bundaberg Regional Council, Helms Scrub interpretation panel.</p>

Heritage Significance	
Criteria	Definition
A	<i>The place is important in demonstrating the evolution or pattern of the region’s history.</i>
Statement	Helms Scrub is important in demonstrating the pattern of the region’s history, particularly the wholesale clearing of the Isis Scrub to facilitate settlement, the establishment of agricultural farms (most importantly sugar cane farms) and sugar mills.
B	<i>The place demonstrates rare, uncommon or endangered aspects of the region’s cultural heritage.</i>
Statement	Helms Scrub demonstrates an endangered aspect of the region’s cultural heritage, as a remnant of the scrub that early settlers in the nineteenth century faced when selecting and developing land in the district.
H	<i>The place has a special association with the life or work of a particular person, group or organisation of importance in the region’s history.</i>
Statement	Helms Scrub has a special association with the work of Sabine Helms, who was instrumental in documenting and observing the flora of the Isis Scrub prior to its near-complete removal, and whose work contributed to our understanding of existing and new species of plants in the region.



Interpretation sign.



Hiking track through the scrub.



View to Helms Scrub.

Henker Family Graves

Other Names	N/A	
Street Address	Henkers Road / Rosedale Road	Oakwood
Title Details/ GPS Coordinates	(E: 428161 N: 7252324), (E: 428168 N: 7252309), (E: 428175 N: 7252330), (E: 428182 N: 7252315)	

Historical Context
Mary McLucas (nee Watson) and her son, William Watson, were early settlers in the Bundaberg district. William selected over 100 acres, bounded by Splitters Creek, in 1871, making him (and his mother) some of the earliest settlers in the region, given that the town of Bundaberg had only been surveyed two years earlier. The property was called Carnamoyle, after Carnamoyle in Ireland. Watson went on to establish a successful agricultural implement manufacturing, blacksmith and wheelwright business in 1880. Mary died in 1879 and was buried on the property. Charles Henker (d1894) and Wilhelmine Henker (d1901) are also buried on the property; it is unclear whether they were related to the Watsons, or if they were subsequent owners of the property.

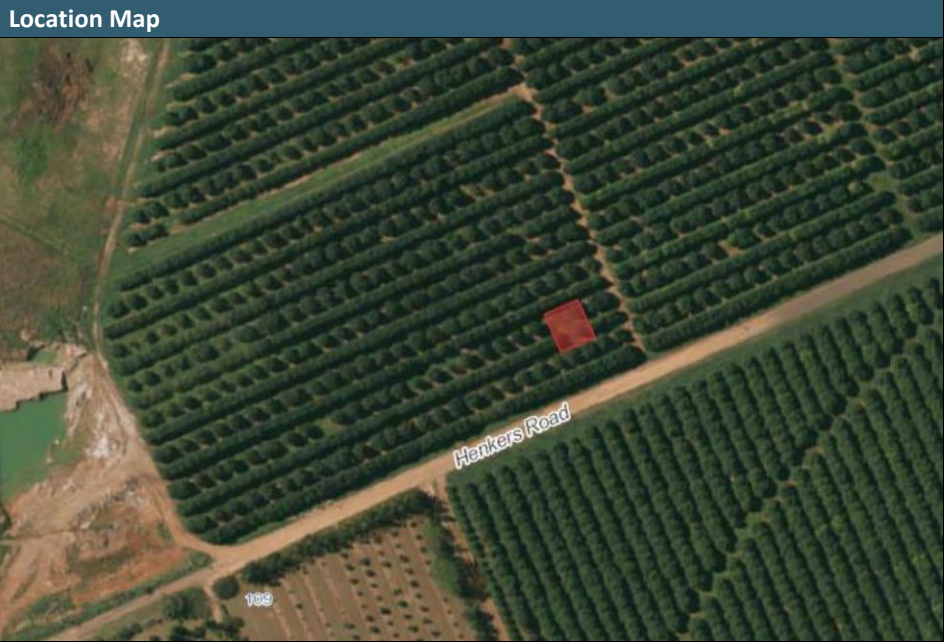
Physical Description
The Henker Family Graves are located within a Macadamia Plantation towards the western end of Henkers Road in the suburb of Oakwood, approximately seven kilometres northwest of the Bundaberg CBD.
The grave site is cordoned off by a rope strung between the corner posts of a former wrought iron fence surround. There are three headstones in form of decorated stelae arranged in a row.

Integrity	Good	Condition	Fair
Statutory Listings	No statutory listings		
Non-Statutory Listings	No non-statutory listings		
Inspection Date	22/10/2014		

References
Woods Bagot Pty Ltd, Burnett Shire Cultural Heritage Study, Volume 3 - Schedule of Places, 1996.

Heritage Significance	
Criteria	Definition
A	<i>The place is important in demonstrating the evolution or pattern of the region’s history.</i>
Statement	The Henker Family Graves are important in demonstrating the evolution of the region, in particular the emergence of Bundaberg and the selection of agricultural land in its immediate vicinity from the late 1860s and the development of associated industries (through the association of Mary McLucas with her son, William Watson). The graves also demonstrate the pattern of the region's history, in that private cemeteries were common in the nineteenth century, despite the establishment of public cemeteries.

C	<i>The place has potential to yield information that will contribute to an understanding of the region’s history.</i>
Statement	The Henker Family Graves has potential to yield information that will contribute to an understanding of the region's history. The grave of Mary McLucas in particular is an early grave in the region (only ten years after the town of Bundaberg was surveyed). The graves also have the potential to contribute to an understanding of burial practices in the region by illustrating the religious and cultural patterns of settlement and life in the region in the nineteenth century.



View to the grave sites from Henkers Road.



Setting of graves within plantation.



Close-up of grave sites showing remnants of wrought iron fence.

Hinkler House



Other Names	Hinkler House Memorial Museum / Mon Repos House	
Street Address	6 Mt Perry Road	Bundaberg North
Title Details/ GPS Coordinates	(E: 432905 N: 7251273), (E: 432918 N: 7251256), (E: 432925 N: 7251289), (E: 432938 N: 7251272)	

Historical Context
<p>Bert Hinkler (1892-1933) was a prominent aviator. Hinkler was born in Bundaberg, although he lived in England from 1913, and he is primarily remembered as the first person to fly solo from Britain to Australia, in 1928. He first landed in Darwin, but then flew on to his home town of Bundaberg, arriving on 27 February 1928. The flight earned Hinkler numerous awards, including the Air Force Cross. Hinkler attempted another flight to Australia in 1933, but he crashed the plane in the Appennines mountain range in Italy and died from exposure (having survived the crash).</p> <p>The erection of Hinkler House in its present setting was a Bicentennial project to relocate Hinkler's former residence from Southampton, England to the Botanic Gardens in North Bundaberg. The project involved the Bundaberg City Council and Queensland Government, as well as numerous community organisations, businesses and individuals, all of which are listed on honour boards on the second floor of the building. Officially opened by Queensland Premier Sir Johannes Bjelke-Petersen and the former Mayor of Southampton, Councillor Dorothy Brown, the house is now an adjunct facility to the Hinkler Hall of Aviation.</p>

Physical Description
<p>Two (2) storey English Edwardian style residence of cavity brick construction, with pebble dash walls to the upper storey. Baltic pine floorboards, rafters and joists. European red wood balustrades, architraves and mouldings. Plaster and lath ceilings. Welsh slate hipped roof with additional hipped gable. Internal to the building are genuine and replicated items of furniture and fixtures from the original house in Southampton. On the second floor are six (6) commemorative plaques dedicated to all volunteers, donors and organisations who were involved in the project. The yard consists of raised brick garden beds.</p>

Integrity	Poor	Condition	Fair
Statutory Listings	No statutory listings		
Non-Statutory Listings	No non-statutory listings		
Inspection Date	3/7/2012		

References
<p>Australian Dictionary of Biography, National Centre of Biography, Australian National University, E. P. Wixted, 'Hinkler, Herbert John (Bert) (1892–19, published first in hardcopy 1983, accessed online 26 January 2015, <http://adb.anu.edu.au/biography/hinkler-herbert-john-bert-6680/text11519></p> <p>Hinkler House Memorial Museum and Research Association Incorporated Hinkler House - A Great Journey, accessed 12 August 2013, <http://www.hinklerresearch.org.au/house_relocation.htm></p>

Heritage Significance	
Criteria	Definition
G	<i>The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons important to the region.</i>
Statement	The building has a strong and special association with the community of Bundaberg. In 1983/84 several individuals and organisations participated in a Bicentennial community project to relocate Hinkler House from Southampton, England to Bundaberg, saving the building from pending demolition. The participation, support and community based funding of the project highlights the significance of the place as it relates to the recognition and celebration of Bert Hinkler’s aviation achievements.
H	<i>The place has a special association with the life or work of a particular person, group or organisation of importance in the region’s history.</i>
Statement	The reconstructed building has a special association with the life of Bundaberg pioneering aviator Bert Hinkler, as his English home until his death in 1933. The Bundaberg Botanic Garden location of the house is significant as it is adjacent to Hinkler’s North Bundaberg State School and the lagoon where he spent many hours observing the flight of birds, especially the ibis, which contributed greatly to his aviation achievements.



View to west.



Hinkler House and garden



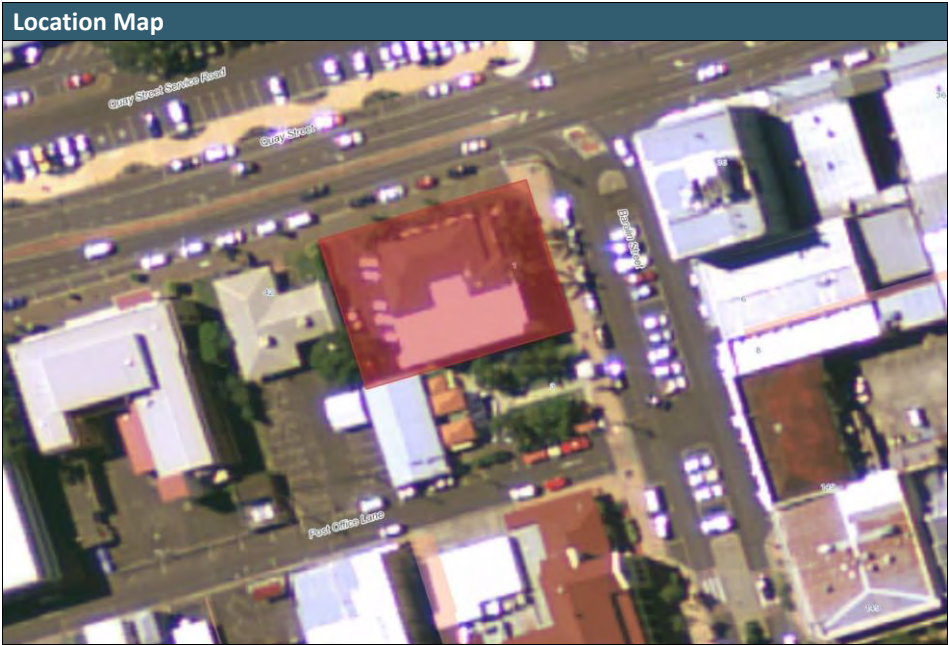
View to north.

Other Names	Customs House, Bundaberg Regional Art Gallery, Commonwealth Bank Building (former), Bundaberg	
Street Address	1 Barolin Street	Bundaberg Central
Title Details/ GPS Coordinates	1RP47025	

Historical Context
<p>Bundaberg was established in the late 1860s. The Burnett River was identified by John Charles Burnett (after which was it named) during his exploration of the Wide Bay and Burnett regions in 1847. Pastoral stations were established throughout the Wide Bay and Burnett in the late 1840s through to the 1860s, including stations such as Gin Gin, Walla, Bingera, Electra, Monduran and Tantitha. The stations were initially stocked with sheep, but progressively were replaced with cattle. When prices were low, or there was an oversupply of stock (particularly in the 1860s), the cattle were rendered to produce tallow. A boiling down works was established in Baffle Creek to render the stock from the stations. John and Gavin Steuart secured a contract to provide the works with timber for tallow casks. The Steuarts established a camp in North Bundaberg in 1866 and erected a sawmill in the following year. Interest in the settlement grew rapidly and a town was surveyed on the southern bank of the Burnett River in 1868 on the site of the present day city.</p> <p>Timber was the industry that acted as a catalyst for the creation of a European settlement. However, it was sugar that came to define the history of Bundaberg and the surrounding region. Sugar cane was planted in the 1870s and the first commercial sugar mill, located at Millbank (west of the city on the southern bank of the Burnett), began operating in 1872. The industry was thriving by the 1880s, with major mills such as Millaquin and Fairymead processing cane juice from cane plantations and farms with their own juice mills and located throughout the region, but particularly in land formerly occupied by the Woongarra, Bingera and Gooburrum scrubs. From its early years, the industry relied on South Sea Islander labour (referred to as ‘Kanakas’ at the time) and later workers from Sri Lanka (then Ceylon). The importance of Bundaberg was further strengthened when it became the port for the Mount Perry copper mine, with a railway from Mount Perry to North Bundaberg constructed in 1884 (although a rudimentary road existed from the early 1870s). A rum distillery was established at Millaquin sugar mill in 1888, later known as the Bundaberg Rum Distillery. Bundaberg also developed a foundry and engineering industry to support the sugar and juice mills, and the copper mines at Mount Perry. The first local government, the Bundaberg Divisional Board, was gazetted in 1880. The Burnett River became a major port for the region's industries.</p> <p>Designed by prominent Queensland Works Department Architect John Smith Murdoch and constructed in 1902 by Toowong contractor Charles Miller for a total cost of £4,398, the H.M. Customs House is the second customs house to have been erected in Bundaberg, its scale and design reflecting the growth and prosperity of Bundaberg. The location of the new Customs building was heavily debated before the current site was suggested by the Bundaberg Chamber of Commerce. A poll of the ratepayers was taken on 22 September 1900, unanimously supporting the current site.</p> <p>The Commonwealth Bank acquired the building in 1921. The building has remained largely intact internally, but it has been subject to numerous external alterations over time that have removed some architectural features from the original building. Today the building is utilised as the Bundaberg Regional Art Gallery (BRAG).</p>

Physical Description
<p>The former Bundaberg Customs House is a two storey building located at the corner of Quay Street and Barolin Streets. The building sits square with its principal elevation facing north, although the primary entry to the building is located on the eastern elevation of the building addressing Barolin Street. Access is via several raised steps above the ground and set back from the smooth walling that is decorated with a motif from the ‘BRAG’ (Bundaberg Regional Art Gallery) logo in purple and black and interrupted by a series of one on one sash windows. The northern portion of the building has the ground floor expressed as the base, with a rusticated finish to walls and pier elements, between which windows are placed, the ledges and frames of which are highlighted in purple, providing strong contrast with the predominant neutral colouring of this section of the building. The ground floor is separated from the upper level by a cornice that runs along the wall and projections, but is absent from the centre of the symmetrical northern facade, where the verticality of the building is emphasised by thin piers that project from a sugar cane themed mural and are topped by a cement crest representing a lion and unicorn prepared by Sydney sculptors Messrs Grant and Cocks. On the upper level, these piers are visually connected by banks of louvres that provide ventilation to an upstairs balcony. Similar louvres are also present on the upper levels of the eastern and western facades. On the parapet wall, several cement kookaburras have been placed. The southern elevation has smooth walling and a green painted finish, with a ramp provided for disabled access, whilst the western elevation- which adjoins a car parking area- features a circular window, with three leadlight glass windows above which are viewed internally from the cedar staircase. This staircase connects the lower level of the gallery- which contains the main gallery (Gallery 1) and the ‘Vault’ (a conversion of the 1920’s concrete bank vault into a contemporary exhibition space) - to the upper floor, housing Gallery 2 in addition to an artist-in-residence apartment and art resource library. The interior of the upper storey features timber board ceilings, ceiling roses, fireplaces and timber doors with rectangular fanlights.</p>

Heritage Significance	
Criteria	Definition
A	<i>The place is important in demonstrating the evolution or pattern of the region’s history.</i>
Statement	The former Bundaberg H.M Customs House, completed in 1902, demonstrates the growth of the Bundaberg as a port facility in the nineteenth century. The prominence and high quality of the design of the building, although now substantially modified, provides evidence of the importance of the customs service in Queensland. The former Bundaberg H.M. Customs House is also important in demonstrating the wealth and importance of Bundaberg as a sugar city in the nineteenth century, being a grand building of a design and scale that illustrates the evolution of Bundaberg as a regional centre.
E	<i>The place is important to the region because of its aesthetic significance</i>
Statement	The place is important to the region because of its aesthetic significance. The former Bundaberg H.M. Customs House is also important in demonstrating the wealth and importance of Bundaberg as a sugar city in the nineteenth century, being a grand building of a design and scale that illustrates the evolution of Bundaberg as a regional centre. This significance remains despite various external alterations to the building.
H	<i>The place has a special association with the life or work of a particular person, group or organisation of importance in the region’s history.</i>
Statement	Although substantially altered, the Bundaberg H.M. Customs House (former) has a special association with the life and work of J. S. Murdoch, District Architect with the Queensland Works Department, during a period when many great public buildings in Queensland were designed by that office under AB Brady and Thomas Pye.



View to front and east elevation from Quay Street.



Cement Government Crest Quay Street frontage.



Southern elevation.

Integrity	Fair	Condition	Fair
Statutory Listings	No statutory listings		
Non-Statutory Listings	No non-statutory listings		
Inspection Date	15/7/2013		

References
Bundaberg Genealogical Association Inc, Bundaberg - A History from the Newspapers 1862-1903'- Volume 5, p11-19, Bundaberg, Bundaberg Genealogical Association Inc, 2009.
Bundaberg Regional Council, 'Now and Then The H.M. Customs House, Quay Street', accessed 15 August 2013, < http://library.bundaberg.qld.gov.au/sites/default/files/files/Timeline_Customs_House.pdf >
Janette Nolan, Bundaberg: History and people, Brisbane, University of Queensland Press, 1978.
John Kerr, Southern Sugar Saga: A history of the sugar industry in the Bundaberg district, Bundaberg, Bundaberg Sugar Company Limited, 1983.
JY Walker, History of Bundaberg: Typical Queensland agricultural settlement, Bundaberg, WC Aiken, 1890.
Neville Rackemann, Bundaberg: From pioneers to prosperity, Bundaberg, Bundaberg City Council, 1992.

Holy Rosary Catholic Church



Other Names	N/A	
Street Address	Cnr Woongarra and Barolin Streets	Bundaberg Central
Title Details/ GPS Coordinates	1B158, 2B15866, 3B1586	

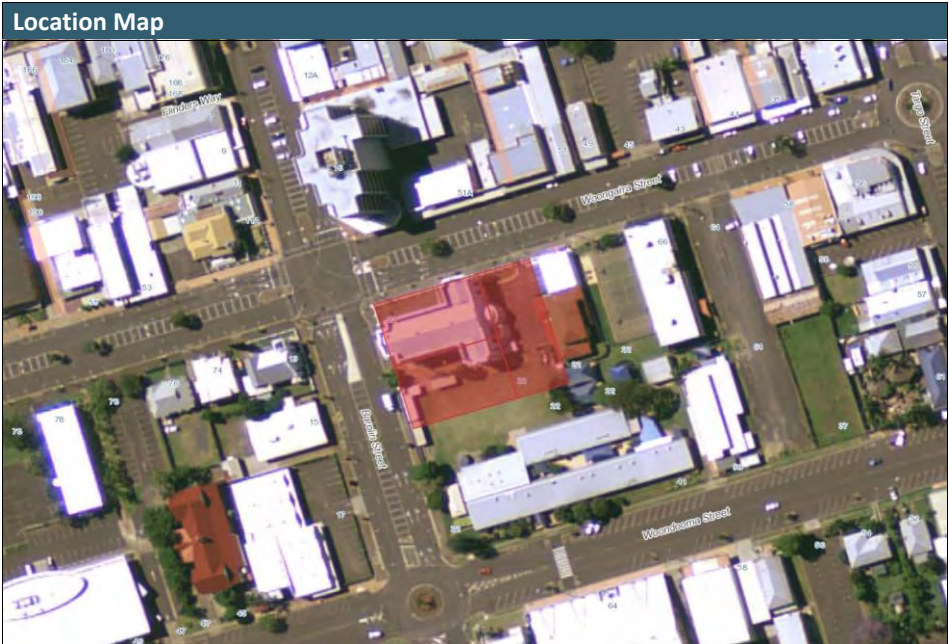
Historical Context
<p>The first Catholic Church, opened in 1875, was a wooden structure and named the Church of St Mary of the Holy Rosary. Bundaberg had only recently become part of the Gayndah-Mt Perry parish and Father Constantine Rossolini was appointed as the parish priest. The building was, nonetheless, the first church constructed in Bundaberg – before this time (and for some denominations, afterwards) a single service was held for all denominations in the first School of Arts building. Signalling the growing importance of Bundaberg, Rossolini moved to the town in 1876 and his residence was erected on the grounds of the church. By the 1880s, the original church was too small for the parish’s needs, further indicating the growth of the town. Father Rossolini was determined that a new church building should reflect the significance of the town and its Catholic community.</p> <p>The Holy Rosary Church is constructed on the site of the first Catholic Church in Bundaberg. It was completed in 1888 and built to the design of the former colonial architect, FDG Stanley. Stanley was one of the most prolific and well-known architects practicing in Queensland in the nineteenth century. The building was extended in 1926 with the addition of transepts and a sanctuary. The extensions were designed by the prominent Bundaberg architect, FH Faircloth. The brick walls of the 1888 building remained exposed, but it is believed they were plastered at the time of the 1926 extensions. Major renovations were completed in 1989, prompted by a water leak that was affecting the foundations of the church.</p> <p>Father Rossolini died in 1894 and he is buried in the grounds of the church. It was rumoured that he was buried under the church and care was taken during the 1989 renovations in case the rumour was true (it does not appear that it was). Another early Church priest, Reverend Father O’Brien, was instrumental in the establishment of the first church in the early 1870s and he died suddenly in Father Rossolini’s house, and he was also buried in the church grounds, although his remains were later removed to Maryborough.</p>

Physical Description
<p>The Holy Rosary Catholic Church occupies the corner of Woongarra and Barolin Streets in the Bundaberg CBD, a site of three lots measuring a quarter acre each. The St Joseph’s Catholic School sportsground joins onto the church in the south and a carpark is located on the eastern side. A brick fence separates the grassed front yard from Woongarra Street, consisting of square pillars with moulded caps and low panels, and continues a short length either side of the main entrance on Barolin Street. On the northern side are some low shrubs, and some mature palm trees are located on the southern side.</p> <p>The church is designed in neo classical style with Greek and Roman influences. The layout follows a cruciform plan with a semi-circular apse. The tall rendered brick building has a gable roof surrounded by a parapet with decorative mouldings. The walls are decorated with pilasters supporting a decorated entablature. The main entrance features a large portico, consisting of two single and two double Doric columns on pedestals supporting a triangular pediment resting on the entablature. On the parapet behind the pediment sits a cross, and two Virgin Maria statues are positioned on the corners. The arched entrance door features a triangular pediment. There are porticos with similar features, although on a smaller scale, on the northeast and southeast corners. Additional doors leading into the northern and southern elevations show similar features as the main entrance door. There are a large number of tall arched windows with decorative mouldings. Internal features include a marble altar, steps and fittings, stained glass windows and a pipe organ.</p>

Integrity	Fair	Condition	Good
Statutory Listings	No statutory listings		
Non-Statutory Listings	No non-statutory listings		
Inspection Date	21/10/2014		

References
Bundaberg Newspaper Company, 'Building Faith in Renovation', accessed 14 November, <http://www.news-mail.com.au/news/building-faith-in-renovation/1859206/>
Catholic Parish of Bundaberg, accessed 14 November 2014, <http://www.bundabergcatholic.net.au/125.html>
JY Walker, History of Bundaberg: Typical Queensland agricultural settlement, Bundaberg, WC Aiken, 1890.
Organ Historical Trust of Australia, 'Holy Rosary Catholic Church', accessed 14 November 2014, <http://www.ohta.org.au/organs/organs/BundabergRC.html>

Heritage Significance	
Criteria	Definition
A	<i>The place is important in demonstrating the evolution or pattern of the region’s history.</i>
Statement	The Holy Rosary Catholic Church is important in demonstrating the pattern of the region’s history, particularly the establishment of religious institutions and church buildings. It also demonstrates the evolution of the city, as the size and grandeur of the church reflects the growing population and importance of Bundaberg and its Catholic community when the project was conceived and constructed.
C	<i>The place has potential to yield information that will contribute to an understanding of the region’s history.</i>
Statement	The Holy Rosary Catholic Church has potential to yield information that will contribute to an understanding of the region’s history, in particular the grave of Father Constantine Rossolini, but also material evidence of the first Catholic Church building in Bundaberg and other associated structures, dating from the 1870s.
E	<i>The place is important to the region because of its aesthetic significance</i>
Statement	The Holy Rosary Catholic Church is important to the region because of its aesthetic significance. The church building is large and striking, and is visually dominant in its prominent corner location. Its classical architectural design in particular evokes Roman architecture (and thus the Catholic significance of Rome), conferring a sense of permanence. The features illustrate the confidence in the growth and development of Bundaberg in the nineteenth century.
G	<i>The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons important to the region.</i>
Statement	The Holy Rosary Catholic Church has a special association with Bundaberg’s Catholic community as its principal place of worship.
H	<i>The place has a special association with the life or work of a particular person, group or organisation of importance in the region’s history.</i>
Statement	The Holy Rosary Catholic Church has a special association with the life of Father Constantine Rossolini, the first parish priest to be permanently based in Bundaberg, and the prominent Queensland architect, FDG Stanley.



View to front and northern elevation from corner Woongarra and Barolin Streets.



Southern elevation.



View to front and northern elevation from Woongarra Street.

Invicta Cemetery

Other Names	N/A	
Street Address	Boughtons Road	Bucca
Title Details/ GPS Coordinates	97CK2636	

Historical Context

The Invicta sugar mill crushed sugar cane from 1895 until 1918. The mill was established by Frederic Buss, a prominent Bundaberg businessman who owned interests in a number of other sugar and juice mills in the region as well as retail interests (most prominently Buss & Turner), often in partnership with other family members. He was a member of the Bundaberg Municipal Council in the 1890s and donated £500 to street planting in Bundaberg’s central business district. Buss Park in Bundaberg is named for the Buss family. The Invicta Mill was owned solely by Frederic.

Buss established the mill with second-hand mill equipment purchased from defunct mills in New South Wales, as well as new equipment. His engineer, G. G. Francis, supervised the erection of the mill; as part of the process, he moved the Kolan sawmill, located at Booyan, to the mill site to manufacture timber for its construction. Buss offered local farmers 10 year leases in order to grow sugar cane. Cane was delivered to the mill via punts and tramways, and by road (including over the Bucca Crossing, improved in 1896). By its second year the mill crushed more than 300 tonnes of cane and appeared to rival the bigger mills of Millaquin, Fairymead and Bingera.

The Invicta Mill continuously suffered from an undersupply of sugar cane, particularly as many of the potential suppliers were just as close to large mills such as Fairymead and Bingera. The mill tried a number of strategies to increase supply; they offered a high price for cane; supplied punts; and in 1911 built a 14km tramway to connect the mill with Avondale, to the north (authorised under the Invicta Branch Railway Act). Existing (earlier) tramways to the mill were also extended, to Bucca and then Norbrook, located on the southern side of the Kolan River. Nonetheless, the mill struggled to meet capacity and the mill was sold to a co-operative of farmers on the Haughton River (near Townsville) and dismantled in 1918.

The cemetery was in close proximity to the Invicta sugar mill. The cemetery contains two graves, of Herbert James Wigzell and Thomas Newell. Wigzell was a labourer, and he drowned in the Kolan River in 1907. Newell was a fireman employed at the mill and he also drowned in the river in 1913.

Physical Description

The Invicta Cemetery is located towards the eastern end of Boughtons Road in lightly forested terrain.

A small portion of the 0.5 hectare levelled site on the northeast corner has been cleared and contains two grave sites, approximately two metres apart, with decorative concrete surrounds and upright concrete headstones with engraved inscription and ornamentation. The graves have been restored by the Invicta community and a paved border has been added. The site is enclosed by a timber pole barrier and an interpretive panel provides information about the history of Invicta. It is unknown, whether there are any more unmarked graves in the cemetery reserve.

Integrity	Fair	Condition	Fair
Statutory Listings	No statutory listings		
Non-Statutory Listings	No non-statutory listings		
Inspection Date	22/10/2014		

References

Australian Dictionary of Biography, National Centre of Biography, Australian National University, J.G. Nolan ‘Buss, Frederic William (1845-1926)', accessed 11 July 2013, <<http://adb.anu.edu.au/biography/buss-frederic-william-5440/text9235>>

John Kerr, Southern Sugar Saga: A history of the sugar industry in the Bundaberg district, Bundaberg, Bundaberg Sugar Company Limited, 1983.

Woods Bagot Pty Ltd, Burnett Shire Cultural Heritage Study, Volume 3 - Schedule of Places, 1996.

Heritage Significance	
Criteria	Definition
A	<i>The place is important in demonstrating the evolution or pattern of the region’s history.</i>
Statement	The Invicta Cemetery is important in demonstrating the evolution of the region's history, particularly the establishment of a sugar mill at Invicta and the significance of its presence, leading to the creation of a cemetery primarily servicing the community created by the establishment of the mill. The cemetery also demonstrates the pattern of the region’s history, particularly the establishment of cemeteries in new settlements.
C	<i>The place has potential to yield information that will contribute to an understanding of the region’s history.</i>
Statement	The Invicta Cemetery has the potential to yield information that will contribute to an understanding of the region’s history, particularly burial practices and the origins and stories of Invicta sugar mill workers buried there.
E	<i>The place is important to the region because of its aesthetic significance</i>
Statement	The Invicta Cemetery is important to the region for its aesthetic significance, particularly its location in a predominantly rural setting, and for its evocation of the passing fortune of the Invicta sugar mill and its impact on the district.
G	<i>The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons important to the region.</i>
Statement	The Invicta Cemetery has a special association with the Invicta community, demonstrated by the restoration works undertaken by the community, and the preparation of interpretative material.



View to cemetery and setting.



Close-up of grave site.



View to grave sites.

Invicta Mill Site and Tram Tracks



Other Names	N/A	
Street Address	Mill Street, 58 Kehls Road	Avondale
Title Details/ GPS Coordinates	01RL8500 (E: 412234 N: 7254271), (E: 412265 N: 7254499), (E: 412297 N: 7254526), (E: 412473 N: 7254180), (E: 412479 N: 7254227), (E: 412602 N: 7254159), (E: 412835 N: 7254112), (E: 412913 N: 7254494), (E: 412947 N: 7254122), (E: 413513 N: 7255268), (E: 413519 N: 7255262), (E: 413519 N: 7255274), (E: 413525 N: 7255268)	

Historical Context
<p>The Invicta sugar mill crushed sugar cane from 1895 until 1918. The mill was established by Frederic Buss, a prominent Bundaberg businessman who owned interests in a number of other sugar and juice mills in the region as well as retail interests (most prominently Buss & Turner), often in partnership with other family members. He was a member of the Bundaberg Municipal Council in the 1890s and donated £500 to street planting in Bundaberg’s central business district. Buss Park in Bundaberg is named for the Buss family. The Invicta Mill was owned solely by Frederic.</p> <p>Buss established the mill with second-hand mill equipment purchased from defunct mills in New South Wales, as well as new equipment. His engineer, G. G. Francis, supervised the erection of the mill; as part of the process, he moved the Kolan sawmill, located at Booyan, to the mill site to manufacture timber for its construction. Buss offered local farmers 10 year leases in order to grow sugar cane. Cane was delivered to the mill via punts and tramways, and by road (including over the Bucca Crossing, improved in 1896). By its second year the mill crushed more than 300 tonnes of cane and appeared to rival the bigger mills of Millaquin, Fairymead and Bingera.</p> <p>The Invicta Mill continuously suffered from an undersupply of sugar cane, particularly as many of the potential suppliers were just as close to large mills such as Fairymead and Bingera. The mill tried a number of strategies to increase supply; they offered a high price for cane; supplied punts; and in 1911 built a 14km tramway to connect the mill with Avondale, to the north (authorised under the Invicta Branch Railway Act). Existing (earlier) tramways to the mill were also extended, to Bucca and then Norbrook, located on the southern side of the Kolan River. Nonetheless, the mill struggled to meet capacity and the mill was sold to a co-operative of farmers on the Haughton River (near Townsville) and dismantled in 1918.</p> <p>The railway continued to be used for a number of years, but was eventually dismantled in 1929. The sugar growing area that once supplied the mill now supplies to the Bingera sugar mill.</p>

Physical Description
<p>The Invicta Mill Site is located on pastoral land bounded by Mill Street to the west and the Kolan River to the south. The cleared, levelled grassed site shows native trees and shrubs along the creek bed and there is also a stand of trees on the south-eastern corner. At the time of inspection, cattle were grazing on the fenced site.</p> <p>Visible remains of the mill operation are a brick enclosure close to Mill Road and tram tracks leading to the mill site crossing the Invicta Road in the northeast. Previous studies also list concrete foundations and underground tunnels on site as well as remains of the old barge on both banks of the river</p>

Integrity	Poor	Condition	Poor
Statutory Listings	No statutory listings		
Non-Statutory Listings	No non-statutory listings		
Inspection Date	22/10/2014		

References
<p>Australian Dictionary of Biography, National Centre of Biography, Australian National University, J.G. Nolan ‘Buss, Frederic William (1845-1926)’, accessed 11 July 2013, <http://adb.anu.edu.au/biography/buss-frederic-william-5440/text9235></p> <p>John Kerr, Southern Sugar Saga: A history of the sugar industry in the Bundaberg district, Bundaberg, Bundaberg Sugar Company Limited, 1983.</p>

Heritage Significance	
Criteria	Definition
A	<i>The place is important in demonstrating the evolution or pattern of the region’s history.</i>
Statement	The Invicta Mill Site and Tram Tracks are important in demonstrating the evolution of the region’s history, particularly the establishment of sugar mills in the former Gooburrum Shire. The site also demonstrates the pattern of the region's history, in particular the competition between mills for the limited sugar cane grown in the district, eventually leading to the demise of smaller local mills such as Invicta.

C	<i>The place has potential to yield information that will contribute to an understanding of the region’s history.</i>
Statement	The Invicta Mill Site and Tram Tracks have the potential to yield information that will contribute to an understanding of the region’s history, particularly sugar mill operations and related infrastructure from the late nineteenth and early twentieth century, including in particular the relationship of the mill to the Kolan River and how the river was used during the mill operations in addition to tramways.

H	<i>The place has a special association with the life or work of a particular person, group or organisation of importance in the region’s history.</i>
Statement	The Invicta Mill Site and Tram Tracks have a special association with the life of Frederic Buss, an important figure in the sugar and retail industries in



View to brick enclosure adjacent to Mill Road looking south.



View to brick enclosure looking east.



Tram tracks leading to the mill site crossing Invicta Road.

Other Names	N/A	
Street Address	Burnett River adjacent to McGills Road	Kalkie
Title Details/ GPS Coordinates	(E: 436516 N: 7252739), (E: 436517 N: 7252827), (E: 436533 N: 7253981), (E: 436564 N: 7253077), (E: 436572 N: 7252785), (E: 436576 N: 7253767), (E: 436587 N: 7253399), (E: 436604 N: 7254046), (E: 436643 N: 7253046), (E: 436646 N: 7253826), (E: 436666 N: 7253236), (E: 436670 N: 7253428)	

Historical Context
<p>Bundaberg was established in the late 1860s. The Burnett River was identified by John Charles Burnett (after which was it named) during his exploration of the Wide Bay and Burnett regions in 1847. Pastoral stations were established throughout the Wide Bay and Burnett in the late 1840s through to the 1860s, including stations such as Gin Gin, Walla, Bingera, Electra, Monduran and Tantitha. The stations were initially stocked with sheep, but progressively were replaced with cattle. When prices were low, or there was an oversupply of stock (particularly in the 1860s), the cattle were rendered to produce tallow. A boiling down works was established in Baffle Creek to render the stock from the stations. John and Gavin Steuart secured a contract to provide the works with timber for tallow casks. The Steuarts established a camp in North Bundaberg in 1866 and erected a sawmill in the following year. Interest in the settlement grew rapidly and a town was surveyed on the southern bank of the Burnett River in 1868 on the site of the present day city.</p> <p>Timber was the industry that acted as a catalyst for the creation of a European settlement. However, it was sugar that came to define the history of Bundaberg and the surrounding region. Sugar cane was planted in the 1870s and the first commercial sugar mill, located at Millbank (west of the city on the southern bank of the Burnett), began operating in 1872. The industry was thriving by the 1880s, with major mills such as Millaquin and Fairymead processing cane juice from cane plantations and farms with their own juice mills and located throughout the region, but particularly in land formerly occupied by the Woongarra, Bingera and Gooburrum scrubs. From its early years, the industry relied on South Sea Islander labour (referred to as ‘Kanakas’ at the time) and later workers from Sri Lanka (then Ceylon). The importance of Bundaberg was further strengthened when it became the port for the Mount Perry copper mine, with a railway from Mount Perry to North Bundaberg constructed in 1884 (although a rudimentary road existed from the early 1870s). A rum distillery was established at Millaquin sugar mill in 1888, later known as the Bundaberg Rum Distillery. Bundaberg also developed a foundry and engineering industry to support the sugar and juice mills, and the copper mines at Mount Perry.</p> <p>The first vessels to navigate the Burnett River to the present day location of Bundaberg did so in the late 1860s, following the selection of land by the Steuart brothers. The first wharf was constructed on the north bank of the river, built again by the Steuarts, as the outlet for copper mined from Mount Perry and timber milled at the various sawmills. Bundaberg was declared a port in 1871 and navigation of the river was assisted by the construction of a lighthouse at Burnett Heads in 1873.</p> <p>Silting of the river was a significant problem that hindered the development of the port. The river was dredged to enable vessels to reach the town, but successive floods – particularly the 1893 flood – virtually returned the river to its condition prior to dredging. The river banks also suffered, in particular at Kirby’s Flats, on the south bank of the river across from Paddy’s Island. Work on the bank was contemplated in 1894, but the cost was deemed prohibitive. In 1895, a Harbour Board of Advice was created at the port and a Harbour Board established in 1896. The Harbour Board moved quickly to construct training walls, with four walls constructed around 1900. The so-called Kirby’s Wall is one of these training walls. It has been suggested that the wall was constructed by South Sea Islander labour, but this has not been confirmed.</p> <p>The river continued to suffer from the effects of floods, most dramatically the flood of 1942. In order to circumvent these problems, the port of New Bundaberg was opened in 1958, consisting of a bulk sugar terminal.</p>

Physical Description
<p>Kirby’s Wall is located in the Burnett River fronting the eastern bank, northwest of Paddy Island, in the suburb of Kalkie northeast of Bundaberg.</p> <p>The slightly curved wall extends to a length of approximately 1.5 kilometres and consists of mounted volcanic rocks rising above the water level and blocking off a cove adjacent to the river flats.</p>

Integrity	Good	Condition	Good
Statutory Listings	No statutory listings		
Non-Statutory Listings	No non-statutory listings		
Inspection Date	23/10/2014		

Heritage Significance	
Criteria	Definition
A	<i>The place is important in demonstrating the evolution or pattern of the region’s history.</i>
Statement	Kirby’s Wall is important in demonstrating the evolution of the region’s history, particularly the establishment of Bundaberg as a port and the ongoing work required to maintain the efficiency of the port when the port facilities were primarily located on the Town Reach of the Burnett River, as well as the industries (primarily sugar mills and foundries) that relied on access to the river in the nineteenth and early twentieth century.
B	<i>The place demonstrates rare, uncommon or endangered aspects of the region’s cultural heritage.</i>
Statement	Kirby’s Wall demonstrates a rare aspect of the region’s cultural heritage, as a singular and particularly large training wall constructed in the river and constructed from the volcanic rock abundant in the former Woongarra district.



View to the wall from the south.



View to southern section of the wall.



Close-up of northern section of the wall.

References
Department of Harbours and Marine Queensland, Harbours & Marine: Port and harbour development in Queensland from 1824 to 1985.
Janette Nolan, Bundaberg: History and people, Brisbane, University of Queensland Press, 1978.
John Kerr, Bundaberg: The persistent port, Bundaberg, Bundaberg Port Authority, 1996.
John Kerr, Southern Sugar Saga: A history of the sugar industry in the Bundaberg district, Bundaberg, Bundaberg Sugar Company Limited, 1983.
JY Walker, History of Bundaberg: Typical Queensland agricultural settlement, Bundaberg, WC Aiken, 1890.
Neville Rackemann, Bundaberg: From pioneers to prosperity, Bundaberg, Bundaberg City Council, 1992.

Methodist Church (former)

Other Names	Uniting Church, Horton Methodist Church	
Street Address	36 Macrossan Street	Childers
Title Details/ GPS Coordinates	8RP14457	

Historical Context

The Isis district became an important area for sugar cane farming and refining from the 1880s. The first blocks of land in the district were selected in the early 1870s. The first industry in the ‘Isis scrub’ was sawmilling, although pastoral stations were established around the scrub from the late 1840s. The first town in the district was Abingdon, beginning with a hotel and then a school, the latter opened in 1880. Homestead blocks were offered to selectors in the late 1870s and the blocks were progressively taken up, with demand increasing the early 1880s. More homestead areas were declared in the district to meet demand. A railway was constructed in 1887, with its terminus at Childers (which at the time of the construction of the railway was merely the line’s terminus; there was as yet no town).

The current Uniting Church was first constructed as a Methodist Church in Horton in 1886 and it was the first dedicated church in the Isis district. At the time the railway was constructed to Childers in 1887, the only village located on the line was Horton. Horton was named after an early selector in the area, William Horton. In this period Horton consisted of a few businesses, including a store, blacksmith, butcher and hotel. It was located close to Doolbi and Abingdon, all of which were established before Childers. Horton – the landowner – purchased a second-hand mill in 1892 and opened the Isis district’s first sugar mill (the Doolbi juice mill, opened earlier, only produced juice, not raw sugar). The mill closed in the late 1890s, but the district continued to sustain a sizable community, reflected in the unveiling of the Doolbi-Horton war memorial in 1922, dedicated to the men who had served in World War I.

The church at Horton was serviced by a minister based at the Methodist church in Howard (as part of the Howard circuit, which serviced the surrounding districts), near Maryborough. Due to the growth of the Isis district and the increasing number of Methodist churches, the Isis circuit was formed in 1901 and the base was located at Horton. The Horton Methodist Church was later moved to Childers and became a Uniting Church, which was established in 1977 from the Methodist Church of Australasia, the Presbyterian Church of Australia and the Congregational Union of Australia.

Physical Description

The Methodist Church (former) occupies a rectangular levelled quarter acre block on the southern side of Macrossan Street a short distance southwest of the Childers CBD. At the front and on the eastern boundary are a number of trees and shrubs. A brick fence separates the site from the street and a driveway runs along the eastern side to the rear. There are three buildings on the site; the church fronting the street, a rectangular hall facing the same direction, located a short distance from the church, and an adjoining building placed lengthwise.

The church consists of a weatherboard clad tall timber structure on low concrete stumps, with a protruding corrugated iron clad gable roof and roof lanterns. The main entrance is accessed through an enclosed single storey weatherboard clad porch with tall narrow windows and tiled semicircular roof. Access is from both sides via steps on the left and a ramp on the right through pointed arch timber doors. A circular leadlight window is located on the gable above the porch. The side elevations feature four pointed arch windows. A weatherboard clad annex with skillion roof is attached at the rear of the church with access via some steps through a single door from the western side. At the rear are two sash windows with curved metal window hoods.

The hall consists of a weatherboard clad structure on low concrete stumps with corrugated iron clad gable roof and an annex with skillion roof attached at the rear. Access is from the front via some steps onto a landing and through a narrow timber double door. There is a tall narrow triple segment window either side of the entrance. On both side elevations are three triple awning windows at the main structure and one double awning window at the annex.

The rear building shows similar design features as the hall, but has a larger footprint. Access is via some steps at the front. There are some louvre and sash windows.

Integrity	Fair	Condition	Good
Statutory Listings	No statutory listings		
Non-Statutory Listings	No non-statutory listings		
Inspection Date	29/10/2014		

References

B.W. O'Neill, Taming the Isis, Childers, Isis Shire Council, 1987.

Bundaberg Regional Council Planning Scheme Overlay, Doolbi-Horton War Memorial Place Card.

Heritage Significance	
Criteria	Definition
A	<i>The place is important in demonstrating the evolution or pattern of the region’s history.</i>
Statement	The Methodist Church (former) is important in demonstrating the evolution of the region’s history, particularly the closer settlement of the Isis district and the establishment of settlements in it, such as Horton. It also demonstrates the evolution of the region's history as it was the first church established in the Isis. The church demonstrates the pattern of the region's history, with churches generally constructed in settlements once they had reached a certain stage of development.
D	<i>The place is important in demonstrating the principal characteristics of a particular class of cultural places important to the region.</i>
Statement	The Methodist Church (former) is important in demonstrating the principal characteristics of early timber churches constructed in rural localities in the region in the nineteenth century.
G	<i>The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons important to the region.</i>
Statement	The Methodist Church (former) has a special association with the Methodist and, later, Uniting Church community in the Isis district.



View to front from Macrossan Street.



Eastern elevation of church, the hall in the background.



View of front and setting.

John Kerr, Only Room for One: A history of sugar in the Isis district, Childers, Isis Central Sugar Mill Company Limited,1996.
Uniting Church in Australia, accessed 13 November 2014, <<http://www.uca.org.au/>>

Missionary John Thompson Memorial



Other Names	Missionary John Thompson Hill, Kanaka Memorial	
Street Address	Chews Road	Childers
Title Details/ GPS Coordinates	Road Reserve	(E: 425207 N: 7208336), (E: 425228 N: 7208312), (E: 425240 N: 7208380), (E: 425261 N: 7208361)

Historical Context

The Isis district became an important area for sugar cane farming and refining from the 1880s. The first blocks of land in the district were selected in the early 1870s. The first industry in the ‘Isis scrub’ was sawmilling, although pastoral stations were established around the scrub from the late 1840s. The first town in the district was Abingdon, beginning with a hotel and then a school, the latter opened in 1880. Homestead blocks were offered to selectors in the late 1870s and the blocks were progressively taken up, with demand increasing the early 1880s. More homestead areas were declared in the district to meet demand. A railway was constructed in 1887, with its terminus at Childers (which at the time of the construction of the railway was merely the line’s terminus; there was as yet no town).

Similarly to the areas in and around Bundaberg, the Isis district was dotted with the juice and sugar mills surrounded by substantial cane farms. The Isis relied heavily on South Sea Islander labour to clear scrub land and plant and cut sugar cane, which reflected the broader sugar industry in Queensland. The number of South Sea Islanders in the Isis district was first recorded (as a distinct district) in 1896, standing at over 1000. However, the use of South Sea Islander labour was a controversial matter in the second half of the nineteenth century. The labourers were viewed as essentially slaves, often compelled into labour by force and experiencing substandard living conditions and higher death rates compared with colonial Australians, although this situation had dramatically improved by the 1890s. Advocates of the sugar industry argued that bonded labour was essential to sustain its economic viability, but critics claimed the practice reduced the opportunity for white wage labour: the practice was also framed by the pejorative racial stereotyping of non-whites consistent with the period. Consequently, successive colonial governments began to flag the potential end of the trade. In 1901, the newly-formed Australian parliament passed the Pacific Island Labourers Act 1901, which required the deportation of South Sea Islanders in Queensland. This process was completed by 1906, although some stayed, and the South Sea Islander community remains extant today.

John Thompson began Christian missionary work in the Isis district in 1892, after having begun missionary activities in Bundaberg in 1887. Thompson first began his work at the Doolbi juice mill, and the South Sea Islanders employed there erected a church there. A church was also built at the Knockroe sugar mill, and Thompson spread his services to the Goodwood sugar mill on the Gregory River. The headquarters of his missionary operations were located on Ruddy’s Hill, near Apple Tree Creek (named after John Ruddy, on whose land the mission was located), and funded by the Church of Christ. The site included Thompson’s house and a chapel opened in 1897, but it was very small and a more substantial mission chapel was opened in Childers in 1898. The Isis mission ended in 1906 with the deportation of the majority of the South Sea Islanders from Queensland.

A memorial plaque was erected on the site of the mission in 1993 by the Churches of Christ in Queensland and the descendants of John Ruddy.

Physical Description

The Missionary John Thompson Memorial is situated in a road reserve on a hill approximately two kilometres west of Childers, bounded by Chews Road to the north and a residential property in the south. The cleared grassed site is separated from the road by several mature trees and provides extensive views across the landscape to the south and east.

The memorial consists of a large boulder set on a concrete base and with a plaque attached at the front, reading: ‘THIS PLAQUE IS ERECTED IN HONOUR OF MISSIONARY JOHN THOMPSON AS A TRIBUTE TO HIS LOVING COMPASSION AND DEDICATED MINISTRY TO THE KANAKA PEOPLE AND TO THE GREATER GLORY OF GOD’, followed by a description on the history of the South Sea Islanders and Missionary John Thompson’s work. The inscription finishes: ‘THIS PLAQUE WAS UNVEILED BY NOEL LEITCH PRESIDENT OF CONFERENCE OF CHURCHES OF CHRIST IN QUEENSLAND ON THE FIRST DAY OF JANUARY, 1993. TRIBUTE IS ALSO PAID TO JAMES RUDDY AND HIS SONS, BARRY AND LYNN, FOR THEIR GENEROSITY AND CO-OPERATION IN THE ERECTION OF THIS MONUMENT.’

Integrity	Good	Condition	Good
Statutory Listings	No statutory listings		
Non-Statutory Listings	No non-statutory listings		
Inspection Date	24/10/2014		

References
B.W. O'Neill, Taming the Isis, Childers, Isis Shire Council, 1987.
John Kerr, Only Room for One: A history of sugar in the Isis district, Childers, Isis Central Sugar Mill Company Limited,1996.

Heritage Significance	
Criteria	Definition
A	<i>The place is important in demonstrating the evolution or pattern of the region’s history.</i>
Statement	The Missionary John Thompson Memorial is important in demonstrating the pattern of the region’s history, particularly the establishment of missionary services amongst the indentured South Sea Islander population working on the sugar cane plantations and farms in the Isis district and wider Bundaberg region in the nineteenth century.
H	<i>The place has a special association with the life or work of a particular person, group or organisation of importance in the region’s history.</i>
Statement	The Missionary John Thompson Memorial has a special association with the work of John Thompson, a prominent figure in the evangelical movement in the Isis district.



View of memorial and setting looking south.



View to memorial looking south.



Close-up of plaque.

Raymond Evans, A History of Queensland, Melbourne, Cambridge University Press, 2007.

Mon Repos Cable Station Remains

Other Names	New Caledonia Cable	
Street Address	159 Mon Repos Road	Mon Repos
Title Details/ GPS Coordinates	(E: 443775 N: 7257157), (E: 443780 N: 7257155), (E: 443787 N: 7257196), (E: 443791 N: 7257192)	

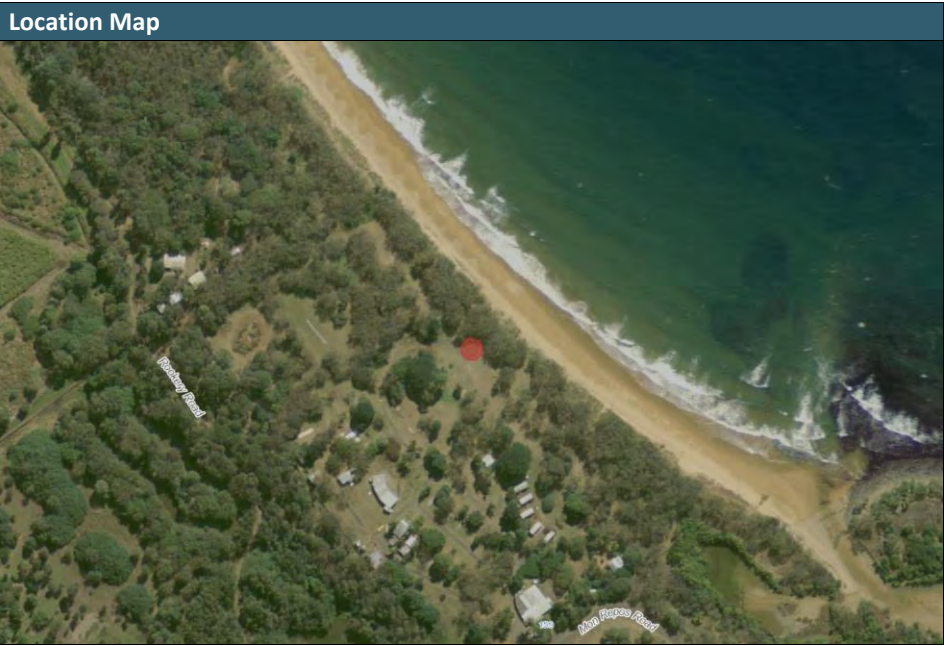
Historical Context
Bundaberg, being the closest point on the Australian Coast to New Caledonia, was selected by the French, Queensland and New South Wales Governments in the 1890s as the site for a cable connection. The undersea cable, which was opened in October 1893, was the first stage of a telegraph link that eventually connected Australia with Britain and Europe via New Caledonia, Fiji, Samoa, Hawaii and North America. The cable came ashore at Mon Repos and was connected to the Bundaberg Post Office. The Post and Telegraph Department annexed 50 acres (20.2 hectares) from the Pasturage Reserve for the station. Undersea cable communication was replaced in the 1920s by a radio service through Sydney and the building (former cable house) was subsequently demolished. In July 1945, the cable was used by divers in midget submarines to practise cable severance before operations to cut underwater telephone cables to Tokyo. The midget submarines operated from the Bonadventure, which was anchored off the mouth of the Burnett River. Two lieutenants, Lt Bruce Enzer and Lt Bruce Carey, died during this practice.

Physical Description
The Mon Repos Cable Station Remains contains remnants of the former cable house and radio tower c. 1893. There is a depression in the ground where the former cable house was situated and foundations of the two buildings are still visible near the foreshore. Large pits containing cables and other technical equipment on the site were filled in c. 1970. Partial remains of the main cable and anchors are still located beneath the surface of the ground, albeit stripped of their copper mountings.

Integrity	Good	Condition	Poor
Statutory Listings	No statutory listings		
Non-Statutory Listings	No non-statutory listings		
Inspection Date	30/7/2013		

References
Bundaberg Historical Society ‘The history of Bundaberg and Districts’- Area Histories, vol 6.
Lynette Costigan, History of the Pasturage Reserve - Pasturage Reserve Management Plan - Supporting Information, 1995.
Woods Bagot Pty Ltd, Burnett Shire Cultural Heritage Study, Volume 3 - Schedule of Places Ref BUR 42, 1996.

Heritage Significance	
Criteria	Definition
A	<i>The place is important in demonstrating the evolution or pattern of the region’s history.</i>
Statement	The Mon Repos Cable Station Remains are important in demonstrating the evolution of Queensland history, insofar that it marks the Australian terminal of the New Caledonia Cable, Australia’s first telegraph link with New Caledonia and the first section of the Pacific cable to connect Queensland with Vancouver. Its remains bear testament of the contribution of the Bundaberg Region as the landing station of one of the oldest cable stations on the Australian eastern coastline.
C	<i>The place has potential to yield information that will contribute to an understanding of the region’s history.</i>
Statement	The Mon Repos Cable Station Remains are important in that they have the potential to yield information that will contribute to an understanding of the Bundaberg Region’s contribution to submarine cable telegraph operations both in Queensland and Australia.



Mon Repos Cable Station remains, view to north.



Mon Repos Cable Station remains setting, old footings visible in ground.



Mon Repos Beach, approximate location of cable position entry point to foreshore, view to south.

Nielson Park



Other Names	N/A	
Street Address	Fred Courtice Avenue	Bargara
Title Details/ GPS Coordinates	22OSP154063	

Historical Context

Bargara was originally named ‘Sandhills’ and until the early 1900s it was primarily a fishing village, although holiday homes were also located there. The area was originally part of Barolin Station, established in 1863, and later part of a pasturage reserve (created in 1879). Land selections in the area were taken up from the 1880s and Sandhills was renamed ‘Bargarra’ later in 1913; a contraction of ‘Barolin’ and ‘Woongarra’, the former and current shire names. A reserve was created by the Woongarra Shire Council in 1912 for a park and it was developed in 1914. The park is named ‘Nielson Park’ in honour of Charles Nielson, the State Labor member for the seat of Musgrave (a seat in the Bundaberg district) from 1904 to 1907 and a member of the Queensland Legislative Assembly until 1922.

An arch constructed from concrete was erected at the entrance to the park, displaying the name and date of establishment (some of which remains in situ). The arch was presented by Nielson in the 1920s (an original plaque installed in a cairn at the time of the unveiling remains extant). Private bathing huts or ‘bath houses’ were located along the shore from as early as the 1920s and removed in the 1970s. A kiosk was located in the park from the 1920s, with a new kiosk built on the foreshore in 1937 (demolished in 1986). A skating rink was also installed in the park in 1947 and it was eventually closed in 1999, although the concrete rink still remains.

From 1922, ‘railway’ picnics were held at Nielson Park, utilising the tramway running east from the city to the Millaquin, Qunaba, Windermere and Pemberton sugar mills and sugar cane farms in east Bundaberg and Woongarra Shire. Before this date, the picnics were held at Pialba, in Hervey Bay. The picnics were initially restricted to staff of the railways and their families, but sporting events held on the day were soon opened up to the public and thousands of people attended the first public railway picnic in the park. The picnic became so popular that people from surrounding districts, even as far away as Maryborough, attended, with up to eight trains and 100 carriages to meet the demand. Various competitions were held in addition to sporting events, including the popular ‘Sirens of the Surf’, a female surf lifesaving and beauty contest. The last railway picnic was held in 1972.

The park is also the home of the Bundaberg Surf Life Saving Club. The club was officially recognised in 1921, but it is likely that volunteers patrolled the beaches from as early as 1914. The Bundaberg Swimming Club decided to send experienced swimmers to patrol the beach at Nielson Park with every excursion train following a drowning on New Year’s Day, 1916. The Life Saving Club was formed in 1919 as a branch of the Ambulance Brigade.

Physical Description

Nielson Park is located in the north of Bargara and encompasses a site of 43.4 hectares. The park includes two areas; the eastern part is bounded by the Fred Courtice Avenue in the west, the Esplanade in the south, Jayteens Park and the Bargara sports complex in the north and the ocean in the east, while the western section is bordered by the Fred Courtice Avenue in the east, McCavanagh Street in the south, Holland Street in the west and a holiday park in the north.

The eastern section comprises cleared grassed areas as well as areas with remnant and planted vegetation including Casuarina, Pandanus, cottonwood and palms trees. Walkways, offering views across the picturesque landscape and ocean, lead through the park and include a boardwalk across a creek. Located throughout the park are benches and picnic areas as well as shelters, toilets and sporting facilities including a skateboard ramp. At the entrance to this section are the remains of the former entrance gate, which are now prostrate, consisting of a concrete arch and a plaque on a nearby cairn reads ‘THIS GATE WAS PRESENTED BY THE HON. CHAS. F. NEILSON AFTER WHOM THE PARK WAS NAMED. 1923.’; it is noticeable that the spelling of the name is slightly different. An interpretation panel provides historic information of the park. Located at the waterfront to the north is the Bundaberg Surf Life Saving Club house, a two-storey brick building with gable roof and verandah overlooking the beach and ocean. The former skating rink is a short distance to the northwest and consists of a rectangular concreted area with steel rails and a shelter structure on the western side.

Garretts Way traverses the western part of the park, which comprises a mostly cleared grassed area west of the road and a partially cleared area in the east.

Integrity	Fair	Condition	Good
Statutory Listings	No statutory listings		
Non-Statutory Listings	No non-statutory listings		
Inspection Date	23/10/2014		

Heritage Significance	
Criteria	Definition
A	<i>The place is important in demonstrating the evolution or pattern of the region’s history.</i>
Statement	Nielson Park is important in demonstrating the evolution of the region’s history, as part of the original Barolin Station, then the pasturage reserve and later the development of Bargara as a seaside resort in the early twentieth century.
C	<i>The place has potential to yield information that will contribute to an understanding of the region’s history.</i>
Statement	Nielson Park has potential to yield information that will contribute to an understanding of the region’s history, particularly structures associated with previous attractions (for example, the roller skating rink), but also footings and material items relating to the prior use of the park as a resort and picnic destination, including the remains and location of the original concrete archway that formed the entrance to the park.
H	<i>The place has a special association with the life or work of a particular person, group or organisation of importance in the region’s history.</i>
Statement	Nielson Park has a special association with Charles Nielson, the former State member for the seat of Musgrave, as well the former Woongarra Shire Council, which set aside the reserve for the park and developed it for recreational purposes.



Remains of former entrance gate.



Pandanus at the foreshore, looking northwest.



View to former skating rink.

References

Neville Rackemann, Bundaberg: From pioneers to prosperity, Bundaberg, Bundaberg City Council, 1992.

Nielson Park interpretation.

North Bundaberg Railway Station



Other Names	N/A	
Street Address	28 Station Street	Bundaberg North
Title Details/ GPS Coordinates	(E: 432753 N: 7250474), (E: 432754 N: 7250499), (E: 432877 N: 7250507), (E: 432929 N: 7250483), (E: 432981 N: 7250497), (E: 433043 N: 7250503), (E: 433045 N: 7250515)	

Historical Context

Bundaberg was established in the late 1860s. The Burnett River was identified by John Charles Burnett (after which was it named) during his exploration of the Wide Bay and Burnett regions in 1847. Pastoral stations were established throughout the Wide Bay and Burnett in the late 1840s through to the 1860s, including stations such as Gin Gin, Walla, Bingera, Electra, Monduran and Tantitha. The stations were initially stocked with sheep, but progressively were replaced with cattle. When prices were low, or there was an oversupply of stock (particularly in the 1860s), the cattle were rendered to produce tallow. A boiling down works was established in Baffle Creek to render the stock from the stations. John and Gavin Steuart secured a contract to provide the works with timber for tallow casks. The Steuarts established a camp in North Bundaberg in 1866 and erected a sawmill in the following year. Interest in the settlement grew rapidly and a town was surveyed on the southern bank of the Burnett River in 1868 on the site of the present day city.

Timber was the industry that acted as a catalyst for the creation of a European settlement. However, it was sugar that came to define the history of Bundaberg and the surrounding region. Sugar cane was planted in the 1870s and the first commercial sugar mill, located at Millbank (west of the city on the southern bank of the Burnett), began operating in 1872. The industry was thriving by the 1880s, with major mills such as Millaquin and Fairymead processing cane juice from cane plantations and farms with their own juice mills and located throughout the region, but particularly in land formerly occupied by the Woongarra, Bingera and Gooburrum scrubs. From its early years, the industry relied on South Sea Islander labour (referred to as ‘Kanakas’ at the time) and later workers from Sri Lanka (then Ceylon). A rum distillery was established at Millaquin sugar mill in 1888, later known as the Bundaberg Rum Distillery. Bundaberg also developed a foundry and engineering industry to support the sugar and juice mills, and the copper mines at Mount Perry. The first local government, the Bundaberg Divisional Board, was gazetted in 1880.

The importance of Bundaberg was further strengthened when it became the port for the Mount Perry copper mine, with a railway from Mount Perry to North Bundaberg constructed in 1884. Calls for the railway were made as early as 1872; the mine had recently opened, but there was only a rudimentary road connecting the mine to Bundaberg. The road, and later the railway, ended in North Bundaberg, as there was no traffic bridge to the southern bank. Consequently, the first wharves were constructed on the north bank and when the railway station was constructed it was called the Bundaberg railway station, because it was at the time the only railway station in the town. Fierce competition emerged between Bundaberg and Maryborough – well-established as a port by this time – to secure the railway. Bundaberg was ultimately successful, but ironically the output of the copper mine declined almost as soon as the railway was completed. The location of the station was in proximity to the site of the Steuart’s first camp in the district in 1866.

The line proved useful despite the decline in copper production at Mount Perry. For example, the Bingera Sugar Mill (1885) utilised the line for the transport of sugar, along with timber and agricultural produce from the districts along its length. A series of lines also connected the railway to the Waterview sawmill (b1868) and sugar mill (b1879) via Perry Street in 1893. This connection also increased the traffic on the line.

The Bundaberg-Mount Perry railway line continued to operate through to the second half of the twentieth century. However, by the mid-twentieth century there was insufficient traffic to justify the continued operation of the line. The first section of the line closed in 1960, between Mount Perry and Tirroan and the entire line ceased operations in 1964, with the North Bundaberg station closing in 1986. The station was later converted into a railway museum, with elements of other defunct railway stations within and outside the region brought to the site.

Physical Description

The North Bundaberg Railway Station occupies a long narrow site bordered by the railway line to the south and mature trees on the northern and western perimeters, including native vegetation and also a large mango tree. Access is via Station Street from the east.

Currently, the complex houses the Railway Museum and includes a number of typical timber and tin structures with gable roof consistent with the standard Queensland Rail design from the period of construction, namely the station building including the ticket office, refreshment room and amenities. The station building consists of a low set weatherboard clad timber structure on stumps with corrugated iron clad gable roof. The main entrance is from the northern side via stairs leading onto a small landing, covered by a gable. The building features a number of sash windows, some with window hood. The platform, joining onto the station building on the southern side and accessed via a number of doors with fanlights, is covered by an awning incorporated under the main roof and supported by timber posts with timber brackets. A small amenities extension with similar features as the main building is attached at the eastern side.

Additional structures include the former Many Peaks QGR/QR cream shed, a small timber structure with loading area on

Heritage Significance	
Criteria	Definition
A	<i>The place is important in demonstrating the evolution or pattern of the region’s history.</i>
Statement	The North Bundaberg Railway Station is important in demonstrating the evolution of the region’s history, particularly the establishment of railways as an important catalyst for the economic development of the region. The North Bundaberg station was the terminus for the Bundaberg-Mount Perry Railway in the 1880s, the first railway in the region. The Station also represents the fact that North Bundaberg was the terminus of the first railway and the importance of the north bank of the Burnett River in the early history and development of Bundaberg.
D	<i>The place is important in demonstrating the principal characteristics of a particular class of cultural places important to the region.</i>
Statement	The North Bundaberg Railway Station is important in demonstrating the principal characteristics of Queensland Rail railway stations built to a standard design in the early twentieth century.



View to railway station and signal cabin from the south.



View to main entrance on the northern elevation and annex on the eastern elevation.



Close-up of platform awning.

stumps with a gable roof, and the Lowmead signal cabin, a small weatherboard clad timber building on a concrete block base, also with gable roof, featuring a panel of windows wrapping around three sides. A large open shed structure located at the front of the complex protects one of the museums exhibits. At the rear are a large covered workshop area and smaller sheds. The museum also comprises a large number of various movable railway heritage items, including wagons, tools, documents and photos as well as uniforms.

Integrity	Fair	Condition	Good
Statutory Listings	No statutory listings		
Non-Statutory Listings	No non-statutory listings		
Inspection Date	23/10/2014		

References
Janette Nolan, Bundaberg: History and people, Brisbane, University of Queensland Press, 1978.
John Kerr, Southern Sugar Saga: A history of the sugar industry in the Bundaberg district, Bundaberg, Bundaberg Sugar Company Limited, 1983.
JY Walker, History of Bundaberg: Typical Queensland agricultural settlement, Bundaberg, WC Aiken, 1890.
Kerr, J, 1990, Triumph of the Narrow Gauge – A History of Queensland Railways, Boolarong Publications, Brisbane.
Neville Rackemann, Bundaberg: From pioneers to prosperity, Bundaberg, Bundaberg City Council, 1992.

Old Burnett Heads Lighthouse



Other Names	Burnett Heads Lighthouse	
Street Address	19 Zunker Street	Burnett Heads
Title Details/ GPS Coordinates	(E: 434051 N: 7248679), (E: 434054 N: 7248672), (E: 434055 N: 7248681), (E: 434059 N: 7248674)	

Historical Context
<p>With the settlement of Bundaberg in 1867, river traffic plying cargo for the growing district prompted the need for navigational and piloting services. Joseph Hughes was appointed Harbour Master, Police Magistrate and Chief of Customs at Bundaberg on 22 June 1871 by the Department of Ports and Marinas.</p> <p>The Pilot Station Reserve at South Head, Burnett Heads was established with Thomas Clark appointed Pilot. Thomas, along with his boat crew, was responsible for establishing and maintaining navigational aids. Lighting at the mouth of the river was to be exhibited each night. Tents sufficed until cottages, along with other infrastructure, were erected to house them comfortably at South Head. The Lady Bowen was the first vessel Pilot Clark brought up to the Wharves, which were located in the town reach of the Burnett River.</p> <p>Made of timber in a hexagonal shape, the Old Burnett Heads Lighthouse is 22 feet 6 inches high (approx. 6.8 metres). The lighthouse was relocated from Cowan Cowan Point on Moreton Island in 1873 and is one of the few timber clad hexagonal lighthouses constructed to this design in Queensland (all in the 1860s). Remaining lighthouses of a similar construction include North Head (Bowen), Woody Island (Hervey Bay) and Cleveland.</p> <p>The Queensland Government operated the lighthouse until 1916 when the Commonwealth took over responsibility. Originally the lamp burnt China (vegetable) oil (all Australian lighthouses used vegetable oil until the later nineteenth century). However, shortly after the lighthouse was relocated from Cowan Cowan to Burnett Heads in 1873, the lamp was converted to kerosene operation. In 1932, the fuel for the light was converted from kerosene to acetylene gas, which burnt brighter and cleaner.</p> <p>The telegraph line from Bundaberg was completed in January 1875, thus enabling the Pilot to inform Bundaberg of incoming ships and weather reports.</p> <p>The lighthouse was manned until a new lighthouse- a taller structure powered by electricity- was built, as prior to technological advances keepers had to ensure that the light stayed lit and bright 24 hours a day.</p> <p>The Old Burnett Heads Lighthouse was relocated in 1972 to Lighthouse Park through a joint project between the Burnett Heads Progress Association and the Bundaberg Historical Museum Society. It was officially opened by the Queensland National Trust and a plaque in memory of Jack Strathdee, a life member of the Historical and Museum Society, the Progress Association and Woongarra Shire Councillor, was erected after his death in 1986. The Strathdee family had tended to navigational beacons in the Burnett River for approximately 60 years.</p>

Physical Description
<p>The Old Burnett Heads Lighthouse is set within Lighthouse Park in Burnett Heads and consists of a timber-framed, hexagonal, tapering weatherboard tower, with glazed top panels capped by a metal dome roof. The lighthouse is set upon a concrete base; it is not the original base, which remains in situ in the original location of the lighthouse. A narrow deck walkway, with pipe rail and mesh balustrading surround the upper level.</p> <p>External boarding is painted white with a notable chamfered lower edge. Timber stops, full height between each face, are round-edged. A timber boarded door opens at ground level, capped with a curved red iron roof. Small single paned glazed windows with timber sills, six (6) in number, appear at first and second levels, in the adjacent faces on either side of the entry and the opposite northern face.</p> <p>The interior is painted white. The cross-braced timber framing divides into three above-ground levels of timber decking, connected by a ladder.</p> <p>At the top level six (6) clear glazed panels with horizontal white timber boarded base are supported by timber brackets connected to the base of the support trusses for the upper deck. Under the sill in the northern face, a painted timber hatch opens on to the boarded walkway.</p> <p>The deck hardware enclosure houses the light hardware with remnants of acetylene gas connectors throughout the structure to the ground floor and remaining telegraph line and communication connections atop the red painted dome roof.</p> <p>From the upper deck of the Old Burnett Heads Lighthouse, the new Burnett Heads Lighthouse can be viewed to the east. The original concrete slab on which the structure originally sat has been retained adjacent to the new lighthouse.</p> <p>Several plaques and historical information have been erected, including a plaque above the lighthouse entrance which</p>

Heritage Significance	
Criteria	Definition
A	<i>The place is important in demonstrating the evolution or pattern of the region’s history.</i>
Statement	The Old Burnett Heads Lighthouse demonstrates an important part of the Bundaberg Region’s history, being the first and only lighthouse to have operated in the region up until it’s decommissioning, replacement and eventual relocation in 1972. The lighthouse plays an integral part in demonstrating the establishment of maritime navigational aids along the Queensland coast and reflects the growth and development of Bundaberg, Burnett Heads and maritime services on the Burnett River.
B	<i>The place demonstrates rare, uncommon or endangered aspects of the region’s cultural heritage.</i>
Statement	As Burnett Heads is the only light station location in the Bundaberg Region, it demonstrates extremely rare aspects of the Bundaberg Region’s cultural heritage. It is one of the few extant polygonal, timber-structured, timber-clad 19th century lighthouses of its type in Queensland.
G	<i>The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons important to the region.</i>
Statement	The Old Burnett Heads Lighthouse has a special association with the local community of Burnett Heads, given its history and the nature of the place as a landmark for the township.



View of lighthouse and setting.



View to south-west.

was unveiled in October, 1986 in honour of Jack Strathdee.

(Note: the acetylene burner and prisms were removed from the old lighthouse as they were not original parts; older style lights from old apparatus at the Combruyo Point Light which were more in keeping with the period the lighthouse was originally built were installed. The original acetylene burner used in the lighthouse is kept encased in the lobby at the Bundaberg Regional Council Bargara Service Centre.)

Integrity	Poor	Condition	Fair
Statutory Listings	No statutory listings		
Non-Statutory Listings	No non-statutory listings		
Inspection Date	20/12/2012		

References

Department of Environment and Heritage Protection Cultural Heritage Inventory Management System, Queensland Heritage Register Place ID 600772, 'Cleveland Lighthouse (former)'.
Department of Environment and Heritage Protection Cultural Heritage Inventory Management System, Queensland Heritage Register Place ID 601712, 'Sandy Cape Lighthouse'.
Marge Kidd, Burnett Heads Heritage Trail: Oaks Beach to the Lighthouses, Queensland Government Regional Arts Development Fun, Burnett Shire Council and Classic Design and Print, Bundaberg, 2006.
Peta Browne, Local History Feature: Historic Burnett Heads Lighthouse, Bundaberg Regional Council, Bundaberg, 2009.

Pasturage Reserve



Other Names	Barolin Pastoral Station, Barolin Pastoral Reserve	
Street Address	605 Bargara Road, Mon Repos Road and Potter Road	Mon Repos
Title Details/ GPS Coordinates	12SP225498	

Historical Context

The “Barolin” station selection - Barolin being an aboriginal name for kangaroo - was a tract of land stretching between the Elliott and Burnett Rivers taken up as a pastoral selection in the 1850s. Following the 1868 Crown Land Alienation Act, one block of 1200 acres (486 Hectares) which became known as the 1200 Acre Pasturage Reserve, was reserved for pasturage and placed under the control and management of the Board for the Division of Barolin in 1880. It was later placed under the control of the Woongarra Divisional Board. A pound keeper was employed and farmers, butchers and residents put stock on the reserve on agistment. The reserve was also used for recreational purposes such as picnicking and bird watching. From the 1890s to the present, several allotments have been excised from the reserve including:

- 50 acres for the Post and Telegraph Department for the purpose of the Mon Repos Cable Station in 1893;
- 560 acres for Neilson park reserve in 1912;
- Bargara State School in 1957;
- reserve for quarry purposes with stone crusher (which later became a local government reserve for sanitary landfill purposes in the 1960s); and
- the Bundaberg Girl Guides association special lease and camping area in 1963.

The Woongarra Railway, from the Bundaberg-Millaquin branch line to Pemberton, was opened in 1912 and ran through the pasturage reserve. The line ran from Mon Repos through to Nielson Park, Bargara, Windermere and Pemberton. The train carried goods, sugar cane and passengers, including those on weekend excursions to Neilson Park and Bargara. The section between Qunaba and Pemberton eventually became economically unviable and it was closed in May 1948.

Physical Description

The Barolin Reserve is a reserve for pasturage purposes bound by Potters Road, Mon Repos Road, Bargara Road and the Nielsen Park reserve, which consists of a 312 hectare area of scrubland, including areas of melaleuca, swamp and other native vegetation. A former railway line traverses the reserve, evidenced by bridge abutments and corridor embankments. A number of drainage channels also pass through the site, one being named Cablehouse Creek. Several concrete water troughs are also located on the site and evidence of cattle dips appears to be evident. A feeding shed is situated adjacent to the landfill site. Timber and concrete pound enclosure structures remain on the Bargara Road frontage of the reserve, as do stables and sheds. Gravel walking tracks have been formalised through the reserve which link the Bargara Road entrance to Davidson Street and the Turtle Trail. There is no evidence remaining of a fettler’s camp adjacent to Cablehouse Creek.

Integrity	Fair	Condition	Good
Statutory Listings	No statutory listings		
Non-Statutory Listings	No non-statutory listings		
Inspection Date	18/10/2013		

References

Lynette Costigan, History of the Pasturage Reserve - Pasturage Reserve Management Plan - Supporting Information, 1995.

Woods Bagot Pty Ltd, Burnett Shire Cultural Heritage Study, Volume 3 - Schedule of Places Ref BUR 07, 1996.

Heritage Significance	
Criteria	Definition
A	<i>The place is important in demonstrating the evolution or pattern of the region’s history.</i>
Statement	The Barolin Reserve, reserved for pasturage in 1879, is significant in demonstrating the evolution or pattern of the Bundaberg Region’s history as it illustrates the pattern and nature of pastoral settlement in the district. The Barolin Reserve provides evidence of a vast pastoral station that extended from the Elliott River to the Burnett River east of the Woongarra Scrub (see other evidence Barolin Homestead.



Barolin Reserve recreational walking trail adjacent to Cablehouse Creek, view to northeast.



Entrance to reserve from Bargara Road.



Evidence of former railway abutments in Cablehouse Creek.

Pine Creek Hall



Other Names	N/A	
Street Address	Pine Creek Road and 1 Haylocks Road	Pine Creek
Title Details/ GPS Coordinates	3RP905909	

Historical Context
<p>Pine Creek’s history extends back to the earliest European settlement of Bundaberg. The tall stands of pine that lined the creek – hence its name – attracted timber getters seeking timber for the sawmills established on the north bank of the Burnett River in the late 1860s. The timber was cut and then snigged to the creek, where it was rafted to the sawmills and then exported, primarily to Maryborough. A sawmill was eventually established in the district, in 1922; it operated until it was destroyed by fire in the late 1940s.</p> <p>It is unclear precisely when the first settlers arrived in the district, but it appears to have been in the 1890s. At this time the district was relatively isolated; the road to Bundaberg was little more than a bush track and it was some distance from the nearest sugar mills. The selectors turned to small cropping, for example maize, potatoes and pumpkins, and ran cattle. In the early twentieth century, the Bingera sugar mill opened a plantation in the district; a tram bridge was constructed over the Burnett River, connecting it with the mill. The selectors began to plant sugar cane now that they had access to the mill. Interestingly, coal was discovered in the area in the 1890s and it was mined and supplied to the Bingera sugar mill.</p> <p>The Pine Creek Hall was opened in 1922 and it cost £180 to build. At this time, Pine Creek was a part of the Woongarra Shire; it was originally part of the Barolin Divisional Board (later Shire), but the Barolin Shire was absorbed by Woongarra Shire by 1917.</p>

Physical Description
<p>Pine Creek Hall is set on the north-eastern boundary of a rectangular lot of approximately 1.2 hectares south of the Pine Creek, on the intersection of Haylocks, Pine Creek and Matts Roads. Only the north-eastern section of the sloping site is cleared; the remainder is covered with bushland. A small rectangular lot on the north-western boundary, excised from the site, contains the Givelda Rural Fire Brigade.</p> <p>The weatherboard clad timber structure rests on concrete stumps of varying heights to level out the terrain and features a corrugated iron clad gable roof. Spanning the entire front and facing Pine Creek Road is an enclosed verandah integrated under the main roof. The main entrance is to the left via concrete steps leading onto a porch and then through double timber doors. The porch is flanked by an enclosed annex on either side with access from the porch. A corrugated iron clad skillion roof covers this section. In total there are six casement windows at the front. There is a small window at the front and a box office window at the side of the right annex and an elongated window on the left annex. The western elevation features four casement windows with window hoods, while the eastern elevation shows three casement windows with hoods and a former door opening, now boarded up. Double timber doors accessed via some timber steps are located in the centre of the rear elevation and are flanked by three sash windows with curved metal hood either side. A large watertank is located on the south-eastern corner. A toilet building constructed of concrete blocks is situated near the western side.</p> <p>According to the Queensland War Memorial Register there are three Honour Boards located in the hall commemorating the individuals of Pine Creek who served and in some cases lost their lives in WWI, WWII and the Malayan and Korean conflict.</p>

Integrity	Fair	Condition	Good
Statutory Listings	No statutory listings		
Non-Statutory Listings	Queensland War Memorial Register		
Inspection Date	21/10/2014		

References
Centre for the Government of Queensland, University of Queensland, 'Queensland Places: Woongarra Shire', accessed 15 November 2014, <http://www.queenslandplaces.com.au/woongarra-shire>
Neville Rackemann, Bundaberg: From pioneers to prosperity, Bundaberg, Bundaberg City Council, 1992.

Heritage Significance	
Criteria	Definition
A	<i>The place is important in demonstrating the evolution or pattern of the region’s history.</i>
Statement	Pine Creek Hall is important in demonstrating evolution of the region’s history. The hall reflects the closer settlement of the Pine Creek district and its growing population at the time the hall was constructed, stimulated in particular by the proximity of the Bingera sugar mill and the construction by the mill of a tramway across the Burnett River into the Pine Creek area to its plantation there. The hall also demonstrates the pattern of the region's history, particularly the establishment of community halls in rural communities as focal point for social and cultural activities.
D	<i>The place is important in demonstrating the principal characteristics of a particular class of cultural places important to the region.</i>
Statement	Pine Creek Hall is important in demonstrating the principal characteristics of community halls in the region constructed in the early 1900s, particularly the extensive use of timber and features such as a ticket office and a large internal space used for dances and other events.
G	<i>The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons important to the region.</i>
Statement	Pine Creek Hall has a special association with the Pine Creek community as a focal point for social and cultural activities in the Pine Creek district.



View of hall and setting from Pine Creek Road.



Main entrance area.



Rear elevation.

Other Names	N/A	
Street Address	Off Hope Street	Bundaberg
Title Details/ GPS Coordinates	122SP215848	

Historical Context
<p>Bundaberg was established in the late 1860s. The Burnett River was identified by John Charles Burnett (after which was it named) during his exploration of the Wide Bay and Burnett regions in 1847. Pastoral stations were established throughout the Wide Bay and Burnett in the late 1840s through to the 1860s, including stations such as Gin Gin, Walla, Bingera, Electra, Monduran and Tantitha. The stations were initially stocked with sheep, but progressively were replaced with cattle. When prices were low, or there was an oversupply of stock (particularly in the 1860s), the cattle were rendered to produce tallow. A boiling down works was established in Baffle Creek to render the stock from the stations. John and Gavin Steuart secured a contract to provide the works with timber for tallow casks. The Steuarts established a camp in North Bundaberg in 1866 and erected a sawmill in the following year. Interest in the settlement grew rapidly and a town was surveyed on the southern bank of the Burnett River in 1868 on the site of the present day city.</p> <p>Timber was the industry that acted as a catalyst for the creation of a European settlement. However, it was sugar that came to define the history of Bundaberg and the surrounding region. Sugar cane was planted in the 1870s and the first commercial sugar mill, located at Millbank (west of the city on the southern bank of the Burnett), began operating in 1872. The industry was thriving by the 1880s, with major mills such as Millaquin and Fairymead processing cane juice from cane plantations and farms with their own juice mills and located throughout the region, but particularly in land formerly occupied by the Woongarra, Bingera and Gooburrum scrubs. From its early years, the industry relied on South Sea Islander labour (referred to as ‘Kanakas’ at the time) and later workers from Sri Lanka (then Ceylon). The importance of Bundaberg was further strengthened when it became the port for the Mount Perry copper mine, with a railway from Mount Perry to North Bundaberg constructed in 1884 (although a rudimentary road existed from the early 1870s). A rum distillery was established at Millaquin sugar mill in 1888, later known as the Bundaberg Rum Distillery. Bundaberg also developed a foundry and engineering industry to support the sugar and juice mills, and the copper mines at Mount Perry. The first local government, the Bundaberg Divisional Board, was gazetted in 1880.</p> <p>A reserve for the botanic gardens was created in the late 1870s or 1880 (certainly no later, as it was reported in 1880 that the site of the new hospital adjoined the Botanic Gardens Reserve). A Botanic Gardens Trust was established and in 1885 the reserve was fenced and gates installed. The trustees then determined to clear ten acres of the site, leaving ‘presentable indigenous trees’ and removing the rest. Paths were also created, the purpose to create a ‘park-like’ effect. A caretaker was appointed in 1885. A tender was let for the erection of a head gardener’s lodge in 1887 and also the construction of a dam for irrigation purposes. The head gardener appears to have been a Mr Murchie, who was recommended by the head gardener of the Brisbane Botanical Gardens, indicating that the trustees took the idea of the gardens quite seriously.</p> <p>The Trust received a stipend from the colonial government, but this was withdrawn in 1894. The Trust was transferred to the Bundaberg Council, and plans were made to improve the gardens. The highest priority was tidying up the reserve; paths were overgrown with weeds and grass, the grass was left to grow and the garden beds required attention (indeed it was noted that it looked more like an agistment paddock than a botanic gardens at this time). The work was promptly undertaken and in 1895 the gardens were reopened and it was remarked in the press that the gardens presented ‘a glimpse of old times come again’. Earlier, rudimentary bridges over creeks had also been replaced with sturdy sawn hardwood. The entire scene was ‘a very forcible reminder of the better days of Bundaberg when ... people disported themselves on Sundays and holidays by the banks of the Burnett’.</p> <p>There is evidence that work was undertaken in the mid-1970s that compromised the native habitat that had been retained in the 1880s, particularly the planting of palms and other trees.</p>

Physical Description
<p>Queens Park is located on the southern bank of the Burnett River, a short distance to the west of the Bundaberg Business District. The park borders onto the Bundaberg Base Hospital grounds in the southeast, Garden Street and Hope Street in the southwest and farmland in the west. O’Connell Creek traverses the south-eastern section. The reserve encompasses 19 hectares of mainly remnant rainforest vegetation, as well as mangroves on the creek banks. Identification signs give details on some of the represented species. Access is via number of sealed roads and pathways and there are picnic areas, BBQ facilities, seats and a children’s playground provided in the park.</p> <p>An information panel at the entrance from Hope Street gives details about the flora and fauna as well as the history of the park.</p>

Heritage Significance	
Criteria	Definition
A	<i>The place is important in demonstrating the evolution or pattern of the region’s history.</i>
Statement	Queens Park is important in demonstrating the evolution of the region’s history, particularly the establishment of Bundaberg as a major settlement in the region, which is reflected in the decision to establish botanic gardens, an indication of the ambitions of the town's community.
B	<i>The place demonstrates rare, uncommon or endangered aspects of the region’s cultural heritage.</i>
Statement	Queens Park demonstrates endangered aspects of the region’s cultural heritage, particularly a selection of trees that predate European settlement, reflecting on a small scale the flora and landscape of Bundaberg before the 1860s.
C	<i>The place has potential to yield information that will contribute to an understanding of the region’s history.</i>
Statement	Queens Park has potential to yield information that will contribute to an understanding of the region’s history, particularly flora present at the time the place was settled by Europeans in the 1860s. The network of paths may also yield information about the early layout of the botanic gardens when it was established.
E	<i>The place is important to the region because of its aesthetic significance</i>
Statement	Queens Park is important to the region because of its aesthetic significance, as a pleasing garden located on the bank of the Burnett River and in close proximity to the central business district, and designed to encourage the health and wellbeing of the town's (and later, city's) residents.

Location Map




Information panel.



View across O’Connell Creek from the southeast.



View across the south-eastern section looking north.

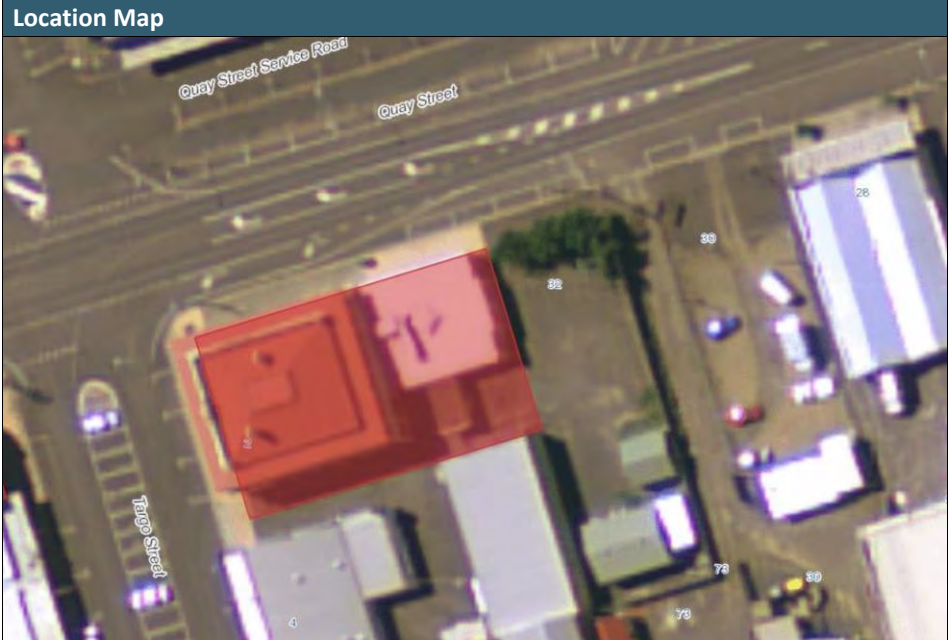
Integrity	Fair	Condition	Good
Statutory Listings	No statutory listings		
Non-Statutory Listings	No non-statutory listings		
Inspection Date	21/10/2014		
References			
Bundaberg Genealogical Association Inc, Bundaberg – A History from the Newspapers – 1862-1903 –Volume 1, Bundaberg, Bundaberg Genealogical Association Inc, 2009.			
Bundaberg Regional Council, Queens Park Interpretation panel.			

Other Names	Qunaba House, Payne Butler Lang Solicitors Offices	
Street Address	Corner Quay Street and 2 Targo Street	Bundaberg Central
Title Details/ GPS Coordinates	108B1582	

Historical Context
<p>Bundaberg was established in the late 1860s. The Burnett River was identified by John Charles Burnett (after which was it named) during his exploration of the Wide Bay and Burnett regions in 1847. Pastoral stations were established throughout the Wide Bay and Burnett in the late 1840s through to the 1860s, including stations such as Gin Gin, Walla, Bingera, Electra, Monduran and Tantitha. The stations were initially stocked with sheep, but progressively were replaced with cattle. When prices were low, or there was an oversupply of stock (particularly in the 1860s), the cattle were rendered to produce tallow. A boiling down works was established in Baffle Creek to render the stock from the stations. John and Gavin Steuart secured a contract to provide the works with timber for tallow casks. The Steuarts established a camp in North Bundaberg in 1866 and erected a sawmill in the following year. Interest in the settlement grew rapidly and a town was surveyed on the southern bank of the Burnett River in 1868 on the site of the present day city.</p> <p>Timber was the industry that acted as a catalyst for the creation of a European settlement. However, it was sugar that came to define the history of Bundaberg and the surrounding region. Sugar cane was planted in the 1870s and the first commercial sugar mill, located at Millbank (west of the city on the southern bank of the Burnett), began operating in 1872. The industry was thriving by the 1880s, with major mills such as Millaquin and Fairymead processing cane juice from cane plantations and farms with their own juice mills and located throughout the region, but particularly in land formerly occupied by the Woongarra, Bingera and Gooburrum scrubs. From its early years, the industry relied on South Sea Islander labour (referred to as ‘Kanakas’ at the time) and later workers from Sri Lanka (then Ceylon). The importance of Bundaberg was further strengthened when it became the port for the Mount Perry copper mine, with a railway from Mount Perry to North Bundaberg constructed in 1884 (although a rudimentary road existed from the early 1870s). A rum distillery was established at Millaquin sugar mill in 1888, later known as the Bundaberg Rum Distillery. Bundaberg also developed a foundry and engineering industry to support the sugar and juice mills, and the copper mines at Mount Perry. The first local government, the Bundaberg Divisional Board, was gazetted in 1880.</p> <p>The Queensland National Bank was the third bank to erect premises in Bundaberg, the first two consisting of the Bank of New South Wales and the Commercial Bank. The former Queensland National Bank is the second Queensland National Bank building in Bundaberg, and it was erected in 1887. The bank was constructed on the corner of Quay and Targo Streets and designed by the prominent Queensland architect, FDG Stanley. There were several banks on Quay Street, along with the wharves, Customs House, Lands Office and the ‘Polynesian Immigration Offices’; thus the Queensland National Bank formed an intrinsic part of the financial and government facilities in the town.</p> <p>The Queensland National Bank was a prominent institution in the sugar industry in Bundaberg, becoming more intimately involved in the commercial aspects of the industry than was common for other banking institutions. The bank, as mortgagee, assumed ownership of the Millaquin sugar mill in 1896 following the death of Robert Cran, along with the Doolbi and Yengari juice mills. An early and significant acquisition made by the bank was the Mon Repos plantation and mill, which was renamed Qunaba, after the first two letters in the bank’s title. Waterview and Oakwood plantations were also purchased by the bank and in 1911 it formed a limited liability company called the Millaquin Sugar Company.</p>

Physical Description
<p>The Queensland National Bank (former) occupies a prominent corner in the Bundaberg CBD, bordered by Quay Street in the north and Targo Street in the west. The two storey rendered brick building is set directly to the boundary of the streets and features a pyramid roof with a rectangular ‘widows walk’ in the centre. A parapet with ornamental decorations runs along the two street frontages. There are two brick chimneys with decorative moulding, each capped with a triple barrel vent. Solar panels are fitted to the eastern side of the roof. A verandah wraps around the southern, eastern and northern elevation on ground level fronted by columns with decorative mouldings, supporting an entablature at the street frontages, and metal posts on the southern elevation. A balustrade consisting of cast iron panels is set in between the columns. On the upper level the verandah encircles the whole building and is covered by a separate corrugated iron clad roof supported by decorated metal posts and secured by a balustrade consisting of cast iron panels.</p> <p>The main entrance to the building is from Targo Street via some steps through a centrally positioned arch. The arch includes decorative mouldings and is surmounted by a curved pediment displaying the inscription ‘QUNABA HOUSE’. In the parapet above this section is a curved decorative tablet with the inscription ‘ERECTED A 1887 D’. The inscription ‘PAYNE BUTLER LANG SOLICITORS’ is shown on the entablature. The Quay Street elevation shows similar design elements as the Targo Street side, apart from a less elaborate entrance section positioned to the left. The doors and sash windows on ground level have arched moulded architraves. Attached to the north-eastern corner and extending to most of this elevation is a single storey flat roofed brick extension with art deco stylised pilasters framing recessed panels with windows on the Targo Street and the east elevation.</p>

Heritage Significance	
Criteria	Definition
A	<i>The place is important in demonstrating the evolution or pattern of the region’s history.</i>
Statement	The Queensland National Bank (former) is important in demonstrating the evolution of the region’s history, particularly the construction of substantial bank buildings located in proximity to the Bundaberg wharves, reflecting the growing importance and trade of Bundaberg in the late nineteenth century. It is also important in demonstrating the influence of the Queensland National Bank in the sugar industry in the Bundaberg region, as it developed significant commercial interests in the sugar industry, which was unusual for a bank.
D	<i>The place is important in demonstrating the principal characteristics of a particular class of cultural places important to the region.</i>
Statement	The Queensland National Bank (former) is important in demonstrating the principal characteristics of a major nineteenth century bank building, which, through its classical architecture, was designed to present an image of wealth and solidity. Its position on a prominent corner is also consistent with the preferred location of bank buildings in the nineteenth and early twentieth centuries.
E	<i>The place is important to the region because of its aesthetic significance</i>
Statement	The Queensland National Bank (former) is important because of its aesthetic significance, as a good example of classical architectural features applied to a bank building, including substantial columns, parapet and various decorative features, with the clear intention to represent wealth and solidity to its customers and the banking competitors.
H	<i>The place has a special association with the life or work of a particular person, group or organisation of importance in the region’s history.</i>
Statement	The Queensland National Bank (former) has a special association with the work of the prominent Queensland architect, FDG Stanley.



View to western elevation from Targo Street.



View to western and southern elevation from Targo Street.



View to northern and eastern elevation from Quay Street.

Integrity	Fair	Condition	Good
Statutory Listings	No statutory listings		
Non-Statutory Listings	No non-statutory listings		
Inspection Date	21/10/2014		

References
Donald Watson and Judith Mackay, Queensland Architects of the 19th century: a biographical dictionary Queensland Museum, Brisbane, 1994.
Janette Nolan, Bundaberg: History and people, Brisbane, University of Queensland Press, 1978.
John Kerr, Southern Sugar Saga: A history of the sugar industry in the Bundaberg district, Bundaberg, Bundaberg Sugar Company Limited, 1983.
JY Walker, History of Bundaberg: Typical Queensland agricultural settlement, Bundaberg, WC Aiken, 1890.
Neville Rackemann, Bundaberg: From pioneers to prosperity, Bundaberg, Bundaberg City Council, 1992.

South Head Lighthouse and Pilot Reserve



Other Names	New Burnett Heads Lighthouse	
Street Address	Off Lighthouse Street	Burnett Heads
Title Details/ GPS Coordinates	257CK938, 57SP119860	

Historical Context
<p>With the settlement of Bundaberg in 1867, river traffic plying cargo for the growing district prompted the need for navigational and piloting services. Joseph Hughes was appointed Harbour Master, Police Magistrate and Chief of Customs at Bundaberg on 22 June 1871 by the Department of Ports and Marinas.</p> <p>The Pilot Station Reserve at South Head, Burnett Heads was established with Thomas Clark appointed Pilot. Thomas, along with his boat crew, was responsible for establishing and maintaining navigational aids. Lighting at the mouth of the river was to be exhibited each night. Tents sufficed until cottages, along with other infrastructure, were erected to house them comfortably at South Head. The Lady Bowen was the first vessel Pilot Clark brought up to the Wharves, which were located in the town reach of the Burnett River.</p> <p>Made of timber in a hexagonal shape, the Old Burnett Heads Lighthouse is 22 feet 6 inches high (approx. 6.8 metres). It was one of only a handful of hexagonal timber lighthouses constructed along the Queensland coast in the 1860s-70s; the design of later lighthouses was different. The Queensland Government operated the lighthouse until 1916 when the Commonwealth took over responsibility. Originally the lamp burnt China (vegetable) oil (all Australian lighthouses used vegetable oil until the later nineteenth century). However, shortly after the lighthouse was relocated from Cowan to Burnett Heads in 1873, the lamp was converted to kerosene operation. In 1932, the fuel for the light was converted from kerosene to acetylene gas, which burnt brighter and cleaner.</p> <p>The telegraph line from Bundaberg was completed in January 1875, thus enabling the Pilot to inform Bundaberg of incoming ships and weather reports.</p> <p>The lighthouse was manned until a new lighthouse was constructed in 1971. The new lighthouse, built using reinforced concrete, was significantly taller and powered by electricity; the light was also substantially brighter. Interestingly, the new structure, although modern in design, is painted red at its peak, reflecting the colour of the original lighthouse roof. The Old Burnett Heads Lighthouse was relocated in 1972 to Lighthouse Park, but the concrete base remains in situ.</p>

Physical Description
<p>The South Head Lighthouse and Pilot Reserve are located on a mostly cleared slightly sloping grassed block of around four hectares on the northern tip of Burnett Heads, bounded by Lighthouse Street in the south, South Head Parklands to the east, a path along the Burnett River to the west and the ocean to the north.</p> <p>The lighthouse is set in an area surrounded by a mesh and barbed-wire fence close to the waterfront and consists of an 18 metres high square concrete structure with truncated corners and flat roof. The walls are tiled with white rectangular tiles except for a truncated corner on the south-western side that shows large rectangular panels. The upper section is rendered and painted red. A dome-shaped element is mounted on top of the roof. Access to the lighthouse is via a door on the south-eastern side. A single storey building with similar design features is located adjacent to the lighthouse. The base of the old Burnett Heads Lighthouse is situated close by and consists of a concrete base with a set of concrete steps.</p> <p>Apart from the lighthouse there are a number of maritime buildings still extant towards the southern part of the Pilot Reserve including various timber sheds as well as steel and concrete block structures</p>

Integrity	Fair	Condition	Good
Statutory Listings	No statutory listings		
Non-Statutory Listings	No non-statutory listings		
Inspection Date	23/10/2014		

References
Department of Environment and Heritage Protection Cultural Heritage Inventory Management System, Queensland Heritage Register Place ID 600772, 'Cleveland Lighthouse (former)'. Department of Environment and Heritage Protection Cultural Heritage Inventory Management System, Queensland Heritage Register Place ID 601712, 'Sandy Cape Lighthouse'. M. Kidd, Burnett Heads Heritage Trail: Oaks Beach to the Lighthouses, Queensland Government Regional Arts Development Fun, Burnett Shire Council and Classic Design and Print, Bundaberg, 2006. Peta Browne, Local History Feature: Historic Burnett Heads Lighthouse, Bundaberg Regional Council, Bundaberg, 2009.

Heritage Significance	
Criteria	Definition
A	<i>The place is important in demonstrating the evolution or pattern of the region’s history.</i>
Statement	The South Head Lighthouse and Pilot Reserve is important in demonstrating the evolution of region’s history, particularly the development of Bundaberg as a major port providing an outlet for the region’s industries, including copper from the Mount Perry copper mines, timber and, in particular, sugar. This evolution is also reflected in the contrast between the remains of the original lighthouse and the new lighthouse constructed in the 1970s that is located beside it.

B	<i>The place demonstrates rare, uncommon or endangered aspects of the region’s cultural heritage.</i>
Statement	The South Head Lighthouse and Pilot Reserve demonstrate a rare aspect of the region’s history, as it is the only location within the local government area where a lighthouse was established. Although the original lighthouse has been moved, its foundation remains intact. Moreover, there were very few of these lighthouses built in the 1860s and early 1870s to this design and of these only a few remain in situ. Therefore, any evidence of the original lighthouse is also rare.

C	<i>The place has potential to yield information that will contribute to an understanding of the region’s history.</i>
Statement	The South Head Lighthouse and Pilot Reserve has potential to yield information that will contribute to an understanding of the region’s history, in particular evidence of the location of the original lighthouse and aspects of its construction and design reflected in the base. Its location at the mouth of the Burnett River (and that of the pilot reserve) also reinforce that the Burnett River is (and was) the port of Bundaberg.

D	<i>The place is important in demonstrating the principal characteristics of a particular class of cultural places important to the region.</i>
Statement	The South Head Lighthouse and Pilot Reserve is important in demonstrating the principal characteristics of lighthouses, which are important to Bundaberg and the region in its capacity as a port.

E	<i>The place is important to the region because of its aesthetic significance</i>
Statement	The South Head Lighthouse and Pilot Reserve is important to the region because of its aesthetic significance. Lighthouses are located in maritime locations that are typically windswept and thus evoke a strong sense of nautical themes and the romance of sea travel in the nineteenth century. The newer lighthouse also appears to have been designed to reflect the original lighthouse, particularly the red painted section near its peak, representing a pleasing attempt at visual continuation and evocation of the original lighthouse.



View of lighthouse and setting.



View to pilot reserve looking south.



South Isis Cemetery



Other Names	N/A	
Street Address	Aerodrome Road	Isis River
Title Details/ GPS Coordinates	262W39995	

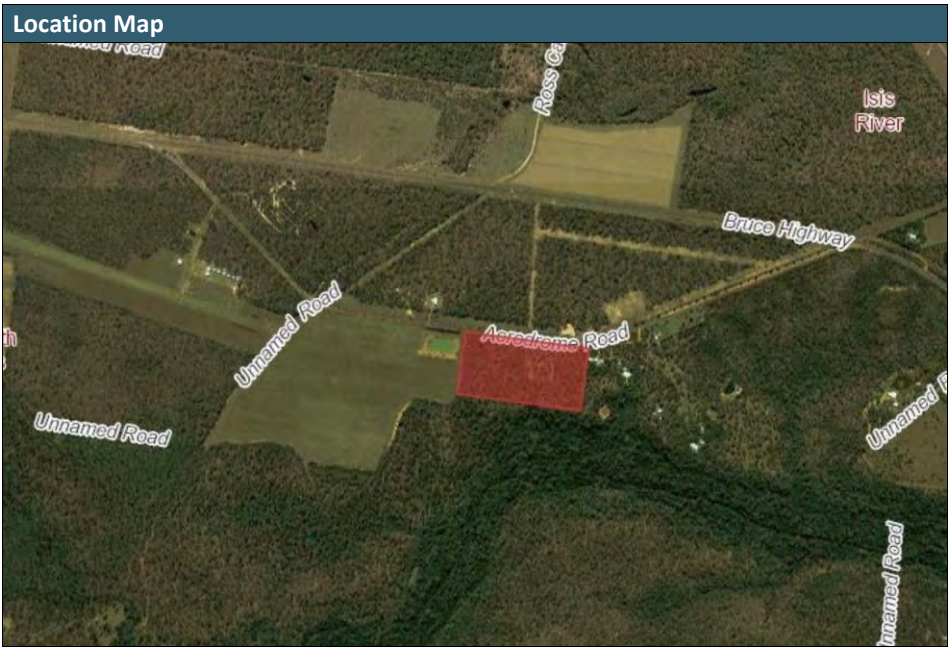
Historical Context
<p>The Isis district became an important area for sugar cane farming and refining from the 1880s. The first blocks of land in the district were selected in the early 1870s. The first industry in the ‘Isis scrub’ was sawmilling, although pastoral stations were established around the scrub from the late 1840s. The first town in the district was Abingdon, beginning with a hotel and then a school, the latter opened in 1880. Homestead blocks were offered to selectors in the late 1870s and the blocks were progressively taken up, with demand increasing the early 1880s. More homestead areas were declared in the district to meet demand. A railway was constructed in 1887, with its terminus at Childers (which at the time of the construction of the railway was merely the line’s terminus; there was as yet no town. The village of Horton was the only substantial settlement located on the line).</p> <p>Settlement of the South Isis district began as early as 1872 when land in the district was first opened to selection. The cemetery was established around this time, with the earliest burials dating from 1877, Closer settlement in the South Isis district was stimulated by the construction of the railway from Maryborough to Childers in 1887. Children were admitted to the school in that year, indicating the nucleus of an existing settlement and its expansion with the railway. As with the majority of the Isis, sugar cane was the primary crop, although other crops were also grown. The South Isis Central Mill was established in the mid-1890s, but its land was almost immediately sold to CSR (with its mill at Huxley); the tramway constructed for the mill was linked to the Huxley mill so that sugar cane growers in the South Isis could transport their cane to the mill.</p> <p>The cemetery ceased to be used in the 1940s as it was found to be flood prone (probably following the 1942 flood). The Apple Tree Creek was used for burials from the district.</p>

Physical Description
<p>The South Isis Cemetery is located in bushland south of the Bruce Highway in levelled, lightly forested and grassed terrain. The rectangular site of approximately eight hectares is bounded by Aerodrome Road in the north, farmland to the west and bushland to the east and south. The Isis River is only a short distance from the southern boundary.</p> <p>The cemetery is surrounded with a post and four-wire fence with the vehicular access from Aerodrome Road via an arched metal gate displaying the inscription ‘SOUTH ISIS CEMETERY’. A timber sign to the right shows the same inscription. To the left is an interpretation panel providing information about the early settlement of the region and lists the names of early settlers who have died in the South Isis and are buried in the cemetery or in lone graves in the area.</p> <p>There are only a few graves that are identified by original markers; one gravesite has a concrete surround and headstone with mounted tablet and a large family plot is surrounded by a wrought iron fence consisting of the family name and the initials. It appears that the cemetery has undergone restoration work in recent times resulting in marked gravesites with a mounted plaque placed on a concrete beam, some surrounded by timber or wrought iron fencing. There is also a larger area containing several sites that are fenced off with a wrought iron fence.</p>

Integrity	Fair	Condition	Fair
Statutory Listings	No statutory listings		
Non-Statutory Listings	No non-statutory listings		
Inspection Date	29/10/2014		

References
B.W. O'Neill, Taming the Isis, Childers, Isis Shire Council, 1987.
John Kerr, Only Room for One: A history of sugar in the Isis district, Childers, Isis Central Sugar Mill Company Limited,1996.
Meredith Walker, Isis Shire Queensland: Inventory of Places of Heritage and Character Significance: Volume Two, The National Trust of Queensland, 1995.
South Isis cemetery interpretation.

Heritage Significance	
Criteria	Definition
A	<i>The place is important in demonstrating the evolution or pattern of the region’s history.</i>
Statement	The South Isis Cemetery is important in demonstrating the evolution of the region’s history, particularly the settlement of the South Isis district from an early period in the region's history, but also the continued development of settlements further north such as Childers and Apple Tree Creek, illustrated by the use of the Apple Tree Creek cemetery by residents of the South Isis from the 1940s onward due to flooding of the original cemetery. The cemetery also demonstrates the pattern of the region's history, in particular the establishment of cemeteries in new settlements.
C	<i>The place has potential to yield information that will contribute to an understanding of the region’s history.</i>
Statement	The South Isis Cemetery has the potential to yield information that will contribute to an understanding of the region’s history, particularly burial practices, which illustrate the religious and cultural patterns of settlement and life in the district.
E	<i>The place is important to the region because of its aesthetic significance</i>
Statement	The South Isis Cemetery is important to the region for its aesthetic significance, particularly its location in a predominantly rural setting.
G	<i>The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons important to the region.</i>
Statement	The South Isis Cemetery has a special association with the South Isis Cemetery community, demonstrated in particular by its continuous use as a burial place for the region for more than one hundred years, restoration and identification work on grave sites and the preparation of interpretative material.



Entrance gate.



Large family plot surrounded by a wrought iron fence consisting of the family name and initials.



Fenced off area containing several sites.

South Kolan Cemetery

Other Names	N/A	
Street Address	Bundaberg Gin Gin Road	South Kolan
Title Details/ GPS Coordinates	212C894	

Historical Context
<p>South Kolan was originally part of the Colanne pastoral station occupied by Robert Tooth in 1861. South Kolan is located on the Bundaberg-Mount Perry Road, which connected the copper mine at Mount Perry to the port of Bundaberg from the early 1870s. The area was loosely settled in the 1870s, with land taken up from 1872. The early settlers, many of whom were Scandinavian, were preoccupied with clearing scrub and planting maize. A school building committee was created in 1876 and a State school was opened in 1878. The South Kolan cemetery was gazetted in 1879 and a Cemetery Trust was elected in 1881. A blacksmith shop was also established in c1880 and the first church (servicing all denominations) in 1882. All of these developments clearly indicate a relatively large settlement.</p> <p>The Gibson family, who owned a sugar mill in Brisbane, purchased an extensive tract of land in South Kolan in the early 1880s on which to establish a sugar cane plantation. The land was cleared by South Sea Islander labour and a sugar mill was erected in 1885. The Bundaberg-Mount Perry Railway was also completed in 1884, running parallel with the road of the same name. The effect of these developments on South Kolan was pronounced. Various commercial premises, including butchers and a hotel, were opened in 1885. A police station was established in 1888. Local farmers turned from maize to sugar cane and the area continued to prosper due to its proximity to the Bingera sugar mill. By 1895 there were four post offices, State school, two hotels, three churches and a combined police station and courthouse.</p>

Physical Description
<p>The South Kolan Cemetery is located on a levelled site bounded by the Bundaberg Gin Gin Road to the south, Koolboo Road to the east, forested bushland to the west and a partially cleared lightly forested property to the north. Approximately one third of the 8 hectares block in the southwest is cleared, the remainder is forested bushland. The cleared grassed area is fenced off with a post and three-wire fence with vehicular access from the Bundaberg Gin Gin Road via a metal gate and pedestrian entry through a timber turnstile next to a sign reading ‘SOUTH KOLAN CEMETERY’. Marked graves are located in a small portion on the eastern side of the cleared area. Grave surrounds include concrete borders, some with elaborate decoration, wrought iron, timber and chain fencing and piping suspended between pillars. Besides mounted tablets there is a large proportion of elaborate stelae and monuments. A number of gravesites have deteriorated and are only marked by metal plot numbers.</p> <p>There is also a small lawn section</p>

Integrity	Good	Condition	Fair
Statutory Listings	No statutory listings		
Non-Statutory Listings	No non-statutory listings		
Inspection Date	22/10/2014		

References
<p>Bundaberg Genealogical Association Inc., Burnett District: A history from the newspapers 1862-1903, Volume 3: Commercial, culture, devotion, health, governance, Bundaberg, , Bundaberg Genealogical Association Inc., 2009.</p> <p>John Kerr, Southern Sugar Saga: A history of the sugar industry in the Bundaberg district, Bundaberg, Bundaberg Sugar Company Limited, 1983.</p> <p>Neville Rackemann, Gooburrum 1886-1986, Gooburrum, Gooburrum Shire Council, 1986.</p>

Heritage Significance	
Criteria	Definition
A	<i>The place is important in demonstrating the evolution or pattern of the region’s history.</i>
Statement	The South Kolan Cemetery is important in demonstrating the evolution of the region’s history, particularly the closer settlement and agricultural development of the South Kolan district, which emerged from the Colanne pastoral station established in 1861. The relative earliness of the cemetery also demonstrates this evolution. The cemetery also demonstrates the pattern of the region's history, in particular the establishment of cemeteries in new settlements.

C	<i>The place has potential to yield information that will contribute to an understanding of the region’s history.</i>
Statement	The South Kolan Cemetery has the potential to yield information that will contribute to an understanding of the region’s history, particularly burial practices, which illustrate the religious and cultural patterns of settlement and life in the district.

E	<i>The place is important to the region because of its aesthetic significance</i>
Statement	The South Kolan Cemetery is important to the region for its aesthetic significance, particularly its location in a predominantly rural setting.

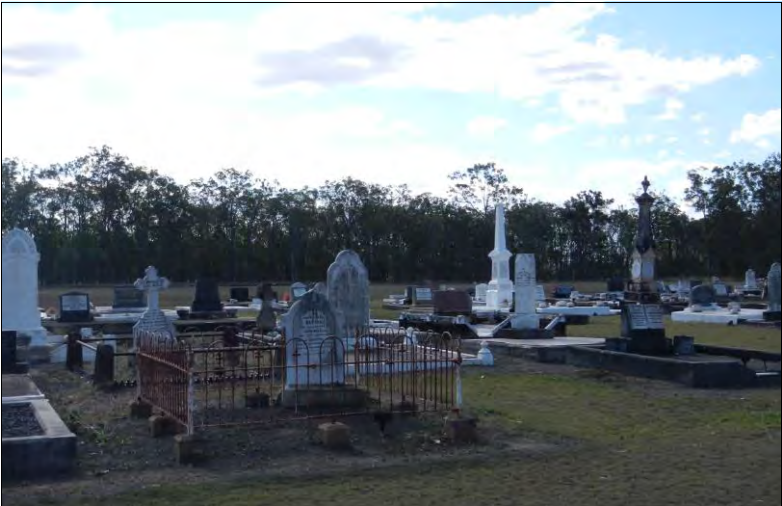
G	<i>The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons important to the region.</i>
Statement	The South Kolan Cemetery has a special association with the South Kolan community, demonstrated in particular by its continuous use as a burial place for the region for more than one hundred years.



Entrane gate and turnstile.



View showing monuments and surrounds.



View to the west.

St John the Divine Anglican Church



Other Names	N/A	
Street Address	1 Paul Mittelheuser Street	Burnett Heads
Title Details/ GPS Coordinates	703BH2773	

Historical Context
The foundation stone of the St John the Divine Anglican Church was laid by the Archbishop of Brisbane, the Most Rev. J.W.C. Wand, on 6 August, 1939. The Mayor and Mayoress Ald. and Mrs F.H. Buss attended. Archbishop Wand described the site of the church as the most beautiful of any church throughout the diocese. The church was designed by Harold M. Cook and Walter J.E. Krevison, Architects, of Brisbane. The cost of the church was £562. The Burnett Heads Church of England Committee consisted of P. Hunter, President; D. Rickert, Secretary; and P.J. Mittelheuser, Treasurer. P.J. Mittelheuser served on the Woongarra Shire Council as Chairman and Councillor in the 1940s and 1950s. The land for the church was donated by Christian Mittelheuser.

Physical Description
<p>The St. John the Divine Anglican Church is a single storey structure with heavy basalt base to just below sill level. A foundation stone graces the base, reading ‘A.M.D.G This stone was laid by The Most Reverend. J.W.C Wand, D.D Lord Archbishop of Brisbane. Aug. 6. 1939. The Rev. A.H. Osborn M.A Rector’. The church has a medium steep pitched gable roof with timber barge boards with a steeple containing a church bell to the rear of the structure. The main roof intersects with the pitched roof covering the entry to the building, which is at right angles to the balance of the church. The structure has decorative external/exposed imitation half timbering with diagonal curved bracing to the asbestos sheet walls. The rear, gable end of the church has three narrow, decorative windows with coloured glass insets, with the street elevation displaying two windows above the height of the altar. These two windows adjoin gable cladding detail, as does the central window on the rear elevation. There are banks of three casement windows to the lower levels.</p> <p>Internally, rows of timber pews are accessible by a central aisle which terminates at the front of the church, with steps leading up to the carved and panelled altar. Walls and the ceiling are neutrally coloured with contrasting truss-like and structural members and what appear to be sheeting cover strips. Decorative pendant lights and a ceiling fan are aligned in a row and positioned centrally above the aisle.</p> <p>Various engraved memorials are evident throughout the church, placed on elements including the pews, hymn board, altar and communion rails.</p> <p>A basalt fence matching the basalt base of the building surrounds the picturesque setting, whilst a number of garden beds present to the street. These include a circular, basalt framed bed, completed with an arched pipe and topped with a cross, which acts as a memorial to Paul J Mittelheuser 1885-1957. There is a storage shed to the rear of the church, which is not considered to be of cultural heritage significance.</p>

Integrity	Good	Condition	Good
Statutory Listings	No statutory listings		
Non-Statutory Listings	No non-statutory listings		
Inspection Date	22/8/2013		

References
Woods Bagot Pty Ltd, Burnett Shire Cultural Heritage Study, Volume 3 - Schedule of Places Ref BUR 05, 1996.

Heritage Significance	
Criteria	Definition
B	<i>The place demonstrates rare, uncommon or endangered aspects of the region’s cultural heritage.</i>
Statement	The St John the Divine Anglican Church demonstrates a rare aspect of the region's history, as the only known example of an Old English Revival style church in the Bundaberg Region.

E	<i>The place is important to the region because of its aesthetic significance</i>
Statement	The St John the Divine Church is important as an example of an Old English Revival architectural style, expressed by its picturesque quaintness. The building has a strong asymmetry and vertical proportions typical of this style.

G	<i>The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons important to the region.</i>
Statement	The St John the Divine Church has a strong association with Burnett Heads' Anglican community, and the broader Bundaberg Anglican community for spiritual reasons.



Western exterior wall treatment with basalt base also showing bell tower.



Interior wall treatments, chancel, pulpit, lectern, sanctuary, altar and pew arrangements.



Church gardens in old well with memorial plaque.

Submarine Lookout Remains and ANZAC Day Memorial



Other Names	Elliott Heads Submarine Lookout ANZAC Day Memorial	
Street Address	Esplanade	Elliott Heads
Title Details/ GPS Coordinates	Road Reserve	(E: 448811 N: 7244105), (E: 448830 N: 7244098), (E: 448876 N: 7244273), (E: 448895 N: 7244274), (E: 448934 N: 7244211)

Historical Context

Bundaberg played a small, but important, role during World War II. The airport became an important Royal Australian Air Force (RAAF) facility during World War II. It functioned as a base for the Empire Air Training Scheme (EATS), one of 36 similar bases across Australia. The first training schools were established at the airport in 1942 and the Allied Works Council constructed purpose-built facilities including aircraft hangers, workshops and, accommodation; aircraft hideouts (hard surfaced areas located away from the main buildings for the dispersal of aircraft if the base was under attack) and defence structures including machine gun pits and mine charges laid in trenches along runways.

Elliot Heads was also an important lookout during the war. The lookout was manned by members of the 10th Battalion Volunteer Defence Corps. The volunteers were responsible for reporting any enemy movement in the vicinity, but it is remembered more for its role as a submarine lookout. Submarine attacks by the Japanese had been particularly prominent along the east coast of Australia. Three Japanese midget submarines had entered Sydney Harbour in May 1942, one of which sunk the HMAS Kuttabul. Japanese submarines harassed Australian merchant shipping along the coast in 1943, sinking five merchant ships. Then, in May 1943, a Japanese submarine torpedoed the Australian Hospital Ship Centaur off the coast from Caloundra on Queensland’s Sunshine Coast, resulting in the death of 268 of the passengers and crew.

Two posts from the submarine lookout remain extant. The Woongarra Shire Council erected a plaque to commemorate the volunteer defence corps on this site in 1989. More recently, it has become a focal point for war commemoration, particularly on Anzac Day.

Physical Description

The Submarine Lookout ANZAC Day Memorial is located at the waterfront in Elliott Heads Memorial Park on the corner of Moore Street and the Esplanade. The site is levelled and grassed and is surrounded by She-Oaks. There are a number of Norfolk Pines placed as feature trees in the park and also flanking the lookout memorial.

The memorial is situated close to the water edge and includes remains of the original lookout in form of two timber posts to the right next to the memorial consisting of two cube-shaped cairns with a plaque mounted on the top. The plaque on the left cairn reads ‘LEST WE FORGET • IN MEMORY OF ALL SERVICE MEN AND WOMEN WHO PAID THE SUPREMEM SACRIFICE • BOER WAR, WORLD WAR I. WORLD WAR II, KOREAN WAR AND THE VIETNAM WAR • ERECTED BY BURNETT SHIRE COUNCIL AND CITIZENS OF ELLIOTT HEADS 25-4-1996’. The plaque on the right cairns reads ‘A TRIBUTE • TO THE MEMORY OF • THOSE MEMBERS OF THE • VOLUNTEER DEFENCE CORPS • WHO MANNED THE ELLIOTT HEADS • LOOKOUT DURING WORLD WAR II • 1941-1944 • ERECTED BY THE WOONGARRA SHIRE COUNCIL • 1989’.

In the centre of the site is another memorial consisting of two concrete plinths set at a distance and connected by a timber beam. An upright rounded slab is mounted atop the left plinth. The memorial is placed towards the rear of a round split block base with concrete and paving infill and carries the inscription ‘ELLIOTT HEADS SUBMARINE LOOKOUT ANZAC DAY MEMORIAL’. Two small plaques are attached to the plinths; one commemorates the full time members of the Volunteer Defence Corps of World War II who manned the observation post, the other acknowledges the contributions to the Submarine Lookout ANZAC Day Memorial Project 2006.

Integrity	Fair	Condition	Good
Statutory Listings	No statutory listings		
Non-Statutory Listings	Queensland War Memorial Register		
Inspection Date	23/10/2014		

References

Converge Heritage + Community, Bundaberg Airport Preliminary Heritage Assessment, Report for Bundaberg Regional Council, 2009.

Department of Veterans' Affairs, 'Centaur', accessed 14 November 2014, <<http://www.dva.gov.au/aboutDVA/publications/commemorative/centaur/Pages/bg.aspx>>

Lookout interpretation signage.

Heritage Significance	
Criteria	Definition
B	<i>The place demonstrates rare, uncommon or endangered aspects of the region’s cultural heritage.</i>
Statement	The Submarine Lookout Remains and ANZAC Day Memorial demonstrates a rare aspect of the region’s history, as it is the only lookout utilised during World War II in the region.
C	<i>The place has potential to yield information that will contribute to an understanding of the region’s history.</i>
Statement	The Submarine Lookout Remains and ANZAC Day Memorial has potential to yield information that will contribute to an understanding of the region’s history, particularly archaeological and landscape features relating to the use of the lookout during World War II.



Park entrance.



View to ANZAC Day memorial looking east.



View to submarine lookout remains and memorial looking east.

The Bundaberg Service Flight Training School (SFTS) Air Gunnery and Bombing Range Shelter No. 1



Other Names	N/A	
Street Address	Parklands Drive	Bundaberg
Title Details/ GPS Coordinates	Reserve for Drainage	(E: 427023 N: 7241748), (E: 427024 N: 7241756), (E: 427031 N: 7241747), (E: 427032 N: 7241755)

Historical Context

Bundaberg was different to many other WWII airfield locations in that it was one of several Elementary Flying Training School (EFTS) centres. Before the Japanese came into the war, the RAAF commenced what became a major Australian contribution (along with Canada) to the United Kingdom’s war effort by training pilots and air crew by the thousands. This scheme was known as the Empire Air Training Scheme – EATS.

Bundaberg was one of the centres in Queensland chosen. It also figured in a further development of the scheme in that No.8 SFTS (Service Flying Training School) was also located there, formed in December 1941. The rudiments of bomb aimer training and air gunnery were skills embraced by activities at Bundaberg utilising twin engine 1930s Avro Anson fabric covered aircraft and to that end, a practice bombing and air gunnery range was located south of the primary Bundaberg aerodrome. The RAAF No. 71 Squadron was formed on 26 January 1943 at RAAF Station Lowood, Queensland, from aircraft and aircrew drawn from No. 8 Service Flying Training School and figured strongly in the operation of coastal surveillance aircraft and convoy protection duties.

While the use of the shelters is unclear, it is thought that they were used as observation points by ground servicing crews servicing gunnery targets on the ground, which for bombing and training purposes usually consisted of wooden replicas of Japanese landing barges and such.

There is an identical shelter located on private land within the Parklands Estate.

Physical Description

The Bundaberg SFTS Air Gunnery and Bombing Range Shelter No. 1 is a 2.6 metre x 2.6 metre concrete block and concrete rendered bunker type structure with 230mm thick external walls. It has a height of 2.7 metres with a 1.5 metre high parapet to its primary elevation, which is oriented to east-south-east. An 880mm wide, 2.15 metre high entrance with evidence of door apparatus extends into a 1.08 metre high observation window. Evidence of steel screening and bolt apparatus remain fixed into the base. The entire structure is rendered in a 30mm thick concrete render, most of which has peeled away. Graffiti is evident over most of the structure but some green and yellow markings may indicate some original detail.

Integrity	Good	Condition	Poor
Statutory Listings	No statutory listings		
Non-Statutory Listings	No non-statutory listings		
Inspection Date	12/10/2013		

References

Angus Meilke, ‘How it happened’ Australian Gold Coast Branch of the Air Crew Assoc.
<http://www.airforce.gov.au/raafmuseum/aircrewaca/aih/aih64-meikle.pdf> last accessed 15 October 2013

Department of Environment and Heritage Protection, Queensland WWII Historic Places, ‘Bundaberg Aerodrome and Bellman Hangar’, accessed 26 November 2014,
<<http://www.ww2places.qld.gov.au/pages/Places.aspx?PlaceCode=QWWIIHP-338>>

Heritage Significance	
Criteria	Definition
A	<i>The place is important in demonstrating the evolution or pattern of the region’s history.</i>
Statement	The Bundaberg Service Flight Training School (SFTS) Air Gunnery and Bombing Range Shelter No. 1 is significant as remaining evidence of a major Air Gunnery and Bombing Training Centre developed in the Bundaberg Region during World War II, reflecting the small, but important role the region played during the war.
C	<i>The place has potential to yield information that will contribute to an understanding of the region’s history.</i>
Statement	The Bundaberg Service Flight Training School (SFTS) Air Gunnery and Bombing Range Shelter No. 1 is important in that further research and investigation has the potential to yield further information in relation to the purposes and role of the shelter as it relates to the Air Gunnery and Bombing Range, in addition to further evidence of the aerial gunnery and bombing range and the contribution of the Bundaberg Region in World War II generally.



Door entrance and observation window, view to west.



Northern elevation.



Close-up of door entrance and observation window.

The Hummock

Other Names	The Sloping Hummock	
Street Address	Off Bowden Street	Qunaba
Title Details/ GPS Coordinates	160CK806940	

Historical Context
The Hummock was identified by the explorer Matthew Flinders in 1799 while exploring the (future) Queensland coastline. Flinders called it the ‘sloping hummock’. It is an eroded volcanic plug; the volcano lava flows provided the rich red soil of the Woongarra. The ‘Woongarra Scrub’ densely covered the area on and around the Hummock and presented numerous difficulties to the early European settlers. Nugent Wade Brown, an important figure in the early settlement of Bundaberg and its districts, tried to reach the top of the Hummock but became lost and was forced to spend the night there. The Woongarra Scrub was progressively cleared for sugar cane plantations and farms from the 1870s and the Hummock became part of the surrounding sugar cane fields. Part of the Hummock was established as a lookout by the Bundaberg branch of the Royal Automobile Club of Queensland in 1931. However, this section of the hill remained untouched and uncleared, presenting remnant scrub.

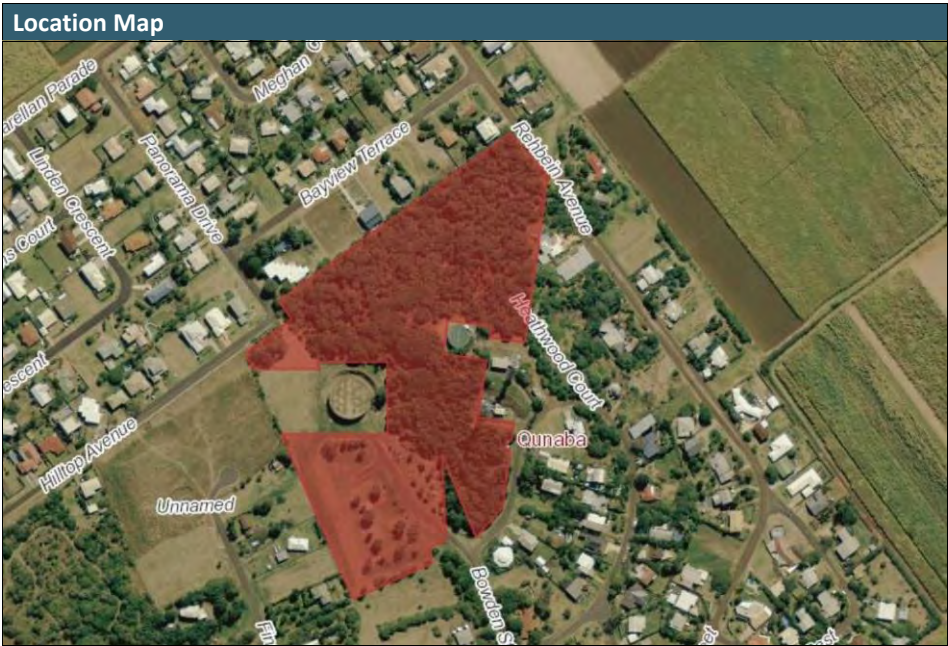
Physical Description
The Hummock reserve encompasses 5.5 hectares of mainly scrub on a steep hill site of a dormant volcano in the suburb of Qunaba and is surrounded by residential areas and farmland. The site contains the last remaining Woongarra Scrub, a dry rainforest consisting of over 120 species of native vegetation. A cleared, levelled grassed portion in the southwest provides car parking and picnic sites with some shade trees. An interpretation panel provides information on the reserve. A boardwalk through the rainforest starts at the picnic area and leads to a viewing platform at the top. Several transmitter towers and a watertank are situated near the platform.

Integrity	Fair	Condition	Good
Statutory Listings	No statutory listings		
Non-Statutory Listings	No non-statutory listings		
Inspection Date	23/10/2014		

References
Bundaberg Regional Council ‘The Hummock’ interpretation panel.
Peta Browne, ‘Local History Feature: The Hummock Lookout’, Lib News, v.1 no. 3, Bundaberg, Bundaberg Regional Council, Autumn 2010.

Heritage Significance	
Criteria	Definition
A	<i>The place is important in demonstrating the evolution or pattern of the region’s history.</i>
Statement	The Hummock is important in demonstrating the pattern of the region’s history, particularly the wholesale clearing of the Woongarra Scrub to facilitate settlement, the establishment of agricultural farms (most importantly sugar cane farms) and sugar mills.

B	<i>The place demonstrates rare, uncommon or endangered aspects of the region’s cultural heritage.</i>
Statement	The Hummock demonstrates an endangered aspect of the region’s cultural heritage, as a remnant of the scrub that early settlers in the nineteenth century faced when selecting and developing land in the district.



Interpretation panel.



Boardwalk through the rainforest.



Picnic area at the foothills of the Hummock.

The Hummock Lookout



Other Names	N/A	
Street Address	Turners Way	Qunaba
Title Details/ GPS Coordinates	2RP48484	

Historical Context
<p>The Hummock Lookout was created by the Royal Automobile Club Queensland (RACQ) in 1931. The Hummock was identified by the explorer Matthew Flinders in 1799 while exploring the (future) Queensland coastline. As the Woongarra scrub was progressively settled, the ‘Sloping Hummock’, as Flinders called the feature, became part of the surrounding sugar cane fields and was privately owned.</p> <p>The Hummock was subsequently developed as a lookout by the RACQ. The Bundaberg branch of the RACQ was formed in 1924. In 1927, the President of branch stated that the club planned to create a scenic lookout on the Hummock. The land was purchased in 1930 from the owner, Mr H Turner and following the purchase work began on the construction of a road to the hill top. Members of the club volunteered to clear the site, erect fences and plant palm trees, as well as generally maintain the lookout. The RACQ relied on local businesses to contribute material and money, as well as public donations, to finish the lookout.</p> <p>The lookout was officially opened in October 1931. The opening was well-attended, with over 1000 people and 100 cars on the lookout. The Woongarra Shire Council assumed ownership of the lookout in 1964 as the RACQ could no longer afford to maintain the site. It continues to function as a lookout today.</p>

Physical Description
<p>The Hummock Lookout occupies a triangular one hectare hill site bounded by Turners Way to the north and west and Bowden Street to the east. Turners Way leads to a circular parking area on a cleared grassed site on the levelled hilltop in the north providing 360 degree views across sugar cane fields and nearby suburbs reaching as far as the sea. A timber sign reads ‘THE HUMMOCK LOOKOUT’.</p> <p>There are two memorials; a low set cairn featuring a tablet with the inscription ‘THIS HUMMOCK LOOKOUT WAS PURCHASED BY THE R.A.C.Q. ON 8-10-1930 IN THE INTEREST OF THE MOTORING PUBLIC. R.A.C.Q. DONATED THE AREA TO THE WOONGARRA SHIRE COUNCIL 19TH SEPT. 1964’ is located to the east. An obelisk shaped monument with the inscription ‘ERECTED TO THE MEMORY OF SQUADRON LEADER BERT HINKLER BY R.A.C.Q., 1937’ on a concrete plate and surrounded by a pipe and pillar fence is situated in the centre.</p> <p>On the western side are a round covered shelter and seating and to the south is a large oblong boulder mounted on a concrete and stone base.</p>

Integrity	Good	Condition	Good
Statutory Listings	No statutory listings		
Non-Statutory Listings	No non-statutory listings		
Inspection Date	23/10/2014		

References
Peta Browne, ‘Local History Feature: The Hummock Lookout’, Lib News, v.1 no. 3, Bundaberg, Bundaberg Regional Council, Autumn 2010.

Heritage Significance	
Criteria	Definition
A	<i>The place is important in demonstrating the evolution or pattern of the region’s history.</i>
Statement	The Hummock Lookout is important in demonstrating the evolution of the region’s history, particularly the identification of local landmarks by early explorers and settlers, and the development of local landmarks and tourist destinations in the early twentieth century.
B	<i>The place demonstrates rare, uncommon or endangered aspects of the region’s cultural heritage.</i>
Statement	The Hummock Lookout demonstrates an uncommon aspect of the region’s history, as the only significantly elevated position from which Bundaberg and the surrounding districts can be viewed.
E	<i>The place is important to the region because of its aesthetic significance</i>
Statement	The Hummock Lookout is important because of its aesthetic significance, presenting views virtually uninterrupted views over Bundaberg and surrounding districts, including a landscape dominated by sugar cane farms (thus reflecting the view historically gained from the lookout), as well as the ocean. The clearing of the scrub on top of the hill and the plantings along the road leading to the lookout also contribute to its aesthetic significance.
G	<i>The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons important to the region.</i>
Statement	The Hummock Lookout has a strong association with the Bundaberg branch of the RACQ, formed in the 1920s.
H	<i>The place has a special association with the life or work of a particular person, group or organisation of importance in the region’s history.</i>
Statement	The Hummock Lookout has a special association with the famous explorer, Matthew Flinders, who sighted and named the Hummock in 1799 as he explored the east coast of Australia along the length of present day Queensland.



Looking south.



Bert Hinkler memorial.



The Hummock Lookout memorial cairn.

The Linden Clinic (former)

Other Names	Linden Medical Centre	
Street Address	Corner Woongarra Street and 11A Barolin Street	Bundaberg Central
Title Details/ GPS Coordinates	38B1582	

Historical Context

The Linden Clinic (former) was built by Dr Egmont Schmidt in 1913. Schmidt was the son of CF Schmidt, who became a permanent Lutheran pastor in Bundaberg in 1892 (he was previously based in Maryborough, where Dr Egmont Schmidt was born in 1886). Dr Egmont Schmidt completed his medical training by 1910 and, after a twelve month residency at Warwick Hospital on the Darling Downs, returned to Bundaberg and practiced medicine with Dr Thomas Henry May. Schmidt took over the practice when May retired; it appears this process was carefully managed, as May was still practicing until 1913, presumably in Schmidt's new residence and surgery, Linden.

Linden was designed by the prominent Maryborough architect, POE Hawkes and erected in 1913. Although based in Maryborough, Hawkes designed a significant number of buildings in the Bundaberg region, including for the local businessman, Frederic Buss. The site of the new building was originally occupied by the Pioneer Schoolroom, which was owned by the Lutheran Church and is believed to have been constructed c1876-7. The Hawkes-designed building originally consisted of exposed brick on the ground level and 'rough cast' on the first floor, although the entire exterior of the building is now rough cast. The architectural style is loosely coined 'Federation', which incorporated various features common in other established architectural styles such as 'Queen Anne', and was popular at the turn of the twentieth century. The origin of the name of the building is unclear: it could either refer to an avenue in Berlin lined with Linden trees (Lindenstrasse), the suburb of Linden in Hanover where Schmidt's mother was born or simply after the Linden tree.

The building functioned as a residence and doctor surgery. The property was originally larger, as there was also a tennis court and hall adjacent to the house. Schmidt continued to practice medicine in the clinic until his death in 1956. He was a well-loved doctor in Bundaberg, noted for his care of people from all backgrounds, sometimes for free. Schmidt was also the Government Medical Officer and Railway Medical Officer in Bundaberg, and president of the local sub-branch of the British Medical Association. He was also prominent in local association: he was one of the founders of the Bundaberg Royal Automobile Club of Queensland (RACQ) and the Bundaberg Art Society. His private art collection was bequeathed to the city of Bundaberg and it is now located at the Bundaberg Regional Art Gallery. The building has undergone substantial interior renovations, both the residence and surgery sections. Although there have been some external additions and changes (including, for example, extending the rough cast across the whole façade), the exterior of the original building remains relatively intact in its prominent corner position.

Physical Description

The Linden Clinic (former) occupies a quarter acre block on the corner of Woongarra and Barolin Streets in the Bundaberg CBD. A rendered brick pillar and panel fence separates the building and landscaped front yards from the street. At the rear of the building is a carpark with access from Woongarra Street.

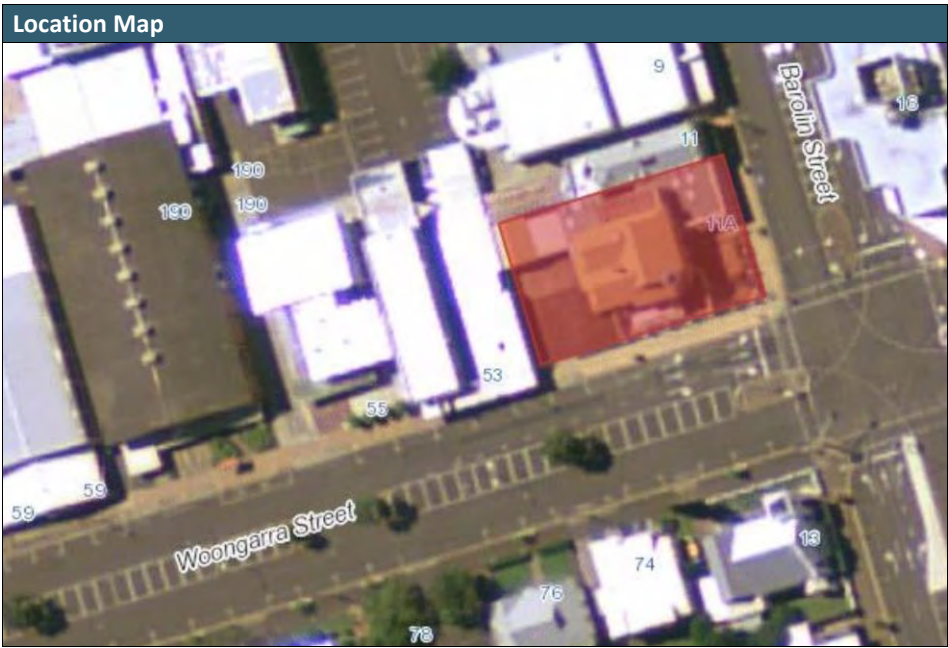
Linden is designed in Federation Queen Anne style and consists of a double storey rough cast finished brick building with corrugated iron clad Dutch gable roof with two additional Dutch gables protruding from the main roof to the west, all gables featuring ridge ornaments. On the southeast corner a turret with conical roof cantilevers from the upper level and extends through the roof. The main entrance is from Barolin Street through a porch set-back into the building and framed by an arch. A single storey rough cast finished brick add-on extends from the side of the arch to the street front and features a roof terrace and a narrow wraparound tiled awning. The former main entrance is located on the corner underneath the tower element. There are a number of windows on ground level including an oculus window on the southern elevation next to a narrow tiled awning. The upper level features an integrated verandah above the arched entrance on the eastern elevation. Attached on the northern elevation is a sunroom. A large enclosed verandah and a small open balcony are located on the southern side. There are several windows on the upper level including oculus and bay windows.

Integrity	Fair	Condition	Good
Statutory Listings	No statutory listings		
Non-Statutory Listings	No non-statutory listings		
Inspection Date	21/10/2014		

References

Peta Browne, ‘Local History Feature: Dr Egmont Schmidt and Linden’, Lib News, v.2 no. 1, Bundaberg, Bundaberg Regional Council, Spring 2010.

Heritage Significance	
Criteria	Definition
E	<i>The place is important to the region because of its aesthetic significance</i>
Statement	The Linden Clinic (former) is important for its aesthetic significance, as a good example of the 'Federation' architectural style in the early twentieth century, particularly the rough cast exterior and other external elements associated with the style. The building's aesthetic significance is further enhanced by its prominent corner location.
H	<i>The place has a special association with the life or work of a particular person, group or organisation of importance in the region's history.</i>
Statement	The Linden Clinic (former) has a special association with Dr Egmont Schmidt, a prominent and well-known Bundaberg doctor who was also active in the city's art community, playing an important role in the establishment of the Bundaberg Art Society. The place is also associated with the architect POE Hawkes who, although based in Maryborough, designed a number of buildings in Bundaberg in the early twentieth century.



The Old Cran Home



Other Names	Cran House	
Street Address	314 Bourbong Street	Bundaberg West
Title Details/ GPS Coordinates	2RP71645	

Historical Context
<p>The Old Cran Home was constructed for John Cran (born 1848, Towie, Aberdeenshire, Scotland- died 1935, Bundaberg) in 1897 to the design of the prominent Bundaberg architect, Frederic Herbert (F.H.) Faircloth, who was responsible for many of the major buidlings constructed in Bundaberg and Childers from the late 1890s through to the 1920s. The house was located close to the developing town centre of Bundaberg.</p> <p>Robert Cran and Company played a key role in helping the Bundaberg district change from producing maize to growing sugar cane. Cran, with his sons John and Robert Jnr, established the Millaquin sugar mill in 1882, which has remained one of Bundaberg's most successful and enduring mills. Cran was also a major investor in the sugar industry more widely; the company owned the Yengarie sugar refinery, near Maryborough (established in 1868) and the Doolbi juice mill, near present-day Childers (established 1890 - the first mill to operate in the Isis district).</p> <p>Robert Cran died in 1894 and John assumed control of the company. However, it transpired that the company was significantly in debt to the Queensland National Bank. The bank, as mortgagee, assumed ownership of the Millaquin sugar mill in 1896, along with the Yengarie and Doolbi juice mills. The Queensland National Bank was a prominent institution in the sugar industry in Bundaberg, becoming more intimately involved in the commercial aspects of the industry than was common for other banking institutions.</p> <p>In 1902, John launched the Farleigh Estate Sugar Co. with Frederic Buss. Frederic Buss, a prominent Bundaberg businessman who owned interests in a number of sugar and juice mills in the region as well as retail interests (most prominently Buss & Turner), often in partnership with other family members. He was a member of the Bundaberg Municipal Council in the 1890s and donated £500 to street planting in Bundaberg’s central business district. In addition to his role as a sugar refiner, John Cran was a justice of the peace, a freemason; a member of St Andrew’s Presbyterian Church and was involved in local government. John Cran lived in the Old Cran Home with his sister Edith Elsie, until his death in 1935.</p>

Physical Description
<p>The Old Cran Home is a single storey timber residence with a metal sheeted roof and timber verandahs. It sits towards the south western corner of the lot, which has frontages to Bourbong Street and Hope Street and a truncated corner.</p> <p>The house has verandahs to the north and east and a projecting entry at the north east corner. Two sets of stairs comprising of closed riser timber steps provide access to the main entry, which is framed by vertical timber battens and covered with a straight roof extending from an angled weatherboard wall which is topped by a gable roof with detailed fretwork and finished with a finial. Glazed entry doors are also provided on the eastern elevation, opening on to the verandah, which accommodates built in seating at the northern end. These seats (similar ones are also present on the northern elevation) were utilised by smokers during balls held on the property.</p> <p>External walls of the house have some exposed framing and the building sits on low-set stumps; timber to the north elevation, balance in concrete. The verandahs have posts with capital moulds and shaped iron brackets, with screening and dowelled balustrades.</p> <p>The roof is topped by a chimney with double terracotta chimney pots and decorative metal roof ventilators.</p> <p>The house has been the subject of changes over time, including an extensive period of restoration and renovation by current owners Peter and Karen Thompson, who sourced red cedar from New South Wales and kwila and VJ pine from Brisbane to complete the project.</p> <p>Alterations over time have included the addition of a laundry and bathroom, the removal of the maid’s quarters and kitchen, an office extension and the installation of blinds and a contemporary kitchen. However, much of the original layout and features are in evidence, including high ceilings, hoop pine floors, red cedar joinery, the ball room- with its bay window, fireplace and ceiling roses- and the morning room, with its fireplace and chandelier and ceiling rose.</p> <p>The house now comprises of features including: five bedrooms, ballroom, two lounge rooms, three bathrooms, formal dining room, garage and in ground swimming pool.</p>

Heritage Significance	
Criteria	Definition
A	<i>The place is important in demonstrating the evolution or pattern of the region’s history.</i>
Statement	The Old Cran Home is important in demonstrating the evolution and pattern of the region’s history, particularly the development and evolution of Bundaberg as a thriving centre for the sugar industry.
B	<i>The place demonstrates rare, uncommon or endangered aspects of the region’s cultural heritage.</i>
Statement	The Old Cran Home, constructed in approximately 1897 and the subject of subsequent renovations, is a rare example of a wealthy colonial residence in close proximity to the central business district and in its original location. The majority of similar houses have been removed or otherwise demolished.
E	<i>The place is important to the region because of its aesthetic significance</i>
Statement	The Old Cran Home is important because of its aesthetic significance, particularly as an excellent example of an elite colonial-style residence within a garden setting in the Bundaberg region.
H	<i>The place has a special association with the life or work of a particular person, group or organisation of importance in the region’s history.</i>
Statement	The Old Cran Home has a special association with the life and work of the Cran Family, notably John Cran, who through Robert Cran and Company, contributed to the development of the sugar industry in the Bundaberg Region and the establishment of one of its largest refineries: the Millaquin Mill. The old Cran Home is also significant for its association with prominent architect Frederic Herbert (F.H.) Faircloth, who was responsible for the design of many major buildings in Bundaberg, as well as rebuilding a significant portion of the Childers CBD following a fire in 1902.



View to west.



Eastern verandah detail.



Western verandah and gardens.

Integrity	Good	Condition	Good
Statutory Listings	No statutory listings		
Non-Statutory Listings	No non-statutory listings		
Inspection Date	15/7/2013		

References
<p>Australian Dictionary of Biography, National Centre of Biography, Australian National University, JG Nolan, 'Cran, John (1848-1935)', accessed 13 August 2013, <http://adb.anu.edu.au/biography/cran-john-632/text9857></p> <p>Correspondence from owners Peter and Karen Thompson- refer to file 335.2013.7.1.</p> <p>Donald Watson and Judith Mackay, Queensland Architects of the 19th century: a biographical dictionary Queensland Museum, Brisbane, 1994.</p> <p>John Kerr, Only Room for One: A history of sugar in the Isis district, Childers, Isis Central Sugar Mill Company Limited,1996.</p> <p>Picture Queensland Connections, 'Cran residence, Bundaberg (#422901)', accessed 21 October 2013, <http://libraryhack.anotherbyte.net/pictures/view/422901></p> <p>Trevor Lyons and Neville Rackemann, From Two Pens: A selection of historical Bundaberg homes and buildings, Glovers Printing Works Pty Ltd, Bundaberg, 1984</p>

The Old Showgrounds Bailey Gate



Other Names	Bailey Gate	
Street Address	45 Burrum Street	Bundaberg West
Title Details/ GPS Coordinates	(E: 434051 N: 7248679), (E: 434054 N: 7248672), (E: 434055 N: 7248681), (E: 434059 N: 7248674)	

Historical Context
<p>Bundaberg was established in the late 1860s. The Burnett River was identified by John Charles Burnett (after which was it named) during his exploration of the Wide Bay and Burnett regions in 1847. Pastoral stations were established throughout the Wide Bay and Burnett in the late 1840s through to the 1860s, including stations such as Gin Gin, Walla, Bingera, Electra, Monduran and Tantitha. The stations were initially stocked with sheep, but progressively were replaced with cattle. When prices were low, or there was an oversupply of stock (particularly in the 1860s), the cattle were rendered to produce tallow. A boiling down works was established in Baffle Creek to render the stock from the stations. John and Gavin Steuart secured a contract to provide the works with timber for tallow casks. The Steuarts established a camp in North Bundaberg in 1866 and erected a sawmill in the following year. Interest in the settlement grew rapidly and a town was surveyed on the southern bank of the Burnett River in 1868 on the site of the present day city.</p> <p>Timber was the industry that acted as a catalyst for the creation of a European settlement. However, it was sugar that came to define the history of Bundaberg and the surrounding region. Sugar cane was planted in the 1870s and the first commercial sugar mill, located at Millbank (west of the city on the southern bank of the Burnett), began operating in 1872. The industry was thriving by the 1880s, with major mills such as Millaquin and Fairymead processing cane juice from cane plantations and farms with their own juice mills and located throughout the region, but particularly in land formerly occupied by the Woongarra, Bingera and Gooburrum scrubs. From its early years, the industry relied on South Sea Islander labour (referred to as ‘Kanakas’ at the time) and later workers from Sri Lanka (then Ceylon). The importance of Bundaberg was further strengthened when it became the port for the Mount Perry copper mine, with a railway from Mount Perry to North Bundaberg constructed in 1884 (although a rudimentary road existed from the early 1870s). A rum distillery was established at Millaquin sugar mill in 1888, later known as the Bundaberg Rum Distillery. Bundaberg also developed a foundry and engineering industry to support the sugar and juice mills, and the copper mines at Mount Perry. The first local government, the Bundaberg Divisional Board, was gazetted in 1880.</p> <p>The first annual exhibition of the Mulgrave Pastoral, Agricultural and Horticultural association was held in the enclosed Immigration Barrack reserve and Armoury in Quay Street 13 June, 1878. The first use of the old Showgrounds site in Bundaberg West commenced in 1882, with further reserves being gazetted for Showground extension purposes. The Old Bundaberg Showgrounds Bailey Gate, constructed in 1939, is named in honour of William Bailey (d. 1946), president of the Bundaberg Agricultural, Pastoral and Industrial (A. P & I.) Society for 17 years (1929 - 1946). The Bundaberg Show was relocated to the Bundaberg Recreational Precinct at Kendalls Road, Branyan, with the first show held at this location in 2013.</p>

Physical Description
<p>Although the Bundaberg Show has been relocated, the 1939 Bailey gate (entrance gate) remains as an entrance to the old Showgrounds site from Burrum Street. It is a texture-rendered, symmetrical, one storey building, consisting of a pair of ticket offices with openings with decorative grills to the front of the building, central timber door elements to the front and rear and turnstiles and a concrete floor within. The main roof is concealed from the front of the gate by a parapet on which stylised letters read “The Bailey Gate A.P & I.S Showgrounds”.</p>

Integrity	Good	Condition	Fair
Statutory Listings	No statutory listings		
Non-Statutory Listings	No non-statutory listings		
Inspection Date	5/7/2013		

References
Janette Nolan, Bundaberg: History and people, Brisbane, University of Queensland Press, 1978.
John Kerr, Southern Sugar Saga: A history of the sugar industry in the Bundaberg district, Bundaberg, Bundaberg Sugar Company Limited, 1983.
JY Walker, History of Bundaberg: Typical Queensland agricultural settlement, Bundaberg, WC Aiken, 1890.
Neville Rackemann, Bundaberg: From pioneers to prosperity, Bundaberg, Bundaberg City Council, 1992.
Obituary W Bailey (1939) Thirty-eighth annual report of the Bundaberg Agricultural, Pastoral and Industrial Society.

Heritage Significance	
Criteria	Definition
A	<i>The place is important in demonstrating the evolution or pattern of the region’s history.</i>
Statement	Constructed in 1939, the Old Showgrounds Bailey Gate provides evidence of the past usage of the site as a showground from 1882 to 2013, being an important venue for showcasing and facilitating the expansion of pastoral, agricultural and industrial production and innovation in regional Queensland.
G	<i>The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons important to the region.</i>
Statement	The Old Showgrounds Bailey Gate has a significant association with the Bundaberg community as a physical structure providing evidence of the former use of the site, which is in a period of transition, by the Bundaberg Agricultural, Pastoral and Industrial Society (A. P & I.) and the Bundaberg Show for more than 100 years.
H	<i>The place has a special association with the life or work of a particular person, group or organisation of importance in the region’s history.</i>
Statement	The Old Bundaberg Showgrounds Bailey Gate is important in that it has a special association with the Bundaberg Agricultural, Pastoral and Industrial Society. It also has an association with William Bailey, who was among the first cane farmers in the Miara district, entered into business in Bundaberg and held the position of president of the A. P. and I. Society for a period of 17 years.



Front entrance facing Burrum Street, view to southwest.



Rear entrance from Old Showgrounds site, view to southwest.



Ticket booth.

Waterloo Hall



Other Names	N/A	
Street Address	122 Waterloo Hall Road	Waterloo
Title Details/ GPS Coordinates	3RP602539	

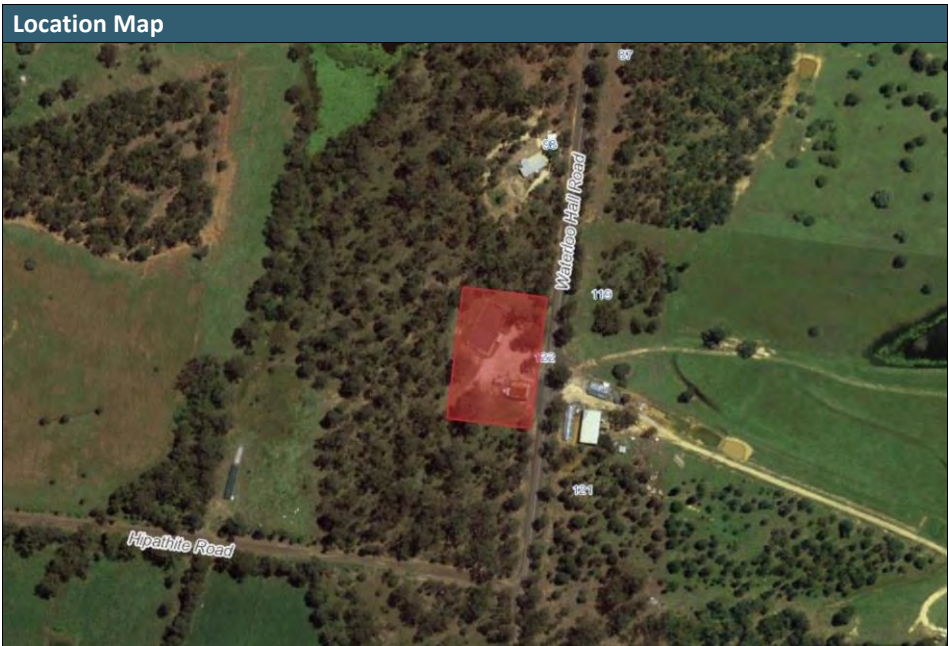
Historical Context
<p>Waterloo Hall is located in the district of Waterloo, which was originally established as a sugar cane plantation and mill. The mill was erected on land at Littabella; the mill itself was purchased from a mill on the Richmond River in New South Wales. The first crush took place in 1895 and the raw sugar was sold to the Millaquin mill. The mill was sold in 1906 and in 1907 one of the new owners, AM Broom, subdivided part of the plantation into seven farms, effectively establishing the Waterloo community. Improvements were also made to the mill. However, the farmers were dissatisfied with the price paid for their cane (as the mill was small, it could not offer the same price as the larger mills to the south). The mill was sold for scrap in 1918. The farmers turned to small crops, including pineapples and bananas, as well as dairying.</p> <p>The Waterloo Hall was officially opened on June 10th 1911. The hall was built on land owned by Waterloo Ltd, the owners of the local sugar mill, and leased to the community for 25 years (with an option to renew). The mill company contributed funds to the construction of the hall and cleared the land; the remainder of the cost of the hall was raised by the community and the hall committee erected the building. Like all community halls, it was a popular venue for dances, as well as a meeting place for the community. The hall even became a school (by correspondence) after the Waterloo School closed in 1955. Electricity was connected to the hall in 1961. The Gooburrum Shire Council later assumed ownership of the hall. The hall fell into disrepair and in 1990 plans were mooted to demolish it. However, the community determined to restore the hall.</p>

Physical Description
<p>Waterloo Hall is located in the southeast corner of a rectangular levelled cleared block of around 0.6 hectares surrounded by bushland and bounded by Waterloo Hall Road to the east. A timber post and log fence separates the site from the road. To the north is a tennis court surrounded by a high mesh fence.</p> <p>The hall consists of a low-set timber structure on concrete stumps, clad with corrugated iron sheeting and features a gable roof, also clad with corrugated iron. An annex with skillion roof spans the whole length of the northern elevation. There are two entrances both via timber steps and through double timber doors, one from the eastern and the second from the northern side. The annex features four windows covered with what are believed to be shutters, two at the front and one on each side. Attached to the rear of the hall is an annex with skillion roof on slightly higher stumps, featuring a covered window facing west. A corrugated iron clad watertank on a concrete base is situated close to the annex. The southern elevation shows three covered windows. A toilet block consisting of corrugated iron sheeting and skillion roof is located northwest of the hall.</p> <p>The Waterloo Roll of Honour, commemorating WWI and WWII and consisting of a light coloured granite cairn on a concrete base with a black tablet attached at the front, is situated next the tennis court.</p>

Integrity	Fair	Condition	Fair
Statutory Listings	No statutory listings		
Non-Statutory Listings	No non-statutory listings		
Inspection Date	22/10/2014		

References
<p>John Kerr, Southern Sugar Saga: A history of the sugar industry in the Bundaberg district, Bundaberg, Bundaberg Sugar Company Limited, 1983.</p> <p>Waterloo Public Hall Association, accessed 15 November 2014, <http://waterloohall.bounce.com.au/#/history/4550646131></p>

Heritage Significance	
Criteria	Definition
A	<i>The place is important in demonstrating the evolution or pattern of the region’s history.</i>
Statement	The Waterloo Hall is important in demonstrating the evolution of the region’s history. The hall reflects the closer settlement of the Waterloo district and its growing population at the time the hall was constructed, as well as the importance of the Waterloo sugar mill to the local community. The hall also demonstrates the pattern of the region's history, in particular the establishment of community halls in rural communities as focal point for social and cultural activities.
B	<i>The place demonstrates rare, uncommon or endangered aspects of the region’s cultural heritage.</i>
Statement	The Waterloo Hall demonstrates an uncommon aspect of the region's history because it is externally clad in corrugated iron rather than timber weatherboards, the latter the more common external cladding for halls in the Bundaberg region constructed in the early twentieth century.
D	<i>The place is important in demonstrating the principal characteristics of a particular class of cultural places important to the region.</i>
Statement	The Waterloo Hall is important in demonstrating the principal characteristics of community halls in the region constructed in the early 1900s, primarily consisting of a large internal space used for dances and other social events, as well as a tennis court reflecting the associated use of halls for sporting act.
G	<i>The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons important to the region.</i>
Statement	The Waterloo Hall has a special association with the Waterloo community as a focal point for social and cultural activities in the Waterloo and surrounding district.



Front and northern elevation.



Rear and southern elevation.



Roll of Honour.

Waterview Railway Branch

Other Names	N/A	
Street Address	Perry Street	Bundaberg North
Title Details/ GPS Coordinates	(E: 432926 N: 7250467), (E: 432928 N: 7250482), (E: 432983 N: 7250496), (E: 433015 N: 7250465), (E: 433043 N: 7250502), (E: 433270 N: 7250474), (E: 433312 N: 7250439), (E: 433333 N: 7250425), (E: 433549 N: 7250400), (E: 433551 N: 7250412), (E: 433695 N: 7250380), (E: 433853 N: 7250359), (E: 433853 N: 7250371)	

Historical Context
<p>Bundaberg was established in the late 1860s. The Burnett River was identified by John Charles Burnett (after which was it named) during his exploration of the Wide Bay and Burnett regions in 1847. Pastoral stations were established throughout the Wide Bay and Burnett in the late 1840s through to the 1860s, including stations such as Gin Gin, Walla, Bingera, Electra, Monduran and Tantitha. The stations were initially stocked with sheep, but progressively were replaced with cattle. When prices were low, or there was an oversupply of stock (particularly in the 1860s), the cattle were rendered to produce tallow. A boiling down works was established in Baffle Creek to render the stock from the stations. John and Gavin Steuart secured a contract to provide the works with timber for tallow casks. The Steuarts established a camp in North Bundaberg in 1866 and erected a sawmill in the following year. Interest in the settlement grew rapidly and a town was surveyed on the southern bank of the Burnett River in 1868 on the site of the present day city.</p> <p>Timber was the industry that acted as a catalyst for the creation of a European settlement. However, despite their efforts, it was not the Steuart brothers that enjoyed success, but rather the sawmiller Samuel Johnston, who operated a sawmill on the Fitzroy River near Rockhampton. Johnston arrived in the nascent settlement of Bundaberg with his machinery in 1868, erecting the mill on a selection on the north bank of the Burnett River called Mabbro. Timber sawn at the mill was used to construct early Bundaberg. The sawmill was damaged in the 1875 flood, but was rebuilt at then expanded in 1888. By this latter date, the mill consisted of a 70 horsepower machine, a two-storey building and 50 employees.</p> <p>Johnston also erected a sugar mill adjacent to the sawmill in 1879. The first sugar mill established in Bundaberg was Millbank by Richard Palmer, which produced its first commercial sugar in 1872. The Steuarts constructed a small mill in 1875, but the Steuarts' cane was affected by 'rust' disease and the mill soon closed; the Steuarts, insolvent, left Bundaberg and moved to North Queensland, thus ending their involvement in the history of Bundaberg (although the mill was purchased and operated under the name of Woondooma). The third mill to be established was Sharon, also by Palmer. Thus Johnston's Waterview sugar mill was a relatively early mill in the history of the region. It was one of only six mills in the entire region at this time; the mills mentioned above, as well as Branyan and Cuba. Johnston continued to operate the Waterview sugar mill until he sold it to the Millaquin sugar mill in the late 1890s.</p> <p>The mill was clearly a significant operation as the Bundaberg-Mount Perry railway was extended specifically to the mill in 1893. The rail extension helped Johnston access more easily cane from the Isis district, but it also helped bolster the railway: the timber produced from the sawmill led to more rail traffic on the line than the copper mine, for which it had been built.</p> <p>The sawmill closed in 1903 and the sugar mill around the same time. Johnston relocated to Mossman in North Queensland and became integral to the sugar industry there. Johnston’s residence was located on the site of the sawmill, and it was shifted to its present location approximately 100m east of the site in 1989.</p>

Physical Description
<p>The Waterview Railway Branch extends from the former North Bundaberg Station, now the Bundaberg Railway Museum, to the east along Perry Street towards Waterview Road. On the most westerly section the line forms part of the North Coast Railway Line, running parallel to Perry Street separated from the road by a barrier. The lines part before the turn-off of the North Coast Railway Line to the south and the Waterview Railway Branch continues straight along Perry Street, the tracks now only partially exposed and mostly covered with bitumen. On the section of Perry Street west of the Burnett Bridge the tracks are no longer recognisable under the bitumen cover and it is not known whether any fabric remains extant.</p>

Integrity	Poor	Condition	Poor
Statutory Listings	No statutory listings		
Non-Statutory Listings	No non-statutory listings		
Inspection Date	23/10/2014		

Heritage Significance	
Criteria	Definition
A	<i>The place is important in demonstrating the evolution or pattern of the region’s history.</i>
Statement	The Waterview Railway Branch is important in demonstrating the pattern of the region’s history, particularly the importance of rail to the development of local industries, but also the importance of the Waterview sawmill (and sugar mill), which alone justified the extension of the railway.
C	<i>The place has potential to yield information that will contribute to an understanding of the region’s history.</i>
Statement	The Waterview Railway Branch has potential to yield information that will contribute to an understanding of the region’s history, particularly evidence of an early railway branch and its relation to historically important industrial premises on the north bank of the Burnett River dating from the nineteenth century.
H	<i>The place has a special association with the life or work of a particular person, group or organisation of importance in the region’s history.</i>
Statement	The Waterview Railway Branch has a strong association with Samuel Johnston, as one of the earliest residents and pioneers of the town of Bundaberg.



Turn-off section of the North Coast Railway Line, looking east.



Turn-off section of the North Coast Railway Line, looking west.



View of partially exposed railway tracks on Perry Street, looking east.

References
Janette Nolan, Bundaberg: History and people, Brisbane, University of Queensland Press, 1978.
John Kerr, Forest Industry Heritage Places Study: Sawmills and Tramways, South Eastern Queensland, Brisbane, January 1998.
John Kerr, Southern Sugar Saga: A history of the sugar industry in the Bundaberg district, Bundaberg, Bundaberg Sugar Company Limited, 1983.
JY Walker, History of Bundaberg: Typical Queensland agricultural settlement, Bundaberg, WC Aiken, 1890.
Neville Rackemann, Bundaberg: From pioneers to prosperity, Bundaberg, Bundaberg City Council, 1992.
Queenslander, 2 December 1893.

Waterview Sawmill and Sugar Mill Site



Other Names	N/A	
Street Address	McRae Street and 2 Gavin Street	Bundaberg North
Title Details/ GPS Coordinates	11SP205466, 1RP22172, 2RP76519	

Historical Context
<p>Bundaberg was established in the late 1860s. The Burnett River was identified by John Charles Burnett (after which was it named) during his exploration of the Wide Bay and Burnett regions in 1847. Pastoral stations were established throughout the Wide Bay and Burnett in the late 1840s through to the 1860s, including stations such as Gin Gin, Walla, Bingera, Electra, Monduran and Tantitha. The stations were initially stocked with sheep, but progressively were replaced with cattle. When prices were low, or there was an oversupply of stock (particularly in the 1860s), the cattle were rendered to produce tallow. A boiling down works was established in Baffle Creek to render the stock from the stations. John and Gavin Steuart secured a contract to provide the works with timber for tallow casks. The Steuarts established a camp in North Bundaberg in 1866 and erected a sawmill in the following year. Interest in the settlement grew rapidly and a town was surveyed on the southern bank of the Burnett River in 1868 on the site of the present day city.</p> <p>Timber was the industry that acted as a catalyst for the creation of a European settlement. However, despite their efforts, it was not the Steuart brothers that enjoyed success, but rather the sawmiller Samuel Johnston, who operated a sawmill on the Fitzroy River near Rockhampton. Johnston arrived in the nascent settlement of Bundaberg with his machinery in 1868, erecting the mill on a selection on the north bank of the Burnett River called Mabbro. Timber sawn at the mill was used to construct early Bundaberg. The sawmill was damaged in the 1875 flood, but was rebuilt and then expanded in 1888. By this latter date, the mill consisted of a 70 horsepower machine, a two-storey building and 50 employees.</p> <p>Johnston also erected a sugar mill adjacent to the sawmill in 1879. The first sugar mill established in Bundaberg was Millbank by Richard Palmer, which produced its first commercial sugar in 1872. The Steuarts constructed a small mill in 1875, but the Steuarts' cane was affected by 'rust' disease and the mill soon closed; the Steuarts, insolvent, left Bundaberg and moved to North Queensland, thus ending their involvement in the history of Bundaberg (although the mill was purchased and operated under the name of Woondooma). The third mill to be established was Sharon, also by Palmer. Thus Johnston's Waterview sugar mill was a relatively early mill in the history of the region. It was one of only six mills in the entire region at this time; the mills mentioned above, as well as Branyan and Cuba. Johnston continued to operate the Waterview sugar mill until he sold it to the Millaquin sugar mill in the late 1890s.</p> <p>The sugar and timber mills were clearly a significant operation as the Bundaberg-Mount Perry railway was extended specifically to the mill in 1893. The rail extension helped Johnston access more easily cane from the Isis district, but it also helped bolster the railway: the timber produced from the sawmill led to more rail traffic on the line than the copper mine, for which it had been built.</p> <p>The sawmill closed in 1903 and the sugar mill around the same time. Johnston relocated to Mossman in North Queensland and became integral to the sugar industry there. Johnston's residence was located on the site of the sawmill, and it was shifted approximately 100m east of its original location in 1989. It is possible that the residence currently located on the property is in fact Sam Johnston's home "Waterview", albeit relocated and with substantial modifications, however as a detailed inspection of the building was not undertaken this cannot be confirmed categorically.</p>

Physical Description
<p>The Waterview Sawmill and Sugar Mill Site is located on the northern bank of the Burnett River on approximately 4.6 hectares bordered by McRae Street and an industrial block in the west, Mariners Way in the northeast and residential lots in the east and north.</p> <p>The predominantly cleared grassed site shows mature trees on the perimeter and in parts of the middle section as well as mangroves lining the riverbank. The terrain steps down from higher ground in the north to the river flats. A residence set amongst landscaped gardens is situated in the east, however a close inspection of this residence was not undertaken and therefore its provenance could not be verified. Previous assessment of the Waterview Sawmill and Sugar Mill site has indicated the presence of archaeological features associated with the sawmill.</p>

Integrity	Poor	Condition	N/A
Statutory Listings	No statutory listings		
Non-Statutory Listings	No non-statutory listings		
Inspection Date	22/11/2014		

Heritage Significance	
Criteria	Definition
A	<i>The place is important in demonstrating the evolution or pattern of the region's history.</i>
Statement	The Waterview Sawmill and Sugar Mill Site is important in demonstrating the evolution of the region's history, as it was one of the first commercial ventures in the settlement of Bundaberg (and the first that was commercially viable). It was also based on timber, which was the first industry to provide a catalyst for the settlement and development of the town of Bundaberg and the surrounding region. The addition of a sugar mill in the 1870s also reflects the evolution of the region, as agricultural land was largely converted to sugar cane production and sugar and juice mills were erected.
C	<i>The place has potential to yield information that will contribute to an understanding of the region's history.</i>
Statement	The Waterview Sawmill and Sugar Mill Site has potential to yield information that will contribute to an understanding of the region's history. Archaeological material may consist of items that reflect the earliest settlement in Bundaberg from the late 1860s, as well as the layout, technology and operation of the sawmill and sugar mill, both of which were erected in a considerably early period in Bundaberg's history.
H	<i>The place has a special association with the life or work of a particular person, group or organisation of importance in the region's history.</i>
Statement	The Waterview Sawmill and Sugar Mill Site has a strong association with Samuel Johnston, one of the earliest residents and pioneers of the town of Bundaberg.



View to southeast section from McRae Street.



View across to river frontage from McRae Street.



Gate at McRae Street entrance.

References
Janette Nolan, Bundaberg: History and people, Brisbane, University of Queensland Press, 1978.
John Kerr, Forest Industry Heritage Places Study: Sawmills and Tramways, South Eastern Queensland, Brisbane, January 1998.
John Kerr, Southern Sugar Saga: A history of the sugar industry in the Bundaberg district, Bundaberg, Bundaberg Sugar Company Limited, 1983.
JY Walker, History of Bundaberg: Typical Queensland agricultural settlement, Bundaberg, WC Aiken, 1890.
Neville Rackemann, Bundaberg: From pioneers to prosperity, Bundaberg, Bundaberg City Council, 1992.
Queenslander, 2 December 1893.
Trevor Lyons and Neville Rackemann, From Two Pens: A selection of historical Bundaberg homes and buildings, Glovers Printing Works Pty Ltd, Bundaberg, 1984

Other Names	Winfield School Trees	
Street Address	1091 Watalgan-Winfield Road	Winfield
Title Details/ GPS Coordinates	117FD564	

Historical Context
<p>Closer settlement of the Winfield district began in the 1890s. At this time, the majority of the land was owned by the prominent Skyring family, who operated a boiling down works on Baffle Creek (the settlement of Bundaberg was established because of a boiling down works on Baffle Creek, although it is unclear if this was the same place that operated in the 1860s). The land was forfeited by the Skydings and it was subdivided. Water and school reserves were surveyed; the land was cleared, largely by South Sea Islanders, in preparation for planting sugar cane, which was later transported by punt to the Baffle Creek sugar mill (1914-1918). The district was located within the Gooburrum Divisional Board (later Shire), then the Burnett Shire in 1994 following the amalgamation of the Gooburrum and Woongarra Shire Councils.</p> <p>According to Neville Rackemann, a provisional school was soon erected and later shifted to a 5 acre site donated by Ernest J Grills, a Councillor and Chairman of Gooburrum Shire Council, the current site of the school. The school appears to have been too small (or, alternatively, had not been moved to the new site), and a Building Committee was formed in 1922 to erect a new building. In 1923, the committee secured the Baffle Creek School, a State school designed to the standard Queensland government design, which had been closed; it was moved to the new site at the residents’ expense. The new school was opened in 1924; within one year the school was found to be too small, and a larger school, originally located at Flinders, replaced the former Baffle Creek School in 1926. The school was closed in 1942 due to a low attendance, but was reopened in 1948.</p>

Physical Description
<p>The Winfield School site borders onto a plantation in the north and west, farmland in the south and the Watalgan – Winfield Road in the east. The site of around two hectares contains a large sports ground in the north and a number of school buildings and associated structures, including the school master’s residence in the south. The perimeter of the site is lined with mature trees, including palms and pines. The playground area to the north of the school buildings features a number of large mature mango trees. The school buildings are set within landscaped grounds connected by concrete paths, some covered by an awning.</p> <p>The main school building consists of a small high-set weatherboard clad timber structure on concrete stumps with a corrugated iron clad gable roof. The main entrance is via timber stairs from the eastern side. The building features a number of windows of different styles and a set of three windows is covered by a large timber and corrugated iron window hood. Two watertanks on tank stands are located on the northern side. There is a second entrance at the rear of the building, via covered timber stairs arriving at a small landing.</p> <p>Two individual low-set buildings are located towards the southern boundary consisting of one weatherboard clad structure with gable roof and a corrugated iron clad structure with skillion roof. Further to the west are a shed and a tennis court.</p>

Integrity	Fair	Condition	Good
Statutory Listings	No statutory listings		
Non-Statutory Listings	No non-statutory listings		
Inspection Date	22/10/2014		

References
Centre for the Government of Queensland, University of Queensland, 'Queensland Places: Burnett Shire', accessed 15 November 2014, <http://www.queenslandplaces.com.au/burnett-shire>
Neville Rackemann, Gooburrum 1886-1986, Gooburrum, Gooburrum Shire Council, 1986.
Winfield State School Jubilee 1924-1984.
Woods Bagot Pty Ltd, Burnett Shire Cultural Heritage Study, Volume 3 - Schedule of Places, 1996.

Heritage Significance	
Criteria	Definition
A	<i>The place is important in demonstrating the evolution or pattern of the region’s history.</i>
Statement	The Winfield School is important in demonstrating the evolution of the region’s history, particularly the closer settlement and development of the Baffle Creek area in the nineteenth century. The school also demonstrates the pattern of the region's history, as schools were established to support new settlements and they were typically replaced over time as the community grew.

D	<i>The place is important in demonstrating the principal characteristics of a particular class of cultural places important to the region.</i>
Statement	The Winfield School is important in demonstrating the principal characteristics of a school building and grounds dating from the early twentieth century, in particular the small timber school building that was constructed to a standard government design and the planting of trees in the grounds.

E	<i>The place is important to the region because of its aesthetic significance</i>
Statement	The Winfield School is important for its aesthetic significance, as the school building and grounds are pleasantly constructed and laid out, creating a pleasing aspect.

G	<i>The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons important to the region.</i>
Statement	The Winfield School has a special association for the community of Winfield, past and present, as a focus of school activities for ninety years.



Front and northern elevation.



View of school and setting.



Mature mango trees and playground area.

Woongarra Street Weeping Figs

Other Names	Woongarra Figs, Woongarra Street Street Trees	
Street Address	Woongarra Street Road Reserve (to frontages of 11 – 19 and 20 – 26 Woongarra Street, Bundaberg Central; and to frontages of 11 Burrum Street, 69 – 91A, 90 – 96 & 114 – 118 Woongarra Street and 6 Branyan Street	Bundaberg
Title Details/ GPS Coordinates	(E: 433379 N: 7249338), (E: 433388 N: 7249309), (E: 433769 N: 7249457), (E: 433777 N: 7249460), (E: 433778 N: 7249428), (E: 433787 N: 7249431), (E: 433796 N: 7249465), (E: 433805 N: 7249437), (E: 434737 N: 7249752), (E: 434745 N: 7249723), (E: 434834 N: 7249782), (E: 434842 N: 7249753)	

Historical Context
Woongarra Street, in Bundaberg, runs parallel to the city’s main street of Bourbong Street. It retains avenues of street trees to the west of the railway line between Branyan and Burrum Streets, comprising weeping fig trees (Ficus benjamina) and other species, principally Poinciana trees (Delonix regia), and six weeping fig trees to the east of the railway line, between Walla and Tantitha Streets. The weeping figs in Woongarra Street are thought to have been planted at the turn of the century. They may have been donated by the manager of the Royal Bank in Bundaberg, Mr William Fullerton, as part of a tree planting program originally financed by local businessman, Frederic W Buss in 1888. The ongoing development of tree planting in the city was promoted and/or financed by other members of the Buss family, including the creation of Buss Park in the centre of the town, which is enhanced by the weeping figs in Bourbong Street (which are entered on the Queensland Heritage Register), planted in 1890 and replacing the first failed plantings of 1888.

Physical Description
Two distinct areas of weeping figs (Ficus benjamina) remain in Woongarra Street Bundaberg; one group of six trees in the business area of Bundaberg between Tantitha and Walla Streets; and two groups of plantings, which include figs and other species, in an urban area of West Bundaberg between Branyan and Bingera Streets and Bingera and Burrum Streets. All of the Woongarra Street trees have been planted on either side of the roadway, between the bitumen and the kerb and channel; it is noted that the wider road reserve of Bourbong Street allowed for plantings in the centre of the street, and a group of figs between Buss Park and the Post Office are in the Queensland Heritage Register. (QHR 602065).
The group of six weeping figs in Bundaberg Central are located adjacent to businesses located from 20 to 26 Woongarra Street. The trunks and the crowns show evidence of ongoing pruning, particularly along the southern side of the street, where there are power lines.
The second and more substantial avenue of trees is located in West Bundaberg, between Branyan and Burrum Streets. Infill species have been used, presumably where figs have died, and are generally Poinciana trees (Delonix regia), Leopard trees (Caesalpinia ferrea) and one Illawarra Flame Tree (Brachychiton acerifolius), which is located at 112 Woongarra Street. These trees provide a shady avenue leading to the gates of the railway yards in Burrum Street. The crowns of the fig trees meet in the centre of the road, with some of the canopy extending into the adjoining private properties. The street has been centrally sealed, leaving grassed verges which allow for the expansion of the root systems of the trees between the bitumen and the kerbing.
The Woongarra Street Weeping figs contribute to the Woongarra Street streetscape both west and east of the Bundaberg railway line, complementing the built form and contributing to the character of both areas. To the west of the railway line, the trees complement the vernacular architecture of high-set timber and tin housing, while on the eastern side of the railway line, the trees provide a foil to the commercial built form.

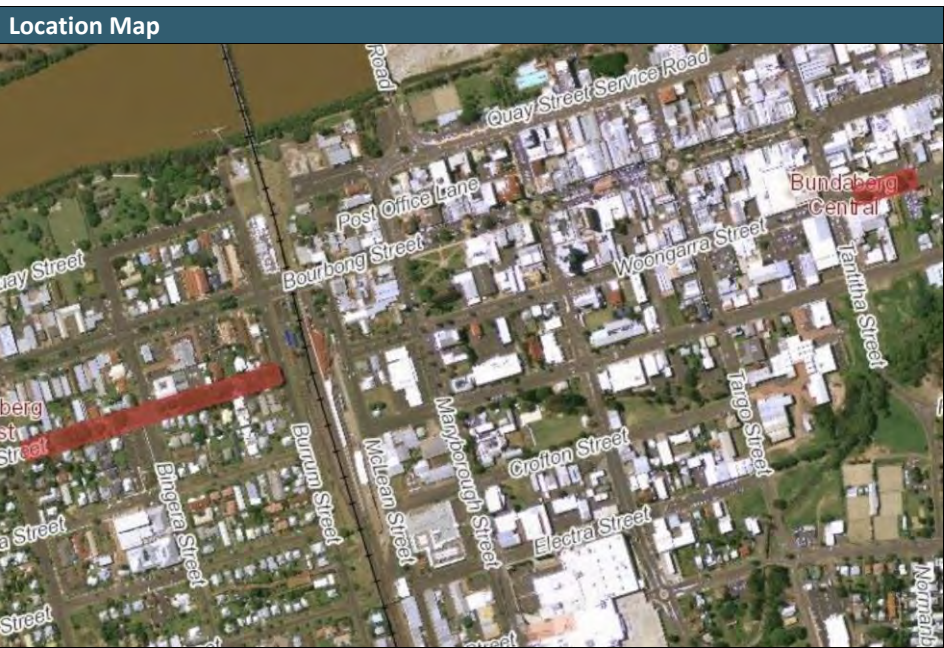
Integrity	Fair	Condition	Fair
Statutory Listings	No statutory listings		
Non-Statutory Listings	No non-statutory listings		
Inspection Date	17/6/2014		

References
Australian Dictionary of Biography, National Centre of Biography, Australian National University, J.G. Nolan ‘Buss, Frederic William (1845-1926)', accessed 11 July 2013, <http://adb.anu.edu.au/biography/buss-frederic-william-5440/text9235>
Department of Environment and Resource Management Queensland, Woongarra Street Weeping Figs Assessment of Significance, Brisbane, 2011.

Heritage Significance	
Criteria	Definition
A	<i>The place is important in demonstrating the evolution or pattern of the region’s history.</i>
Statement	The Woongarra Street Weeping Figs (Ficus benjamina), demonstrate an early, significant street tree planting program in the City of Bundaberg. Planted circa 1900, the Woongarra Street trees were part of a tree planting program which commenced in Bourbong Street Bundaberg in 1888, and was funded by prominent local businessman Frederic Buss.

E	<i>The place is important to the region because of its aesthetic significance</i>
Statement	The shade trees planted in Woongarra Street are important to the City of Bundaberg due to their aesthetic values. The trees create attractive shady avenues and contribute to the character of the streetscape defined by vernacular architecture west of the railway line, and more modern commercial styles east of the railway line.

H	<i>The place has a special association with the life or work of a particular person, group or organisation of importance in the region’s history.</i>
Statement	The Woongarra Street Weeping Figs are significant for their association with the Buss Family and in particular Frederic Buss, members of which were dedicated to the beautification of Bundaberg including street plantings, the development of parks and playgrounds, bitumen roads and water services.



Woongarra Street, Bundaberg Central, view to east.



Intersection of Woongarra and Branyan Street, view to northwest to Woongarra Street, Bundaberg West.



Woongarra Street, Bundaberg West, view to northwest towards railway line.

Zunker Family Memorial Pines



Other Names	Zunker Family Trees, Zunker Memorial Pines	
Street Address	Esplanade Foreshore	Bargara
Title Details/ GPS Coordinates	(E: 445479 N: 7256073), (E: 445486 N: 7256079), (E: 445494 N: 7256055), (E: 445506 N: 7256039), (E: 445515 N: 7256044), (E: 445595 N: 7255898), (E: 445599 N: 7255892), (E: 445604 N: 7255884), (E: 445612 N: 7255888), (E: 445692 N: 7255707), (E: 445699 N: 7255711)	

Historical Context
The 27 Norfolk Island Pines framing the promenade along the Bargara Esplanade were planted in 1954 in memory of members of an early local family, Charles and Mary Zunker, aged 39 and 35, who were tragically caught in a fire while burning off on their cane farm during the early morning of 8 November, 1953. Mary’s parents, Carl and Auguste Langbecker, donated the trees in memory of their daughter and son-in-law. Fred Courtice, Chairman of the Woongarra Shire, appealed for assistance to plant the trees and the South Kalkie Progress League were among those who helped dig the holes in rocky ground to plant the pines. A cairn and brass plaque was also arranged by Mr and Mrs Langbecker. Charles and Mary Zunker are buried in the Bundaberg Cemetery.

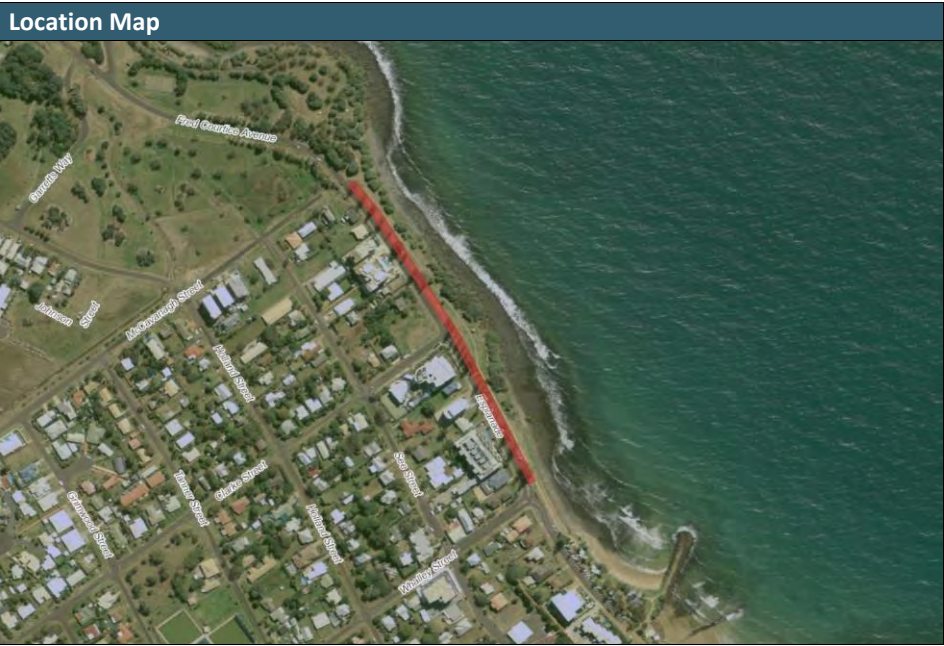
Physical Description
The Zunker Family Memorial Pines comprise of 27 Araucaria Heterothylla Norfolk Island Pines, placed landward of the coastal footpath on the Bargara Esplanade from Whalley Street to in the vicinity of McCavanagh Street. A stone memorial cairn topped with a brass plaque is located between two of the trees and reads “This avenue of pines was donated by Mr and Mrs C Langbecker in memory of their daughter and son-in-law Mary and Charles Zunker who lost their lives in a tragic cane fire in November, 1953”.

Integrity	Fair	Condition	Fair
Statutory Listings	No statutory listings		
Non-Statutory Listings	No non-statutory listings		
Inspection Date	25/9/2012		

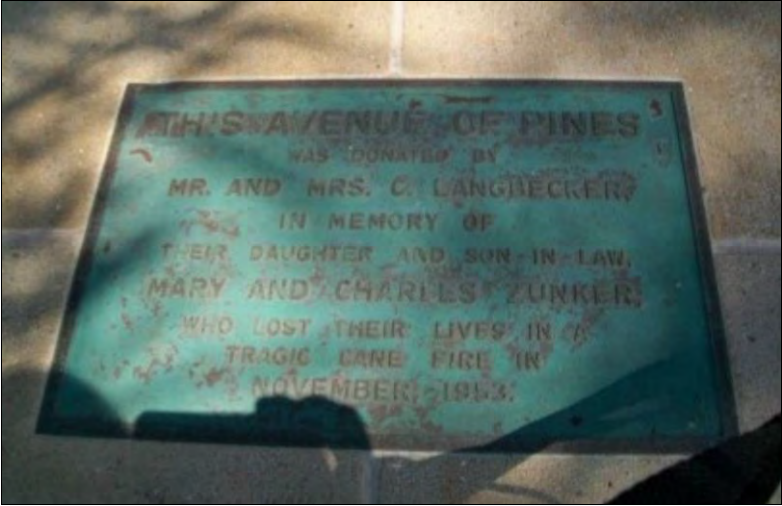
References
Woods Bagot Pty Ltd, Burnett Shire Cultural Heritage Study, Volume 3 - Schedule of Places Ref BUR 12, 1996.

Heritage Significance	
Criteria	Definition
D	The place is important in demonstrating the principal characteristics of a particular class of cultural places important to the region.
Statement	The Zunker Family Memorial Pines and cairn are important in demonstrating the dangers associated with early sugar cane farming practices. The site is also important in demonstrating community involvement and a commitment to commemorating the tragic loss of members of an early local family prominent in the Bundaberg Region through memorial plantings on a significant scale.

E	The place is important to the region because of its aesthetic significance
Statement	The Zunker Family Memorial Pines are of aesthetic significance to the township of Bargara as they offer a prominent and elegant landscape element to a picturesque foreshore area. Planted at a uniform distance, the trees contribute a recognizable element to this well-known area of land and enhance the character of Bargara.



View to south.



Zunker Family Memorial Pines cairn.



View to southeast.

Appendix SC6.2B Character guidelines

SC6.2B.1 Purpose

Neighbourhood character is shaped by the combination of the public and private realms. Every property, public place or piece of infrastructure makes a contribution, whether great or small. It is the cumulative impact of all these contributions that establishes neighbourhood character. Respecting character does not mean preventing change. In simple terms, respect for the character of a neighbourhood means that the development should be designed in response to its context. Depending on the neighbourhood, there are two broad approaches to respecting character:

- (a) respecting the bulk and form of surrounding development; and
- (b) respecting the architectural style of surrounding development.

Determining whether either or both approaches should influence the design response will depend on the features and characteristics identified in the neighbourhood and site description.

Respecting neighbourhood character does not mean mimicry or pattern book design, or limiting the scope of design interpretation and innovation. Instead, it means designing the development in response to the features and characteristics identified in the neighbourhood.

The purpose of this planning scheme policy is to:

- (a) provide advice about achieving outcomes in the Heritage and Neighbourhood Character Overlay Code; and
- (b) identify information that may be required to support a development application where affecting a neighbourhood character area.

SC6.2B.2 Application

This policy assists in achieving the objectives of the Heritage and Neighbourhood Character Overlay Code, particularly in relation to responding to neighbourhood character and urban design principles. This planning scheme policy applies to assessable development which requires assessment against the Heritage and Neighbourhood Character Overlay Code.

Note: The Heritage and Neighbourhood Character Overlay Code and this planning scheme policy to not apply to:-

- (a) Indigenous cultural heritage which is protected under the *Aboriginal Cultural Heritage Act 2003* and is subject to the cultural heritage Duty of Care; and
- (b) State heritage places or other areas which are protected under the *Queensland Heritage Act 1992*.

SC6.2B.3 Advice for Neighbourhood Character areas

The following is advice for achieving outcomes in the Neighbourhood Character overlay code:

- (a) A Character Area is an area in which the relationships between the various elements, including building type, era and spacing, the amount and type of vegetation and the street space, creating a significant sense of place. This place can be either residential or commercial in nature;
- (b) The Character Guidelines in this policy provide a description of the key character elements and a preferred character statement for the respective character areas identified in the Neighbourhood Character Areas overlay maps;
- (c) Compliance with the Performance Outcomes of the Heritage and Neighbourhood Character Overlay Code may be demonstrated (in part) or aided by the submission of a report that addresses the assessment criteria of the code and takes into account and responds to the key character elements and preferred character statement and design guidelines as identified in the appendix of this policy; and
- (d) The measures required for the protection of character areas may differ from those adopted for heritage places, depending on the reasons for significance and should be determined as part of the development application and assessment process rather than through a conservation management plan.

SC6.2B.4 Guidelines for heritage and neighbourhood character

For the purposes of the performance outcomes and acceptable outcomes in the Heritage and Neighbourhood Character Overlay Code, the following are relevant guidelines:

- (a) The Australian ICOMOS charter for the conservation of places of cultural significance (the Burra Charter) (Australian ICOMOS, 1979);
- (b) Guidelines to the Burra charter: Procedures for undertaking studies and reports (Australian ICOMOS, 1998).

SC6.2B.5 Character Statements

Preferred Character Statements have been prepared for both the Residential and Commercial character precincts. The statements outline preferred character statement, key character elements and design guidelines where applicable.

RESIDENTIAL CHARACTER PRECINCTS

Preferred Character Statement

The Residential Character Precinct includes areas in Childers, Walkervale and West and South Bundaberg. The preferred character of this precinct is defined by numerous consistent examples of traditional Queensland 'timber and tin' architectural vernacular with elements of Victorian and Federation style dwellings with infill dwellings highlighting the Bundaberg Region's cultural history incorporating architectural design elements such as Art-Deco, Spanish, Italianate and Arts and Crafts.

A key feature of residential character areas in Bundaberg with prevalent traditional Queensland 'timber and tin' architectural vernacular dwellings, are repetitive occurrences of gables with variations in the combinations and presentation of and bay windows highlight the contemporary appeal of the traditional Queensland 'timber and tin' dwellings. These dwellings have a mixture of decorative features, including but not limited to a porch or patio entrance, gables, casement and accentuated bay windows, port windows, verandas, patios and decorative wrought iron features. There is a combination of either consistent high set or low set dwellings with infill development.

Some of these dwellings have recently undergone renovation with varying degrees of success regarding retention of architectural detail. The dominant features of these dwellings are the prominent vertical lines supporting two but in most cases three asymmetrically located gables.

In areas where there are sporadic dwellings with elements of Art-Deco, Spanish, Italianate and Arts and Crafts influences, the features occur on low set dwellings incorporating masonry or exposed brick finishes with curvilinear detail with slate or tiled roofing.

These residential character localities will be enhanced by respecting the architectural style from surrounding future developments. This includes ensuring views of character dwellings from the street are complemented by open front yards and permeable or low scale fencing. The traditional Queensland 'timber and tin' architectural vernacular will be complemented by low scale infill development such as secondary dwellings that are distinguishable from the older building stock but respectful to their defining characteristics, such as timber and tin construction, pitched roof and wide eaves. In this respect, such dwellings will generally not exceed two stories in height, be orientated parallel to the street and setback from the street in similar alignment to adjoining properties.

Low set infill Art-Deco, Spanish, Italianate and Arts and Crafts dwellings inter-dispersed between traditional Queensland 'timber and tin' architectural vernacular will be retained to compliment the diversity of the streetscape. Examples of these types of styles incorporate rendered curved walls and facades and/or porch and portico features.

Childers has some distinctive periods of housing construction – typically Queensland 'timber and tin', but in some instances there are examples from a much earlier era than that of Bundaberg, with samples ranging from the 1880s to 1890s. These dwellings are of a simple style, consisting of a gable roof with no eaves, with lattice work closing in the veranda.

It is important to recognise that the majority of the housing in Childers was an appropriate response to the conditions of the time, local climate and landscape context. Well-designed

contemporary housing which exhibits the same response to its location is a preferable model to follow for new developments. New dwellings can therefore be erected without detriment to the local residential character. Brick veneer houses could rapidly destroy the residential character of intact precincts within Bundaberg and Childers.

Street landscaping in the residential character precinct consists of mature native plants that are intermittently planted along the nature strip. Their infrequent positioning creates a negligible impact providing only local shade and a minimal street effect. Many of the traditional Queensland 'timber and tin' architectural vernacular dwellings retain a minimal front garden consisting of lawn sometimes with ornamental shrubs and small trees. The remaining houses utilize palms as either a decorative garden or as front shading for privacy. Fencing is mostly in open styles such as arc-mesh, cyclone or low to medium height timber paling.

Where practicable, infill development consisting of secondary dwellings or dual occupancies is permissible providing any new developments and structures respect but do not replicate the character dwelling.

The Residential Character Precincts are mostly intact from infill unit development and existing dwellings and structures are generally close to original state, save for some modern additions of aluminium windows and security screens. Where there has been unit development, it has generally retained a character dwelling at the front of the property or respected the surrounding character properties by utilising design elements such as pitched roofs, eaves and timber features on the unit dwellings.

In medium density residential areas where such sites are subject to possible residential multi-unit development, the preferred option is to retain the character dwelling with the construction of newer modern units to the rear of the site.






Table SC6.2B.5.1 Design Guidelines

Key Character Elements	Design Descriptions	Design Advice
Architectural Style	Predominantly Victorian, Federation and vernacular pre-1946 timber and tin dwellings inter-dispersed with Spanish, Italianate and Art-Deco infill architectural styles.	Avoid unsympathetic or dominant dwelling extensions; Avoid building work that dominates older buildings by height, siting or massing; and Avoid historical reproduction detailing.
Building Materials	Predominantly constructed of timber with steel or iron rooftops. Italianate, Spanish and Art-Deco influenced dwellings primarily constructed of masonry or exposed brick external walls with slate or tiled roofing.	Except for cases of additions to Italianate, Spanish, Art and Craft or Art-Deco influenced dwellings, avoid using brick or render in additions or alterations to existing dwellings and structures within the precinct. For Italianate, Spanish or Art-Deco dwellings retain volumed mass of rendered façade features,
Building Features	Traditional Queensland 'timber and tin' architectural vernacular dwellings include features such as accentuated bay windows, port windows, external horizontal cladding, timber louvres, colour/bubble glazed windows, porch/patio entrance often nested, gables, casements, Florentine blinds, timber stumps. Infill dwellings with Italianate, Spanish, Art and Craft or Art-Deco influences include such features as accentuated and pyramidal roofed curved bay windows, rendered vertical supports, casement windows, slate and tile roofs, archway patio entrances and accentuated eaves overhangs.	Avoid closing in verandahs and porches with fixed, non-transparent materials; removing casement or feature windows; raising dwellings over the height of neighbouring dwellings and enclosing the lower levels of high set dwellings with brick or render work. New development should be compatible in terms of form, scale, colour and texture. However, 'mimicry' of historic buildings should be avoided.

Schedule 6 – Planning Scheme Policies

Key Character Elements	Design Descriptions	Design Advice
	Childers dwellings have utilised lattice work in features on verandas and balconies.	
Building form and layout	Multiple gable traditional Queensland 'timber and tin' architectural vernacular dwelling with colonial and federation influences, many with porches and verandahs, mixture of low and high set dwellings. Mix of symmetrical and asymmetrical facades with both vertical and horizontal presentation to street. Infill dwellings with Italianate, Spanish or Art-Deco influences with accentuated front portico with curvilinear façade. Prominent horizontal lines.	Avoid buildings without articulated front facades; buildings that exceed two storeys at the front façade; visually bulky new developments and extensions.
Setbacks	Generally moderate setbacks of 5-6m, moderate side setbacks of 2-4m.	Avoid buildings that are set further forward than the closest of the buildings on the adjoining two properties.
Building Height	Mixture of low and highest dwellings, overall height would not exceed 8.5m.	Avoid buildings that appear to exceed by more than one storey the predominant height of buildings in the street and on nearby properties.
Orientation to the street	Parallel to the street	Dwellings should not have doors or entrances that face side boundaries. Entrances should face and open to the street.
Car parking/ storage	Single crossover with driveways. Vehicles stored at rear of property, on ground floor area underneath building or in shed with similar design to dwelling on same setback line or closer.	Avoid car parking structures that dominate the façade or view of the dwelling. Avoid the creation of new crossovers and driveways, or wide crossovers. Avoid dominating front setbacks with impervious surfaces or vehicle storage structures. In existing cases, car parking structures within the predominant setback line may be retained. Garages should be located so as to be unobtrusive and visually subservient to historic buildings. Avoid zincalume.
Boundary Treatment	Low and permeable fencing made of steel and wire mesh, timber pickets or masonry and wrought iron.	All fences forward of the building are to be low, open style (at least 30% transparent), and not more than 1.2m in height. Fences forward of the building are to be constructed of materials appropriate to the building style and era, including simple picket, post and wire or masonry and wrought iron. For dwellings with Italianate, Spanish or Art-Deco influences avoid mass plantings at building line exposing masonry walls and features.
Garden Style	Mix of natives and palm trees with low shrubs. Well established formal gardens with front lawn areas and garden beds.	For dwellings with Italianate, Spanish or Art-Deco influences avoid mass plantings at building line exposing masonry walls and features.

Table SC6.2B.5.2 Samples of dwellings and their architectural type as listed in the policy above

	<p>Photo of 81 Branyan Street, Svensson Heights. This is an excellent example of a Queensland Colonial Bungalow, noting period detailing and filigree (screens made of cast iron or wrought iron) on the gable and veranda, as well as timber lattice work at the ends of the veranda to partially enclose and protect from sunlight. Low fencing enhances, rather than detracts from the view of the dwelling from the street.</p> <p>Photo taken 2013</p>
	<p>Photo of 91 Lamb Street, Walkervale. An excellent example of Interwar Porch and Gable dwelling, noting the asymmetrical gables, stained casement windows and window hoods. Whilst not in complete original state, the renovations have respected the era of the dwelling, without losing the key character features.</p> <p>Photo taken 2013.</p>
	<p>Photo of 16 Franklin Street, Bundaberg South. An excellent example of a Queenslander California Bungalow. Asymmetrical gables, port window near the entrance and a set of bay windows facing the street. The casement windows down the side of the house indicate a 'sleep out' room on the cooler side of the house. Part rendered, part weatherboard, this house has retained a lot of its original character elements, despite changes to some of the windows.</p> <p>Photo taken 2013.</p>
	<p>Photo of 63 Walker Street, Bundaberg South. A Porch and Gable dwelling with a front veranda was a simple Queenslander dwelling style using the timber and tin vernacular. The house has casement windows, as well as window hoods over all windows on each side of the dwelling. Simple decorative features, such as post and gable fretwork highlight the skills of the craftsman of the time.</p> <p>Photo taken 2013.</p>
	<p>Photo of 3 Boundary Street, South Bundaberg. A good example of an Italianate facade on a Queenslander dwelling. Noting the curved façade with square parapets, the portico entrance and the house name plaque above the entrance. Windows are not original, however the key character features of this dwelling are still intact and clearly identifiable from the street.</p> <p>Photo taken 2013.</p>

	<p>Photo of 136 Walker Street, Svensson Heights. This dwelling has features of a Spanish Mission style dwelling, with the rounded façade, large windows, large chimney. The style was popular in Australia as it suited the Australian climate. There are only a few examples of this style of building in Bundaberg.</p> <p>Photo taken 2013.</p>
	<p>13 Wyper Street, South Bundaberg. An example of Queenslander with a short-ridge roof with encircling verandahs. The key features of this dwelling are the full frontage veranda, casement windows and grand external symmetrical staircase. The fence complements the dwelling in both colour and materials.</p> <p>Photo taken 2013.</p>
	<p>2 Pizze Street, Childers – A triple gable dwelling with a front veranda was a simple Queenslander dwelling style using the timber and tin vernacular. The house has casement windows, as well as window hoods over all windows on each side of the dwelling. Simple decorative features, such as post and gable fretwork highlight the skills of the craftsman of the time.</p> <p>Photo taken 2013.</p>
	<p>11 Queen Street, Childers – Four simple one bedroom dwellings on the same lot, Late Colonial period cottages – Key features include a veranda enclosed by lattice work, hipped roof and minimum street frontage.</p> <p>Photo taken 2013.</p>
	<p>38 North Street, Childers - An example of Queenslander Short-ridge roof with encircling verandahs built in the 'timber and tin' vernacular architecture. The key features of this dwelling are the full frontage veranda, casement windows, period detailing and filigree (screens made of cast iron or wrought iron) on the gable and veranda and grand staircase. The fence complements the dwelling in both colour and materials and does not detract from the dwelling itself.</p> <p>Photo taken 2013.</p>

COMMERCIAL CHARACTER PRECINCT

Character Statement - Bundaberg

The commercial heart of Bundaberg can be loosely defined by the blocks bounded by Maryborough Street to the west, Tantitha Street to the east, Quay Street to the north and Woongarra Street to the south. This precinct is the principal commercial centre of Bundaberg, and is defined by the significant Victorian and Federation buildings located throughout the streets, and on corners of the key blocks, generally being former or current public bars.

New developments will contribute to the character of this area by respecting the predominantly two to three storey parapet heights at the front boundary, and recessing higher development. Ground level frontages will contain transparent windows and doorways, creating an active pedestrian interface with the wide footpaths.

Character Statement – Childers

This precinct is the commercial centre of Childers, and is defined by the significant buildings located along Churchill Street, which is part of the Bruce Highway. Most of the buildings in Churchill Street have been identified for their heritage significance and are on the State's Heritage Register.

The unique aspects of Childers's Main Street are due to a large number of the buildings in the CBD having been rebuilt as a consequence of a fire that occurred in 1902. This event resulted in some remarkable uniformity and authenticity of the architectural style of the day, due in part to the fact that one local architect was responsible for the design of at least 4 of the buildings constructed in that short period of time following the 1902 fire.

It is considered that the relationship between the township of Childers's public and private spaces with the views to and from the surrounding countryside should be enhanced. It is considered that multi-residential development should be done as infill in the backstreets behind the town centre (specifically Macrossan Street) to better utilise land that is close to key services, without detrimental impact to the historical streetscape character of Churchill Street. However this should be closely considered to ensure the design and scale of this infill is consistent in scale to the existing buildings in the locality.

Preferred Character Statement for the Commercial Character Precinct

Upper levels of any new development will contain windows to provide articulation that reflects the older buildings, and provides opportunity for passive surveillance of the street.

Buildings are constructed to the front and side boundaries to emphasise the pattern of the built form and maintain pedestrian interest along the streetscape. Wide footpaths with continuous weather protection through shop-front awnings or verandas, further enhancing the pedestrian-friendly nature of this precinct.

Signage will be placed and designed so as not to dominate the façade or streetscape, ideally keeping signage to awnings to ensure the façade features are able to contribute positively to the streetscape.

Colours and finishes of the buildings should aim to reflect the age of the building and highlight any features such as signage, windows, parapets and any other architectural feature.

The Bundaberg Central Business Precinct and the Childers Churchill Street Streetscape is significant historically and aesthetically because:

- (a) the identified commercial buildings (particularly the upper level facades) within the precinct are some of the regions best expression of its major commercial growth eras, with each of the precincts being largely built up by World War One with a consistent visual character made up of:
- (b) attached one and two storey cemented and face brick Victorian and Federation era shops. Some with residences at the first floor;
- (c) some individually significant inter-war examples and landmark buildings;
- (d) almost all built to the street frontage; some with verandas over the footpath;
- (e) near universal parapeted building form;
- (f) a repeating module determined by the Victorian-era shopfronts of 5-6m, and
- (g) Little to no provision for onsite motor vehicle parking an indication of the pre-motor era

Modernization of the surviving Victorian-era shops has been largely confined to ground level and is visually separated from the generally original upper facades by new cantilevering verandahs. Among the once prestigious shop terraces (a collection of shops posing as one vast

emporium), gradual free holding of individual shops has led to visual segmentation of the grand rows: each passing shop owner/tenant introducing a new shopfront, new signs and painting the upper levels in contrasting colours to adjoining parts of the same row.

The effect is visual clutter and denial of both the building's cultural expression and its potential part in a corporate retail promotion image.

It is recommended:



- (a) to conserve and enhance the identified contributory elements in the precinct and individually significant places outside of that era where elements include buildings, objects, landscape, land and street works and enhancement includes the reinstatement of missing original elements;
- (b) to conserve and enhance the visual relationship between contributory elements in the precinct, such as buildings to street frontage as well as buildings within alleys and laneways;
- (c) to conserve and enhance the public view of these contributory elements;
- (d) to conserve and enhance key alleys, arcades and laneways in Bundaberg such as Royal Arcade, Earls Court, Salty's Arcade and Rounds Arcade and other spaces as identified in Childers, and their connections to the surrounding pedestrian and road network;
- (e) to conserve and enhance the amenity in each precinct to aid in its heritage conservation and encourage continuation of the traditional combination of residential and commercial uses; and
- (f) to ensure that new elements within the precinct are recessive and related to the precinct's contributory elements in roof and plan form, external materials, front and side setbacks from property boundaries, and building bulk as viewed from public areas.

Table SC6.2B.5.3 Design guidelines

Key Character Elements	Design Descriptions	Design Advice
Architectural Style	Victorian and Federation buildings within streetscape comprising a number of heritage protected buildings, with mixed era infill.	Encourage reconstruction of typical shopfronts and verandahs as opportunities arise. Discourage introduction of inappropriate verandahs and post-supported verandahs (unless existing in the Childers streetscape).
Business Signage	Modest and complements the design and architectural features of the building, some signage above the roof and on facades	Avoid signage on roofs and above verandahs, as well as signs that project from the wall and facades (such as V-boards).
Building Materials	Rendered brick, masonry or concrete cladding. Predominately constructed of timber framing with steel or iron rooftops	Original materials should be retained and repaired, where necessary, instead of replaced. Replacement (if necessitated by poor condition) or restoration of original joinery elements, such as windows and doors, should be identical to the original in form and material.
Building form and layout	Symmetrical building forms with parapet and verandahs	Avoid changes of use/function which are inappropriate to the original use/purpose of the buildings, if they require major structural alterations to original fabric.
Roof Style	Pitched or skillion rooftops concealed behind parapets; Childers has curved veranda roofing over the footpath.	Features such as deep roof overhangs, shade awnings and canopies and recessed windows should be incorporated.
Building Height	Predominantly two storeys with parapet, and some three storey infill (approximately 9 to 11m).	Building height should be restricted to a maximum of 2 storeys above the prevailing height of surrounding

Key Character Elements	Design Descriptions	Design Advice
		buildings, so long as it is located behind the parapet of the existing building
Setbacks	Zero front and side setbacks	The pattern of front setbacks should be retained but where side and rear setbacks exist they may be reduced to allow an increase in density of new development
Orientation to the street	Parallel to the street	Retain orientation to the main street, a side access or rear access may be added if there is a side street or lane frontage to the site.
Car parking/ storage	Few visible car parking spaces, crossovers or vehicle entrances from the street – car parking is generally to the rear or via alleys.	The majority of properties have on-site car parking, but not necessarily undercover, car parking facilities, usually by way of existing rear-of-property access. There is also a high reliance on on-street car parking. On street parking should be utilised where possible to enable re-development of the balance area of heritage properties.
Boundary Treatment	Detailed façades with predominantly transparent frontages on ground levels and upper level windows with verandahs or awnings projected over footpaths	Retain the historical boundary treatment. Avoid adding modern façade elements, such as dark windows and built in facades.
Alleys, Arcades and Laneways	Inter-block breaks occur in the form of alleys, arcades and laneways. These are key features of these commercial precincts.	Retain, conserve and enhance the alleys, arcades and laneways, so they can make a positive contribution to the commercial fabric of the town centre.

Table SC6.2B.5.4 Samples of commercial architectural detailing as listed in the policy above – Bundaberg

	CBD facades on the northern side of Bourbong Street above Dimmys, former Crazy Clarks and Commonwealth Bank, noting the obstruction of some the façade detailing by advertising signage.
	Key corner buildings in Bourbong Street frame the street, in this case the awning has been curved but the façade detailing has remained intact.





	<p>CBD facades on the southern side of Bourbong Street. This photo highlights the parapet detailing over three shops – Noting the detailing and change in style of the parapets, but keeping an overall consistent height</p>
	<p>Rounds arcade, noting the window detail above the shop windows and the ceiling and iron signposts for each shop.</p>

Table SC6.2B.5.5 Samples of commercial architectural detailing as listed in the policy above – Childers

	<p>Facades of the western side of Churchill Street, noting the under awning signage and the heritage colours of cream, maroon and forest green detailing on the parapets and the near universal parapet heights</p>
	<p>Façade detail, focused in the northern direction, noting the curved roof detail and the cornice detailing on the parapets. This view of the parapets is unobstructed by advertising signage.</p>



Childers streetscape detail, facing south, noting the well-established leopard trees.

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SC6.3 Planning scheme policy for development works

SC6.3.1 Purpose

- (1) The purpose of this planning scheme policy is to:
 - (a) provide a uniform standard for works within the Bundaberg Regional Council local government area;
 - (b) facilitate the design of new works by the use of standard provisions; however, there is still an allowance for flexibility through the application of the relevant standards, policy documents and industry standards.
- (2) This planning scheme policy does not prevent or discourage alternate solutions for individual development sites. The Development Manual cannot provide a solution for every proposal or for every situation encountered. Where the Development Manual does not provide a solution the Developer/Applicant or their Consultant must demonstrate that the proposed solution is in accordance with industry standards.
- (3) Consultation with Council's development engineers is encouraged, especially early in the concept or design stages, as this will assist in the early identification and resolution of matters and issues that may cause delays in the approval and/or construction of subsequent works.

SC6.3.2 Application

- (1) This policy applies to development identified as requiring assessment against the **Planning scheme policy for development works**.
- (2) The policy provides supporting requirements to assist in achieving acceptable outcomes within the Bundaberg Regional Council Planning Scheme (planning scheme) and is read in conjunction with the planning scheme.

SC6.3.3 Roads, driveways, pathways, and cycleways

The purpose of this section is to support development assessment for the design and construction of roads, pathways and cycleways under the planning scheme.

SC6.3.3.1 Design standards and reference documents

- (1) The planning and design of the developments within the Bundaberg Regional Council local government area must be undertaken in accordance with the current edition of the following key reference documents, unless specifically outlined in this policy or other Council references stated otherwise:
 - (a) *Austroads - Guide to Road Design* – at the time of writing this document the series was as listed below:
 - (i) AGRD01-10 Part 1: Introduction to Road Design
 - (ii) AGRD02-06 Part 2: Design Considerations
 - (iii) AGRD03-10 Part 3: Geometric Design
 - (iv) AGRD04-09 Part 4: Intersections and Crossings - General
 - (v) AGRD04A-10 Part 4A: Unsignalised and Signalised Intersections
 - (vi) AGRD04B-11 Part 4B: Roundabouts
 - (vii) AGRD04C-09 Part 4C: Interchanges
 - (viii) AGRD05-10 Part 5: Drainage Design
 - (ix) AGRD06-10 Part 6: Roadside Design, Safety and Barriers
 - (x) AGRD06A-09 Part 6A: Pedestrian and Cyclist Paths
 - (xi) AGRD06B-09 Part 6B: Roadside Environment
 - (xii) AGRD07-08 Part 7: Geotechnical Investigation and Design
 - (xiii) AGRD08-09 Part 8: Process and Documentation

- (b) *Austrroads - Guide to Pavement Technology* – at the time of writing this document the series, relating to development, was as listed:
 - (i) AGPT02-12 Part 2: Pavement Structural Design
 - (ii) AGPT03-09 Part 3: Pavement Surfacing
 - (iii) AGPT04E-09 Part 4E: Recycled Materials
 - (iv) AGPT04G-09 Part 4G: Geotextiles and Geogrids
 - (v) AGPT04I-09 Part 4I: Earthworks Materials
 - (vi) AGPT06-09 Part 6: Unsealed Pavements (the primary document is the ARRB Unsealed Road Manual)
 - (vii) AGPT10-09 Part 10: Subsurface Drainage
- (c) *Austrroads - Guide to Traffic Management* – at the time of writing this document the series, relating to development, was as listed:
 - (i) AGTM012-09 Part 1: Introduction to Traffic Management
 - (ii) AGTM02-08 Part 2: Traffic Theory
 - (iii) AGTM03-13 Part 3: Traffic Studies and Analysis
 - (iv) AGTM04-09 Part 4: Network Management
 - (v) AGTM05-08 Part 5: Road Management
 - (vi) AGTM06-13 Part 6: Intersections, Interchanges and Crossings
 - (vii) AGTM07-09 Part 7: Traffic Management in Activity Centres
 - (viii) AGTM08-08 Part 8: Local Area Traffic Management
 - (ix) AGTM09-09 Part 9: Traffic Operations
 - (x) AGTM10-09 Part 10: Traffic Control and Communication Devices
 - (xi) AGTM11-08 Part 11: Parking
 - (xii) AGTM12-09 Part 12: Traffic Impacts of Developments
 - (xiii) AGTM13-09 Part 13: Road Environment Safety
- (d) Other Austrroads Standards presented as follows:
 - (i) AG-G34/06 Design Vehicles and Turning Path Templates
 - (ii) AP-G88-11 Cycling Aspects of Austrroads Guides
 - (iii) AP-T36-06 Pavement Design for Light Traffic – A Supplement to Austrroads Pavement Design Guide
 - (iv) AS1289.[0-7] Methods of testing soils for engineering purposes
- (e) Unsealed Roads Manual – Guidelines to Good Practice – ARRB ed Giumarra:
- (f) The following Australian Standards:
 - (i) AS1158 [1-6] Lighting for roads and public spaces
 - (ii) AS1289 [0-7] Methods of testing soils for engineering purposes
 - (iii) AS1428 Design for Access and Mobility
 - (iv) AS 2890.1 Parking Facilities – Off-street car parking
 - (v) AS 2890.2 Parking Facilities – Off-street commercial vehicle facilities
 - (vi) AS 2890.3 Parking Facilities – Bicycle parking facilities
 - (vii) AS 2890.5 Parking Facilities – On-street parking
 - (viii) AS 2890.6 Parking Facilities – Off-street parking for people with disabilities
 - (ix) AS3798 Guidelines on Earthworks For Commercial and Residential Developments
 - (x) AS4373 Pruning of Amenity Trees
 - (xi) AS4678 Earth-retaining Structures
 - (xii) AS4970 Protection of Trees on Development Sites
- (g) The following Department of Transport and Main Roads Standards:
 - (i) Manual for Uniform Traffic Control Devices (MUTCD) Queensland

- (ii) MRS05/MRTS05 Unbound Pavements
- (iii) MRS11/MRTS11 Sprayed Bituminous Surfacing
- (iv) MRS12/MRTS12 Sprayed Bituminous Emulsion
- (v) MRS17/MRTS17 Bitumen
- (vi) MRS18/MRTS18 Polymer Modified Binder
- (vii) MRS19/MRTS19 Cutter Flux Oils
- (viii) MRS20/MRTS20 Cutback Bitumen
- (ix) MRS22/MRTS22 Supply of Cover Aggregate
- (x) MRS30/MRTS30 Dense Graded and Open Graded Asphalt
- (xi) MRS35 /MRTS35 Recycled Materials for pavements (it is at Council's discretion to use this standard in lieu of Austroads)
- (xii) The Guide to Pavement Markings
- (h) *Complete Streets – Guidelines for Urban Street Design* – Institute of Public Works Engineering Australia Queensland Division (IPWEAQ)
- (i) Bundaberg Regional Council – Standard Drawings – See **Appendix SC6.3A (Standard drawings list)**.

SC6.3.3.2 Road hierarchy

The formalisation of a road hierarchy enables the safe and efficient development of the road system that caters for the movement of people and goods whilst maintaining the amenity of urban and rural areas.

SC6.3.3.2.1 Classifications

- (1) The road hierarchy structure is divided into two main categories:
 - (a) Urban roads –the purpose, function and character for each urban road classification is shown in **Table SC6.3.3.2.1.1 Urban road classifications** and their respective cross sections are shown in standard drawing R1001; and
 - (b) Rural roads – the purpose, function and character for each urban road classification is shown in **Table SC6.3.3.2.1.2 Rural road classifications** and their respective cross sections are shown in standard drawing R1003.
- (2) The road hierarchy for all existing roads are shown on Council's interactive mapping website (i.e., <http://www.bundaberg.qld.gov.au/services/interactive-mapping>). In addition, the road hierarchy for all future and existing trunk roads are shown in Schedule 3 (Priority infrastructure plan mapping and supporting material).
- (3) Extractive industry haul routes are a special case and the Developer/Applicant must nominate the design equivalent standard axles (ESA) for each road. Extractive industry haul routes must be designed to provide a road cross section in accordance with the following:
 - (a) for urban areas, an Industrial Collector standard is required, and
 - (b) for rural areas, a Principal Rural Collector standard is required.

Table SC6.3.3.2.1.1 Urban road classifications

Classification	Purpose	Function & Character
Arterial	Arterial routes provide interregional connections between major activity and service centres and major urban areas within the city.	<p>It is intended that arterial routes will:</p> <ul style="list-style-type: none"> • Be designed for efficient and safe movement of high volumes of people and goods • Serve as primary through and freight routes • Be designed to help present attractive landscaped entrances and routes through major urban centres within the Bundaberg Regional Council area • Incorporate design measures to minimise environmental impacts on surrounding land uses

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Classification	Purpose	Function & Character
		<ul style="list-style-type: none"> Serve as bus and line haul public transport routes Provide for off-road bicycle and pedestrian facilities Typically have four or more lanes when fully developed Ideally have no direct property access Be designed for the estimated traffic loads derived from approved traffic studies with a minimum design traffic loading of 3.7×10^6 equivalent standard axles
Sub-arterial	Sub-arterial routes connect arterial routes through and around major urban areas.	<p>It is intended that Sub-arterial routes will:</p> <ul style="list-style-type: none"> Be designed for efficient and safe movement of moderate volumes of people and goods Provide connection between arterial roads and local areas and linkage between arterial roads for through traffic Be designed to present attractive landscaped routes through major urban centres within the Bundaberg Regional Council area Incorporate design measures to minimise environmental impacts on surrounding land uses Serve as bus routes and provide access to public transport Provide for on-road bicycle lanes and off-road pedestrian paths on both sides of the road Typically have 4 or more lanes when fully developed Ideally have no direct property access Be designed for the estimated traffic loads derived from approved traffic studies with a minimum design traffic loading of 2×10^6 equivalent standard axles
Trunk Collector (Suburban)	Trunk Collector roads carry primarily inter-suburb traffic.	<ul style="list-style-type: none"> It is intended that Suburban Trunk Collectors will: Be designed to carry freight associated with the local or suburban area Minimise environmental impacts on surrounding activities Serve as bus routes and provide access to public transport Provide for on-road bicycle lanes and off-road pedestrian paths on both sides of the road Ideally have no direct property access Be designed for the estimated traffic loads derived from approved traffic studies with a minimum design traffic loading of 1×10^6 equivalent standard axles
Collector (Neighbourhood)	Neighbourhood Collectors provide connection between residential access streets and primary traffic carrying roads.	<p>It is intended that Neighbourhood Collectors will:</p> <ul style="list-style-type: none"> Provide direct access to properties Provide on-road parking on both sides of the road Minimise environmental impacts on surrounding activities Be designed to provide safe use by cyclists and pedestrians and an off-road pedestrian path on one side of the road Be designed for traffic loading of 3×10^5 equivalent standard axles
Local Access (Access Street / Access Place)	Local Access streets provide direct access to adjoining residential properties.	<p>It is intended that Local Access streets will:</p> <ul style="list-style-type: none"> Provide direct access to properties Provide on-road parking Provide a safe and pedestrian / cyclist preferred environment Be designed for traffic loading of 6×10^4 equivalent standard axles

Classification	Purpose	Function & Character
CBD / Commercial Access	Commercial Access streets provide access to properties and businesses within the commercial centres of the city and surrounding towns.	<p>It is intended that Commercial Access streets will:</p> <ul style="list-style-type: none"> • Be designed to carry freight and other commercial goods associated with the Central Business District (CBD) and other commercial areas • Minimise environmental impacts on surrounding activities • Serve as bus routes and provide access to public transport • Provide on-road parking • Provide for on-road bicycle lanes and off-road pedestrian pathways on both sides of the road • Ideally have no direct property access • Be designed for the estimated traffic loads derived from approved traffic studies with a minimum design traffic loading of 5 x 10⁶ equivalent standard axles
Industrial Collector	Industrial Collector streets provide connection between Industrial Access streets and connect directly to suburban Trunk Collectors and Sub Arterial routes.	<p>It is intended that Industrial Collector streets will:</p> <ul style="list-style-type: none"> • Be designed to carry heavy vehicles associated with the industrial development area • Minimise environmental impacts on surrounding activities • Provide direct access for heavy vehicles to properties • Provide on-road parking on both sides of the road • Provide for off-road cycle & pedestrian paths on both sides of the road • Be designed for the estimated traffic loads derived from approved traffic studies with a minimum design traffic loading of 5 x 10⁶ equivalent standard axles
Industrial Access	Industrial Access streets provide direct access to individual properties.	<p>It is intended that Industrial Access streets will:</p> <ul style="list-style-type: none"> • Provide direct access for heavy vehicles to properties • Be designed to provide a safe environment for cyclists and pedestrians. • Be designed for the estimated traffic loads derived from approved traffic studies with a minimum design traffic loading of 5 x 10⁶ equivalent standard axles

Table SC6.3.3.2.1.2 Rural road classifications

Classification	Purpose	Function & Character
Principal Rural Road	Principal Rural roads provide connection between rural villages/townships, other higher order regional roads and urban centres.	<p>It is intended that Principal Rural roads will:</p> <ul style="list-style-type: none"> • Be designed to carry freight and other heavy vehicles associated with rural and primary production activities • Minimise environmental impacts to adjoining properties • Provide direct access to properties • Be of sufficient width to accommodate on-road cycling • Be designed for a minimum traffic loading of 1 x 10⁶ equivalent standard axles
Rural/Rural Residential Collector	Rural Collector roads provide connection between rural access roads and other higher order roads and provide direct access to adjoining rural and/or rural residential properties.	<p>It is intended that Rural/Rural Residential Collector roads will:</p> <ul style="list-style-type: none"> • Be designed to carry heavy vehicles and other traffic associated with rural and rural residential land use zoning • Minimise environmental impacts to adjoining properties • Provide direct access to properties

Classification	Purpose	Function & Character
		<ul style="list-style-type: none"> Be of sufficient width to accommodate on-road cycling Be designed for a minimum traffic loading of 5×10^5 equivalent standard axles
Rural/Rural Residential Access	Rural Access roads provide direct access to adjoining rural and/or rural residential properties.	It is intended that Rural Access roads will: <ul style="list-style-type: none"> Provide access to adjoining properties Be designed for a minimum traffic loading of 3×10^5 equivalent standard axles
Village/ Township Collector	Village/Township Collector are primary traffic carrying streets within rural villages and townships and provide direct access to adjoining properties.	It is intended that Village/Township Collector streets will: <ul style="list-style-type: none"> Be designed to carry heavy vehicles and other traffic associated with rural and rural residential land use zoning Minimise environmental impacts to adjoining properties Provide direct access to properties Be of sufficient width to accommodate on-road cycling Be designed for a minimum traffic loading of 3×10^5 equivalent standard axles
Village/ Township Access	Village/Township Access streets provide direct access to adjoining properties in rural villages and townships.	It is intended that Rural Access roads will: <ul style="list-style-type: none"> Provide direct access to properties Minimise environmental impacts on surrounding activities Provide a safe and pedestrian / cyclist preferred environment Be designed for traffic loading of 3×10^5 equivalent standard axles

SC6.3.3.3 Geometric design

Council has adopted the Complete Streets (IPWEAQ 2010) as the primary guide for its road layout (refer to standard drawings for the road cross sections). However, Complete Streets does not preclude cul-de-sacs and T-intersections in the mix of road and intersection layouts. Accordingly, it will be necessary, in some cases, to control vehicle speeds in residential streets through tight horizontal alignments - by providing curved alignment and limiting the 'road leg length'. The Design Criteria tables in this manual provide minimum values where speed controls are required. Therefore, Queensland Streets (IPWEAQ 1995) may be used to obtain values outside the minima.

SC6.3.3.4 Design elements and criteria

SC6.3.3.4.1 Layout design principles

- (1) The layout of minor roads should incorporate the following principles.
 - (a) Layouts should ensure strict geometric control of traffic speeds and volumes in residential areas. Council adopts Complete Street (IPWEAQ), however, at the time of writing refer to Queensland Streets (IPWEAQ 1995) for the provision of speed controls outside those given in **Table SC6.3.3.4.1 Design criteria – urban roads**;
 - (b) No more than three minor roads should be traversed from the most remote lot to the nearest accessible district access road;
 - (c) Travel time for a vehicle in a low speed residential environment (< 50 km/h) should be no greater than 90 seconds;
 - (d) A pavement surface treatment may only be provided on the 50km/h minor road at the 60km/h major road interface. No other minor road intersections should be provided with pavement surface treatments;

- (2) Specific to industrial areas:
 - (a) Road loop layouts in industrial areas should ensure that the design vehicle can be accommodated around bends (without crossing the centreline);
 - (b) Pavement surface treatments are not required in industrial estates.
- (3) Designers are encouraged to consult with Council and other relevant authorities prior to and/or during the preparation of design.

SC6.3.3.4.2 Local area traffic management

- (1) A Local Area Traffic Management (LATM) involves the use of treatments like speed bumps and chicanes within a local residential area to improve residential amenity and reduce vehicle speed. Council believes such treatments should not be used in new residential developments as these treatments can affect parking, cycling and pedestrian activities. Developers should manage speed through applying good geometric design and speed control devices should only be proposed on existing roads where no other solution is viable.
- (2) LATM schemes have a major impact on residents and public involvement in their preparation is essential. Where speed control devices on existing roads are proposed, it should be in accordance with a scheme approved by Council. The Developer is to undertake consultation, with guidance from Planning and Development, with the Divisional Councillor, residents, property and business owners and community groups prior to submitting the functional layout for approval.
- (3) For network legibility, consistent forms of speed control treatment should be used along neighbourhood access roads.
- (4) Night time visibility of speed control devices should be enhanced by appropriate means including street lighting, raised retro-reflective pavement markers, white reflective road markings including white painted kerb faces.

SC6.3.3.4.3 Design vehicle

Design vehicles for Council roads must be in accordance with AP – G34/06 Austroads – *Design Vehicle Turning paths and Templates* with the exceptions as follows:

- (a) Trunk Collector/ Collector to Trunk Collector/ Collector /Industrial – Design Single Articulate Vehicle (19m);
- (b) Trunk Collector/ Collector to Access Street – Design Single Unit Bus (12.5m) unless specifically approved otherwise by Council's nominated officer;
- (c) Trunk Collector/Industrial –B-Double (25m), where applicable, refer also Transport Operations (Road Use Management) Act 1995 – Route Assessment Guidelines for Multi-Combination Vehicles in Queensland and National Transport Commission – Guidelines for Assessing the Suitability of Heavy Vehicles for Local Roads.

SC6.3.3.4.4 Design criteria

Table SC6.3.3.4.4.1 Design criteria – urban roads, Table SC6.3.3.4.4.2 Design criteria – CBD, commercial and industrial areas, and Table SC6.3.3.4.4.3 Design criteria rural, rural residential and village/township areas provide a summary of the design elements that are applicable to Council's road network. It should be noted that some parts of the existing road network might not comply with all the specified design parameters.

Table SC6.3.3.4.1 Design criteria – urban roads

Design Criteria	Sub-arterial	Trunk Collector (Suburban)	Collector Street (Neighbourhood)	Local Access	
				Access Street	Access Place
GENERAL REQUIREMENTS					
Individual lot access	No	Ideally No > 6000 AADT	Yes	Yes	Yes
Max no of Lots/Dwellings	NA	Up to 1,000	Up to 300	75	30
Traffic Volumes (Typical AADT)	> 10,000	3000 – 10,000	750 – 3,000	300-750	Up to 300
Design Speed (kph)	80	60	40	30	30
Parking (provide)	No	On road	On road	On road	On road (1 per 4 lots)
GEOMETRIC REQUIREMENTS					
Longitudinal grade - Maximum (%) - Minimum (%)	5 0.3	5 0.3	10 0.3	10 0.3	12 0.3
Vertical curve length per 1% change of grade (K value) ⁽¹⁾ - Minimum crest (m) - Minimum sag (m)	30 28	12 16	3.5 7	3.5 7	3.5 7
Horizontal curve radius - Minimum (m)	240	98	42	24	24
CROSS SECTIONS					
Road Reserve Width (m)	25	25	20	20	15
Road Width (Nominal Kerb Line)(m) ⁽²⁾	12 15 ⁽³⁾	12 15 ⁽³⁾	9	8	7
Lane Width (m)	3.5	3.5	3.5	3.5	3.5
Kerb and Channel Type ⁽²⁾	B1	B1	M1	M1	M1
Crossfall on straights - Road Carriageway (%) - Verge (%)	3 2.5	3 2.5	3 2.5	3 2.5	3 2.5
Superelevation	5%	5%	Nil	Nil	Nil

Notes:

1. Crest vertical curves are usually governed by sight distance requirements. If larger values are required to satisfy appearance or topographic requirements, the designer must seek guidance from a Council Development Engineer. Refer Guide to Road Design Part 3: Geometric Design (Austroads 2010).
2. Kerb type and road widths may be adjusted in retrofit areas. Refer Standard Drawing R1020 for Kerb and Channel Types.
3. Where on-road bicycle lane

Table SC6.3.3.4.2 Design criteria – CBD, commercial and industrial areas

Design Criteria	CBD Access	Commercial Access	Industrial	
			Collector	Access
GENERAL REQUIREMENTS				
Individual lot access	Limited	Yes	Yes	Yes
Max no of Lots/Dwellings	Na	Up to 300	Up to 300	75
Traffic Volumes	Traffic Studies	Traffic Studies	750 – 3,000	Up to 750
Design Speed (kph)	40	50	50	40
Parking (provide)	Traffic Studies	Off-road	Off-road	Off-road
GEOMETRIC REQUIREMENTS				
Longitudinal grade				
- Maximum (%)	5	10	5	5
- Minimum (%)	0.3	0.3	0.3	0.3

Design Criteria	CBD Access	Commercial Access	Industrial	
			Collector	Access
Vertical curve length per 1% change of grade (K value) ⁽¹⁾				
- Minimum crest (m)	3.5	7	7	3.5
- Minimum sag (m)	7	11	11	7
Horizontal curve radius				
- Minimum (m)	42	66	56	42
CROSS SECTIONS				
Road Reserve Width (m)	To suit (refer Traffic Study)	20	25	20
Road Width (Nominal Kerb Line)(m) ⁽²⁾	12	12	12	12
Lane Width (m)	3.5	3.5	3.5	3.5
Kerb and Channel Type ⁽²⁾	B1	B1	B1	B1
Crossfall on straights				
- Road Carriageway (%)	3	3	3	3
- Verge (%)	2.5	2.5	2.5	2.5
Superelevation	Nil	Nil	5%	Nil

Notes:

1. Crest vertical curves are usually governed by sight distance requirements. If larger values are required to satisfy appearance or topographic requirements, the designer must seek guidance from a Council Development Engineer. Refer Guide to Road Design Part 3: Geometric Design (Austroads 2010).
2. Kerb type and road widths may be adjusted in retrofit areas. Refer Standard Drawing R1020 for Kerb and Channel Types.

Table SC6.3.3.4.4.3 Design criteria rural, rural residential and village/township areas

Design Criteria	Principal Rural Road	Rural/ Rural Residential		Village/Township	
		Collector	Access	Collector	Access
GENERAL REQUIREMENTS					
Individual lot access	Yes	Yes	Yes	Yes	Yes
Max no of Lots	N/A	Up to 100	35	Up to 300	
Traffic Volumes	> 1000	250–1000	< 250	250–1000	< 250
Design Speed (kph)	100	100	80	60	50
Parking (provide)	No	No	No	No	No
GEOMETRIC REQUIREMENTS					
Longitudinal grade - Maximum (%) - Minimum (%)	10 0.3	10 0.3	12 0.3	12 0.3	12 0.3
Vertical curve length per 1% change of grade (K value) ⁽¹⁾ - Minimum crest (m) - Minimum sag (m)	61 61	61 61	30 28	12 16	7 11
Horizontal curve radius - Minimum (m)	463	463	240	98	56
CROSS SECTIONS					
Road Reserve Width (m)	30	25 ⁽³⁾	20	25 ⁽³⁾	20
Road Width (Formation Full Seal)(m) ⁽²⁾	9	8	7	8	7
Lane Width (m)	3.5	3.5	3.5	3.5	3.5
Crossfall on straights - Road Carriageway (%) - Verge (%)	3 2.5	3 2.5	3 2.5	3 2.5	3 2.5
Superelevation	5%	5%	5%	5%	Nil

Notes:

1. Crest vertical curves are usually governed by sight distance requirements. If larger values are required to satisfy appearance or topographic requirements, the designer must seek guidance from a Council Development Engineer. Refer Guide to Road Design Part 3: Geometric Design (Austroads 2010).

2. Road widths may be adjusted in retrofit areas
3. May be 20 if all services can be accommodated

SC6.3.3.4.5 Kerb and channel details

The following design criteria are applicable to kerb and channel:

- (a) *Survey* - for new kerb and channel should extend a minimum of 50 m along the road beyond the frontage(s) of the subdivision or such greater distance as is required to join to the existing kerb and channel;
- (b) *Extend* - a minimum of 5 m onto the adjacent land. Note, the road pavements may not always need to be centrally located within the road reserve;
- (c) *Grade* - not be less than 0.3 percent;
- (d) *Where roofwater drains to the street* - at least one point of connection in the concrete kerb and channel per lot must be provided. This point of connection shall comprise a heavy duty galvanised steel kerb adapter located a minimum of one (1) metre from any property boundary. For verges where concrete footpath is to be provided, the Developer must install roofwater pipes (RHS downpipes or equivalent) to the property boundary;

SC6.3.3.4.6 Cul-de-sac, turning areas & allotment width

- (1) The minimum diameter for a cul-de-sac in all areas must be 20 metres. No other termination treatment is accepted by Council.
- (2) Allotments fronting a cul-de-sac must be of sufficient width at the property boundary to ensure that a driveway at the kerb invert (refer Standard Drawing R1010) can be accommodated with a minimum of 150mm clearance either side of the adjoining allotment driveways. The minimum lot size and dimensions are provided in **Table 9.4.4.3.2 (Minimum lot size and dimensions)**, **Table 9.4.4.3.3 (Access strip requirements for rear lots)**, and **Table 9.4.4.3.4 (Minimum width for irregular shaped lots)** of the reconfiguring a lot code.

SC6.3.3.4.7 Medians

Council may, solely at its discretion, allow the use of painted medians rather than raised medians. Medians must be a minimum width of 6.0 metres unless used for traffic islands (refer Section SC6.3.3.5.4) and pedestrian shelters.

SC6.3.3.4.8 Verges

SC6.3.3.4.8.1 General

Verge is defined as that part of the road reserve between the carriageway and the boundary of adjacent lots. Verge widths are measured from property boundaries to invert of the kerb and channel. Verge widths in older established areas may vary.

SC6.3.3.4.8.2 Crossfall

Verge crossfalls will generally be no greater than 2.5%. Verge crossfalls in the older areas usually vary from the standard. Accordingly, it will be necessary to obtain approval, from the relevant Council development engineer, of the proposed crossfalls for each project.

SC6.3.3.4.8.3 Longitudinal grade

Longitudinal grades on any verge should aim to be in accordance with AS 1428 – *Design for Access and Mobility*. Using the aforementioned code accommodates people using mobile devices or in wheelchairs. The designer must seek guidance from a Council development engineer where it is not possible to meet the grade requirements of AS 1428.

SC6.3.3.4.8.4 Landscaping requirements

The verge will be landscaped with grass or turf. Any other verge landscaping (including the use of Water Sensitive Urban Design) must be specifically approved by the relevant Council development engineer. An example of a Water Sensitive Urban Design for an Access Street is shown in standard drawing R1002.

SC6.3.3.4.9 Driveways and access to developments

Council adopts the Austroads Guide to Traffic Management Part 12: Traffic Impacts of Development (Section 3.3) and the Austroads Guide to Traffic Management Part 5: Road Management (Section 2) for access to developments. For large size developments that require internal roads also refer to **Section SC6.3.3.5 (Intersections)**.

SC6.3.3.4.9.1 Driveways

- (1) All residential developments must provide a concrete residential driveway slab in accordance with R1010 and R1014 or R1015.
- (2) All rural/ rural residential developments must provide a sealed rural driveway in accordance with R1012 or R1013 (i.e., Type A, B or C).
- (3) All commercial and industrial developments must provide a concrete driveway slab in accordance with R1011, a minimum width of 6.0 metres is nominated, however this width must be sufficient to accommodate at least the entering design vehicle and exiting car at the same time.
- (4) The standard of internal driveway and car park construction (including pavement surfacing) must provide for the proposed traffic vehicle loads and traffic movements. The pavement surfacing must, as a minimum, be equivalent to the road surface fronting the development.

SC6.3.3.4.9.2 Access handles

- (1) In all residential developments where access is through an easement or access handle, a driveway must be provided which is:
 - (a) Provided with a concrete residential driveway slab in accordance with R1010;
 - (b) Constructed and sealed with a minimum width of 3.5 metres with asphalt, concrete, bitumen or approved pavers for its full length (see **Table 9.4.4.3.3 (Access strip requirements for rear lots)** of the reconfiguring a lot code). Pavement shall be abutted by concrete edge strips (herein referred to as pavement construction);
 - (c) Provided with a 1.8 metre high screen privacy fence to each boundary of the Access Strip, including provision of a 300mm wide concrete mower strip;
 - (d) Provided with conduits and / or services for water supply, underground power, stormwater and telecommunications within the Access Strip prior to pavement construction.
- (2) In all rural/rural residential village/township developments where access is through an easement or access handle a driveway must be provided which is:
 - (a) Provided with a sealed residential driveway in accordance with R1012;
 - (b) Constructed and sealed with a minimum width of 3.5 metres for rural residential zone and 4 metres for rural zone. The driveway must be sealed with asphalt, concrete, bitumen or approved pavers for the full length of the access, or such lesser distance as would be required to ensure that a future residence on the adjoining lots would not experience nuisance (e.g., dust, noise) from passing traffic (see **Table 9.4.4.3.3 (Access strip requirements for rear lots)** of the reconfiguring a lot code);
 - (c) Provided with conduits and / or services where applicable for water supply, power (if not overhead), stormwater and telecommunications within the Access Strip.

SC6.3.3.4.10 Pavement tapers (including road widening for MCU/ROL)

- (1) For a lot reconfiguration where the roadway transitions to a different width pavement at the boundaries of the subject land, the Developer must provide a minimum 1 in 10 taper between new and existing pavements. The tapers commence:
 - (a) Where the surrounding pavement is less wide – the taper commences at the boundaries of the subject land;

- (b) Where the surrounding pavement is wider than conditioned – taper commences within the subject land;
- (2) Pavement tapers must also be provided for road widening associated with an MCU (MCU tapers). The MCU tapers must commence at the boundaries of the subject land and must be of sufficient width to accommodate the turning manoeuvres (in and out) of the Design Vehicle from the through lane. Note the minimum turning speed for a design vehicle will be 40 kph and the design vehicle must not cross the centreline of the through pavement.

SC6.3.3.4.11 Staging – temporary sealed turn-around

A temporary sealed turn-around is to be provided for at the end of each internal roadway at the development stage boundaries. The temporary turn-around must provide with a minimum 20 metre turning circle measured from the edge of pavement. The turn-around may be a bitumen prime then single coat seal and must be fully located within the road reserve.

SC6.3.3.4.12 Alignment – horizontal and vertical

- (1) For trunk collector and rural roads the speed value of a curve as suggested by its geometry may not be able to be achieved if stopping sight lines is restricted by lateral obstructions. Where the angle of deflection is small, significantly larger radii should be used to achieve an adequate curve length and avoid the unappealing appearance of kinks. It is the radii achieved for the through lanes, not for the design centreline, which is important.
- (2) In a reverse curve situation, a length of tangent should be used between the curves to improve driveability and aesthetics and the curves should be of a similar radius. Broken back or compound curves, where the radius of the second curve is less than that of the first, should not be used. These, or higher, standards should be applied to deviations of through lanes which result from the introduction of turn lanes.
- (3) Intersection location is often dictated by vertical sightline considerations. The consideration of intersection-specific sight distance requirements can influence the vertical alignment adopted for the major road carriageway.

SC6.3.3.5 Intersections

SC6.3.3.5.1 Types

- (1) *Complete Streets (IPWEAQ 2010)* posits the use of 4-way intersections insofar as they improve permeability and legibility of neighbourhoods, however, *Complete Streets* does reaffirm the need to check the capacity of each 4-way intersection. Council has not developed heuristics for the appropriate number of allotments or road length that would be attributable to 4-way intersection to control road speeds and, hence, Council requires intersection adequacy checks (for all new developments) to demonstrate the efficacy of the *Complete Streets* doctrine. This information is to be included in the Transport Impact Study associated with a development approval.
- (2) The priority for intersections in Greenfield developments should be considered as: 4-way intersections, followed by T-intersection then roundabout or signalised (dependent upon the necessity to accommodate pedestrian movements and on-road bicycle movements).
- (3) Roundabouts should be used only where priority is equalised for all approaches. Consequently, this form of intersection should only be used with roads which are no more than one level apart in the road hierarchy and have reasonably balanced traffic flows to ensure that traffic on major road approaches is not unreasonably impeded by the minor approach traffic. On major junctions, roundabouts should only be used at the lowest end of the traffic volume range (subject to pedestrian and bicycle constraints) where single lane operation can suffice. There may be scope for a staged treatment with single lane approaches before widening to multi lane standard is required, at which time traffic signals may be installed.
- (4) Consideration is to be given to Council's road hierarchy and lower order roads are not to directly access higher order roads.

SC6.3.3.5.2 Location and intersection geometry

Council requires the horizontal geometry of T-intersections and 4-way intersections to present at 90 degrees (projection) to the major road, unless specifically approved otherwise in the development approval. The projection or horizontal geometry must continue for a minimum of 10 metres into the minor road.

SC6.3.3.5.3 Spacing/stagger

The stagger distance for T-intersections shall generally be in accordance with the Guide to Road Design Part 4A: Unsignalised and Signalised Intersections (Austroads 2010). Council has adopted the following minimum stagger lengths:

- (a) Right-left staggered T-intersection – stagger distance to be a minimum of 40 metres on Access Street/Access Street and 60 metres on all others,
- (b) Left-right staggered T-intersection stagger distance to be a minimum of 60 metres on Access Street/Access Street and 150 metres on all others.

SC6.3.3.5.4 Traffic islands

- (1) The function of islands is to effectively restrict vehicles to certain paths, providing safe refuges for pedestrians and locations for the erection of traffic control devices. They should be raised and constructed with semi mountable kerb. Pedestrian paths through islands should be flush with the road surface.
- (2) Raised island kerbs should be set back from traffic lanes and have larger offsets on approaches. The islands should be fully outlined by solid painted lines. Appurtenances and any landscaping on islands have to have adequate clearances to moving traffic and not obstruct visibility. Planting is normally restricted to clean trunk trees and low ground covers.

SC6.3.3.6 On-street parking

SC6.3.3.6.1 Parking provisions

On street parking will only need to be line marked in commercial areas or in accordance with development approvals. Refer to **Table SC6.3.3.4.4.1 Design criteria – urban roads**, **Table SC6.3.3.4.4.2 Design criteria – CBD, commercial and industrial areas**, and **Table SC6.3.3.4.4.3 Design criteria rural, rural residential and village/township areas** for on road parking provisions.

SC6.3.3.6.2 Parking at cul-de-sac and turning areas

Car parking within the cul-de-sac and turning areas is prohibited. In these cases special parking provisions such as indented bays or central island parking should be incorporated into the design that satisfies the requirements in **Table SC6.3.3.4.4.1 Design criteria – urban roads**, **Table SC6.3.3.4.4.2 Design criteria – CBD, commercial and industrial areas**, and **Table SC6.3.3.4.4.3 Design criteria rural, rural residential and village/township areas**.

SC6.3.3.7 Sight distance, sightlines and truncations

- (1) A principal aim in road design is to ensure that the driver is able to perceive any potential road hazards in sufficient time to take action and avoid mishap. Therefore, sight lines must be preserved within the road reserve.
- (2) “Safe Intersection Sight Distance”, refer Austroads requirements, should always be met in both the horizontal and vertical planes. Special attention should also be given to Roundabout sight triangle requirements.
- (3) Truncations and road dedications to property boundaries must be provided as required to maintain intersection and corner sightlines, minimum verge and roadway widths at any point in the road networks. Particular notice must be given to: traffic calming devices, intersections, bends, cul-de-sac heads and roundabouts. All truncation areas must be included in road reserve and dedicated free of cost to Council.

- (4) Notwithstanding the truncations to maintain sight lines, as a minimum, a Developer must provide truncations to all intersections to a minimum of six (6.0) metre three (3) chord configuration.

SC6.3.3.8 Services

SC6.3.3.8.1 Alignments

- (1) Services must be in accordance with the standard drawings unless specifically approved by a Council development engineer.
- (2) Costs associated with relocation of services as a result of a development (e.g., due to clearance issue) will be met by the Developer.
- (3) Also Council will allow multiple services in a single trench if approval of a proposal is submitted from the relevant service providers.

SC6.3.3.8.2 Service pits and manholes

- (1) Service pits and manholes within the roadway or verge should be installed accurately, blending smoothly with the finished longitudinal and transverse grades of the verge. Where the Developer is retrofitting or developing a site it will be necessary to check with a Council development engineer if it is necessary to adjust an existing pit to accommodate the new works. Any modification to Council's network will be at the Developer's expense.
- (2) Any modification to Council's services within neighbouring private allotments will require the provision of an easement at the Developer's expense.
- (3) Service pits should not be placed in areas that would compromise the construction of kerb ramps to the relevant standards, refer standard drawing list.

SC6.3.3.8.3 Service conduits

- (1) Service conduits required by the relevant service authorities including water services should be installed prior to final trim of the subgrade.
- (2) Kerb markers (brass indicator discs) should be placed in the kerb and channel at service conduit crossings. In the case of interlocking paver, threshold treatments or mass concrete roads, developers should make provision for incorporating spare conduits (with markers) at the time of construction to alleviate the need for unsightly repair work in the future.
- (3) Note Council will not inspect the subgrade until the conduits have been placed and backfilled.

SC6.3.3.8.4 Conflict with council service

SC6.3.3.8.4.1 AC water mains

- (1) The Developer must replace the full length of an AC water main, with DICI class K9 mains, where the subgrade level of the approved pavement (usually associated with road widening) is within 200 mm of the top of the water main for 100 mm diameter mains or 300 mm for all other diameter water mains.
- (2) Water supply works performed on live water supply infrastructure will be required to be undertaken by Council at the Developer's expense. Council will provide a quotation at the written request of the Developer. The request must be accompanied by plans marked 'For Construction'.

SC6.3.3.8.4.2 PVC water mains

PVC water mains must have a minimum 600 mm clearance from the pavement subgrade.

SC6.3.3.8.4.3 Wastewater mains

Wastewater mains must have a minimum 600 mm clearance from the pavement subgrade.

SC6.3.3.9 Pedestrian pathways and cyclist facilities

- (1) Specific conditions relating to the provision of footpaths, shared pathways and cyclist facilities are provided in **Table SC6.3.3.9.1 Pathway and cycleway requirements**.

Table SC6.3.3.9.1 Pathway and cycleway requirements

Classification	Road Type or Land Use Zone	Footpath (FP) ^{(1) (2)} Shared Pathway (SP) ⁽¹⁾ On Road Cycleway (ORC)	Desirable Width (M) ⁽⁴⁾
Non-trunk requirements			
Urban footpath network	Collector roads	FP one side ⁽¹⁾	2
	All roads in High Density Residential Zone	FP one side ⁽¹⁾	1.5
	All roads in Medium Density Residential Zone	FP one side ⁽¹⁾	1.5
	Industrial Access roads	FP one side ⁽¹⁾	1.5
	CDB/Commercial Access Roads	FP both sides	1.5
Trunk requirements (refer to the Priority Infrastructure Plan and Plans for trunk infrastructure mapping PIP-TNP-01 to PIP-TNP-33)			
Urban multi-modal pathway network (as per PIP) ⁽³⁾	Principal Pathway	SP both sides	3
	Distributor Pathway	SP one side ⁽¹⁾	2.5
	Collector Pathway	SP one side ⁽¹⁾	2.0
	On Road Principal Cycleway	ORC both sides	2.0
	On Road Distributor Cycleway	ORC both sides	1.5
	On Road Regional Recreational Cycleway	ORC both sides	1.5
	Off Road Regional Recreational Cycleway	Single SP (e.g., on old rail alignment or through nature reserve)	3.0

Notes:

- (1) FP/SP one side will generally be on northern or western side of road.
 - (2) Council may waive the necessity to provide a non-trunk footpath where there would be no chance that a contiguous pathway could be provided in the immediate area/block.
 - (3) Where pathways and cycleways are located on State Controlled Roads, proposals must be approved by Department of Transport and Main Roads and comply with their standards.
 - (4) Where preferred pathway widths are not achievable, Council may consider alternative pathway proposals (e.g., pathways with reduced widths on both sides of the roads; on-road cycle lanes).
- (2) Pathways will be designed in accordance with Austroads Guide to Road Design - Part 6A: Pedestrian and Cyclist Paths.
 - (3) Kerb ramps will be required where a concrete footpath:
 - (a) Leads to a street intersection,
 - (b) At pedestrian crossings,
 - (c) At median islands.
 - (4) Kerb ramps must be located clear of obstacles such as stormwater gullies, street sign posts and trees.

SC6.3.3.10 Traffic control signage and street names

The Developer must supply and erect all necessary street signs, traffic control signs and posts in accordance with the Standard Drawings R1040, R1041, R1042 and R1043. Signage should comply with the *Manual of Uniform Traffic Control Devices (MUTCD)* and with *Austroads' Guide to Traffic Management Part 10: Traffic Control and Communications Devices*.

SC6.3.3.10.1 Traffic control signage

Signs will not be used on minor roads in order to minimise maintenance commitments and improve visual amenity. However the following exceptions apply:

- (a) Roundabouts;
- (b) Entrances to low speed residential areas, where 'Local Traffic Area 40 km/h' signs are used;
- (c) Locations where isolated devices might be installed requiring signage to comply with the MUTCD.

SC6.3.3.10.2 Street names

- (1) The Developer must liaise with the Bundaberg Regional Council for determination of the names for new development roadways in accordance with the procedure outlined in **Appendix SC6.3B (Street and park naming procedure)**. Generally, it is expected that a Developer will submit three (3) names for each roadway for approval. Council will then provide the developer with a list of approved names.
- (2) The Developer is advised that the road name determination process takes a minimum of three (3) weeks.

SC6.3.3.11 Traffic impact assessments

All developments involving high trip generating land uses will require a traffic impact assessment (TIA) report. Council may also request an impact assessment for other developments if the proposed development is considered to have an impact on the safety and operational efficiency of Council's road network.

SC6.3.3.11.1 Report and modelling requirements

- (1) The report should be prepared in accordance with the Guide to Traffic Management Part 12: Traffic Impacts of Development (Austroads 2009) and/or Guide for Assessment of Road Impacts of Development (Queensland Government 2006).
- (2) All reports must be accompanied by the electronic SIDRA models.
- (3) Council maintains both Saturn and EMME transportation models. At Council's discretion, larger developments may be required to utilise these models as part of the Transport Study.
- (4) Developers are encouraged to consult with Council's Development Engineer and other relevant authorities prior to or during the preparation of TIA especially in respect to how the developer intends to resolve traffic issues.

SC6.3.3.11.2 Traffic volumes

- (1) Traffic volume on the individual minor roads should be determined based on the following generation rates:
 - (a) In residential areas intended to accommodate single detached housing, use 10 vehicles per day (vpd which is trip ends or cumulative trips out and back) from each dwelling unit,
 - (b) For multi-unit dwellings at 6 vpd,
 - (c) For rural residential and village/townships, assume 7.5 vpd from each allotment,
 - (d) Peak traffic generally is 1 vehicle per lot or 10 percent of AADT (appropriate lane factor applies),
 - (e) For other developments, use design data from approved traffic studies/guidelines.
- (2) For other development types refer to Roads Transport Authority or Institute of Transportation Engineers publications

SC6.3.3.11.3 Peak split

Intersection design must be based on an 80 in and 20 out split for all peak traffic, unless specifically approved otherwise.

SC6.3.3.11.4 Unsignalised intersection gap acceptance and follow-up headway

Intersection design must be based on a 5 second gap acceptance and 3 second follow-up headway, unless specifically approved otherwise.

SC6.3.3.12 Haul route management plan

Major development or extractive industry haul routes must comply with the following:

- (a) A designated haulage route will be required for the import and export of any significant quantities of earthworks or construction materials from the site (>5,000t) including gravel and concrete for example, to minimise the impact on Council roads and nuisance to residents;
- (b) An assessment of the road pavement for the haul route must be made by a Registered Professional Engineer of Queensland (RPEQ) to determine the suitability of the pavement for the intended traffic movements. Mitigation measures will be required where pavements are identified as being substandard;
- (c) A Haul Route Management Plan will be required to ensure that any spillage, pavement damage, or vehicle breakdowns can be addressed with minor impact to residents.

SC6.3.3.13 Pavement design

SC6.3.3.13.1 Design objectives and principles

The underlying principle of pavement design is to achieve a pavement that is functional, structurally sound, has good ride quality, and requires minimal maintenance over its design life (refer Austroads Guide to Pavement Technology).

SC6.3.3.13.2 Design procedure

SC6.3.3.13.2.1 Design life

The design life for flexible pavements is 20 years. This value may be increased by Council in certain circumstances for the higher order roads. The design life for rigid pavements is 40 years.

SC6.3.3.13.2.2 Traffic loadings

Traffic loading may be obtained from **Table SC6.3.3.13.3.2.1 Road classification pavement details** or derived using *Austroads Guide to Pavement Technology* and *Pavement Design for Light Traffic – A Supplement to Austroads Pavement Design Guide*.

SC6.3.3.13.2.3 Subgrade strength

- (1) The design parameter for the subgrade is the California Bearing Ratio (CBR – refer Laboratory Determination for more details). The pavement design should be based on the CBR tests being the lowest CBR representative of the subgrade over the various lengths of road at the box depth.
- (2) A design CBR should be determined for each identifiable unit defined on the basis of topographic, geological and drainage conditions at the site. In determining the design CBR, account should also be taken of the variation of the subgrade strength with depth below subgrade level. The critical layer of material should be established to ensure each layer has adequate cover.

SC6.3.3.13.2.4 Sampling frequency

- (1) Subgrade should be evaluated at the following frequencies:
 - (a) Road length ≤ 120m: 1 test for every 60m or part thereof, but not less than 2 tests for each project (unless minor road widening associated with MCU then only one test);
 - (b) Road length > 120m: 1 test for every 60m-120m, but not less than 3 tests for each project;

- (c) One Dynamic cone penetrometer profile AS 1289.6.3.2 at each CBR location or stratum.
- (2) Notwithstanding the above frequencies, at least one sample should be evaluated for each soil type. Spacing of test sites should be selected to suit subgrade, topographic and drainage characteristics.

SC6.3.3.13.2.5 Laboratory determination of design CBR

- (1) The design CBR should be based on the soaked condition in the subgrade at a compaction of 100% standard i.e., the design CBR is the 4-day soaked CBR as determined by testing in accordance with AS 1289.6.1.1 (single point test).
- (2) When the subgrade CBR is particularly sensitive to changes in moisture content, adequate testing of the CBR over a range of moisture contents and densities should be provided and CBR interpolated at the design moisture content and density conditions (i.e., 4-point test using QDMR Main Roads test Q113A).
- (3) Where a number of tests are taken use the 10th percentile (Mean - 1.3*SDV).

SC6.3.3.13.2.6 Soft subgrades and sand

- (1) If the CBR determined for the subgrade is less than the minimum CBR nominated in Austroad – *Guide to Pavement Design*; then one of the following subgrade treatment options is required:
 - (a) Remove unsuitable subgrade material and replace with minimum CBR 15 gravel or select material. The depth of subgrade replacement must be determined for each specific site, however, as a guide the depth would be expected to be in the vicinity of 300 mm;
 - (b) Carry out lime stabilisation treatment in accordance with Main Roads methodologies (this option should only be used in subgrades with high PI);
 - (c) Utilise other techniques such as rock spalls on geotextile, geogrids together with correctly sized gravel/rock blanket course, etc. These proposals need to be submitted to Council for approval.
- (2) After subgrade improvement, the pavement design should be based on subgrade CBR 3 for granular pavement and CBR 5 for concrete pavement. Also refer to Austroads – *Guide to Pavement Design* for further information.
- (3) Note, a 150 mm select fill trimming course will be required for roads constructed on sand. The trimming course must not be included in the pavement design.

SC6.3.3.13.3 Pavement types

SC6.3.3.13.3.1 Pavement types/materials

Pavement materials must be in accordance with MRS05 & MRTS05 - *Unbound Pavements* unless the pavement is associated with a lot reconfiguration of unsealed rural road where the land is associated with agricultural purposes where the ARRB *Unsealed Roads Manual – Guidelines to Good Practice* will apply. Refer **Section SC6.3.3.13.3.3 (Concrete pavements)** for concrete pavements.

SC6.3.3.13.3.2 Pavement thickness

- (1) The supervising engineer (or Superintendent) must provide a pavement design for approval by a Council development engineer for each new road or road widening. The pavement design must be carried out in accordance with Austroads *Guide to Pavement Technology* and/or *Pavement Design for Light Traffic – A Supplement to Austroads Pavement Design Guide*. Pavement Depths must be increased by 25mm to allow for tolerances (averaged maximum).
- (2) Council's minimum pavement depths are set out in accordance with **Table SC6.3.3.13.3.2.1 Road classification pavement details**. Pavement depths must be recorded in all pavement density checks (refer **Appendix SC6.30 (Subdivisional works**

project quality plan – water reticulation)) and included in the information provided to Council at 'On Maintenance'.

Table SC6.3.3.13.3.2.1 Road classification pavement details

Classification	Road Type	Pavement Design ⁽¹⁾ (ESAs)	Minimum Sub Base (MRTS Class)	Minimum Base (MRTS Class)	Min Pavement Thickness (including Surfacing)	Pavement Surfacing (mm AC)
Urban Residential	Trunk Collector	1 x 10 ⁶	2.2	2.1	300	40
	Collector	3 x 10 ⁵	2.3	2.1	225	25
	Access Rd/Place	6 x 10 ⁴	2.3	2.1	225	25
Industrial	Collector	5 x 10 ⁶	2.2	2.1	275	40
	Access	5 x 10 ⁶	2.2	2.1	275	40
Commercial	CBD/Comm.	5 x 10 ⁶	2.2	2.1	275	40
Rural/ Rural Residential	Principal Rural Road	1 x 10 ⁶	2.2	2.1	225	Prime & 2 Coat ⁽²⁾
	Collector	5 x 10 ⁵	2.3	2.1	200	Prime & 2 Coat ⁽²⁾
	Access ⁽³⁾	3 x 10 ⁵	2.3	2.2	200	Prime & 2 Coat ⁽²⁾
Village/ Township	Collector	3 x 10 ⁵	2.3	2.1	200	Prime & 2 Coat ⁽²⁾
	Access	3 x 10 ⁵	2.3	2.2	200	Prime & 2 Coat ⁽²⁾

Notes:

- (1) ESA may be determined by traffic study
- (2) Minimum depth does not include subgrade replacement and prime must be place independently of the seal and must be allowed 48 hours to cure prior to the placement of the seal. Note for boney surfaces the minimum spray rate of 0.82 l/m² must be increased. The final rate must be approved by the relevant Council development engineer prior to application.
- (3) Where road is to unsealed use gradings specified by ARRB *Unsealed Roads Manual – Guidelines to Good Practice*

SC6.3.3.13.3.3 Concrete pavements

- (1) Full depth concrete roads are generally used only in heavily trafficked situations. These roads must be designed in accordance with the Austroads *Guide to Pavement Design* and submitted to Council for approval.
- (2) A full depth concrete road can be designed for urban streets subject to the following requirements:
 - (a) The pavement must have a minimum 100 mm thick unbound granular sub-base consisting of Class 2.1 granular material (MRS 05);
 - (b) The flexural strength of the concrete must be a minimum 4.0 MPa;
 - (c) The Load Safety Factor (LSF) must be 1.3;
 - (d) Integral or structural concrete shoulders are not required;
 - (e) Special attention should be paid to the jointing details in regard to ride quality and the provision of additional conduits for future services;
 - (f) The design, detailing and construction of concrete pavements for residential streets should be in accordance with the publication *Guide to Residential Streets and Paths* (Cement & Concrete Association of Australia, C&CAA T51, February 2004).

SC6.3.3.13.4 Pavement widening (specific requirements)

- (1) The pavement design for road widening must be in accordance with **Section SC6.3.3.13.3.2 (Pavement thickness)**. However, where the design pavement depth is

less the existing pavement, the existing pavement depth must be adopted to provide for pavement drainage.

- (2) Existing pavement must be cut back in 150 mm steps for each layer of the new pavement widening.
- (3) Seals must overlap a minimum of 300 mm.

SC6.3.3.13.5 Subsoil drainage

- (1) Subsoil Drainage, refer Austroad Part 10 and Figure 5.2 - Pavement Drain Type 2 Austroads Part 5: Drainage Design (2008, p.58), must be provided in the following locations:
 - (a) Under all kerb, kerb and channel or edge restraint (where underground drainage is available),
 - (b) Under all traffic islands containing landscaping,
 - (c) In all locations where the wet weather water table is above the subgrade or where natural springs may wet the pavement,
 - (d) In any location where there is insufficient side drainage (table drains) or where the pavement materials are not free draining.
- (2) Subsoil drainage should only be used in rural areas where table drains will not adequately protect the pavement from wetting (i.e., springs).

SC6.3.3.14 Pavement construction

- (1) The technical requirements for the construction of unbound pavements are defined in the Guide to Pavement Technology Part 8: Pavement Construction (Austroads 2009).
- (2) When constructing a new road, a Developer must operate under a Quality Management System (QMS). Generally this would be associated with an ROL involving more than 3 new residential allotments and MCU having more than 4 car parks.
- (3) Council's standard Roadworks Inspection and Test Plan (ITP) for testing and certification requirements is listed in **Appendix SC6.3M (Subdivisional works project quality plan – roadworks)**. Council's hold points are clearly identified in this ITP.
- (4) Geotextile Filters are the preferred subsoil for all Bundaberg Regional Council roads, unless specifically approved otherwise by the relevant Council development engineer. See also Figure 5.2 Pavement Drain Type 2 (Austroads Part 5: Drainage Design 2008, p.58)
- (5) Unbound granular pavement materials must be supplied in accordance with DTMR standards,

SC6.3.3.15 Road surfacing

SC6.3.3.15.1 Asphalt pavements

- (1) Asphalt is the required surfacing material for all roads within the urban, CBD/commercial and industrial road hierarchy. Asphalt must be supplied and placed in accordance with MRS30 and MRTS30.
- (2) For all new construction, i.e., previously unsealed surfaces, the surface must be primed with a AMC00 or AMC0 (MRTS20) sprayed at a rate of 1 - 0.82 l/m². The prime must be allowed to cure for a period of 48 hours prior to the tack coat and application of the Asphalt surfacing.
- (3) For boney unbound pavement surfaces (low fines) Council reserves the right to increase the minimum application rate and/or request an application of single coat sprayed seal. The necessity for a revised application rate and/or bitumen seal will be determined by the relevant Council development engineer prior to the inspection of the base.
- (4) Note: all recycled pavements require a single coat 10 mm sprayed seal and a minimum of 40 mm asphalt.

SC6.3.3.15.2 Bitumen seals

SC6.3.3.15.2.1 Supply of bitumen

Bitumen and associated materials must be supplied in accordance with MRS11 and MRS 17 – 20.

SC6.3.3.15.2.2 Cover aggregate

Supply of precoated aggregate must be in accordance with MRS22.

SC6.3.3.15.2.3 Surfacing

Bitumen surfacing must be in accordance with MRS11 with the seal consisting on a prime and then two coat seal.

SC6.3.3.15.2.4 Typical application rates for double/double seal

The typical application rates are provided in **Table SC6.3.3.15.2.4.1 Typical rates for prime and seal road surfacing**.

Table SC6.3.3.15.2.4.1 Typical rates for prime and seal road surfacing

Surfacing	Spray Rate (l/m ²)	Cover Aggregate Rate (m ³ to m ²)
Prime	1 - 0.82 AMC00 or AMC0	Na
<i>Allow 48 hours between prime and seal</i>		
First Coat ⁽¹⁾	1.35 Aggregate 16 mm	1 to 88
Second Coat	0.72 Aggregate 7 mm	1 to 175

Note

(1) The spray rate must be confirmed by the Superintendent or Supervising Engineer prior to its application.

SC6.3.3.15.3 Threshold treatments

SC6.3.3.15.3.1 Stamped asphalt

Council's preferred treatment for entrance thresholds is stamped asphalt as it combines a decorative appearance with a strong and low maintenance asphalt base. Council recommends "StreetPrint" or similar at these locations. For more information on "StreetPrint" refer to <http://www.bricknpave.com.au/StreetPrint.htm>.

SC6.3.3.15.3.2 Concrete surfacing to full depth pavement

- (1) Exposed aggregate surface is permitted in local traffic area threshold treatments provided that the crushed aggregate finish:
 - (a) Achieves a minimum Polished Aggregate Friction Value (PAFV) value of 45
 - (b) Complies with the skid resistance requirements of the Guide to Pavement Technology Part 3: Pavement Surfacing (Austroads 2009) and the Guide to Residential Streets and Paths – 2nd Ed (Cement & Concrete Association of Australia 2004).
- (2) Stamped concrete is not permitted as the surface texture can cause a potential hazard for cyclists.

SC6.3.3.15.3.3 Coloured threshold treatments

- (1) Coloured surface treatment must serve a traffic management function such as thresholds at local traffic areas and to visually enhance school zones. The use of coloured surface treatment as an aesthetic enhancement to the streetscape is not permitted. For further details and particular requirements on coloured treatments, texturing, decorative, and high friction coatings on asphalt and concrete surfaces, refer to the DTMR *Guideline to pavement markings* (June 2013).

- (2) The colour of the threshold treatment must be approved by Council.

SC6.3.4 Water

The WSA 03 Water Services Association of Australia (WSA 03) inclusive of amendments was adopted by Bundaberg Regional Council to define the technical requirements for design and construction of water infrastructure network. Further reference documents and requirements are included in the ensuing sections of this section.

SC6.3.4.1 Design standards and reference documents

The planning and design of the developments within the Bundaberg Regional Council local government area must be undertaken in accordance with the current edition of the following key reference documents, unless specifically outlined in this section or other Council references dictate otherwise:

- (a) Water Services Association of Australia – WSA 03 (2011 v3.1) – Water Supply Code of Australia
- (b) The following Australian Standard:
 - AS1477 PVC pipes and Fittings for Pressure Applications
 - AS2032 Installation of PVC pipe Systems
 - AS2129 Flanges for Pipes, Valves and Fittings
 - AS2200 Design Charts for Water Supply and Sewerage
 - AS2280 Ductile Iron Pipes and Fittings
 - AS2419.1 Fire Hydrant Installation – System design, installation and commissioning
 - AS2419.2 Fire Hydrant Installation – Fire hydrant valves
 - AS2566 Buried Flexible Pipelines
 - AS2638.1 Gate Valves for Waterworks Purposes – Metal Seated
 - AS2638.2 Gate Valves for Waterworks Purposes – Resilient Seated
 - AS3680 Polyethylene Sleeving for Ductile Iron Piping
 - AS3681 Application of Polyethylene Sleeving for Ductile Iron Piping
 - AS3952 Spring Hydrant Valve for Waterworks Purposes
 - AS4158 Thermal-Bonded Polymeric Coatings on Valves and Fittings for Water Industry Purposes
 - AS4956 Air Valves for Water Supply
- (c) *DERM* – Planning Guidelines for Water and Sewerage – March 2005
- (d) Guidelines for Fire Fighting Hydrant Systems in Residential Developments and Commercial and Industrial Lots and associated Vehicle Access, Queensland Fire and Rescue Service, Department of Community Safety, Queensland Government – 2013.
- (e) Bundaberg Regional Council – Standard Drawings – See **Appendix SC6.3A (Standard drawings list)**.

SC6.3.4.2 Environmental requirements

SC6.3.4.2.1 Erosion and sediment control

Erosion and sediment control must be designed in accordance with the recommendations contained within the Environment Protection Agency's (EPA) – *Guideline – EPA Best Practice Urban Stormwater Management – Erosion and Sediment Control* and International Erosion Control Association's (IECA) – *Best Practice Erosion & Sediment Control* and 'Queensland Urban Drainage Manual' (QUDM).

SC6.3.4.3 WSA03 Water Supply Code of Australia

- (1) WSA 03 Water Supply Code of Australia with amendments was adopted by Bundaberg Regional Council to define the technical and construction requirements associated with delivery of potable water with the BRC local government area. For further details refer **Appendix SC6.3C (Amendments to WSA03 Water Supply Code of Australia)**.

- (2) Contractors are advised to contact the relevant Council development engineer to obtain typical Inspection and Testing Plans for inclusion in the Project Quality or Construction Management Plans. For further details refer **Appendix SC6.30 (Subdivisional works project quality plan – water reticulation)**.

SC6.3.4.4 General design considerations

SC6.3.4.4.1 Easements

- (1) Mains in private allotments are not a preferred option and will not be allowed for mains greater than 100 mm, however, where specifically approved by Council the infrastructure must be covered by a water supply easement. The minimum widths of easements are presented in **Table SC6.3.4.4.1.1 Easement considerations**.

Table SC6.3.4.4.1.1 Easement considerations

Description	Title	Minimum Widths
Allotments	Easement	Refer Amendments to WSA guidelines (Min 3.0 metres) Where shared with Stormwater and stormwater pipes are >300 or Sewerage - increase to 3.5 metres

- (2) Council has a standard instrument of easement, for use by Developers; a copy of the document can be made available upon request.

SC6.3.4.4.2 Building over existing water main

- (1) Developers and designers are advised that Council will not allow dwellings to be constructed over existing water mains.
- (2) Other permissible clearances are given in Table 5.5 of the WSA 03 – 2011.

SC6.3.4.4.3 Connection to existing water infrastructure

- (1) Any works performed on live water infrastructure will be undertaken by Council at the Developer's expense.
- (2) Council will provide a quotation to undertake the works at the written request of the Developer. The request must be accompanied by plans marked 'For Construction'.

SC6.3.4.4.4 Alignment of water mains

- (1) The alignment of water shall be in accordance with Section 5.4 of WSA 03 - 2011 with further clarification as follows:
 - (a) *Road Reserve* – Refer Council's standard drawing number R1050,
 - (b) *Allotments* – a water main shall not be situated closer than 1.5 metres to a property boundary (fenceline).

SC6.3.4.4.5 Water mains within parks and reserves

- (1) Water mains within parks and reserves must be contained within an easement as outlined in Table 5.2 of WSA 03.
- (2) A Developer will be required to negotiate with DERM to obtain an easement over proposed water infrastructure where the aforesaid infrastructure traverses an existing reserve. All costs associated with obtaining and registration of the easement will be at the Developer's expense.

SC6.3.4.4.6 Hydrant

- (1) Spring hydrant bodies shall be manufactured in accordance with AS 3952 and installed in accordance with AS 2419.1 and the Queensland Government's Guidelines for Fire Fighting Hydrant Systems in Residential Developments and Commercial and Industrial Lots and associated Vehicle Access.

- (2) Spring hydrants must be installed at a maximum spacing of 80 metres or such lesser distance as is require for fire fighting purposes.
- (3) A spring hydrant must be located within the loop of a cul-de-sac.
- (4) Hydrant should not be placed where they could be located within a future driveway. Accordingly, the preferred location for hydrants is either adjacent to a property boundary or in the middle of lot for residential areas other than in head of a cul-de-sac.

SC6.3.4.4.7 Replacement of existing water mains

The Developer must replace existing water mains with ductile iron where:

- (a) *Trench* - it is necessary to trench under the main,
- (b) *Subgrade* - refer also section 11 of the Roads and Pathways chapter of the development manual.

SC6.3.4.4.8 Flushing and sterilisation

- (1) The Developer must provide flushing and sterilisation points to the satisfaction of the relevant development engineer. The preferred sterilisation point is a hydrant.
- (2) Council will undertake sterilisation of the water main prior to connection to the water infrastructure. Works will be conducted at the Developer's expense.

SC6.3.4.5 Design programs

The following computer programs are accepted for design of main sizing (also refer Table 3.2 of WSA 03):

- (a) EPANET, and
- (b) WaterGems

SC6.3.5 Wastewater

The WSA 02 Code of Australia inclusive of amendments was adopted by Bundaberg Regional Council to define the technical requirements for design and construction of the Sewerage infrastructure network. Further reference documents and requirements are included in the ensuing subsections.

SC6.3.5.1 Reference documents

The planning and design of developments within the Bundaberg Regional Council local government area must be undertaken in accordance with the current edition of the following key reference documents, unless specifically outlined in this chapter or other Council references dictate otherwise:

- (a) Water Services Association of Australia:
 - (i) WSA 02 - Sewerage Code of Australia – Second Edition Version 2.3,
 - (ii) WSA 04 - Sewerage Pumping Station Code of Australia,
 - (iii) WSA 07 - Pressure Sewerage Code of Australia,
- (b) The following Australian Standard:
 - (iv) AS1547 Onsite Domestic Wastewater Management,
 - (v) AS1741 Vitrified Clay Pipes and Fittings Flexible Joints – Sewer Quality,
 - (vi) AS1477 PVC pipes and Fittings for Pressure Applications,
 - (vii) AS2566.1 Buried Flexible Pipelines – Structural Design,
 - (viii) AS2566.2 Buried Flexible Pipelines – Installation,
 - (ix) AS3725 Design for Installation of Buried Concrete Pipes,
 - (x) AS4060 Loads on Buried Vitrified Clay Pipes,
 - (xi) AS4671 Steel Reinforcing Materials,
- (c) The following British Standard:

- (xii) BS EN – 1295 Structural Design of Buried Pipelines Under Various Conditions of Loading
- (d) National Clay Pipe Institute – Installation Handbook
- (e) ASTM (American Society of Testing and Materials) – C12 -2004 – Standard Practice for Installing Vitrified Clay Pipe Lines
- (f) Clay Pipe Development Institute – Bedding Construction and Flow Capacity of Vitrified Clay Pipelines
- (g) Bundaberg Regional Council – Standard Drawings – See **Appendix SC6.3A (Standard drawings list)**.

SC6.3.5.2 Environmental requirements

SC6.3.5.2.1 Erosion and sediment control

Erosion and Sediment Control must be designed in accordance with the recommendations contained within the Environment Protection Agency's (EPA) – *Guideline – EPA Best Practice Urban Stormwater Management – Erosion and Sediment Control* and International Erosion Control Association's (IECA) – *Best Practice Erosion & Sediment Control* and 'Queensland Urban Drainage Manual' (QUDM).

SC6.3.5.2.2 ERA 63(3) Sewage pumping stations

A Developer must obtain a sewage pumping station approval from DERM where the total design pumping capacity of the pump station in excess of 40kL per hour.

SC6.3.5.3 WSA 02 Sewerage Code of Australia

- (1) WSA 02 – Sewerage Code of Australia Second Edition Version 2.3 with amendments was adopted by Bundaberg Regional Council to define the technical and construction requirements associated with delivery of potable water with the BRC local government area. For further details refer appendix **Appendix SC6.3D (Amendments to Sewerage Code of Australia)**.
- (2) Contractors are advised to contact the relevant Council development engineer to obtain typical Inspection and Testing Plans for inclusion in the Project Quality or Construction Management Plans. For further details refer **Appendix SC6.3P (Subdivisional works project quality plan – sewerage works)**.

SC6.3.5.4 WSA 04 – Sewerage Pumping Station Code of Australia

Designers are advised to contact the relevant Council development engineer to obtain a copy of the current adopted amendments to the WSA 04 code.

SC6.3.5.5 Vacuum sewers

Vacuum sewers must be designed and constructed in accordance with WSA 06. Designers are to refer to Council for an adopted exceptions list.

SC6.3.5.6 General design considerations

SC6.3.5.6.1 Easements

- (1) All sewerage infrastructure within private allotments must be covered by a sewerage easement. The minimum widths of easements are presented in **Table SC6.3.5.5.1.1 Easement considerations**.

Table SC6.3.5.5.1.1 Easement considerations

Description	Title	Minimum Widths
Allotments	Easement	Min 3.0 metres Where shared with Stormwater and stormwater pipes are >300 increase to 3.5 metres

- (2) Council has a standard instrument of easement, for use by Developers; a copy of the document can be made available upon request.
- (3) Sewerage easements will also be required for developments that trigger a material change of use, wherever the works associated with the development affects the sewerage infrastructure.

SC6.3.5.6.2 Connection to existing sewerage infrastructure

- (1) Any sewerage works performed on live sewerage infrastructure will be undertaken by Council at the Developer's expense.
- (2) Council will provide a quotation to undertake the works at the written request of the Developer using 'Notice to Service Provider Application for Water and Sewerage'. The request must be accompanied by plans marked 'For Construction'.

SC6.3.5.6.3 Alignment of sewers

The alignment of sewers will be as follows:

- (a) *Road Reserve* – Refer Council's standard drawing number R1050,
- (b) *Allotments* – except where perpendicular to or intersecting with a property boundary, a sewer main shall not be situated closer than 1.5 metres to a property boundary (fenceline).

SC6.3.5.6.4 Sewers within parks and reserves

Sewers within parks and reserves must be contained with an easement as outlined in **Table SC6.3.5.5.1.1 Easement considerations**. A Developer will be required to negotiate with DERM to obtain an easement over proposed sewerage infrastructure where the aforesaid infrastructure traverses an existing reserve. All costs associated with obtaining and registration of the easement will be at the Developer's expense.

SC6.3.5.6.5 CCTV and testing

- (1) Prior to the acceptance of the works on maintenance all Sewerage infrastructure is to be inspected with a CCTV Unit and an Infrastructure Condition Report in accordance with WSA 06 must prepared for Council approval. All costs associated with this inspection are to be borne by the Developer.
- (2) The inspection condition report should also include the test results from pressure testing of sewers.
- (3) All Sewerage infrastructure, or such lesser number of lines as agreed by the Manager Sustainable Development, must be inspected with a CCTV unit and an infrastructure condition report prepared for Council approval prior to the conclusion of the maintenance period. All costs associated with the inspections shall be borne by the Developer.

SC6.3.5.6.6 Discharge manhole

Discharge manholes, from pressure mains, must be designed and constructed in accordance with BRC standard drawing number S1001.

SC6.3.5.6.7 Reinforced junction – WSA 02 section 4.6.5.4

Reinforced junctions must be constructed in accordance with IPWEAQ drawing number S0030, unless approved otherwise by the relevant development engineer.

SC6.3.5.7 'As constructed' information

'As Constructed' information must be presented in accordance with IPWEAQ drawing S0100. The scale for the drawing must be 1 in 500. Note further requirements in the construction procedures, testing, inspections and certification chapter of this manual.

SC6.3.6 Stormwater

- (1) The Queensland Urban Drainage Manual (QUDM) shall be the basis for the design of stormwater drainage, except as amended by this manual.
- (2) The design of the proposed drainage system and earthworks for a development commences with establishing a lawful point of discharge for the site. Once the lawful point of discharge has been established to the satisfaction of Council's development engineers then the Applicant/Developer must provide a drainage solution that does not adversely affect the upstream or downstream drainage systems. If the downstream system is not capable of carrying the increased discharge the Applicant/Developer must indicate what measures are proposed to mitigate the impact. The Applicant/Developer must also consider any trunk drainage identified in the Priority Infrastructure Plan that is required to support future upstream or downstream developments.

SC6.3.6.1 Design standards, reference documents and acceptable programs

The planning and design of the developments within the Bundaberg Regional Council local government area must be undertaken in accordance with the current edition of the following key reference documents, unless specifically outlined in this chapter or other Council references dictate otherwise:

- (a) Queensland Government – at the time of writing this document the series was as listed below:
 - (i) State Planning Policy Water quality,
 - a. State Planning Policy - state interest guideline Water quality,
 - b. Urban Stormwater Quality – Planning Guidelines (2010),
 - c. Environmental Protection (Water) Policy 2009 – Burrum, Gregory, Isis, Cherwell and Elliott Rivers environmental values and water quality objectives – Basin 137 at http://www.derm.qld.gov.au/environmental_management/water/environmental_values_environmental_protection_water_policy/pdf/ev_docs/burrum-river-ev-2010.pdf, and Plan WQ1371 at http://www.derm.qld.gov.au/environmental_management/water/environmental_values_environmental_protection_water_policy/pdf/ev_plans/burrum-river-ev-plan-2010.pdf.
- (b) Natural Resources and Water – Queensland Urban Drainage Manual - Volume 1 (2007) 2nd Edn & Volume 2 (2006)
- (c) Environment Protection Agency's (EPA) – Guideline – EPA Best Practice Urban Stormwater Management – Erosion and Sediment Control
<http://www.derm.qld.gov.au/register/p02301aa.pdf>
- (d) Engineers Australia – at the time of writing this document, the series relating to development was as listed :
 - (i) Australian Rainfall and Runoff – Volumes 1 & 2,
 - (ii) Australian Runoff Quality – A guide to water sensitive urban design.
- (e) *EDAW – Ecological Engineering Practice Area* – Urban Stormwater – Queensland best practice environmental management guidelines 2009
- (f) *Water by Design* – at the time of writing this document, the series relating to development was as listed :
 - (i) Music Modelling Guidelines (2010),
 - (ii) Construction and Establishment Guidelines – Swales, Bioretention Systems and Wetlands.
 - (iii) Bundaberg Regional Council Urban Stormwater Quality Management Plan (BMT WBM 2013)
- (g) The following Australian Standard:
 - (i) AS1554 Structural Steel Welding

- (ii) AS1597 Precast Reinforced Concrete Box Culverts
- (iii) AS3725 Design for Installation of Buried Concrete Pipes
- (iv) AS 4058 Precast Concrete Pipes
- (v) AS4139 Fibre Reinforced Pipes
- (vi) AS4671 Steel Reinforcing Materials
- (h) Austroads – Waterway Design – A Guide to the Hydraulic Design of Bridges, Culverts and Floodways
- (i) *Austroads - Guide to Pavement Technology* – at the time of writing this document, part relating to development was AGPT10-09 - Part 10: Subsurface Drainage
- (j) *CSIRO – SCRAM Report 73 - Floodplain Management in Australia: Best Practice Principles and Guidelines*
- (k) *John Argue – Storm Drainage Design in Small Urban Catchments – A handbook for Australian Practice – Special Report 34 Australian Road Research Board*
- (l) International Erosion Control Association – Best Practice Erosion and Sediment Control
- (m) *Lewis Rossman – Stormwater management model User's Manual Version 5 – United States Environmental Protection Agency*
- (n) *Bundaberg Regional Council – Standard Drawings – See **Appendix SC6.3A (Standard drawings list)**.*

SC6.3.6.2 Environmental requirements

SC6.3.6.2.1 Water sensitive urban design

- (1) Designs must incorporate the principles of Water Sensitive Urban Design (WSUD) into the development at all stages of the development.
- (2) Developments are classified as being either high or low catchment risk.
- (3) Developments are high risk if they fall within the urban catchments identified in the Bundaberg Regional Council Urban Stormwater Quality Management Plan (USQMP). The USQMP has identified the Environmental Values (EVs) and Water Quality Objectives (WQOs) and key opportunities for implementing stormwater best management practices for each urban catchment. All other developments are low catchment risk unless the development is deemed to be of a size and scale that is inconsistent with the planning scheme by the assessment manager. If in doubt, the catchment risk will be determined at the pre-lodgement meeting.
- (4) High catchment risk developments trigger the necessity to identify Environmental Values (EVs) and Water Quality Objectives (WQOs) and demonstrate how they are achieved through the provision of site based stormwater management plans (SBSMP).
- (5) SBSMP must aim to :
 - (a) address both quality and quantity control issues at pre-development (approval) stage;
 - (b) integrate permanent stormwater management features into overall development landscape plan;
 - (c) identify legal point(s) of discharge (these need to be identified before development approval is given);
 - (d) address ecological protection issues that are influenced by the management of stormwater (eg waterway corridor vegetation and habitat management issues);
 - (e) identify clearly pollutants of concern and their sources for both the construction and operational phases of development
 - (f) be updated and submitted for post-approval (operational works) stages, which will include Sediment and Erosion Control Plans (ESCP);

- (6) The format of SBSMP is to be determined along with the WQOs at a pre-development meeting, however, they can be generally in accordance with Brisbane City Council Subdivision and Development Guidelines Part C – Water Quality Management Guidelines.
- (7) The water quality objectives for low catchment risk developments are usually achieved by best practice standards. Low catchment risk developments would provide controls such as in pit silt traps (e.g., Ecosol RSF 100 or equivalent) and sediment and erosion control measures pre- and post-construction.

SC6.3.6.2.2 Erosion and sediment control

Erosion and Sediment Control must be designed in accordance with the recommendations contained within the Environment Protection Agency's (EPA) – *Guideline – EPA Best Practice Urban Stormwater Management – Erosion and Sediment Control* and International Erosion Control Association's (IECA) – *Best Practice Erosion & Sediment Control* and 'Queensland Urban Drainage Manual' (QUDM).

SC6.3.6.3 Lawful point of discharge

SC6.3.6.3.1 General

- (1) QUDM (2007, p. 31) defines the lawful point of discharge as:
'A point of discharge which is either under the control of a Local Authority or Statutory Authority, at which discharge rights have been granted by registered easement in favour of the Local Authority or Statutory Authority, and at which discharge from a development will not create a worse situation for downstream property owners than that which existed prior to the development.'
- (2) The determination of whether a point of discharge for a development's stormwater drainage is 'lawful' was established through the establishment of nuisance through *Gartner v. Kidman (1962) 108 CLR 12* and *Rudd v. Hornsby Shire Council (1975) 31 LGRA 120*. There is a basic two point test outlined as follows (QUDM 2007, p. 3-3):
 - (a) That the location of the discharge, such discharge point is under the lawful control of the local government or other statutory authority from whom permission to discharge has been received. This will include park, drainage or road reserve, stormwater drainage easement and a watercourse;
 - (b) That in discharging in that location, the discharge will not cause an actionable nuisance (i.e. a nuisance for which the current or some future neighbouring proprietor may bring an action or claim for damages arising out of the nuisance).

SC6.3.6.3.2 Nuisance

- (1) King and Co Legal opinion number 28.10 gives further guidance with regard to nuisance and its effect as follows:
 - (a) Nuisance is a substantial and unreasonable interference by one person with the use and enjoyment of another's land. Whether the interference is substantial and unreasonable is a question of degree, determined by reference to what are reasonable standards for enjoyment of the affected premises;
 - (b) What are reasonable standards is ultimately a matter for the application of common sense, taking into consideration the values of reasonable people, the place where the interference is occurring, and the character, duration, timing and cause of the interference;
 - (c) Courts generally do not regard minor increases in the flow frequency or level in existing drainage paths as substantial and unreasonable. However, where higher peak flow levels cause property damage, or interference with use or amenity, that would not otherwise have occurred, there will be sufficient proof of substantial or unreasonable interference.
- (2) In summary, where the a characteristic of the stormwater flow has changed up to Q100 ARI return interval (or 1 % AEP), e.g., volume and flow/time of concentration and

frequency of inundation/ location /velocity, and such change at the point of discharge, or at other downstream properties, is sufficiently changed that the discharge prevents the (downstream) property owner building a house or generating an income from the use of the land, it is felt that a court is likely to find that such action has created actionable nuisance unless the Applicant/Developer/Council can lead compelling evidence that the natural overland flow would have generated the same result absent the changes to the stormwater flow infrastructure.

SC6.3.6.3.3 Easements

- (1) The extent of an easement is determined by the necessity to obviate an actionable nuisance. Hence, this issue needs to be determined early in the development process. Accordingly, it is beneficial to have a pre-submission meeting to determine the likelihood of a nuisance issue.
- (2) Generally, where an easement is required over downstream properties, Council will require the Developer/Applicant to obtain an in principle agreement from effected property owners. The in principle agreement would note the characteristics of the flow, the proffered solution, and the necessity for registration of easement(s) (prior to submission of the Operational works approval).
- (3) Council has a standard instrument of easement for use by developers for Drainage (pipes) and Open Cut Drainage (open drains) for use by developers; a copy of the instrument can be made available upon request.

SC6.3.6.4 Flood studies

Council has 2D (XP SWMM) models for all its major stormwater catchments. Copies of the models will be made available where it is deemed necessary to undertake a flood study to facilitate a development approval. The hazard classifications adopted for these studies are to be based on the *Floodplain Management in Australia*:

Best Practice Principles and Guidelines – SCARM Report 73 (CSIRO, 2000).

SC6.3.6.4.1 Design programs

- (1) Council prefers the submission of major drainage studies undertaken by the following programs: XP-SWMM 1D & 2D and XP – Rafts and Hec Ras.
- (2) The preferred hydrology for the major storm event involving larger catchment is the listed in **Section SC6.3.6.8.2 (Infiltration factors initial and continuing losses)**.

SC6.3.6.4.2 Minor Hydraulic Designs

Council has the ability to check design's undertaken in: 12D, XP-Drains and XP-Storm. Refer also to Section **SC6.3.6.10.10 (Drainage calculation presentation)** for standard of presentation.

SC6.3.6.5 Design storms

Table SC6.3.6.5.1 Design major and major storm ARIs provides the design average recurrence interval (ARI) storms for developments within the Bundaberg Regional Council local government area.

Table SC6.3.6.5.1 Design major and major storm ARIs

Major System Drainage ARI (years)		100 plus Climate Change
Minor System Drainage		
Development Category		ARI (years)
CBD and Commercial		10
Industrial		10
Urban Residential – High Density		10

Minor System Drainage		
Medium and Low Density		5
Rural Residential/ Village/Townships (open drain) ⁽⁴⁾		2
Roadway Criteria		ARI (years)
Principal Rural Road (PRR)/ Trunk Collector (Suburban)	Table Drain/Kerb & Channel	10 ⁽¹⁾
	Cross Drainage (Culverts)	50 ^(2,3)
All other Roads	Kerb and Channel	Development Category
	Cross Drainage (if Rural Culverts ⁽⁴⁾)	10 ⁽³⁾

Notes—

1. The ARI for the PRR and Trunk Collector (Suburban) overrides the development category ARI
2. Designer must ensure that the 100 year ARI backwater does not enter properties upstream. In addition the downstream face of the causeway embankment may need protection where overtopping is likely to occurs and d*v checks must still be below maximum levels
3. ARI may be increased if the Roadways is deemed to be part of Council's emergency evacuation route
4. Rural cross drainage ARI may be reduced to Q2 ARI where risk level is medium in Q50 ARI flood event as defined in SCARM 73. See also Section SC6.3.6.10.7.2 for further guidance on emergency evacuation routes.

SC6.3.6.6 Catchment hydrology – rainfall intensity

SC6.3.6.6.1 Rainfall intensity-frequency-duration data – AR & R 1987

- (1) **Table SC6.3.6.6.1.1 IFD factors for Bundaberg and Bargara** provides a summary of the IFD data for Bundaberg City and Burnett Heads/Bargara/Innes park/Elliott Heads area.

Table SC6.3.6.6.1.1 IFD factors for Bundaberg and Bargara

10 Year, 1 Hr Rainfall Intensity (mm/hr)			64.90
Rainfall Coefficients			
	1 Hour	12 Hour	72 Hour
2 Year	46.100	9.060	2.540
50 Year	84.500	19.500	7.200
Location Skew			0.190
Geographic Factor (2 Year)			4.450
Geographic Factor (50 Year)			17.900

- (2) Designers may use AR & R Volume 2 or approved computer programs such as BOM AUS IFD or XP SWMM to determine the IFD curves for other Village/Township location in the Bundaberg Regional Council local government area.
- (3) The BOM Model is available at <http://www.bom.gov.au/hydro/has/cdirswebx/cdirswebx.shtml>

SC6.3.6.6.2 Rainfall intensity – CRC FORGE method

- (1) Design rainfall data was extracted globally for the study area using the CRC FORGE method (Hargraves, 2004). It is generally the preferred method of rainfall intensity estimation as it is based on rainfall data collected over a longer sampling period, including a greater number of eligible rainfall stations. It includes the data used by AR&R (1987) and subsequent, more recent data.
- (2) **Table SC6.3.6.6.2.1 CRC FORGE average rainfall intensity** provides the estimated intensities for the full range of storm durations using the CRC FORGE method for the Bundaberg City and Burnett Heads/Bargara/Innes park/Elliott Heads area.

Table SC6.3.6.6.2.1 CRC FORGE average rainfall intensity

Storm Duration Hours	CRC FORGE Average Rainfall Intensity (mm/h)					
	5 Year ARI Event	10 Year ARI Event	20 Year ARI Event	50 Year ARI Event	100 Year ARI Event	200 Year ARI Event
0.25	121.6	136.9	157.7	185.6	210.3	236.1
0.5	86.5	97.2	111.9	131.5	149.0	167.2
1	59.2	66.4	76.3	89.6	101.5	113.9
3	29.6	33.7	39.3	46.7	53.0	59.5
6	19.0	21.8	25.6	30.8	34.9	39.1
12	12.2	14.1	16.7	20.3	23.0	25.8
18	9.6	11.3	13.5	16.5	18.7	21.0
24	8.1	9.6	11.5	14.2	16.1	18.1
48	5.0	5.9	7.1	8.8	10.2	11.6

SC6.3.6.7 Catchment Hydrology – rational method design details

SC6.3.6.7.1 Coefficient of runoff

- (1) The fraction impervious for various development types must be in accordance with QUDM except as specifically mentioned in **Table SC6.3.6.7.1.1 Fraction impervious – QUDM Table 4.05.1 exceptions**.

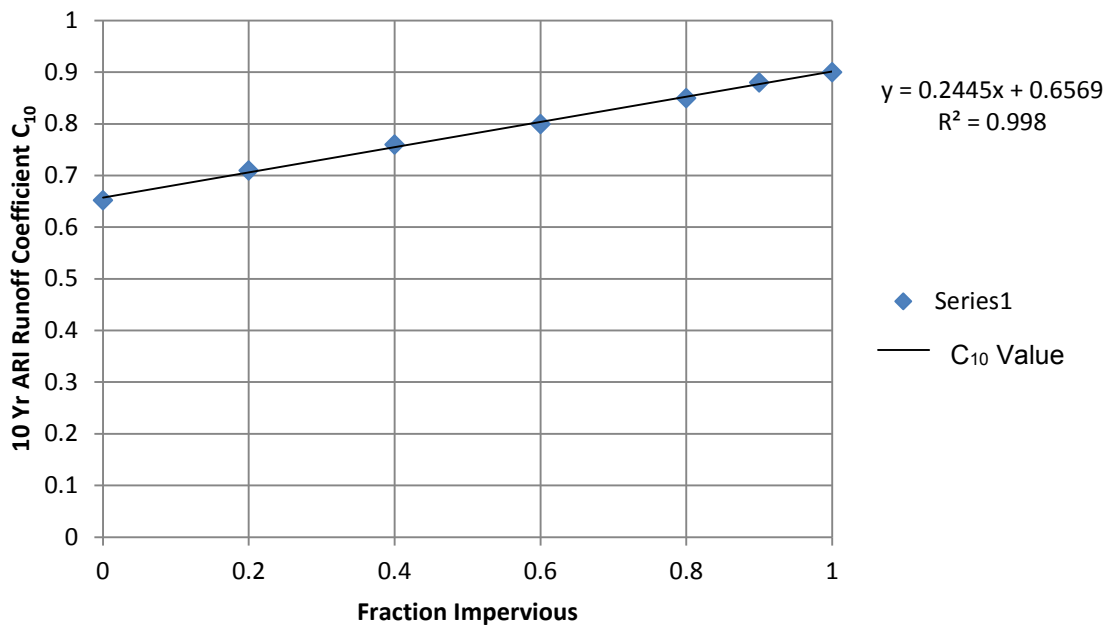
Table SC6.3.6.7.1.1 Fraction impervious – QUDM Table 4.05.1 exceptions

Development Category	Fraction impervious (<i>f_i</i>)
Urban Residential –	
High Density	0.9
Medium Density	0.75
Low Density	0.5

Note: refer to the planning scheme for the definition of the development category.

- (2) Figure SC6.3.1 provides the C_{10} factors for calculation of the coefficient of runoff in the Bundaberg and Bargara areas. For other areas refer to QUDM.

Figure SC6.3.1 Coefficient of Runoff C₁₀ (AR & R 1987)



- (3) For frequency factors refer in Table 4.05.2 of QUDM.

SC6.3.6.7.2 Time of concentration

- (1) The standard inlet times depicted in Table 4.06.01 QUDM may be used or alternatively sheet flow times are to be determined using Friend's Equation with the addition of pipe and channel flow times determined in accord with sections 4.06.7 and 4.06.8 of QUDM.
- (2) For sheet flow lengths outside the limitations of the Friend's Equation and for rural catchments, the time of concentration shall be calculated using the Bransby Williams or modified Friend's Equation (refer QUDM 4.06.11).

SC6.3.6.8 Catchment hydrology – runoff method – design details

SC6.3.6.8.1 Temporal patterns

- (1) Temporal patterns for design storm events ranging in duration from 10 minutes to 72 hours have been statistically derived for broad geographical regions across Australia in AR&R (1987). The temporal patterns represent the hyetograph shape and are specific to each design storm duration.
- (2) Based on the AR&R (1987) temporal pattern delineation Bundaberg Regional Council falls with Zone 3.

SC6.3.6.8.2 Infiltration factors initial and continuing losses

- (1) Hydrological data modelling should be based on the following:
 - (a) Routing Method – Laurenson (do not calculate B unless specifically approved),
 - (b) Infiltration Method – Uniform Loss –generally will be as follows:
 - (i) *Urban and Rural Impermeable* – initial 0 mm/h, absolute continuing 0 mm/h,
 - (ii) *Urban permeable* – initial 0 mm/h, absolute continuing 2.5 mm/h,
 - (iii) *Rural permeable* – initial 0 mm/h, absolute continuing 2.5 – 3.5 mm/h,
 - (c) Manning Roughness – impermeable 0.014, permeable 0.25 – 0.35 (this value may be adjusted to suit).
- (2) The above values allow for an embedded critical rainfall event occurring within a saturated catchment – which anecdotally represents the critical event within Bundaberg.

SC6.3.6.9 General design considerations

SC6.3.6.9.1 Minimum grade on allotments

The minimum grade on allotments (earthworks) must be as follows:

- (a) The minimum fall on residential or rural residential must be 1 in 200 to the street or other approved stormwater lawful point of discharge,
- (b) The minimum fall on commercial or industrial allotments must be 1 in 400 to the street or other approved stormwater lawful point of discharge.

SC6.3.6.9.2 Overland flow paths

- (1) An overland flow path is defined as follows:
 - (a) Where a piped drainage system exists, the path-of-travel of the floodwaters which exceed the capacity of the underground drainage system,
 - (b) Where no piped drainage system (or the outlet to the system) or other form of defined watercourse exists, the path taken by surface runoff from higher parts of the catchment. This does not include a watercourse or gully with well defined banks.
- (2) Overland flow paths must have velocity*depth not greater than 0.4 m²/s in high risk areas and 0.6 m²/s elsewhere.
- (3) Any proposed development, especially those involving filling, needs to take account of existing or created overland flow paths and make due provision in the design. Overland flow paths must be clearly indicated on the drawings and supported by calculations, cross sections and plan layouts shown on the approved engineering drawings with due consideration of freeboard.
- (4) Developments within any overland flow paths are generally not permitted unless the Developer/Applicant can satisfactorily demonstrate compliance with all the flood immunity freeboard and trafficability (especially d*v issues and emergency evacuation routes) requirements set out in this document.
- (5) In residential subdivisions, overland flow paths must be located in roadways, parks (in a combined park and drainage reserve) or pathways.
- (6) No overland flow paths will be permitted through urban allotments – unless specifically approved by Council. Where the overland flow path is approved such path must be covered by an easement with the preferred tenure i.e., easement or reserve, to be determined by Council.
- (7) In site developments such as apartment buildings or townhouses where the sites are filled to provide suitable falls to the roadway, the Developer must pay particular attention to the preservation of existing overland flow paths, the obstruction of which may cause flooding or ponding of stormwater on adjoining properties.
- (8) Where Overland flow paths should be located through commercial/industrial development such paths must be located along and through the car park/driveways and must be protected by an easement.

SC6.3.6.10 Outlets – point of discharge – under control of Council

- (1) The Developer/Applicant should not assume that drainage channels, overland flow paths, drainage outlets, energy dissipaters or stormwater detention/polishing basins will automatically be permitted in public space (newly created Council asset or existing Council asset).
- (2) Prior to the design of any stormwater discharge facility into Council controlled land, the Developer/Applicant should consult with the Council's development engineers to ensure that Stormwater outlets in any public space (existing or newly created Council asset) must be addressed at the development approval (conceptual design) stage.

SC6.3.6.10.1 Tidal Effects

Tidal levels must be in accordance with Council's storm tide model and QUDM.

SC6.3.6.10.2 Pipe Considerations

SC6.3.6.10.2.1 Standard Alignment

The standard alignment for stormwater drainage lines is given in Council Standard Drawing R1050 – Public Utilities Typical Service Conduit Alignment.

SC6.3.6.10.2.2 Standard Requirements

Pipes used may be either reinforced concrete or fibre reinforced concrete type and have the following properties:

- (a) Minimum pipe sizes:
 - (i) Low flow pipes 300mm diameter (unless inter-allotment drainage),
 - a. Other 300mm diameter – refer QUDM - Minimum pipe sizes,
 - b. Between manholes - 375mm diameter,
- (b) Minimum desirable grade refer QUDM,
- (c) Minimum Class 3 within roadways,
- (d) Minimum clear cover shall be 600mm to subgrade in all instances, unless approved otherwise by a Council development engineer,
- (e) Box culverts shall be precast reinforced concrete and shall have cast in-situ bases with subsurface drainage outlets at 15-10m intervals.

SC6.3.6.10.2.3 Start HGL and Maximum Flows

- (1) Start HGL will be, the maximum of, 150 mm below the invert of the kerb and channel (when entering an existing pit) otherwise, in accordance with QUDM – Tailwater levels.
- (2) Where a Development Approval promulgates a point of discharge into an existing inlet pit, the capacity of the pipe up to Q100 ARI must be limited to the development's proportional area percentage of the inlet capacity of the pit at Q5 ARI (or value given in **Table SC6.3.6.5.1 Design major and major storm ARIs**).

SC6.3.6.10.2.4 CCTV

- (1) Prior to the acceptance of the works on maintenance all Stormwater infrastructure is to be inspected with a CCTV Unit and an infrastructure condition report prepared for Council approval. All costs associated with this inspection are to be borne by the Developer.
- (2) All Stormwater infrastructure, or such lesser number of lines as agreed by the Manager Sustainable Development, must be inspected with a CCTV unit and an infrastructure condition report prepared for Council approval prior to the conclusion of the maintenance period. All costs associated with the inspections shall be borne by the Developer.

SC6.3.6.10.3 Access Chambers

- (1) Manhole or access chamber spacing shall be in accordance with Section 7.06 of QUDM.
- (2) Where a pre-cast gully pit is provided as an access chamber the chamber shall be constructed to the invert of the pipe.
- (3) Combined access chamber/gully pits shall only be used up to a 600mm RCP.
- (4) Chambers may be pre-cast or cast in situ concrete boxes, or pre-cast FRC or RCPs. Chambers may only be used for inter-allotment drainage below 300 mm diameter. Minimum dimensions of the pits are provided in **Table SC6.3.6.10.3.1 Inter-allotment chamber pit dimensions**. For inter-allotment drainage pits, junctions or changes in direction for pipes over 300 mm refer standard drawings for further details.

Table SC6.3.6.10.3.1 Inter-allotment chamber pit dimensions

Minimum Depth to Invert	Boxes – Internal Dimensions (mm)	FRC or RCP Systems
< 900 mm	600*600 ⁽¹⁾	600 mm Diameter
> 900 mm	600*900 ⁽¹⁾	750 mm Diameter

Note ⁽¹⁾ Minimum wall thickness 100 mm all cast insitu boxes

- (5) FRC and RCP systems shall be constructed by embedding the lower precast shaft section into a wet cast-insitu concrete base. Cut outs of pipe penetrations shall be made using concrete saws/drills in such a manner as to minimise damage to the adjacent pipe materials.
- (6) Lids to cast-insitu manholes shall be light duty in allotments, gardens etc., and heavy duty elsewhere. Close fitting cast iron galvanised steel or concrete infill type (Gatic Light Duty, Polycrete Broadstel or similar) of approximately the same internal dimensions as the manhole.
- (7) Lids to FRC and RCP manholes shall be the manufacturers' proprietary concrete or concrete infill type.
- (8) Infill concrete shall be 25 MPa.
- (9) Lids must match finished surface ground slope and level.

SC6.3.6.10.4 Pipe junctions – instead of access chambers

Branch pipe connections are allowed without an access chamber subject to the following:

- (a) Branch size 150 mm on 450 – 900 mm pipe,
- (b) Branch size 300 mm on 900 – 1500 mm pipe,
- (c) Rocla (or equivalent) saddle slope junction is to be used,
- (d) Intercept angle is to be not less than 45 degrees in the direction of flow and always in direction of flow.

SC6.3.6.10.5 Stormwater inlet pits

- (1) Field inlet pits are to be constructed in accordance with the Standard Drawings all pits must be designed to accommodate a 50 percent blockage factor on the inlet calculations, unless the field inlet has a depression on all four sides as indicated on Council Standard Drawing D1002.
- (2) Council has approved the use of lip in line (with grate) drainage pits unless the pit is located in or near a bus crossing, refer Standard Drawings for further pit details.

SC6.3.6.10.6 Floodways/open channels

- (1) Floodways and open channels should generally be designed in accordance with section 9 of QUDM. Unless specifically approved otherwise Council requires open channels and floodways to be designed in accordance with the following:
- (2) Concrete low flow invert 1.2 metres wide falling to a type 3 MRD drive over kerb or equivalent (ignore effect on manning n),
- (3) Side slopes not greater than 1 in 6 unless approved by a Council development engineer,
- (4) Fall towards invert of 1 in 100 minimum in trapezoidal cross section,
- (5) Minimum fall of the channel is 0.1 percent, however, isolated seepage/French drains will be required at not less than 250 metre intervals,
- (6) Landscaping and tree planting to facilitate minimal visual impact of the open drain.
- (7) An open channel with critical or supercritical conditions is not acceptable. The velocity should be limited to less than 90% critical velocity in the major storm event (or Froude less than 0.8). The maximum velocity allowed in an unlined channel is set out in QUDM

Section 8.07 for earth and vegetated channels and should not exceed 2 m/s unless approved by the relevant Council development engineer.

- (8) Have velocity*depth not greater than 0.4 m²/s in high risk areas and 0.6 m²/s elsewhere.
- (9) Channel velocity checks should assume that downstream undersized drainage structures, such as culverts, will be upgraded to current design standards at some time in the future. The afflux caused by any roadway crossing over a watercourse should not affect the adjoining properties.

SC6.3.6.10.7 Flow depths (freeboard) and flooded width limitation

SC6.3.6.10.7.1 Urban (including industrial and commercial)

- (1) The flow depth and width limitations given in QUDM are adopted. However, the lower value of 0.4 m²/s must be adopted for all lateral drainage conditions or where loss of life situation occurs for longitudinal drainage conditions.
- (2) Freeboard given in Figure 7.03.1 for QUDM is also adopted, however, where an existing situation has a freeboard greater than the value given in QUDM the existing freeboard must be maintain, unless specifically approved by the relevant Council development engineer.

SC6.3.6.10.7.2 Emergency evacuation routes

At least one identified emergency exit route must be designed to the following considerations - derived in accordance with SCARM 73 (CSIRO 2000):

- (a) Medium Level Hazard – Adjusted Hazard Estimate for the Q100 ARI event,
- (b) Low Level Hazard – Adjusted Hazard Estimate for the Q50 ARI event.

SC6.3.6.10.8 Detention basins

- (1) It should be noted that *ad hoc* detention basins in public land are not a preferred drainage solution and may not be used without the prior approval of Council.
- (2) Detention basins shall be designed in accordance with Section 5 of QUDM and to criteria nominated by Development Approval.
- (3) Other conditions pertaining to the design and construction of detention basins are given as follows:
 - (a) Basins must be visually and physically integrated into the parkland. Landscape plans are to be supplied as part of the operational works approval,
 - (b) All batter slopes less than 1(V):6(H),
 - (c) Provision of concrete invert connecting all inlets to outlets – designed to accommodate the load of Council's maintenance equipment,
 - (d) Provision of 1.5% crossfall to detention basin floor and 0.7% if pipes or underground storage,
 - (e) Provision of appropriate signage and depth markers,
 - (f) Provision of safety grilles on outlets,
 - (g) All outlet structures shall be designed to allow egress by small children.
- (4) Major detention systems, as determined by Council, on private land (on-site stormwater detention basin) will only be permitted in developments pertaining to material change of use such as Community Titles Scheme, commercial and industrial developments where such basin is covered by an appropriate easement and maintenance plan.
- (5) The detailed design submission must be prepared and certified by an RPEQ suitably qualified in the field of drainage/hydraulic investigations. The following information must be included in the submission:
 - (a) Calculations for each storage – major basins must be undertaken by an approved program using the documented runoff routing method described in this development manual,

- (b) Where WSUD components are proposed the water depth must be limited to under 500 mm with maximum extended detention depth of not greater than 300 mm,
 - (c) Calculations verifying that the flow paths/floodways, drainage systems and any overflow weirs have sufficient capacity – to cater for the design storm event,
 - (d) Design plans and engineering plans.
- (6) Underground detention facilities are not a preferred drainage solution and may not be used without the prior approval of Council. However, in the event that an underground detention storage system is required, the design should address a number of public health, maintenance and pollution issues. The storage should be self-cleaning, well ventilated, does not cause accumulation of noxious gas, and facilitate easy maintenance and inspection. The design should incorporate the following requirements:
- (a) The base has a suitable fall to the outlet (minimum grade 0.7%) and is appropriately shaped to prevent permanent ponding;
 - (b) Provision of a minimum 600 mm x 1000 mm maintenance access opening. The lifting weight of the grated lid should not exceed 20 kg;
 - (c) Installation of step irons to storage pits greater than 1.2 m depth;
 - (d) Where the storage is not sufficiently deep (< 1.2 m), access grates should be placed at the extremities of the tank and at intervals not exceeding 3 m. This should allow any point in the tank to be flushed or reached with a broom or similar implement, without the need to enter the tank;
 - (e) The minimum clearance height for accessible tanks is 1.2 m. Tanks less than 0.75 m high must be precast to avoid difficulties with removing formwork;
 - (f) To enable visual observation of the entire base of the storage pit, at least 30% of the roof surface area should be grated. Grates should be a minimum of 600 mm wide by 1000 mm long, and arranged in a continuous lengths along the storage pit. Both the access point and the grated areas should be secured to prevent public access.

SC6.3.6.10.9 Scour protection

SC6.3.6.10.9.1 General

All outlets shall be designed to incorporate scour protection or energy dissipaters in accordance with QUDM.

SC6.3.6.10.9.2 Energy dissipaters

Energy dissipation shall be designed in accordance with QUDM section 8.06.

SC6.3.6.10.9.3 Outlet channel

- (1) Deemed to comply criteria for energy dissipation in outlet channels are as follows:
 - (a) Slope between 0.3% and 0.6%,
 - (b) Minimum length of outlet channel 10 metres long,
 - (c) Outlet channel velocity to conform to QUDM,
 - (d) Outlet channel to discharge to a quiescent water body or spread out evenly over flat well grassed ground with a slope no steeper than 3%.
- (2) Detailed hydraulic calculations are required for outlet channel that do not satisfy the above criteria.

SC6.3.6.10.10 Drainage calculation presentation

- (1) Calculations for rational method pipe design are to be presented in accordance with QUDM – Volume 2 - *Stormwater Drainage Calculation Sheet*. Care must be taken to ensure that partial area effects are determined in the programs and that the dynamic values are calculated in accordance with QUDM.

- (2) All calculations are to be accompanied with catchment plans and other manual calculation sufficient to facilitate checking and approval of plans for minor and major storms.
- (3) The design hydraulic grade line is to be shown on the pipe longitudinal sections and where the pipes are flowing part full the grade line shall be adjusted to the upstream obvert of the part full pipe.

SC6.3.6.10.11 Drainage reserves and easements

The minimum widths of drainage reserves and easements are presented in **Table SC6.3.6.10.11.1 Drainage reserve and easement considerations**.

Table SC6.3.6.10.11.1 Drainage reserve and easement considerations

Description	Title	Minimum Widths
Inter-allotment drainage	Easement	Min 3.0 metres, where pipe is > 300 mm and shared with sewerage increase to 3.5 metres
Road drainage piped through private property without an overland flow path	Easement	The greater of - 3.0 metres or pipe(s) width plus 1.0 metre either side
Overland flow path – either with or without underground drainage component	Reserve or Easement	The greater of – 4.0 metre or sufficient drain width to contain Q100 ARI plus freeboard in accordance with Table 9.03.1 of QUDM plus minimum 2.5 metre for linear access roads where requested

SC6.3.6.11 Inter-allotment Drainage

- (1) Inter-allotment drainage must be provided to:
 - (a) Residential/Rural Residential/Village and Township lots where land is developed on the high side and any part of the lot does not drain to the kerb frontage, refer **Figure SC6.3.1 Inter-allotment Drainage (stormwater shown as green lines)**.
 - (b) Residential/Rural Residential/Village and Township lots where developed land is the lower land and upper land has been developed prior to lower land, refer **Figure SC6.3.2 (Inter-allotment Drainage - Lower Land Development (note new lots were 2, 4, 6))**.

Figure SC6.3.1 Inter-allotment Drainage (stormwater shown as green lines)

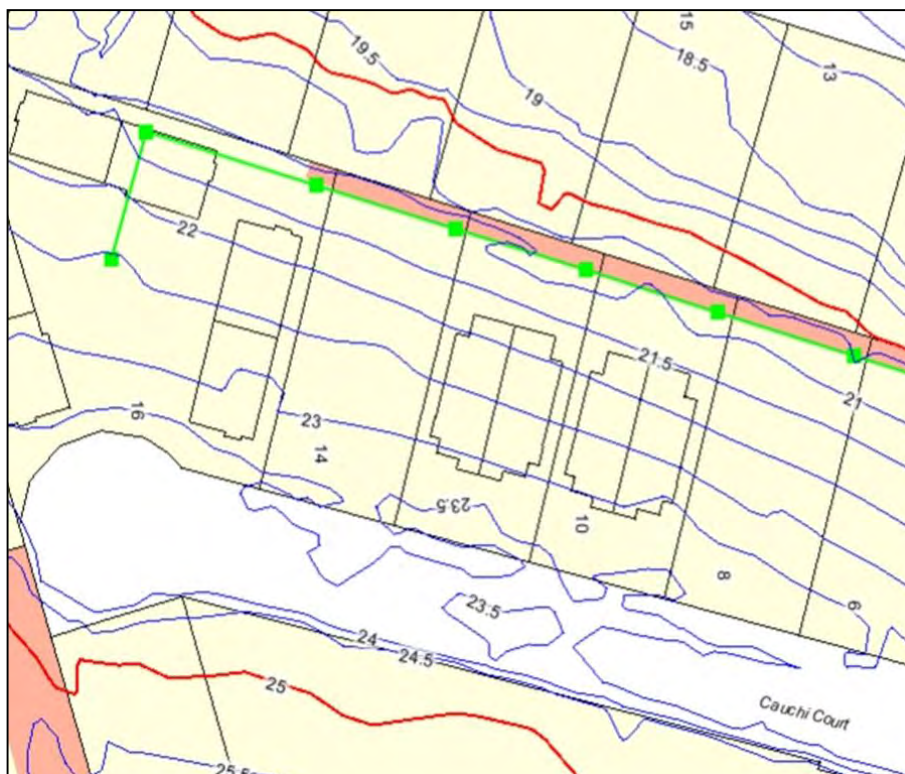


Figure SC6.3.2 Inter-allotment Drainage - Lower Land Development (note new lots were 2, 4, 6)



- (2) Inter-allotment drainage systems must be designed to cater for Q100 ARI flows unless specifically approved otherwise by Council's development engineer.

SC6.3.6.12 Construction

SC6.3.6.12.1 Backfilling and bedding

- (1) Backfilling and bedding will be in accordance with AS 3725. Guidance is also given in Austroads Part 5: Drainage Design.

- (2) Where backfill is 5mm spalls taken to a minimum 150mm above the pipe, every third EB may be replaced with geotextile band.

SC6.3.6.12.2 Inspection and testing plans

Testing and backfilling results will be provided with the 'on maintenance' information. For further information pertaining to the Inspection and Testing Program refer to appendix SC6.3P.

SC6.3.7 Open space, public parks and land for community facilities

This section defines the technical requirements for design and construction/preparation of the open space, public parks and land for community facilities. This section should be read in conjunction with Section 4.3 of the Planning Scheme which lists the desired standard of service for trunk public parks and land for community facilities. This policy is based on the Bundaberg Regional Council Parks and Open Space Study (Ross Planning, 2012).

SC6.3.7.1 Reference documents

The planning and design of open space, public parks and land for community facilities within the Bundaberg Regional Council local government area must be undertaken in accordance with the current edition of the following key reference documents, unless specifically outlined in this section or other Council references dictate otherwise:

- (a) The following Australian Standard:
- (i) AS4685:2004 (Part 1 to 6) sets out the general and specific requirements for playground equipment,
 - (ii) AS/NZS 4422: 1996 Playground Surfacing – Specifications, Requirements and Test Methods,
 - (iii) AS/NZS 4486.1: 1997 Playgrounds and Playground Equipment - Part 1: Development, Installation, Inspection, Maintenance and Operation
 - (iv) AS2155: 1982 Playgrounds: Guide to Siting and to Installation and Maintenance of Equipment,
 - (v) AS2555: 1982 Supervised Adventure Playgrounds - Guide to Establishment and Administration,
 - (vi) AS 1428: 1992 Design for Access and Mobility,
 - (vii) AS1158.3.1 Prime Public Lighting Code,
 - (viii) AS4282 Control of Obtrusive Effects of Outdoor Lighting,
 - (ix) AS1798 Lighting Poles,
 - (x) AS3000 & 3008 Cabling.
- (b) Crime Prevention through Environmental Design: Guidelines for Queensland, Part A: Essential features of safer places, Queensland Government, 2007.
- (c) Bundaberg Regional Council – Standard Drawings – **Appendix SC6.3A (Standard drawings list)**.

SC6.3.7.2 Hierarchy and classifications

The open space hierarchy is divided into two main categories:

- (b) Trunk public parks and land for community facilities that caters for higher order recreation, sport and community facilities.
- (c) Non-trunk open space that caters for lower order recreational uses, cultural uses and nature reserves.

The classifications are shown in **Table SC6.3.7.2.1 Open space hierarchy**.

Table SC6.3.7.2.1 Open space hierarchy

Classification	Sub-type	Description
Trunk		

Schedule 6 – Planning Scheme Policies

Classification	Sub-type	Description
Recreation Park	Local	These parks provide a limited range of recreation opportunities for local residents. These parks contain basic infrastructure for recreation use, but generally cater for short visits only.
	Neighbourhood	Larger sized recreation parks providing a significant range of facilities and activity spaces for recreation. These parks have facilities to cater for large groups and are appealing to a range of users. They can service several suburbs or a whole town depending on population density and are fairly well known destinations for those people living within their catchment.
	Regional	Major recreation parks that offer a wide variety of opportunities to a broad cross-section of the local government area's population and visitors. These parks are generally large in size, embellished for recreation and/or sport, well-known amongst residents and are major destinations.
Sport Park	Neighbourhood	Neighbourhood sports parks are suitable for local fixtures but may not have the quality of playing surface or amenities of a Regional-level facility. The facilities would be of a significant standard but may not comply with State regulations for the sport.
	Regional	Regional sports facilities could comfortably host regional (or potentially State) competitions. Factors such as quality of playing surface, amenities and canteen availability and lighting standards (where lights are provided) have been considered.
Land for Community Facilities	Neighbourhood and Regional	Land for community buildings such as libraries, public pools and halls.
Non-trunk		
Linear Park	Local	Local linear parks are most commonly used to link residential areas to neighbourhood scale pedestrian links (either in linear parks or major pedestrian multi-modal routes). The land contains infrastructure to facilitate recreation use, primarily a formed path. Drainage
	Neighbourhood	These linear corridors are embellished to provide pedestrian linkages that connect recreation facilities, other types of open space, residences, community infrastructure and commercial areas or form a circuit. The land contains infrastructure to facilitate recreation use, including a formed path and offers an attractive recreation setting. Drainage
Iconic/Civic Park	Neighbourhood	Local civic parks are either landscaped areas such as town entrance statements or offer some amenity in terms of function such as monument/memorial parks and lookouts. They provide little, to no, recreation opportunities.
	Regional	An iconic landmark property used for general purpose, recreation or civic ceremony, which features high use by the neighbourhood community and its visitors. Assessed on values including iconic representation, recreational appeal, visibility, location and heritage significance. These properties may include a monument and provide unique facilities for civic events, festivals, major community

Classification	Sub-type	Description
		events, families and people of all ages, and are considered significant landmarks in their own right.
Nature Park	Neighbourhood	These properties are planned and managed to protect environmental values, but may also include basic facilities that enable passive use, including seating, pathway or cycleway.
	Regional	A property primarily used for an ecological or conservation purpose, usually being the protection of an area of significant environmental value, protecting and enhancing biodiversity by providing habitat for flora and fauna, including wildlife movement corridors and riparian zones.

SC6.3.7.3 Trunk open space infrastructure desired standards of service

- (3) Desired Standards of Service (DSS) is the level of open space that Council strives to provide as a minimum to all residents across the local government area. DSS can be categorised under four broad measures and are explained in more detail in the PIP tables listed below:
- (a) Rate of land provision for public park and land for community facilities (see PIP Table 4.4.5.1),
 - (b) Accessibility standard (see PIP Table 4.4.5.2),
 - (c) Land characteristics (see PIP Table 4.4.5.3),
 - (d) Standard facilities/embellishments for parks (see PIP Table 4.4.5.4).

SC6.3.7.4 Waterways and foreshore land

- (1) The Developer must provide land for open space purposes along all waterways, wetlands, natural drainage lines and foreshores to protect environmental processes and natural drainage systems and facilitate public access.
- (2) Any Reconfiguration of Lot within the Central Coastal Urban Growth Area (as shown in Figure 7.2.1 (Central Coastal Urban Growth Area Structure Plan Concept)) must dedicate open space along the foreshore to provide a continuous linear park from the Burnett Heads to Elliott Heads. This important recreational corridor will provide any missing links in the coastal Principal Pathway as shown in the PIP mapping (i.e., PIP-TNP-14, PIP-TNP-17, PIP-TNP-21 and PIP-TNP-26). In addition, Council requires a road between this open space and development.

SC6.3.7.5 General treatment and preparation of site

- (1) The following treatment and preparation of the site is required by Council.
 - (a) All existing structures and associated fixtures are removed from the site;
 - (b) Wells are filled and sealed;
 - (c) Bores are registered and upgraded and maintained for future use;
 - (d) Clearing of part or entire site as directed by Council's representative. No clearing of vegetation is to be carried out before a Council representative has inspected the site and approved such works.
 - (e) Levelled as directed by Council to provide a final landform suitable for ease of maintenance and practical use by the public. Earthworks may be required to:
 - (i) Re-profiling of existing dam/s, filling of minor depressions or, as a batter to approved roadworks.
 - a. Provide a 1 in 80 cross-fall on playing areas/ovals, 1 in 6 maximum batter slopes, catch drains and scour protection.

- (f) Sufficient topsoil is provided in order to support the growth of flora that is compatible with the proposed use of the site;
- (g) Turf grass used within the parkland areas is cut from a weed free environment and is to have no viable weed seed within the turf grass.
- (h) Installation of an extruded concrete hard edge to all planted/revegetated areas which adjoin turfed/grass seeded areas;
- (i) All declared and noxious weeds and trees are removed from the site as directed by Council's representative.

SC6.3.7.6 Bollards

- (1) Bollards are to be provided along road frontages to open space to limit vehicular access. Bollards may also be required in association with infrastructure such as playground equipment as directed by a Council representative.
- (2) Bollards are to be constructed as per Council's standard drawing R1061 (see **Appendix SC6.3A (Standard drawings list)**). Where bollards are not incorporated within a footpath, an edge restraint is to be used between the posts (see ER2 on standard drawing R1020). The maximum spacing between bollards is as follows:
 - (a) 1.5m when used to limit vehicular access,
 - (b) 3m for all other areas (must be approved by Council's development engineer).

SC6.3.8 Landscaping

SC6.3.8.1 General requirements

- (1) Landscaping should be designed to be environmentally responsive and enhance the appearance of the development by:
 - (a) Being of an appropriate scale relative both to street reserve width and to the size and nature of the development;
 - (b) Incorporating significant existing vegetation, where possible being sensitive to site attributes such as streetscape character and natural landform;
 - (c) Maintaining existing vegetation (where possible);
 - (d) Taking into consideration views, micro-climatic conditions and drainage;
 - (e) Maximising areas suitable for on site infiltration of stormwater;
 - (f) Allowing adequate lighting and pedestrian and vehicular safety;
 - (g) Effectively screening storage and service areas, such as garbage collection areas, from views outside the site, and provided with a suitable irrigation system fitted with an approved backflow prevention device.
- (2) In addition, where possible landscaping for residential development should:
 - (a) Improve privacy and minimise overlooking between dwelling and/or rooming units,
 - (b) Provide an adequate screen to incompatible development on adjoining land,
 - (c) Integrate and form linkages with parks, reserves and transport corridors.

SC6.3.8.2 Landscape Plans

- (1) The local government's standards are—
 - (a) for applications seeking a preliminary approval for a material change of use or reconfiguring a lot—a *Landscape Concept Plan* is to be submitted;
 - (b) for applications seeking a development permit for reconfiguring a lot resulting in an increase in the number of lots—a *Limited Landscape Plan* is to be submitted; and

- (c) for applications seeking a development permit for a material change of use—a *Full Landscape Plan* is to be submitted.
- (2) The local government may require the information to assess the application or in approving the application, subject the approval to a condition requiring that landscaping be carried out in accordance with satisfactory landscaping plans.

Table SC6.3.8.2.1 Landscape plan standards

Specific Information Required	Type of landscape plan		
	Concept	Limited	Full
Landscape areas defined	✓	✓	✓
Existing vegetation identified		✓	✓
Growth form and purpose of vegetation identified	✓	✓	✓
Surface treatments, fencing and other hardscape elements identified		✓	✓
Locations and species to be planted – plotted to scale		✓	✓
Additional details as shown in Section SC6.3.8.3			✓

SC6.3.8.3 Additional information for full landscape plans

- (1) General information:
 - (a) date;
 - (b) scale (1:100 is preferred);
 - (c) north point;
 - (d) project description and location;
 - (e) client's name, address and contact number;
 - (f) designer's name, address and contact number.
- (2) General site and design information:
 - (a) extent of landscape areas;
 - (b) existing and proposed building and landscaped areas (where applicable);
 - (c) property boundaries, adjacent allotments, roads and street names;
 - (d) location of drainage, sewerage and other underground services and overhead power lines;
 - (e) location and name of all existing trees, clearly nominating those trees which are to be removed;
 - (f) soil type (e.g., sand, clay, loam) and condition (e.g., well drained, low lying);
 - (g) locality plan, showing site boundaries in relation to adjacent properties and streets;
 - (h) vehicle movement areas, bin storage areas, vehicle and bin washdown areas, and service and utility areas.
- (3) Landscape area calculation:
 - (a) calculation of the area of landscaping (measured in square metres) proposed as a means of complying with any applicable code;
 - (b) calculation of the area of landscaping (measured in square metres) disaggregated into component parts, including:
 - (i) garden beds;
 - a. turfed or grassed areas;
 - b. paved pedestrian areas;
 - c. nature conservation areas;

- d. effluent land application areas; and,
 - e. water areas.
- (c) calculation of the square metre area of landscaping actually provided broken down into turfed and planted areas.
- (4) Detail design information:
 - (a) surface treatment e.g. paving, mulch, turf, roadway;
 - (b) edge treatments, particularly garden edges;
 - (c) plant schedule including botanical name, quantity and staking;
 - (d) location and species of proposed plants;
 - (e) planting bed preparation;
 - (f) subgrade treatment of planting beds in areas of compaction, particularly involving vehicle parking areas.
 - (g) details and soil depths of planter boxes and podiums;
 - (h) mounding, contouring, levelling or shaping of the surface levels, particularly around areas of changes of levels;
 - (i) surface and subsurface drainage and collection points;
 - (j) method of erosion control on slopes steeper than 1:4;
 - (k) position of external elements, e.g. seats, bollards, bins, lights, walls and fences;
 - (l) fence height, material and finish;
 - (m) irrigation systems;
 - (n) paving type if area includes public footpaths;
 - (o) the arrangements proposed to be made for the future maintenance of the landscaping.

SC6.3.8.4 Acceptable plant species

The list of approved:

- (a) Street trees are shown in **Appendix SC6.3E (Approved street trees)**.
- (b) Coastal trees are shown in **Appendix SC6.3F (Approved coastal trees)**.
- (c) Open forest and woodland species are shown in **Appendix SC6.3G (Approved open forests and woodland species)**.
- (d) Shrubs and vines forest species are shown in **Appendix SC6.3H (Approved shrubs and vine forests species)**.
- (e) Species for banks of saltwater watercourses are shown in **Appendix SC6.3I (Approved species for banks of saltwater watercourses)**.
- (f) Species for banks of freshwater watercourses are shown in **Appendix SC6.3J (Approved species for banks of freshwater watercourses)**.
- (g) Small tree and tall shrub species are shown in **Appendix SC6.3K (Approved small trees and tall shrubs species)**.

SC6.3.8.5 Unacceptable plant species

The unacceptable plant species are shown in **Appendix SC6.3L (Unacceptable plant species)**.

SC6.3.8.6 Composts and mulches

The use of composts and mulches must comply with the following standards to ensure weeds and weed seed are not spread:

- (a) Australian Standard AS 4454 (2012). Composts, Soil Conditioners and Mulches.
- (b) Australian Standard AS 4419 (2003). Soils for Landscaping and Garden Use.

SC6.3.8.7 Landscaping within road or drainage reserves

Landscaping works that are not triggered in accordance with the Landscaping Code but are associated with road construction; including acoustic fences, or associated with drainage reserves must be prepared by a registered landscape architect and be approved as part of the Operational Works process.

SC6.3.8.7.1 Planting areas and street trees

SC6.3.8.7.1.1 *Planting areas*

- (1) Planting areas (or garden beds) on the verge/footpath will only be approved at feature locations or where the design of the site lends itself to a planting area or landscaped area. High maintenance plants will not be accepted. The planting area will usually consist of a tree, shrub and ground cover layer and must not impede important sight lines and be designed with CPTED (Crime Prevention Through Environmental Design) guidelines in mind.
- (2) Planting areas within the verge must usually not exceed 1.0 metre in width. All planting areas are to be contained within an approved garden edge.

SC6.3.8.7.1.2 *Plant characteristics*

Form, texture and colour of plants play an essential role in creating character and a unified landscape theme. Plant selection is to take into account location and site specific environmental conditions, such as soil type. The selection of plants should also reflect the purpose/function required, e.g., to screen an undesirable feature such as a pump station. The inclusion of indigenous species as the core element is promoted with remainder of planting made up of appropriate native species with inclusion of some non invasive exotic species for colour and interest considered.

SC6.3.8.7.1.3 *Maintenance aspects*

Maintenance aspects which would need to be considered within the design process would generally include:

- (a) The provision of long life plants;
- (b) Species chosen must be appropriate for the location and planting area provided. Adequate space must be provided to allow for root growth within the space, and not into adjacent surfaces /structures;
- (c) Minimum water and pruning;
- (d) No interference with existing services (above or below ground), signage, street lighting, footpaths, kerb and channel, structures, road pavement surfaces etc;
- (e) Sub-surface drainage from medians and traffic islands are to discharge into a sealed pipe system.

SC6.3.8.7.1.4 *Street trees general*

Proposed street trees should be in keeping with the following:

- (a) Significant existing trees are to be identified and incorporated within parkland and road reserve where possible. Prior to Council accepting these trees as an asset at Off Maintenance, the developer will be required to provide an Arborist report (at no cost to Council) outlining the current condition and long term viability of the trees.
- (b) The use of same species where possible creating avenue planting. Incorporation of individual feature trees at focal points like roundabouts, medians and main collector roads etc. Designing in this way can assist in way finding within a development.

- (c) Species chosen should reflect the local character of the area and where possible, use existing species which are appropriate for the available space allowing for future growth including root development and canopy spread.
- (d) Planting techniques should incorporate containment of root growth where necessary. Setback from kerb should be sufficient to enable safe access and egress for parked vehicles and not impede visibility at driveway crossovers and pedestrian crossings etc. Consideration must also be given to service location, street lights and traffic signage when planning the positioning of trees.

SC6.3.8.7.1.5 *Street tree locations*

- (1) Planting is to be avoided in the following situations:
 - (a) Where the footpath is less than 3 meters wide. Where an existing street footpath containing trees and shrubs contradicts this, than discretion maybe exercised to vary this provision in accordance with the other elements of this policy.
 - (b) Where kerb and channel has not yet been constructed, except with the written permission of the Council. The situation where this provision will be varied would be where the Council has an approved street design, or has determined a standard location of services/kerb and channelling for streets of a certain theme.
 - (c) Within 3 meters of and invert crossing, driveway, electricity pole, fire hydrants, water valves and inspection boxes.
 - (d) Within 7.5 meters of a street light.
 - (e) Within 1 meter to the back of kerb or any service to minimise conflict with such utilities with an absolute minimum of 600 mm.
 - (f) Within 7.5 meters of the property line for driveway access for the property.
 - (g) Within 20 meters of the property line for an access street intersection.
 - (h) Within 40 meters of the property line for a collector street intersection.
 - (i) Within 55 meters of the property line for a trunk collection street intersection.
 - (j) Within the sight triangle as defined by the aforementioned distance/footpath width. Trees and shrubs may be planted outside the sight triangle if no conflict with access drives or services is generated.
 - (k) Under any overhead powerlines **unless** trees are of an approved type.
- (2) Trees should be planted at a least 1 tree per allotment or on average 1 tree every 20 meters, whichever is lesser.

SC6.3.8.7.1.6 *Street tree characteristics*

- (1) This section outlines the preferred characteristics of the proposed street trees that are to be considered when selecting species for utilisation within the road reserve. The species are to be approved by Council and are to be in keeping with the following points:
 - (a) Minimum stock size - *General* - is to be minimum 45 litre bag.
 - (b) Minimum stock size - *High Profile Location* - is to be minimum 100 litre bag.
 - (c) Tree is to demonstrate a strong single leader with no bifurcation of the trunk.
 - (d) Tree is to show good trunk taper and calliper and be self supporting without the assistance of stakes (stakes being required for the establishment period).
 - (e) Tree is to have a minimum clear trunk of 1.2 meters as to maintain sightlines.
 - (f) Trees are **not** to be pot bound. Pot bound specimens are to be rejected.
 - (g) Any pruning has been carried out in accordance with AS 4373 – *Pruning of Amenity Trees*.
 - (h) Trees are to be true to form, disease and pest free and in vigorous healthy condition.

- (2) Tree is to be planted in accordance with best practice. Street tree species are selected in accordance with approved list shown in **Appendix SC6.3E (Approved street trees)**. An approved Root Barrier treatment to be installed where required by Council.
- (3) Note it is expected that only one type of tree would be used per street treatment zone and any other tree must be specifically approved by the relevant Council development engineer.
- (4) The 'Land Management Manuals' published by the Department of Environment and Resource Management must be referenced by Consultants to assist in plant species selection, planning strategies, design and site management decisions with regard to local environment and soil types.

SC6.3.8.7.1.7 *Removal and reinstatement*

- (1) The Council may approve requests from property owners for removal of trees and shrubs within the road reserve within the following guidelines:
 - (a) The request shall be made by the owner of the property having frontage to the footpath. Where the request is made by any other person, it shall be accompanied by the written consent of the property owner in which the tree fronts.
 - (b) The request shall clearly state the reasons for the removal. Matters to which Council shall give due consideration include:
 - (i) The species of tree or shrub.
 - a. Damage to the applicant's land and improvements
 - b. Death or disease of tree or shrub
 - c. Danger to person's using the road reserve
 - d. Interference with visibility of traffic
 - (c) Where, in the opinion of the Council, the complaint could be alleviated by other means, the removal of tree or shrub shall not be approved until such remedies have been applied.
 - (d) Where practical, a tree or shrub which is removed shall be replaced, by the applicant/owner, with an advanced tree or shrub of an approved species.
 - (2) All trees and shrubs within the road reserve, whom so ever planted, are considered the property of Council. Any interference with such trees and shrubs other than in strict compliance with the provisions of the policy shall be regarded as an offence for which a person may be prosecuted.

SC6.3.8.7.2 **Traffic islands**

- (1) Landscaping of medians, traffic control devices etc. is to be carried out in accordance with the Main Roads Landscape Manual. Any proposals are to be documented in a landscape plan and submitted for approval. Medians and islands that will be planted must be designed to accommodate landscape works by providing:
 - (a) Adequate site preparation and soil depths,
 - (b) Root Barriers where needed,
 - (c) Conduit for future tap connection,
 - (d) Sub-soil drainage discharging to an enclosed pipe system.
- (2) Plant selection should take into account:
 - (a) Sight paths at intersections and speed control devices,
 - (b) Tree form, shape and location within the road reserve must not encroach into the space required for a vehicle to pass through a traffic control device.

SC6.3.8.7.3 **Planting of batters**

SC6.3.8.7.3.1 *Batters less than 1H in 6W*

These batters can easily be mown and therefore maybe approved as being grassed. Each project will be assessed on a project by project basis with site location, accessibility, purpose and surrounding character being taken into account regarding the acceptability of grass as opposed to planting.

SC6.3.8.7.3.2 *Batters Greater than 1H in 6W*

These batters are not easily mown and therefore easily maintained landscape is required. Site location, accessibility, purpose and surrounding character will be taken into account when selecting plant species. Generally, these batters are densely planted and mulched with a suitable edge treatment installed. Very steep batters are to be constructed using a combination of retaining walls and gently sloped planting areas. Surface drainage should be managed by redirecting away from steep batters as to reduce erosion and batter destabilisation. Where there is a possibility of erosion, alternative mulching treatments are to be considered such as Hydromulching or biodegradable matting product such as *Jutemat*.

SC6.3.8.7.4 Irrigation systems within road reserve

Irrigation systems proposed for installation within the road reserve are not to be installed on a permanent basis. If proposed, an irrigation plan accompanying the landscape plans is to be submitted to Council for approval.

SC6.3.8.7.5 Entrance features and fencing

- (1) Marketing features to the entry of a developments such as waterfalls, fountains, flagpoles, ornate entrance walls/structures, landscaping and the like are to be contained within the private property boundary and are not to protrude onto any footpath, road reserve etc.
- (2) Proposed fencing/acoustic fencing to the street frontage of a development is to be constructed within the private property boundary. The fencing is to have a maximum lineal run of no more than 20 meters without articulation. These articulations are to be setback a minimum of 1.5 meters into the block to provide an adequate planting area for soft landscaping to improve the aesthetics of the development frontage.

SC6.3.9 Electrical and Lighting

SC6.3.9.1 General

- (1) Electrical Reticulation and Street Lighting shall be designed and installed to the requirements of the Electrical Safety Act 2002, Regulations and associated Australian Standards. All work shall be designed, constructed, supervised and certified by competent electrical engineers qualified to undertake such work. All lighting must be the most energy efficient lighting available in the National Electricity Market Load Tables for Unmetered Connection Points (AEMO 2015). LED lights are Council's preferred technology, other types of lightings must be approved by Council's Development Engineers.

SC6.3.9.2 Urban reticulation

- (1) Underground electrical reticulation to each and every lot shall be provided in all new urban residential, commercial and industrial developments unless otherwise agreed to by Council.
- (2) Where minor subdivisional development occurs within an area which has existing overhead reticulation, Council may approve overhead connection subject to Ergon approval.
- (3) Conduit location and alignments shall be in accordance with the following requirements:
 - (a) Shared trenching with telephone reticulation at road crossings and on footpaths is permissible;
 - (b) No sharing of trenches is to occur with water reticulation;
 - (c) Crossing of existing roads are generally to be bored;

- (d) Council's Manger Sustainable Development may approve open trenching to roads below collector standard dependent on the condition of the existing pavement and surfacing or where subsoil conditions or site specific constraints prohibit the use of boring equipment;
 - (e) Road crossings are to be at right angles to the road centre line;
 - (f) Electrical crossings are generally to be to the opposite boundary to water service crossings; and
 - (g) Electrical crossings are not permitted within the area defined as an intersection under the *Traffic Regulations 1962*, unless on standard 0.3 metre to 0.9 metre alignment of protected intersecting property line.
- (4) Electrical pillar locations shall be in accordance with the following requirements:
- (a) Pillars shall be located at side boundaries wherever possible;
 - (b) Pillars shall be located on alternative boundaries to water hydrants;
 - (c) No pillars shall be located on truncated boundaries at intersections; and
 - (d) Placement of pillars on tangent points may be accepted if necessary.
- (5) Pad mount transformers shall be located within the road reserve fronting proposed or existing parkland or drainage reserves unless otherwise approved by Council.

SC6.3.9.3 Rural reticulation

- (1) Electrical reticulation shall be provided for all new rural allotments which are smaller than the minimum areas recommended by the Department of Infrastructure and Planning as being sustainable for rural protection.
- (2) For the purposes of the Policy, any new allotment which is 40 hectares or smaller, shall be considered as unsustainable for rural production purposes.
- (3) Electrical reticulation may not be required if additional allotments are not created.
- (4) Electrical reticulation to new allotments deemed sustainable for rural production will be determined by Council on a case by case basis.
- (5) Electrical reticulation shall be provided such that every allotment has a connection point with its frontage such that it can be connected at Ergon Energy standard connection rates for rural properties.
- (6) Council will generally accept overhead supply to rural allotments, however the developer shall install underground supply where required by Ergon Energy.

SC6.3.9.4 Street lighting design requirements

SC6.3.9.4.1 General

All works are to be designed to the requirements of the following Ergon Energy standards and approval:

- (a) Australian Standard Code of Practice AS1158.2005,
- (b) Queensland Department of Main Roads requirements and approvals for State Controlled roads,
- (c) Bundaberg Regional Council requirements.

SC6.3.9.4.2 Street lighting requirements

Table SC6.3.9.4.2.1 Lighting standards for various road classifications references street lighting requirements against road classifications.

Table SC6.3.9.4.2.1 Lighting standards for various road classifications

Zones/Uses	Road Type	Street Lighting Standard
<i>Residential</i>	Access Place	P4

Zones/Uses	Road Type	Street Lighting Standard
	Access Street	P4
	Collector (Neighbourhood)	P4
	Trunk Collector (Suburban)	V4
<i>Commercial</i>	All	P2
<i>Industry</i>	All	P4

SC6.3.9.4.3 Street lighting in rural/ village/ township residential areas

Street lighting requirements for rural residential developments will be assessed on a case by case basis, but will generally be designed with 'flag' lighting at intersections and at other locations determined on safety issues. The standard for a Village/Township collector will be nominated with the development approval.

SC6.3.9.4.4 Pedestrian and bikeway pathway lighting

- (1) Lighting of pedestrian and bikeway pathways between streets is to be achieved by arranging for a street light to coincide with the walkway entrance, such that the light is visible from every point within the walkway.
- (2) Lighting of pedestrian and bikeway pathways will be assessed on a case by case basis and will generally be in accordance with the relevant Australian Standards.

SC6.3.9.4.5 Open space lighting

Lighting of open space and park areas will be undertaken on a case by case basis.

SC6.3.9.4.6 Pedestrian crossings and refuge lighting

Pedestrian crossings and refuges shall be lit to the requirements of AS1158.4 *"Supplementary Lighting at Pedestrian Crossings"*.

SC6.3.9.4.7 Intersection and roundabout lighting

Intersections and roundabouts shall be lit to the requirements of AS1158.1 *"Vehicular Traffic Lighting"*.

SC6.3.9.4.8 Alignment of street lighting

- (1) Where underground power is provided, the light pole location is to generally be 600 mm behind the back of kerb.
- (2) Street light poles are to be located at side boundaries wherever possible.
- (3) Street light poles shall not be located adjacent to water crossings.
- (4) Offset of one (1) metre from physically located conduits is acceptable provided access to properties is not affected.

SC6.3.9.4.9 Lighting materials

All lighting poles and fittings shall comply with the following Australian Standards:

- AS1158 - *"The lighting of urban roads and other public thoroughfares"*;
- AS1798 - *"Lighting poles and bracket arms - preferred dimensions"*;
- AS3771 - *"Road lighting luminaires with integral control gear"*;
- AS4065 - *"Concrete poles for overhead lines and street lighting"*.

SC6.3.9.4.10 Turtle friendly lighting

Within an identified Sea Turtle Sensitive Area (as shown on the Coastal protection overlay map), all street lighting, park lighting and outdoor lighting shall be the most energy efficient, dark sky compliant, and amber lighting available in the National Electricity Market Load Tables for Unmetered Connection Points (AEMO 2015). Dark sky compliant lighting prevents light from

escaping upward, where necessary lights may be shrouded to direct light down and away from the beach (e.g., aeroscreen light fittings).

SC6.3.9.4.11 Process

At the time of sealing of the Plan of Survey, Council will accept that satisfactory arrangements have been made for the supply of electricity if a letter from Ergon Energy verifying such arrangements, is provided.

SC6.3.9.4.12 Controls

- (1) Electrical reticulation and street lighting shall be assessed during the Operational Works stage of a development.

SC6.3.10 Environmental requirements

SC6.3.10.1 Dust

Dust control measures must include minimising exposure of site areas, staging of earthworks and setting wind speed limits for site operation. Where works are considered to be operating in high winds or causing a sufficient dust nuisance, Council shall require development works to cease until conditions are favourable.

SC6.3.10.2 External surfaces

A Developer must ensure that during construction the external pavement surfaces are swept or washed regularly and maintained in good condition.

SC6.3.10.3 Protection of vegetation

- (1) The identification and protection of trees on or in close proximity to a development site must be in accordance with AS4970 – Protection of trees on development sites. Trees requiring pruning are to be pruned in accordance with AS4373 - Pruning of amenity trees and must be agreed with Council's development engineer prior to commencement of works. No earthworks must be undertaken within the Tree Protection zone of protected vegetation or vegetation to be retained.
- (2) The development site must be cleared of all weeds listed in the following documents or as otherwise specified in a weed management plan for the site:
 - (a) Land Protection (Pest and Stock Route Management) Regulation 2003
 - (b) Council's Pest Management Plan
 - (c) Invasive Naturalised Plants in Southeast Queensland, alphabetical by genus (Queensland Herbarium, 2002).
- (3) The developer is to prevent the establishment of potential weeds as well as the spread of weeds and other pests through the movement of soil, weed seeds and contaminants through machinery, vehicular, building materials and other vectors.

SC6.3.11 Earthworks

SC6.3.11.1 General

General earthworks must be as follows:

- (a) The minimum fall on residential or rural residential must be 1 in 200 to the street or other approved stormwater lawful point of discharge;
- (b) The minimum fall on commercial or industrial allotments must be 1 in 400 to the street or other approved stormwater lawful point of discharge;
- (c) A testing regime must be submitted for approval with the operational works approval.

SC6.3.11.2 Batter treatment

Batter treatments must comply with the following:

- (a) Cut and fill batters must not exceed 1 in 6 in urban drains on overflow drainage paths (except rural road table drains where 1 in 4 is acceptable) which in all areas unless specifically approved otherwise;
- (b) The toe of any fill batter and the top of any cut batter must be a minimum 300mm clear of the boundary line of an adjoining property.
- (c) In certain circumstances it may be advantageous to construct cut or fill batters on adjoining property. In these situations, permission from adjoining property owner/s and Council's development engineer will be required.
- (d) Batter treatments are preferred to retaining walls in parkland and other public owned lands (see **Section SC6.3.11.3 (Retaining walls and structures)**).

SC6.3.11.3 Retaining walls and structures

Retaining walls must be designed in accordance with the following:

- (a) In residential areas, retaining walls and structures over 1.5 metres in height are to be stepped 1.0 metre (horizontally) for each 1.5 metres in height to a maximum height of 3.0 metres and landscaped appropriately, unless approved specifically otherwise;
- (b) Retaining walls over 1.5 metres require approval by Council in the Development Approval;
- (c) All retaining walls and structures abutting existing or proposed road reserves, parkland or other public owned lands must be contained within the proposed allotments, unless approved specifically otherwise;
- (d) Design drawings for retaining walls and structures higher than 0.9 metres or subject to surcharge loadings must be certified by a RPEQ for compliance with AS4678- Earth-retaining structures.

SC6.3.11.4 Suitable material for embankments and earthworks (allotment fill)

Material suitable for earthworks and embankments will be as follows:

- (a) In *Roads (Embankment and leads)* – refer to Austroads Part 4I: Earthworks Materials
- (b) *Allotment Earthworks* – refer to AS3798 with further qualifications:
 - (i) No rock within 600 mm of finished surface – with rock defined as stone with a dimension greater than 2/3 the layer thickness;
 - (ii) In top 600 mm of fill - not greater than 20 percent retained on 37.5 mm sieve;
 - (iii) Any fill that is defined as Moderately Expansive in Table 3.2 of Austroads 4I: Embankment Materials (2009, p.10) is deemed to be unsuitable, unless specifically approved for use by the relevant Council development engineer.

SC6.3.12 Telecommunications

- (1) The Developer will be required to enter into an agreement with a Telecommunications Authority or Cable Service Provider for the provision of telecommunications facilities to an allotment.
- (2) Telecommunications conduits (ducts) will be required for all urban and non-urban developments that are contiguous with nominated telecommunication serviced areas or as deemed appropriate by Council. The Developer may also provide contiguous ducts (from an appropriate connection point in the urban area) to service non-urban areas. The provision of connectivity and all other works (including operational works approvals) shall be entirely at the Developer's expense.

SC6.3.13 Gas supply

The Developer is encouraged to enter into an agreement with a gas distribution authority for the provision of a gas supply network within the development (e.g., especially commercial and industrial developments within existing gas supply service areas).

SC6.3.14 Construction

- (1) The construction section was created to provide a uniform standard for works within the Bundaberg Regional Council local government area. The intent is to streamline the process of finalising a project to the 'on maintenance' and 'off maintenance' stages.
- (2) Consultation with Council's development engineers is encouraged, especially in areas involving design variations and certification of sewerage infrastructure through CCTV as this will assist in the early identification and resolution of matters and issues that may cause delays where a compliance assessment process is required (ROL - obtaining signed survey plans).

SC6.3.14.1 Works supervision, responsibilities and notification

SC6.3.14.1.1 General

- (1) The Developer is responsible for ensuring all development work is designed and constructed to the engineering standards set out in this Planning Scheme Policy.
- (2) Where development works are for construction of a future Council asset, the following responsibilities apply:
 - (a) The Developer must appoint a Supervising Engineer who is a practicing registered engineer in accordance with the Professional Engineers Act 2002.
 - (b) The Supervising Engineer is responsible for the supervision and certification of the works.
 - (c) A construction superintendent may be nominated or appointed by the Supervising Engineer, but must be supervised by the Supervising Engineer at all times throughout the construction period. The Supervising Engineer is to take full responsibility for all construction work related to the future Council asset.
- (3) Where development works are for construction of a Developer asset, the following responsibilities apply:
 - (a) For works involving engineering certification, the Developer must appoint a Supervising Engineer who is a practicing registered engineer in accordance with the Professional Engineers Act 2002. The Supervising Engineer is responsible for the supervision and certification of the works.
 - (b) For minor works (e.g., standard driveways) the Developer's Representative (as nominated by the Developer) is responsible for the supervision and certification of the works.
 - (c) Council's development engineers are available to provide advice on the level of supervision required for development works.
- (4) Public Liability Insurance must be maintained at the greater of the value given in the contract or \$20 Million
- (5) Road closures must be undertaken in accordance with Bundaberg Regional Council's road closure policy.

SC6.3.14.1.2 Prestart meeting

- (1) A joint prestart meeting, including the Principal Contractor, Supervising Engineer/Developer's Representative, Council and where appropriate the Developer, is to be held on site prior to the Principal Contractor being in possession of the site.
- (2) It would be appreciated if 48 hours notice could be given prior to the prestart meeting.

- (3) The following information must be provided at the prestart meeting, if not already included in the Operational Works approval:
 - (a) Where works involve an interface to a Council controlled area, such as road reserve, drainage reserve, the Supervising Engineer/Developer's Representative must provide a copy of the Notification of Principal Contractor,
 - (b) The Quality Plan or Construction Management Plan which must include at least:
 - (i) Traffic Management Plan - inclusive of Road Closure Plans
 - a. Dust Control Plan
 - b. Site Based Stormwater and Environmental Management Plans
 - c. Latest drawings and specifications
 - d. Inspection and Test Plans (ITPs) – and approval of Hold Points

SC6.3.14.1.3 Amendment to approved drawings

The relevant Council development engineer must approve all major design variations on a project. Where amendments are carried out without Council approval, the change is to be substantiated by the Supervising Engineer/Developer's Representative. Council reserves the right to order variations to the works were they don't meet design standards provided in this Planning Scheme Policy. Where rectification works are required, such works will be carried out at the Developer's expense.

SC6.3.14.2 As constructed information

SC6.3.14.2.1 Minor projects

- (1) *Electronic* - collated "As Constructed" information is required as follows:
 - (a) Formatted as AutoCAD 2004 or later 'model space',
 - (b) Scaled to 1 unit = 1 metre,
 - (c) Tied to a minimum of two permanent survey marks with 2nd order horizontal accuracy (MGA94 Zone 56 coordinates) or better (to enable linking of the "As Constructed" information to Council's GIS system),
 - (d) With finished surfaces (spot heights and contours) to 5m outside the plan area of the Operational Work,
 - (e) With separate layers for each type of infrastructure (water main, water service, electricity, telecommunication, lighting, stormwater drainage, roadwork, sewerage, footpath within the plan area of the Operational Work,
 - (f) That highlights infrastructure within the plan area of the Operational Work that has not been affected by the Operational Work and therefore may not be accurately located,
 - (g) Compiled using AutoCAD's eTransmit function resulting in one file (*.zip) that contains all "As Constructed" information relevant to the Operational Work and all plot style tables, font maps, etc that are necessary to successfully extract the eTransmit file and access the "As Constructed" information.
- (2) Hard Copies - Two (2) complete sets of scale drawings on A1 or A3 paper, complete with annotations and amendments, presented in a clear & legible form.
- (3) PDF Copies – 'As Constructed' signed drawings in .pdf format

SC6.3.14.2.2 Major projects - as design as construct (ADAC) submission

- (1) Electronic - Council has adopted the ADAC system of presentation of 'as constructed' information for major projects. Refer to Council's Guidelines on the Implementation of ADAC for Major Projects with the Bundaberg Regional Council Local Government Area.
- (2) Hard Copies - Two (2) complete sets of scale drawings on A1 or A3 paper, complete with annotations and amendments, presented in a clear & legible form.

SC6.3.14.3 On maintenance inspection

SC6.3.14.3.1 Pre-requisite information – prior to inspection

- (1) The following information is required prior to undertaking the on maintenance inspection:
 - (a) Inspection and Test Plans (ITPs) for all components of the development;
 - (b) Test results;
 - (c) Copies of NCRs and RACs;
 - (d) CCTV footage and infrastructure Condition Report refer WSA 06;
 - (e) 'As constructed' information as listed in **Section SC6.3.14.2 (As constructed information)**;
 - (f) a letter or certificate, signed by an RPEQ, confirming any variations to the design that result in Operational Work being outside of design tolerance will not result in a failure of the Operational Work to perform as intended by the design;
 - (g) a letter or certificate, signed by a Cadastral Surveyor, confirming the "As Constructed" information has been collected and documented in accordance with standard industry practice and is accurate to within 20mm.
- (2) It is expected that the above information could be included in an infrastructure contribution report format.
- (3) Allow a minimum 48 hours for the Assessment Manager to review and approve or require amendments to the submitted documentation before arranging the "On Maintenance" meeting with representatives for the Developer, Principal Contractor, Council and any other relevant party.

SC6.3.14.3.2 Inspection

An inspection must be carried out with the Supervising Engineer/Developer's Representative, Principal Contractor and Council. It would be expected that an exceptions report with rectification timeframes could be provided by the Supervising Engineer/Developer's Representative after the inspection.

SC6.3.14.3.3 General (security) performance bond and maintenance bonds

- (1) Council at its discretion may accept a Performance Bond to provide surety of completion of outstanding works. The Performance Bond must be to a value of 1.3* the value of the expected works. Generally, Bank Guarantees will NOT be accepted as a Performance Bonds.
- (2) Where Performance bonds are for a considerable amount of monies Council will consider a staged reduction of the bond monies.
- (3) The Developer is required to submit a Maintenance Bond to the value of 5% of the total construction cost of Operational Work, including all variations, or \$2,000, whichever is higher. The maintenance bond may be in the form of an unconditional Bank Guarantee.

SC6.3.14.3.4 Works accepted on maintenance

Council will provide written confirmation that a project has been accepted 'On Maintenance'. The letter may include a list of outstanding minor works.

SC6.3.14.3.5 Maintenance period

The Maintenance period for a project will generally be 12 months with the exception of Bioretention Areas which will have a period of 24 months. The Maintenance Period may be extended in part or in whole where outstanding works have not been finished or maintenance is undertaken by the contractor, delaying acceptance of the Operational Work "Off Maintenance".

SC6.3.14.4 Off maintenance and release of security bonds

- (1) During the Maintenance Period, the Developer must:
 - (a) ensure Operational Work is maintained at no cost to Council,

- (b) ensure defects (if any) are rectified within a reasonable time (generally 2 weeks from when they are identified).
- (2) The Maintenance period is between Council and the Developer. It should not be confused with any Defects Liability Period that may exist.
- (3) Prior to the Operational Work being accepted “Off Maintenance”:
 - (a) ensure grass coverage of at least 80% (per square metre) is obtained over all public access land,
 - (b) confirm with Council’s representative that temporary erosion and sediment control measures are no longer required and, if warranted, arrange for their disposal,
 - (c) allow 48 hours for the Assessment Manager to review and approve the submitted documentation before arranging the “Off Maintenance” meeting.

Appendix SC6.3A Standard drawings list

Council's standard drawings are shown in **Table SC6.3A.1 Standard drawings**.

Table SC6.3A.1 Standard drawings

Drawing Number	Description
Roads - Bundaberg Regional Council	
R1001	Type Cross Sections – Residential Roads and Split Level Roads
R1003	Typical Cross Sections – Rural Roads – Sealed/Unsealed
R1004	Typical Cross Sections – Industrial - Collector and Access Street
R1010	Driveways – Residential Driveway Slabs
R1011	Driveways – Industrial and Commercial Driveway Slabs – Two Way Access
R1012	Driveways – Rural and Urban Accesses Requiring Culverts – No Kerb and Channel
R1013	Driveways - Rural and Urban Accesses – No Kerb and Channel
R1014	Driveways – Residential Invert Crossings (Layback & Standard Kerb & Channel)
R1015	Driveways – Residential Invert Crossing – Steep Driveways
R1016	Driveways – Residential Driveway Slabs for Brown Streets
R1020	Kerb and Channel – Kerbs, Channels and Inverts – Profiles and Dimensions
R1021	Kerb and Channel – Kerb and Channel Drainage Connections
R1030	Footpaths and Cycle Paths – Concrete Strip Footpaths
R1031	Footpaths and Cycle Paths – Bicycle Deflection Rail
R1032	Footpaths and Cycle Paths – Chicane Entrance Treatment
R1040	Signage – Street Name Sign and Post
R1041	Signage – Sign – Footings and Locations
R1042	Signage – Location Plan or Rural Addressing Number Post
R1043	Signage – Bus Stop Sign Details
R1050	Public Utilities – Typical Service Conduit Alignment
R1051	Public Utilities – Conduit/Service Road – Crossing Details
R1060	Road Edge Guide Posts and Bollards – Posts Types and Spacings
R1061	Road Edge Guide Posts and Bollards – Standard Bollard Treatment with 4 PVC Casing
R1062	Road Edge Guide Posts and Bollards – Standard Bollard Treatment
17918	Domestic 20 mm Property Service Installation by Contractor [Excluding Meter and Box]
Roads - Institute of Public Works Engineering Australasia Queensland Division (IPWEAQ) Standard Drawings	
SEQ R - 090	Kerb Ramp – Ramped Pedestrian Crossings
SEQ R - 09	Kerb Ramp – Ramped and Cut Through Treatments for Pedestrian Crossings Slip Lanes and Medians
SEQ R - 092	Kerb Ramp – Installation of TGSI's on Ramped Kerb Crossings (Sheet 1 of 2)
SEQ R - 093	Kerb Ramp – Installation of TGSI's on Ramped Kerb Crossings (Sheet 2 of 2)
SEQ R - 094	Kerb Ramp – Locations and Configurations
SEQ R - 140	Subsoil Drains - Detail

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Drawing Number	Description
SEQ R - 141	Subsoil Drains – Typical Median Locations
SEQ R - 142	Subsoil Drains – Access Points
SEQ R – 180	Typical Bus Stop layout
SEQ R – 181	Typical Bus Stop layout – Guidelines for the Layout of a Rural Bus Stop
Stormwater - Bundaberg Regional Council	
D1001	Field Inlet - Filed Inlet/Grated Gully Pit – Profiles and Dimensions
D1002	Field Inlet -Field Inlet pit Dome Top Cover Partially Submerged Inlet
R1002	Residential Roads – Optional Type Plans & Cross Section to Suit WSUD
37133	WSUD – Bioretention – Infill Sites
Stormwater - IPWEAQ	
SEQ D-010	Stormwater Access Chamber Details – 1050 – 2100 diameter
SEQ D-014	Manhole Frame – (Roadway and Non-Roadway) - 1050 to 1500 diameter
SEQ D-018	Manhole Riser Details – (Roadway)
SEQ D-019	Manhole Cover – (Roadway) – 1050 – 1500 diameter
SEQ D-020	Manhole Cover – (Non Roadway) – 1050 – 1500 diameter
SEQ D-021	Manhole Cover Concrete Infill – (Pedestrian Traffic) – 1050 – 1500 diameter
SEQ D-060	Drainage Pits Kerb inlet – Kerb in Line General Arrangements
SEQ D-061	Drainage Pits - Kerb Inlet – Precast Lintel Details
SEQ D-062	Drainage Pits – Kerb Inlet – Grate and Frame
SEQ D-082	Drainage Details – Culvert Inlet Screens
D-0011	Access Chamber – Roof Slabs – Dia 1050 - 2100
D-0012	Access Chamber – Roof Slabs – Dia 1500 Extended 600 and 900
D-0013	Access Chamber – Roof Slabs – Rectangular Standard Reinforcement
D-0017	Access Chamber – Roof Slabs – Rectangular Fabric Reinforcement
D-0030	Excavation, Bedding and Backfill of Stormwater Drainage Pipes
D-0031	Excavation, Bedding and Backfill of Precast Box Culverts
D-0040	Sediment Control Devices – Sediment Fence – Entry/Exit Sediment Trap
D-0041	Sediment Control Devices – Kerb and Field Inlets – Check Dams & Straw Bale Bank
D-0063	Gully – Roadway - Type General Arrangement – Channel Lip in Line
D-0064	Precast Concrete Side Inlet Gully Components
D-0067	Precast Stormwater Inlet – Construction Setting Out – Barrier/Mountable kerb and Channel
D-0069	Gully – Roadway Type – Precast Units - on Grade
D-0070	Gully – Roadway Type – Precast Units – Sag and Anti-Ponding
D-0080	Inlets and Outlets to Stormwater Drains (Concrete)
D-0081	Inlets and Outlets to Stormwater Drains (Concrete)
D-0063	Gully – Roadway - Type General Arrangement – Channel Lip in Line
Water - Bundaberg Regional Council	
17918	Domestic 20mm Property Service – Installation by Contractor [Excluding Meter Box]
Water - IPWEAQ	
W-0020	Water Reticulation – Sample As-Constructed Plan
Wastewater - Bundaberg Regional Council	
S1001	Sewer Discharge maintenance Hole

Drawing Number	Description
Wastewater - IPWEAQ Standard Drawings	
S0030	House Connection Branches
S0100	Sample As Constructed Information
Open space, public parks and land for community facilities	
16566	Picnic shelter shed
16567	Picnic shelter table and seating
16568	Picnic table with roof
21611	Picnic shelter – layout and construction details

Appendix SC6.3B Street and park naming procedure

SC6.3B.1 Park names

- (1) Park names shall reflect respected persons and families who have made a significant contribution to the well being of the region where the park is located. The Council at its sole discretion may determine contrary to this requirement.
- (2) The Council shall consider suggestions from developers of new parks for park names.

SC6.3B.2 Street names

- (1) Street names shall reflect aspects of the area they are located, including historical names. The Council at its sole discretion may determine contrary to this requirement.
- (2) Council's order of preference in allocating street names shall be:
 - (a) Historical Persons/Historical Place Names,
 - (b) Other relevant aspects (e.g., local flora and fauna) ,
 - (c) Themed Street Names.
- (3) The Council shall consider up to 3 suggestions per street from Developers of new streets for street names.
- (4) The Council will consider developments where street and park names follow a particular theme.
- (5) Street names shall be nouns and generally contain one (1) word. Composite words may be acceptable when they supplement the primary name. Names shall be unique and un-ambiguous to the Bundaberg Regional Council Local Government Area.
- (6) Where a street is extended, the new section created will retain the name of the extended street.

SC6.3B.3 Definition of terms

Table SC6.3B.3.1 Street name – Nomenclature description provides the road definitions which apply in the naming of streets.

Table SC6.3B.3.1 Street name – Nomenclature description

Type	Definition
Road	An Arterial, Sub Arterial, Trunk Collector, Collector Road;
Street	An Arterial, Sub Arterial, Trunk Collector, Collector or Access Road;
Drive	Collector or Access Road of substantial length;
Avenue	A tree lined Collector or Access Road;
Boulevard	A Collector or Access Road with significant landscape;
Terrace	Collector or Access Road with significant topographical features;
Crescent	A Loop Road;
Circuit	A Loop Road that rejoins itself;
Way	Similar to Drive or Avenue;
Lane	A narrow public right of way of reserve width;
Court	A cul-de-sac less than 100 metres in length;
Close	A cul-de-sac less than 100 metres in length;
Place	A cul-de-sac greater than 100 metres in length.

CS6.3B.4 Process of approval of names of park or streets

The process for approval of Park and Street names is as follows:

- (a) Council will keep a list of suggested names for streets which will be updated when requests are received from the public. The list will be available to developers and the public on request;
- (b) Prior to the sealing of a Plan of Survey creating a road, the developer shall submit 3 suggested road names for each new street in their development;
- (c) Prior to the sealing of a Plan of Survey creating a park, the developer may submit a suggested park name for each new park in their development;
- (d) For "themed" developed the developer shall submit a list of potential street and park names for the entire development prior to the sealing of the Plan of Survey for Stage 1 of the development;
- (e) The Council will consider suggested street and park names at its Planning and Development Committee Meetings guided by this Policy;
- (f) The Council has the sole right to determine street and park names;
- (g) The developer will be advised of Council's chosen street and park names and shall provide appropriate signage in accordance with the relevant policies and guidelines.

Appendix SC6.3C Amendments to WSA03 Water Supply Code of Australia

The WSA 03-2011 Water Services Association of Australia is adopted by Bundaberg Regional Council to define the technical requirements for construction of network infrastructure. The Code has been adopted in its entirety subject to the following amendments in **Table SC6.3C.1 Council changes to the Water Supply Code of Australia**.

Table SC6.3C.1 Council changes to the Water Supply Code of Australia

Reference	Amendments
1.2 PLANNING AND DESIGN	
1.2.6 Asset Design Lives	Asset Design lives are as per Bundaberg Regional Council Asset System.
2.3 DEMANDS	
2.3.2 Dual Water Supply Systems	Council does not support dual reticulation systems at this point in time.
2.3.2.2 Rainwater Tanks	Delete section - No reduction of system capacity is to be allowed as a result of provision of rainwater tanks.
2.3.4.1 Peak Demands	Bundaberg Regional Council uses DERM Planning Guidelines for Water and Sewerage - March 2005 for "Demand Figures".
2.4 SYSTEM CONFIGURATION	
	Water mains are required on both sides of roads in industrial and commercial precincts.
2.5 SYSTEM HYDRAULICS	
Table 2.3 Servicer Pressure Limits for Drinking Water Single Supply	Delete - Service pressures are to be in accordance with Bundaberg Regional Council Customer Service Levels.
2.6 WATER QUALITY	
2.6.3 Water Age	Council requires looped water mains in cul-de-sacs. Main size reduction is not permitted.
3. HYDRAULIC DESIGN	
3.1.5 Fire flows	Water supply system should be designed for fire flows in accordance with DERM Planning Guidelines for Water and Sewerage - March 2005. Council nominates areas as non-potable/under pressure service level areas where appropriate.
4. PRODUCTS AND MATERIALS	
4.2.6 Marking Tapes	All water mains will be marked with detectable marker tape. PIPELINE SYSTEMS: All materials used within Bundaberg Regional Council's water infrastructure are subject to the approval of the Group Manager Water & Wastewater.
5.2. RETICULATION DESIGN FOR WATER QUALITY	
5.2.4 Reduced size mains	Delete clause except first sentence.
Table 5.1	Delete table and notes for design requirements for reduced sized drinking water mains in court bowls, cul-de-sacs and dead-ends.
Figure 5.2	Delete figure on design requirements for reduced sized drinking water mains in court bowls, cul-de-sacs and dead-ends.

Reference	Amendments
5.4 LOCATION OF WATER MAINS	
5.4.2.4 Location in roundabouts and bus bays	Delete first paragraph – Water Mains are to circumvent the roundabout.
5.4.4 Water mains in easements	Delete Table 5.2. Water Easements are to be 3 metre wide minimum.
5.4.1.6.3	Copper pipe is also acceptable.
5.9 CONNECTION OF NEW MAINS TO EXISTING MAINS:	Delete this clause. All connections to live mains are to be undertaken by Bundaberg Regional Council.
5.10 TERMINATION POINTS	
5.10.3 Chlorination Assemblies	Delete this clause.
5.11.2 Connections to water mains	Bundaberg Regional Council requires individual services for each and every lot (<i>i.e., split services serving two lots are not permitted</i>). Table 5.4 Residential Property Service Pipe/Connection Sizes - Delete section of this table pertaining to <i>split services</i> .
5.11.13 Services, outlets and meters	Figure 5.9 - Delete figure for Typical split service main to meter across road carriageway. Figure 5.10 - Delete figure for typical property service layout in dual water supply networks.
6.2 IN-LINE PRESSURE BOOSTER PUMPING STATIONS	
6.2.2.4	Delete this clause on <i>Due diligence requirements</i> .
7.4 EXTERNAL FORCES:	
7.4.2 Pipe Cover	Table 7.2 - Delete reference to 450 mm minimum cover for Non-trafficable areas. <i>Minimum depth of cover in Non-trafficable areas is 600 mm.</i>
7.5.3 Water mains in non-engineered fill	All water mains shall be in engineered fill.
7.7 WATER MAINS IN UNSTABLE GROUND	Not applicable – <i>water mains are to be constructed in stable ground only.</i>
8.6 SCOURS AND PUMP-OUT BRANCHES	
8.6.2 Design	Figure 8.27 Scour Discharge Collection /Pump-out Sump - Bundaberg Regional Council only requires a ladder. <i>Step irons are not required.</i>
8.8 HYDRANTS	
8.8.4 Hydrant Types	Sections (b) and (c) are not applicable. <i>Only spring hydrants are utilised in Bundaberg Regional Council area.</i>
8.11 APPURTENANCE LOCATION MARKING	
8.11.4 Kerb markings	Not applicable – Bundaberg Regional Council only uses raised Retro-Reflective Pavement Markers in blue to mark hydrants. Kerb markings are not utilised.

Appendix SC6.3D Amendments to Sewerage Code of Australia

The WSA 02 Sewerage Code of Australia is adopted by Bundaberg Regional Council to define the technical requirements for construction of network infrastructure. The Code has been adopted in its entirety subject to the following amendments in **Table SC6.3D.1 Council changes to the Sewerage Code of Australia**.

Table SC6.3D.1 Council changes to the Sewerage Code of Australia

Reference	Amendments
PART 1: PLANNING AND DESIGN	
Glossary of terms, abbreviations and references:	
Page 21	Water Agency - For the purpose of this Code, Water Agency refers to the Bundaberg Regional Council Water and Wastewater Section.
Section 2 System planning	
Page 46, Section 2.1.3 Level 2 Transportation Subsystems	(7) Amend the reference to size of <i>reticulation sewers</i> to DN225 mm (8) Delete the reference to size of <i>branch sewers</i> . (9) Amend the reference to size of Trunk Sewers to equal/greater than DN300 mm.
Page 49, Section 2.3.1	c. Amend the reference to <i>average daily loading rate</i> to 240 L/EP/d .
Page 49, Section 2.3.2	Amend the <i>average daily loading rate</i> to 240 L/EP/d .
Section 3 Flow Estimation	
Page 52	Delete this section in its entirety.
Section 4 Detail	
Page 55	Location in plan for Australian Height Datum shall be referenced to the <i>Geodetic Datum of Australia (GDA 94)</i> only.
Page 59, Section 4.3.4	Reference to <i>minimum offsets</i> for sewers running parallel to boundaries shall be amended to 1.5 m .
Page 60, Section 4.3.7	Delete all reference to <i>horizontal curves</i> in sewers. Curved sewers are not permitted.
Page 64, Table 4.3	Amend this table by: a. Amending the <i>minimum pipe size</i> to 150 mm for <i>Reticulation Sewers servicing commercial and industrial lots >300 m² and other complexes where large flows may be expected</i> .
Page 64, Table 4.4	Amend this table by updating reference to 225 mm pipe size DN to 250 mm pipe size DN .
Page 71, Section 4.6.5.4	Delete Clause (d) in its entirety and amend Clause (c) to read: <i>In cases where the reticulation sewer is deeper than 1.5 m and the required property connection level is less than 1.5 m, then a Reinforced Junction shall be required.</i>
Page 74, Section 4.6.7	Delete all reference to <i>vertical curves</i> being allowed. Vertical curves are not permitted.
Page 75, Section 4.6.8	Delete all reference to <i>compound curves</i> being allowed. Compound curves are not permitted.
Page 76, Section 4.8	Delete all reference to using <i>steel sewers</i> in the Bundaberg Regional Council Wastewater Reticulation Scheme.
Section 5 Property Connection	
Page 77, Section 5.3.3	In all cases, IO interfaces shall be at surface level.
Page 78, Section 5.5.1	Number of Property Connections for Single Occupancy lots Delete all reference to <i>additional connection points</i> . Paragraph 5.5.1 should read:

Reference	Amendments
	<i>'Sewer designs shall provide one connection point per single occupancy lot.'</i>
Page 79, Section 5.7	Delete all reference to <i>'Y' property connections</i> . "Combined Sewers" are not permitted in the Bundaberg Regional Council's Wastewater Reticulation System.
Section 6 Maintenance Structures	
Page 81, Table 6.1	Delete columns second and third columns with the headings of, "MS" and "TMS".
Page 81-82, Section 6.3.2	Delete reference to <i>120 m spacing</i> . Insert in its stead, <i>90 m spacing for maximum distance between any two consecutive maintenance structures in a reticulated sewer system</i> . Delete the second paragraph of paragraph 6.3.2 and the figures 6.1 and 6.2 pertaining thereto.
Page 82, Section 6.3.3	Delete this paragraph.
Page 82, Section 6.4	Delete this paragraph
Page 83, Section 6.5	Delete option (b). Amend Option (c) to read, "A new MH". <i>New sewers in the Bundaberg Regional Council Wastewater reticulation network shall be connected to an existing sewer by a new MH (maintenance hole) on internal drop only.</i>
Page 83, Section 6.6.2	Delete all reference to <i>special MH constructions</i> .
Page 84, Section 6.6.4	Amend clause (b) to read, <i>'When connecting a customer sanitary drain to a MH, the connection shall be where authorised by the Bundaberg Regional Council Water & Wastewater Department, at a higher level, using an internal drop.'</i>
Page 84, Section 6.6.8	Delete paragraph requiring <i>ladders or step irons</i>
Pages 85/86, Section 6.7	Delete the following paragraphs: 6.7.1 <i>General</i> 6.7.2 <i>Design parameters for MSs and TMSs</i> 6.7.3 <i>Property connection sewer into MSs and TMSs</i>
Page 68, Section 6.8	Delete paragraph
Section 7 Ancillary Structures	
Page 87-89	Delete the following paragraphs: 7.1 <i>General</i> 7.2 <i>Water seals, boundary traps and water sealed MHs</i> 7.2.2 <i>Water seals on reticulation sewers entering branch or trunk sewers</i> 7.2.3 <i>Water seals on branch sewers entering trunk sewers</i> 7.3 <i>Gas check MHs</i> 7.3.1 <i>General</i> 7.3.2 <i>Design parameters for gas check MHs</i> 7.4 <i>Vertical and near vertical sewers</i> 7.4.1 <i>General</i> 7.4.2 <i>Design parameters for bored, exposed and encased vertical and near vertical sewers</i>
Pages 91-92, Section 7.7	Delete all reference to <i>vortex inlets and water cushions</i> including Table 7.3.
Pages 92-93, Section 7.8	Delete the following paragraphs pertaining to use of <i>inverted syphons</i> : 7.8.1 <i>General</i> on page 92 7.8.2 <i>Design parameters for inverted syphons</i> on pages 92 and 93
Page 104, Part 1, Appendix A	A2.1 Residential component 1.2.1.1 Single occupancy lots

Reference	Amendments																												
	<p>Amend the contribution to EP to read, ‘2.7 per single occupancy lot’ in the first paragraph and amend the second last sentence to read, ‘single occupancy lot contribution to EP will be 2.7 x number of lots’.</p> <p>A2.1.2 Multiple occupancy lots – Medium density residential Amend the contribution to EP from medium density residential development to read ‘2.0 per dwelling unit’.</p> <p>A2.1.3 Multiple occupancy lots – High density / multi-storey residential Amend the contribution to EP from high density residential development to read ‘2.0 per dwelling unit’.</p>																												
Page 106, Table A1	<p>Delete Residential Section of Table and replace with:</p> <table><tr><th>Classification</th><th>Unit</th><th>EP per Unit</th><th>Remarks</th></tr><tr><td>Single Occupancy Lots</td><td>Lot</td><td>2.7</td><td>To be used for single occupancy lots down to 300 m²</td></tr><tr><td>Multiple Occupancy Lots</td><td></td><td></td><td></td></tr><tr><td>Single occupancy medium density dwelling units</td><td>Dwelling Unit</td><td>2.0</td><td>To be used for multiple occupancy lots down to 300 m²</td></tr><tr><td>Medium density (group housing)</td><td>Gross Hectare</td><td>80</td><td>Density of 40 dwellings units/gross ha</td></tr><tr><td>Medium density e.g. 3 storey walk-up flats</td><td>Gross Hectare</td><td>140</td><td>Density of 70 dwelling units/gross ha</td></tr><tr><td>Single Occupancy High Density Dwelling Units</td><td>Dwelling Unit</td><td>2.0</td><td></td></tr></table>	Classification	Unit	EP per Unit	Remarks	Single Occupancy Lots	Lot	2.7	To be used for single occupancy lots down to 300 m ²	Multiple Occupancy Lots				Single occupancy medium density dwelling units	Dwelling Unit	2.0	To be used for multiple occupancy lots down to 300 m ²	Medium density (group housing)	Gross Hectare	80	Density of 40 dwellings units/gross ha	Medium density e.g. 3 storey walk-up flats	Gross Hectare	140	Density of 70 dwelling units/gross ha	Single Occupancy High Density Dwelling Units	Dwelling Unit	2.0	
Classification	Unit	EP per Unit	Remarks																										
Single Occupancy Lots	Lot	2.7	To be used for single occupancy lots down to 300 m ²																										
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Medium density e.g. 3 storey walk-up flats	Gross Hectare	140	Density of 70 dwelling units/gross ha																										
Single Occupancy High Density Dwelling Units	Dwelling Unit	2.0																											
Pages 110-115, Appendix B	Delete Appendix B in its entirety																												
PART 2: PRODUCTS AND MATERIALS																													
Page 127, Table 10.1	<p>PVC Delete reference to <i>pipe size 300, 375, 450</i> Delete reference to <i>pipe class other than class 8</i> Insert <i>Solvent Cement Welded joints are applicable only to 100 mm property connections.</i></p> <p>PE Insert “Where specifically approved” <i>Debead internal joint required.</i></p>																												
Page 135, Table 10.3	<p>Steel Delete all reference to the use of <i>steel pipe</i> GRP Delete all reference to the use of <i>glass reinforced plastic pipe</i> <i>Only Polyethylene (PE) solid wall pipe DICL pipe or PVC RRJ pipes are to be used for pressure pipelines.</i></p>																												

Appendix SC6.3E Approved street trees

The following is a list of approved street trees for developments in the Bundaberg Regional Council area.

Table SC6.3E.1 Approved street trees (not under powerlines)

Botanical Name	Common Name	Use	Comments
<i>Agathis robusta</i>	Kauri Pine	Rural Street Tree	Large tree, Pine like in form, large fruit when mature makes this unsuitable for urban location.
<i>Banksia integrifolia</i>	Coastal Banksia	Coastal Street Tree	Gnarled form, Yellow flowers, woody seed pods.
<i>Brachychiton acerfolius</i>	Illawarra Flame Tree	Urban/Rural Street Tree	Deciduous tree to approx 15m, red flowers in spring/summer. Best suited to larger roadreserve.
<i>Brachychiton rupestris</i>	Qld Bottle Tree	Urban/Rural Street Tree	Semi deciduous tree to 15m. Large swollen bottle trunk a feature. Creamy flowers in spring/summer. Best suited to larger roadreserve.
<i>Buckinghamia celsissima</i>	Ivory Curl	Urban Street Tree	Masses of creamy flowers
<i>Callistemon viminalis</i>	Weeping Bottlebrush	Urban/Rural Street Tree	Masses of red flowers, weeping in form, can look untidy.
<i>Cupaniopsis anacardiodes</i>	Tuckeroo	Coastal Street Tree	Lime green foliage, orange berries, lollipop form, mature specimens have buttressed trunk.
<i>Elaeocarpus eumundii</i>	Eumundi Quandong	Urban/Rural Street Tree	Med rainforest tree, red new growth a feature, columnar in form.
<i>Elaeocarpus obovatus</i>	Hard Quandong	Urban/Rural Street Tree	Med rainforest tree, small cream flowers followed by blue berries, peach coloured new growth a feature.
<i>Flindersia australis</i>	Crows Ash	Urban/Rural Street Tree	Green foliage, woody seed pods, columnar in form, many mature specimens within Bundaberg streetscape.
<i>Grevillea baileyana</i>	White Oak	Urban/Rural Street Tree	Masses of white/cream flowers, Lobbed leaves with gold undersides.
<i>Harpullia pendula</i>	Tulipwood	Urban Street Tree	Lime green foliage, orange berries, light coloured bark, many examples within the Bundaberg streetscape.
<i>Hymenosporum flavum</i>	Native Frangipani	Urban/Rural Street Tree	Narrow evergreen tree to 10m. Fragrant yellow flowers in spring. Grows in sun or shade, prefers good quality well drained soil. Does not like to be too exposed.

Botanical Name	Common Name	Use	Comments
<i>Lophostemon confertus</i>	Brush Box	Rural Street Tree	Dense crown of shiny leaves, Columnar in habit
<i>Stenocarpus sinuatus</i>	Qld Firewheel Tree	Urban/Rural Street Tree	Tall evergreen tree 15-20m tall. Variable dark green leaves. Orange red flowers in summer. Best suited to larger roadreserve
<i>Syzygium luehmannii</i>	Small Leaved Lilly Pilly	Urban Street Tree	Dense tree requiring lift pruning within streetscape, red berries, red/pink new growth a feature.
<i>Waterhousea floribunda</i>	Weeping Lilly Pilly	Urban/Rural Street Tree	Bushy tree, weeping habit, white/cream flowers followed by berries, found naturally along creek lines.

Table SC6.3E.2 Approved street trees (under powerlines)

Botanical Name	Common Name	Use	Comments
<i>Acmena hemilampra</i>	Satin Ash	Urban Street Tree	Cream flowers followed by white berries. Lush green tree, Can require periodic lift pruning.
<i>Acronychia imperforata</i>	Fraser Island Apple	Coastal Street Tree	
<i>Alectryon coriaceus</i>	Beach Birds Eye	Coastal Street Tree	
<i>Backhousea myrtifolia</i>	Grey Myrtle	Urban/Rural Street Tree	
<i>Backhousea citriodora</i>	Lemon Scented Myrtle	Urban/Rural Street Tree	Small tree, creamy flowers, lemon scented leaves used in cooking
<i>Corymbia ptychocarpa</i>	Swamp Bloodwood	Urban/Rural Street Tree	Small tree, large leaves flowers Pink or Red (Winter/Spring)
<i>Elaeocarpus reticulatus</i>	'Prima Donna' cultivar	Urban/Rural Street Tree	Small evergreen tree, this cultivar has small pink frilled flowers
<i>Phaleria clerodendron</i>	Scented Daphne	Urban/Rural Street Tree	Small tree to 6m large, glossy green leaves. White fragrant flowers on trunk and branches predominantly in summer.
<i>Xanthostemon chrysanthus</i>	Golden Penda	Urban Street Tree	Small evergreen tree. Bright yellow pom pom flowers a feature.

Appendix SC6.3F Approved coastal trees

The following is a list of approved coastal trees for developments in the Bundaberg Regional Council area.

Table SC6.3F.1 Approved coastal trees development

Botanical Name	Common Name	Comments
<i>Araucaria cunninghamii</i>	Hoop pine	Very tall and erect pineshaped tree with symmetrical branches. Frost tender.
<i>Banksia integrifolia</i>	Coast banksia	Shapely tree with large dull green leaves with white underneath. Strongly scented yellow flowers in thick dense spikes
<i>Banksia serrata</i>	Red honeysuckle	Small tree with hard, toothed leaves. Widely cultivated as a coastal ornamental. Bird attractant.
<i>Callistemon viminalis</i>	Weeping bottlebrush	A large shrub or small tree 3-8m high with a graceful, weeping appearance that produces brilliant red flowers in spring and early summer.
<i>Callitris columellaris</i>	Coast cypress pine	A tall dense, evergreen pine that can be cut back to form a dense hedge. Prefers deep sandy loams.
<i>Casuarina equisetifolia</i>	Coast she-oak	Small she-oak with sparse drooping needle-like foliage. Highly resistant to wind and salt spray and grows on raw sand.
<i>Cupaniopsis anacardioides</i>	Tuckeroo	Excellent shade tree with dark green foliage. Will stand planting in exposed situations on poor soils along the coastal strip.
<i>Eucalyptus ptychocarpa</i>	Swamp bloodwood	A small spreading ornamental tree bearing masses of spectacular crimson, pink or white flowers. Has large leathery leaves.
<i>Eucalyptus tereticornis</i>	Blue gum	Eucalypt with smooth bluey grey trunk with irregular blotches. An important hollow producing tree. Flowers used by native birds and bats and leaves used by koalas.
<i>Eucalyptus tessellaris</i>	Moreton Bay Ash	A tall, slender, attractive eucalypt with smooth, white bark on the upper trunk and hard, chunky, tessellated bark around the base. White flowers attract parrots.
<i>Eugenia reinwardtiana</i>	Beach cherry	Shrub to 3m producing edible red fruits about 2cm in diameter.
<i>Harpullia pendula</i>	Tulipwood	Shade tree with large, glossy leaves and clusters of yellow flowers followed by red or yellow seed cases containing two shiny black seeds. Widely used as a street tree on a variety of soils where it rarely exceeds 10m.
<i>Leptospermum petersonii</i>	Lemon-scented teatree	Bushy shrub to 5m bearing masses of white flowers. Excellent for hedges and screens. Grows on most soil types.
<i>Livistona decipiens</i>	Weeping cabbage palm	Tall native palm with a dense head of fan-shaped leaves and slender trunk. Requires warm conditions for best growth and moist, shady conditions when young.
<i>Melaleuca dealbata</i>	Silver-leafed paperbark	Common tree on coastal creeks north of Maryborough. Greyish green leaves that fade to red with age. Bears white flowers attractive to birds and bees.
<i>Melaleuca leucadendra</i>	Broad-leaved tea-tree	Weeping tree with a fairly straight trunk covered with layers of papery white bark. Bird attracting when in flower.

Appendix SC6.3G Approved open forests and woodland species

The following is a list of approved open forests and woodland species for developments in the Bundaberg Regional Council area.

Table SC6.3G.1 Approved open forest and woodland species

Botanical Name	Common Name	Comments
<i>Acacia disparrima</i> (syn <i>aulacocarpa</i>)	Hickory wattle	Small fast growing tree with a height range of 6-20m. Produces sweetly scented yellow flowers in autumn. Good pioneer species widely used by native wildlife.
<i>Acacia maidenii</i>	Maiden's wattle	Small, compact, fast growing wattle bearing yellow flowers.
<i>Alphitonia excelsa</i>	Soap tree or red ash	Tree with a layered, spreading canopy and leaves distinctly white on the underside. Fast growing and widely used by native fauna.
<i>Casuarina littoralis</i>	Forest oak	Small tree usually with a conical shape and branches characteristically curving upwards. Usually found on stony or sandy soils.
<i>Corymbia citriodora</i>	Lemon-scented gum	A clean, straight tree of graceful appearance with smooth pinkish grey trunk. Leaves have a strong lemon scented smell when crushed. Food tree for greater gliders.
<i>Corymbia intermedia</i>	Pink bloodwood	A medium to tall tree covered with brownish-chunky bark. Flowers used by fruitbats and lorikeets.
<i>Eucalyptus tereticornis</i>	Blue gum	Eucalypt with smooth bluey grey trunk with irregular blotches. An important hollow producing tree. Flowers used by native birds and bats and leaves used by koalas.
<i>Eucalyptus tessellaris</i>	Moreton Bay Ash	A tall, slender, attractive eucalypt with smooth, white bark on the upper trunk and hard, chunky, tessellated bark around the base. White flowers attract parrots.
<i>Grevillea banksii</i>	Red flowered silky oak	An attractive small shrub with heads of red or white blooms and fern-like foliage.
<i>Lophostemon confertus</i>	Brush box	Tree with a dense crown of dark green, shiny leaves often used for street and park planting as a shade tree.
<i>Lophostemon suaveolens</i>	Swamp mahogany	A medium sized tree with rough, flaky bark and attractive white flowers. Fast growing and suitable for wet soils.
<i>Melia azedarach</i>	White cedar	A deciduous tree with attractive compound leaves and blue flowers, and clusters of yellow berries. Berries are poisonous to some domestic animals but eaten by possums and native birds.

Appendix SC6.3H Approved shrubs and vine forests species

The following is a list of approved shrubs and vine forests species for developments in the Bundaberg Regional Council area.

Table SC6.3H.1 Approved shrubs and vine forest species

Botanical Name	Common Name	Comments
<i>Alchornea ilicifolia</i>	Holly bush	Shrub or small tree with sharply toothed, stiff leathery leaves.
<i>Alectryon connatus</i>	Bird's eye alectryon	Small tree with young parts and flowers densely hairy. Pale blue-green colour under the leaves.
<i>Aphananthe philippinensis</i>	Rough-leaved elm	Small to medium-sized tree with rough-surfaced leaves and branchlets, and prickly toothed leaves.
<i>Bridelia leichhardtii</i>	Small-leaved brush ironbark	Shrub or small tree with small leaves and red fruit 4-5mm across.
<i>Canthium coprosmoides</i>	Coast canthium	Tall shrub or small tree with orange-red 2-lobed fruit 8mm across.
<i>Cassine melanocarpa</i>	Black olive plum	Small tree with thick and leathery leaves with shiny black fruit 1 ½ -2 ½ cm across.
<i>Cleistanthus cunninghamii</i>	Cleistanthus	Small tree with branchlets having raised protuberances. Fruit a 3-lobed capsule.
<i>Clerodendrum floribundum</i>	Lolly bush	Small tree or shrub with branchlets often purplish. Attractive black fruit are seated in a bright red petal like calyx.
<i>Cupaniopsis anacardioides</i>	Tuckeroo	Excellent shade tree with dark green foliage. Will stand planting in exposed situations on poor soils along the coastal strip.
<i>Drypetes deplanchei</i>	Yellow tulip	Medium sized tree with young leaves sharply toothed. Fruit a red/orange coloured drupe.
<i>Ficus obliqua</i>	Small-leaved Moreton Bay fig	Tall tree growing to 40m. Fruit a yellow to orange coloured fig. Fruit eaten by birds.
<i>Flindersia australis</i>	Crows ash	Large shade tree reaching to about 18m in open plantings. Foliage is dark green in a dense rounded crown. An excellent shade and avenue tree native to Queensland.
<i>Flindersia collina</i>	Leopard ash	Queensland native tree with slender trunk and glossy green crown and white flowers. Trunk has leopard like blotches. Ideal as a medium sized shade tree.
<i>Harpullia pendula</i>	Tulipwood	Shade tree with large, glossy leaves and clusters of yellow flowers followed by red or yellow seed cases containing two shiny black seeds. Widely used as a street tree on a variety of soils where it rarely exceeds 10m.
<i>Jagera pseudorhus</i>	Foambark	Small tree with capsules covered with rusty brown irritating hairs, splitting into 3 segments. Seeds eaten by ground-dwelling native fauna.
<i>Melia azedarach</i>	White cedar	A deciduous tree with attractive compound leaves and blue flowers, and clusters of yellow berries. Berries are poisonous to some domestic animals but eaten by possums and native birds.
<i>Mischocarpus pyriformis</i>	Yellow pear-fruit	Medium tree with yellow/orange, pear-shaped capsules. Slow growing.

Botanical Name	Common Name	Comments
<i>Pleigynium timorens</i>	Burdekin plum	Medium to large tree with a large, spreading crown that produces an edible reddish purple plum.
<i>Rapanea variabilis</i>	Muttonwood	Small tree to about 5m. Produces mauve to blue small drupes about 5mm in diameter. Has attractive foliage and decorative fruit.

Appendix SC6.3I Approved species for banks of saltwater watercourses

The following is a list of approved species for banks of saltwater watercourses within developments in the Bundaberg Regional Council area.

Table SC6.3I.1 Approved species for banks of saltwater watercourses

Botanical Name	Common Name	Comments
<i>Acacia disparrima</i> (syn <i>aulacocarpa</i>)	Hickory wattle	Small fast growing tree with a height range of 6-20m. Produces sweetly scented yellow flowers in autumn. Good pioneer species widely used by native wildlife.
<i>Alphitonia excelsa</i>	Soap tree or red ash	Tree with a layered, spreading canopy and leaves distinctly white on the underside. Fast growing and widely used by native fauna.
<i>Callitris columellaris</i> *	Coast cypress pine	A tall dense, evergreen pine that can be cut back to form a dense hedge. Prefers deep sandy loams.
<i>Casuarina equisetifolia</i> *	Coast she-oak	Small she-oak with sparse drooping needle-like foliage. Highly resistant to wind and salt spray and grows on raw sand.
<i>Casuarina glauca</i>	Swamp oak	Fast growing sheoak native of saline and wet sites but used for windbreaks and shelter belts in heavy soils. Seeds eaten by pigeons.
<i>Clerodendrum floribundum</i>	Lolly bush	Small tree or shrub with branchlets often purplish. Attractive black fruit are seated in a bright red petal like calyx.
<i>Cupaniopsis anacardioides</i>	Tuckeroo	Excellent shade tree with dark green foliage. Will stand planting in exposed situations on poor soils along the coastal strip.
<i>Eucalyptus tereticornis</i>	Blue gum	Eucalypt with smooth bluey-grey trunk with irregular blotches. An important hollow-producing tree. Flowers used by native birds and bats and leaves used by koalas.
<i>Eucalyptus tessellaris</i>	Moreton Bay Ash	A tall, slender, attractive eucalypt with smooth, white bark on the upper trunk and hard, chunky, tessellated bark around the base. White flowers attract parrots.
<i>Ficus opposita</i>	Sandpaper fig	Small tree with sandpapery rough leaves. Figs eaten by native birds.
<i>Glochidion ferdinandi</i>	Coast glochidion	Small densely growing tree to 10m. Green to red roundish, ribbed capsule.
<i>Jagera pseudorhus</i>	Foambark	Small tree with capsules covered with rusty brown irritating hairs, splitting into 3 segments. Seeds eaten by ground-dwelling native fauna.
<i>Livistona decipiens</i>	Weeping cabbage palm	Tall native palm with a dense head of fan-shaped leaves and slender trunk. Requires warm conditions for best growth and moist, shady conditions when young.
<i>Melia azedarach</i>	White cedar	A deciduous tree with attractive compound leaves and blue flowers, and clusters of yellow berries. Berries are poisonous to some domestic animals but eaten by possums and native birds.
<i>Pleiogynium timorense</i>	Burdekin plum	Medium to large tree with a large, spreading crown that produces an edible reddish purple plum.

Note: * Found mainly in coastal river areas rather than saltwater river areas.

Appendix SC6.3J Approved species for banks of freshwater watercourses

The following is a list of approved species for banks of freshwater watercourses within developments in the Bundaberg Regional Council area.

Table SC6.3J.1 Approved species for banks of freshwater watercourses

Botanical Name	Common Name	Comments
<i>Acacia disparrima</i> (syn <i>aulacocarpa</i>)	Hickory wattle	Small fast growing tree with a height range of 6-20m. Produces sweetly scented yellow flowers in autumn. Good pioneer species widely used by native wildlife.
<i>Alphitonia excelsa</i>	Soap tree or red ash	Tree with a layered, spreading canopy and leaves distinctly white on the underside. Fast growing and widely used by native fauna.
<i>Clerodendrum floribundum</i>	Lolly bush	Small tree or shrub with branchlets often purplish. Attractive black fruit are seated in a bright red petal-like calyx.
<i>Cupaniopsis anacardioides</i>	Tuckeroo	Excellent shade tree with dark green foliage. Will stand planting in exposed situations on poor soils along the coastal strip.
<i>Eucalyptus tereticornis</i>	Blue gum	Eucalypt with smooth bluey-grey trunk with irregular blotches. An important hollow-producing tree. Flowers used by native birds and bats and leaves used by koalas.
<i>Ficus coronata</i>	Creek sandpaper fig	Small fig growing along creek banks. Fruit edible, purplish and hairy.
<i>Glochidion sumatranum</i>	Cheese tree	Small to medium fast growing tree. Fruits are flattened and fluted similar to round cheese.
<i>Jagera pseudorhus</i>	Foambark	Small tree with capsules covered with rusty brown irritating hairs, splitting into 3 segments. Seeds eaten by ground-dwelling native fauna.
<i>Leptospermum polygalifolium</i>	Wild may	Slender, twiggy shrub with small, narrow scented leaves and white flowers.
<i>Melaleuca quinquenervia</i>	Paper bark	Medium sized-tree that likes wet and wallum-like areas. Birds, bats and ants feed on the nectar.
<i>Melia azedarach</i>	White cedar	A deciduous tree with attractive compound leaves and blue flowers, and clusters of yellow berries. Berries are poisonous to some domestic animals but eaten by possums and native birds.
<i>Pleiogynium timorense</i>	Burdekin plum	Medium to large tree with a large, spreading crown that produces an edible reddish-purple plum.
<i>Waterhousea floribunda</i>	Weeping cherry	Excellent spreading tree with decorative yellow flowers and dense green foliage. Suited to moist soils. Fruit attractive to birds and bats.

Appendix SC6.3K Approved small trees and tall shrubs species

The following is a list of approved small trees and tall shrubs species for developments in the Bundaberg Regional Council area.

Table SC6.3K.1 Approved small tree and tall shrub species

Botanical Name	Common Name	Comments
<i>Barklya syringifolia</i>	Barklya, Golden shower tree	Slow growing, very showy, evergreen small tree with heart-shaped leaves. Bears masses of brilliant, yellow flowers in early summer.
<i>Buckinghamia celsissima</i>	Ivory curl	Showy small tree bearing masses of grevillea-like white flowers. Excellent tree for avenue planting. Rarely exceeds 6m in amenity plantings.
<i>Callistemon polandii</i>	Red bottlebrush	A bushy small tree growing to 5m that is noted for its long lasting 9cm long, bright red, gold-tipped flowers.
<i>Callistemon Viminalis</i>	Weeping bottlebrush	A large shrub or small tree 3-8m high with a graceful, weeping appearance that produces brilliant red flowers in spring and early summer.
<i>Eucalyptus ptychocarpa</i>	Swamp bloodwood	A small spreading ornamental tree bearing masses of spectacular crimson, pink or white flowers. Has large leathery leaves.
<i>Euodia muelleri</i>	Little euodia	Small tree to about 5m. Colourful reddish-pink flowers grow from trunk.
<i>Harpullia pendula</i>	Tulipwood	Shade tree with large, glossy leaves and clusters of yellow flowers followed by red or yellow seed cases containing two shiny black seeds. Widely used as a street tree on a variety of soils where it rarely exceeds 10m.
<i>Leptospermum petersonii</i>	Lemon-scented tea-tree	Bushy shrub to 5m bearing masses of white flowers. Excellent for hedges and screens. Grows on most soil types.
<i>Melaleuca leucadendra</i>	Broad-leaved tea-tree	Weeping tree with a fairly straight trunk covered with layers of papery white bark. Bird attracting when in flower.
<i>Melaleuca viridiflora</i>	Red-flowering tea-tree	Medium sized paperbark that has pale lemon to pink and occasionally red flowers.
<i>Pittosporum rhombifolium</i>	White pittosporum	Usually grows to about 6m in cultivation. Has a dense crown of glossy, dark green, toothed leaves and small white flowers which produces clusters of orange berries in winter.
<i>Xanthostemon chrysanthus</i>	Golden penda	Small tree that occurs in coastal north Qld. Flowers are bright yellow, very prominent and bird attracting. Excellent specimen tree where ample moisture is available.

Appendix SC6.3L Unacceptable plant species

The following plant species are unacceptable for landscaping within the Bundaberg Regional Council area.

Table SC6.3L.1 Unacceptable plant species

Botanical Name	Common Name
<i>Acacia farnesiana</i>	Mimosa Bush
<i>Acalypha sinensis</i>	Chinese Acalypha
<i>Acetosa sagittata</i>	Rambling Dock
<i>Agave americana</i>	Century Plant
<i>Agave sisalana</i>	Sisal
<i>Agave vivipara</i> var. <i>vivipara</i>	Sisal
<i>Ageratina adenophora</i>	Crofton Weed
<i>Ageratina riparia</i>	Mistflower
<i>Ageratum houstonianum</i>	Blue Billygoat Weed
<i>Alternanthera philoxeroides</i>	Aligator Weed
<i>Anredera cordifolia</i>	Madeira Vine, Lamb's Tail, Potato Vine
<i>Araujia horotum</i>	White Moth Vine
<i>Ardisia crispa/crenata</i>	Coral Berry, Ardisia
<i>Ardisia humilis</i>	Spice Berry
<i>Arecastrum</i> (syn. <i>Syagrus</i>) <i>romanzoffianum</i>	Cocos Palm
<i>Aristolochia elegans</i>	Dutchman's Pipe or Calico Flower
<i>Arunda donax</i>	Giant Reed
<i>Asclepias curassavica</i>	Red Cotton Bush
<i>Asparagus africans</i>	Asparagus fern
<i>Asparagus (Myrsiphullum) asparagoides</i>	Bridal Creeper
<i>Asparagus densiflora</i>	Asparagus fern
<i>Asparagus plumosus</i>	Ferny Asparagus
<i>Baccharis halimifolia</i>	Groundsel Bush
<i>Bidens pilosa</i>	Cobbler's Pegs
<i>Brachiaria decumbens</i>	Signal Grass
<i>Brachiaria multica</i>	Para Grass
<i>Bryophyllum delagoense</i> (Syn. <i>B. diagamontianum</i> x <i>tubiflorum</i>)	Mother-of-Millions Hybrid
<i>Bryophyllum pinnatum</i>	Live Plant
<i>Bryophyllum tubiflorum</i>	Mother-of-Millions
<i>Caesilpinia decapetala</i>	Thorny Poinciana
<i>Callisia fragrans</i>	Purple Succulent
<i>Canna species (indica and generalis)</i>	Canna Lilly
<i>Cardiospermum grandiflorum</i>	Balloon Vine
<i>Cascabela thevitia</i> syn. <i>Thevitia peruviana</i>)	Yellow Oleander
<i>Cassia coluteoides</i>	Easter Cassia
<i>Catharanthus roseus</i>	Pink Periwinkle
<i>Celtis sinensis</i>	Chinese Elm, Chinese Celtis
<i>Cenchrus caliculatis</i>	
<i>Cenchrus echinatus</i>	Mossman River Grass
<i>Cestrum parqui</i>	Cestrum

Botanical Name	Common Name
<i>Chloris gayana</i>	Rhodes Grass
<i>Chrysanthemoides monilifera subsp. rotunda</i>	Bitou Bush
<i>Cinnamomum camphora</i>	Camphor Laurel
<i>Commelina benghalensis</i>	Hairy Wandering Jew
<i>Conyza bonariensis</i>	Flax-leaf Fleabane
<i>Conyza canadensis</i>	Canadian Fleabane
<i>Conyza sumatrensis</i>	Tall Fleabane
<i>Corymbia torelliana</i>	Cadaga or Cadaghi
<i>Cynodon dactylon</i>	Bahama Grass / Green Couch
<i>Cyperus brevifolius</i>	Mullumbimy Couch
<i>Cyperus involucratus</i>	African Sedge
<i>Cyperus rotundus</i>	Nut Grass
<i>Desmodium intortum</i>	Green-leaved Desmodium
<i>Desmodium uncinatum</i>	Silver-leaved Desmodium
<i>Digitaria eriantha</i>	Pangola Grass
<i>Duranta erecta</i>	Duranta, Blue Sky Flower
<i>Eichornia crassipes</i>	Water Hyacinth
<i>Eleusine indica</i>	Crowsfoot Grass
<i>Eragrostis curvula</i>	African Lovegrass
<i>Erythrina crista-galli</i>	Cockspur Coral Tree
<i>Eugenia uniflora</i>	Brazilian Cherry
<i>Euphorbia cyathophora</i>	Painted Spurge
<i>Euphorbia heterophylla</i>	Milk Weed
<i>Furcraea foetida</i>	Cuban Hemp
<i>Furcraea selloa</i>	Hemp
<i>Gleditsia triacanthos</i> (+ all ornamental varieties)	Honey Locust Tree
<i>Gloriosa superba</i>	Glory Lilly
<i>Gomphocarpus physocarpus</i>	Balloon Cotton Bush
<i>Gymnocoronis spilanthoides</i>	Senegal Tea
<i>Hymenachne amplexicaulis</i>	
<i>Hypoestes phyllostachya</i>	Polka-dot Plant
<i>Impatiens walleriana</i>	Balsam
<i>Ipomoea cairica</i>	Mile a Minute
<i>Ipomoea indica</i>	Morning Glory
<i>Juncus articulatus</i>	Jointed Rush
<i>Koelreuteria elegans</i>	Golden Rain Tree
<i>Lantana camara</i> var. <i>camara</i>	Lantana
<i>Lantana montevidensis</i>	Creeping Lantana
<i>Leucaena leucocephala</i>	Leucaena
<i>Ligustrum lucidum</i>	Privet Broad Leaf
<i>Ligustrum sinense</i>	Privet Small Leaf, Chinese Privet
<i>Lilium formosanum</i>	Taiwan Lily
<i>Lonicera japonica</i>	Japanese Honeysuckle
<i>Ludwigia ochoualis</i>	
<i>Lycium ferocissimum</i>	African Boxthorn

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Botanical Name	Common Name
<i>Macfadyena uniu-cati</i>	Cats Claw Creeper
<i>Macroptilium atropurpureum</i>	Siratro
<i>Macrotyloma axillare</i>	Perrenia Horse Gram
<i>Melinis minutiflora</i>	Molasses Grass
<i>Melinis repens</i>	Red Natal Grass
<i>Mimosa pudica</i>	Common Sensitive Plant
<i>Murraya paniculata</i> cv. <i>Exotica</i>	Murraya, mock orange
<i>Myriophyllum aquaticum</i>	Parrot's Feather
<i>Nasella neessiana</i>	Chilean Needle Grass
<i>Neonotonia wightii</i>	Glycine
<i>Nephrolepis cordifolia</i>	Fish bone fern
<i>Nymphaea caerulea</i> subsp. <i>zanzibarensis</i>	Blue Lotus
<i>Ochna serrulata</i>	Ochna, Mickey Mouse Bush
<i>Oenothera drummondii</i> subsp. <i>drummondii</i>	Beach evening Primrose
<i>Olea africana</i>	African Olive
<i>Olea europea</i>	Olive
<i>Optunia</i> spp.	Drooping Pear Tree, prickly pears
<i>Oxalis corniculata</i>	Creeping Oxalis, Yellow Wood Sorrell
<i>Panicum maximum</i>	Green Panic / Guinea Grass
<i>Parkinsonia aculeata</i>	Jerusalem Thorn
<i>Paspalum conjugatum</i>	Paspalum
<i>Paspalum dilatatum</i>	Paspalum
<i>Paspalum mandiocanum</i>	
<i>Paspalum notatum</i>	Bahia Grass
<i>Passiflora edulis</i>	Passion Fruit
<i>Passiflora foetida</i>	Stinking Passion Vine
<i>Passiflora suberosa</i>	Corky Passion Vine
<i>Passiflora subpeltata</i>	White Passion Fruit
<i>Parthenium hysterophorus</i>	Parthenium Weed
<i>Paulownia</i> spp	Paulownia
<i>Pennisetum alopecuroides</i>	Swamp Foxtail
<i>Pennisetum clandestinum</i>	Kikuyu Grass
<i>Pennisetum purpureum</i>	Elephant Grass
<i>Pennisetum setaceum</i>	African Fountain Grass
<i>Phyla canescens</i>	Condamine Couch / Lippia
<i>Phyllostachys aurea</i>	Fishpole Bamboo
<i>Phytolacca octandra</i>	Inkweed
<i>Pinus caribaea</i>	Caribbean Slash Pine
<i>Pinus elliottii</i>	Slash Pine
<i>Pistia stratiotes</i>	Water Lettuce
<i>Prosopis pallida</i>	Algaroba
<i>Prunus munsoniana</i>	Wild Goose Plum
<i>Psidium guajava</i>	Guajava, Guava
<i>Pueraria lobata</i>	Kudzu
<i>Pyrostegia venusta</i>	Flame Vine
<i>Raphirolepis indica</i>	Indian Hawthorn

Botanical Name	Common Name
<i>Ricinus communis</i>	Castor Oil Plant
<i>Rivina humilis</i>	Spice Berry
<i>Rorippa nasturtium-aquaticum</i> (syn. <i>Nasturtium officinale</i>)	Watercress
<i>Rubus bellobatus</i>	Kittatinny Blackberry
<i>Rubus discolor</i> (<i>R. fruticosus</i> complex)	a Blackberry
<i>Rubus ellipticus</i>	Yellow Berry
<i>Rubus fruticosus</i>	Blackberry
<i>Ruellia malacosperma</i>	Ruellia
<i>Ruppia maritima</i>	Sea Tassel
<i>Salvia coccinea</i>	Red Salvia
<i>Salvinia molesta</i>	Salvinia
<i>Sansevieria trifasciata</i>	Mother in Laws Tongue
<i>Scheffera actinophylla</i>	Umbrella Tree
<i>Schinus molle</i>	Pepper Tree
<i>Schinus terebinthifolia</i>	Broad Leafed Pepperina Tree, Pepper Tree
<i>Senecio madagascariensis</i>	Fire Weed
<i>Senecio tamoides</i>	Canary Creeper
<i>Senna pendulina</i>	Easter cassia, Winter senna
<i>Senna septentrionalis</i> (syn. <i>floribunda</i>)	Arsenic Bush
<i>Setaria sphacelata</i>	South African Pigeon Grass
<i>Sida rhombifolia</i>	Paddy's Lucerna
<i>Solanum erianthum</i>	Tobacco Bush
<i>Solanum hispidum</i>	Giant Devil's Fig
<i>Solanum mauritianum</i>	Wild tobacco tree
<i>Solanum seaforthianum</i>	Brazilian nightshade
<i>Solanum torvum</i>	Devil's Fig
<i>Solidago canadensis</i> var. <i>scabra</i>	Canadian Goldenrod
<i>Spathodea campanulata</i>	African Tulip Tree
<i>Sphagneticola</i> (syn. <i>Wedelia</i>) <i>trilobata</i>	Singapore Daisy
<i>Sporobolus africanus</i>	Paramatta Grass
<i>Sporobolus fertilis</i>	Giant Paramatta Grass
<i>Sporobolus jacquemontii</i>	American rat's tail Grass
<i>Stylosanthes scabra</i>	Shrubby Stylo
<i>Tagetes minuta</i>	Stinking Roger
<i>Stenolobium stans</i>	Yellow Bells, Yellow Bell Flower
<i>Themada quadrivalvis</i>	Grader Grass, Thatch Grass
<i>Thunbergia alata</i>	Black-eyed Susan
<i>Thunbergia grandiflora</i>	Blue Thunbergia
<i>Tithonia diversifolia</i>	Mexican Sunflower
<i>Tradescantia albiflora</i>	Wandering jew
<i>Tradescantia zebrina</i>	Zebrina
<i>Triumfetta rhomboidea</i>	Chinese Burr
<i>Verbesina enceloides</i>	Crownbeard
<i>Xanthium spinosum</i>	Bathurst Burr

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Appendix SC6.3M Subdivisional works project quality plan – roadworks

Location of Work _____

Developer _____

Contractor _____

Reference _____ Relevant line numbers covered below _____

No.	Activity	Method	Frequency	Quality Requirements	Test Confirmation				Remarks by Contractor or Engineer
					Contractor		Engineer		
					Sign	Date	Sign	Date	
1	Pre-Start Meeting	Contractor, Engineer and Council		Finalise TMP, SBESCMP, contact numbers, appointment of Principal Contractor					Hold point – If works are adjacent to a road reserve
Engineer to supply copy of principal contractor form prior commencing works in road reserve and to proceeding to activity 2									
2	Special Access/Haul Route requirements	Access to existing residents/Haul Route to be arranged if required	Prior to excavation of box/import of materials	Access/Haul Route to be maintained or reinstated as necessary					
3	Surveyor or Engineer to Set out pegs for road works (centre line, offset and level pegs)	Set out works in accordance with approved plans	Prior to excavation	Control Stations to be clearly marked, pegs to be preserved where possible					
4	Services Relocated	Contractor to liaise with service Authorities	As required	Contractor to confirm relevant services relocated by Service Authority					Hold point
Relocation of all relevant services to be confirmed by engineer prior to proceeding to activity 5									
5	Lot Identification	Engineer & Contractor to define extent of Lots within pavement area	Prior to excavation	Lots to be clearly identified by pegs on site and on approved plans					
6	Cut Existing Pavement Surfaces	Concrete saw or cutting wheel	Where joining any existing pavements	Depth of cut to exceed depth of seal or asphalt					

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No.	Activity	Method	Frequency	Quality Requirements	Test Confirmation				Remarks by Contractor or Engineer
					Contractor		Engineer		
					Sign	Date	Sign	Date	
7	Excavate to Subgrade	Excavate to required pavement box depth	Each Lot	Avoid over excavation, Stormwater drainage to be diverted from box					
8	Check box depth and width	Check at key grid points with level	As required	Tolerances: Vertical +30mm, -30mm Horizontal +150mm,-50mm					
9	Subgrade Proof Roll by Contractor	Fully loaded 8t truck or equivalent	Following compaction	No vertical or horizontal displacement or rebound					
11	Subgrade Proof Roll by Engineer and Council	Loaded truck, 8t per axle, or equivalent	Following proof roll by Contractor	No vertical or horizontal displacement or rebound					HOLD POINT
Subgrade proof roll to be certified passed by Bundaberg Regional Council prior to proceeding to activity 12									
12	Subgrade Compaction Tests	In accordance with AS 1289 include Pavement Depth on compaction test	As detailed in Specification	Minimum of 100% RDD					
13	Mix, place, compact & trim subbase material and proof roll	In accordance with AS 1289	As detailed in Specification	No vertical or horizontal displacement or rebound					
14	Subbase Compaction Tests	In accordance with AS 1289	As detailed in Specification	Minimum of 100% RDD MRS 11.05					HOLD POINT
Subbase compaction results to be certified passed by engineer prior to proceeding to activity 15									
15	Setout pegs and stringline for kerb & channel	In accordance with approved plans	As required	Levels and peg locations to be checked prior to kerb extrusion					
16	Extrude or pour kerb &channel	As per specification	As required	joints to be formed within 30mins of pour					
17	Check finished levels of kerb & channel	Survey, Visual	After each section pour	Vertical ±5mm Horizontal ±10mm					

No.	Activity	Method	Frequency	Quality Requirements	Test Confirmation				Remarks by Contractor or Engineer
					Contractor		Engineer		
					Sign	Date	Sign	Date	
18	Mix, place, compact & trim base material and proof roll by Contractor	Loaded truck, 8t per axle, or equivalent	Following trimming	No vertical or horizontal displacement or rebound					
19	Base Proof Roll by Engineer and Council	Fully loaded 8t truck or equivalent	Following proof roll by Contractor	No vertical or horizontal displacement or rebound					HOLD POINT
Basecourse proof roll to be certified passed by Bundaberg Regional Council prior to proceeding to activity 20									
20	Basecourse Compaction Tests	AS 1289 include pavement depth on compaction test	As detailed in Specification	Minimum of 102% RDD MRS 11.05					
21	Broom and Prime finished pavement surface,	Tractor Broom	As detailed in Specification	All loose & flakey material to be removed, dry surface & even spray distribution					
22	Determine if re-prime or seal required prior to Surfacing Treatment Engineers and Council	Visual Inspection	Following Prime	No loose and flakey material					HOLD POINT
Primed surface to remain undisturbed for a minimum of 48hrs prior to proceeding to activity 23									
23	Broom primed surface, place and compact asphalt surfacing Approved Spray/Spread rates (Seal)	Paving machine and in accordance with Specification Rates per TMR	Continuous	A.C. > 135'C at placement, 95'C-105'C breakdown & 85'C-95'C finish rolling.					
24	Asphalt Testing	Insitu Density Testing of A.C surface to Spec.	As per Specification	91% of maximum density MRS 11.09					

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Appendix SC6.3N Subdivisional works project quality plan – stormwater drainage

Location of Work _____

Developer _____

Contractor _____

Reference _____ Relevant line numbers covered below _____

No.	Activity	Method	Frequency	Quality Requirements	Test Confirmation				Remarks by Contractor or Engineer
					Contractor		Engineer		
					Sign	Date	Sign	Date	
1	Pegline location	Check setout pegs via survey	Each trench	Check by contractor to be approved by engineer					
2	Cut existing pavement surfaces (if any)	Concrete saw or cutting wheel	Existing pavement areas	Depth of cut to exceed depth of seal or asphalt					
3	Excavation of trench	Visual check by contractor	Each section	As per WH&S requirements					
4	Depth of cover at road & footpaths	Level check by contractor	As required	As per specification (QUDM)					
5	Backfill & bedding materials	Visual check by contractor	Each stockpile	As per specification and AS3725					
6	Bed, lay & joint	Engineer & contractor, MH depths, geometrics	Each line	As per specification					Hold point
Engineer to certify pipework 'passed' prior to commencement of backfilling									
7	Backfill trench	Visual, probe, filed density (if specified)	Each line	As per specification. Engineer to check ½ height compaction					
Engineer to certify trench compaction as 'passed' prior to commencement of backfilling									
8	Manholes and benching	Visual check by engineer & contractor	All drainage	As per specification and per Development manual					
9	Manhole covers	Visual check by engineer and contractor	All drainage	As per specification					

Appendix SC6.30 Subdivisional works project quality plan – water reticulation

Location of Work _____

Developer _____

Contractor _____

Reference _____ Relevant line numbers covered below _____

No.	Activity	Method	Frequency	Quality Requirements	Test Confirmation				Remarks by Contractor or Engineer
					Contractor		Engineer		
					Sign	Date	Sign	Date	
1	Pegline location	Check setout pegs via survey	Each trench	Check by contractor to be approved by engineer					
2	Cut existing pavement surfaces (if any)	Concrete saw or cutting wheel	Existing pavement areas	Depth of cut to exceed depth of seal or asphalt					
3	Excavation of trench	Visual check by contractor	Each section	As per WSA 03					
4	Depth of cover at road & footpaths	Level check by contractor	As required	As per WSA 03					
5	Backfill & bedding materials	Visual inspection by contractor	Each stockpile	As per WSA 03					
6	Bed, lay & joint	Visual inspection by engineer	Each length	As per WSA 03					
7	Thrust blocks	Visual inspection by engineer	Each anchor	As per WSA 03					
8	Pressure test by engineer and Council	Air pressure test all joints & thrust blocks exposed	Entire works	As per WSA 03					
Water main pressure test to be deemed 'passed' by Council prior to proceeding									
9	Backfill trench	As per specification	Entire works	As per WSA 03 refer to Austroads Part 8					

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Appendix SC6.3P Subdivisional works project quality plan – sewerage works

Location of Work _____

Developer _____

Contractor _____

Reference _____ Relevant line numbers covered below _____

No.	Activity	Method	Frequency	Quality Requirements	Test Confirmation				Remarks by Contractor or Engineer
					Contractor		Engineer		
					Sign	Date	Sign	Date	
1	Set out works	Survey	Each section	Set out by surveyor or engineer in accordance with the approved plans					
2	Assess need for shoring, drag boxes etc.	AS per WH&S	Each trench	Compliance with WH&S Act & Regulations					
3	Order & receive pipes	Visual inspection	Each section	All pipes undamaged, correct class etc. Retain delivery dockets.					
4	Order & receive bedding materials	Visual inspection	Each load	Free of contaminants, as per specification requirements					
5	Excavate trenches	Visual, geometrics	Each section	Vertical faces, free of excess loose material, shored if necessary					
6	Inspect trenches	Visual, geometrics	Each section	Vertical faces, depth, width, no loose material, shoring & barricades as required					Hold point
Trenches must be certified 'passed' by supervising engineer prior to proceeding									
7	Place bedding material	Visual inspection	Each section	Free of unsuitable material					
8	Lay & joint pipes	Visual inspection	Each length	As per specification					

No.	Activity	Method	Frequency	Quality Requirements	Test Confirmation				Remarks by Contractor or Engineer
					Contractor		Engineer		
					Sign	Date	Sign	Date	
9	Survey (as-constructed information)	Survey by engineer or lic. surveyor	Each section	General specification, engineering plans					
10	Sewer pressure test & Council audit of testing	WSA	Manhole to manhole	All					Hold point
Sewer pressure test results must be certified 'passed' by supervising engineer prior to proceeding									
11	Backfill trenches	Visual inspection	Each section	Free of unsuitable material, layers to be less than 300mm depth					
12	Trench compaction tests	As per method in specification	Each section	WSA, AS3798 or pavement construction					Hold point
Trench compaction results must be certified 'passed' by supervising engineer									
13	Construct sewer manholes	Visual inspection, specification	Each manhole	No visible defects, benching to Council's quality standard					
14	Testing and visual inspection of completed section by Council	Vacuum	WSA table 22.5, location by Council	WSA					
15	CCTV	CCTV	All	WSA 05					
16	Infrastructure condition report			WSA 03, 05					
Sewers will not be accepted until condition report accepted by Council									

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SC6.4 Planning scheme policy for waste management

SC6.4.1 Purpose

The purpose of this planning scheme policy is to provide information required for a development application and guidance and advice for assessment criteria for the provision of adequate waste collection facilities for development.

SC6.4.2 Application

This planning scheme policy applies to development identified as requiring assessment against the **Planning scheme policy for waste management**.

SC6.4.3 Terminology

In this planning scheme policy unless the context of the subject matter otherwise indicates or requires, a term has the following meaning:-

bin storage area: an enclosed area designated for storing on-site refuse bins or a refuse compactor within the property;

bulk bin: a receptacle that is greater than 240 litres in capacity generally being 1.0m³ – 4.5m³ used for the temporary storage of refuse that is used for on-site refuse collection;

collection point: the identified position where refuse bins are presented for collection and emptying. Where bulk bins, the collection point could be the bin storage area;

mobile garbage bin: a bin used for the temporary storage of refuse that is up to 240 litres in capacity and may be used in kerbside refuse collection or on-site collection. Commonly known as a 'wheelie bin';

refuse: includes general waste (including bulky items), and recyclables;

refuse bin: a receptacle (mobile garbage bin or bulk bin) used for the temporary storage of refuse;

refuse chute: a tubular chute penetrating each floor of a building to dispose of waste and/or recycling material into a bulk bin or compaction unit at a level to be determined at design stage.

refuse compactor: a receptacle that provides for the mechanical compaction and temporary storage and reduces bin numbers and collection frequency;

refuse collection vehicle: a vehicle that is specifically designed for the collection and emptying of refuse bins and refuse compactors;

storage area: an area identified for storing on-site mobile garbage bins or bulk bins within the property.

SC6.4.4 General requirements

- (1) The collection of refuse is to be considered during the planning phase of a development or subdivision. Once the aesthetic and physical limitations of dedicated road kerbside collection is exhausted, the development shall make allowance for on-site collection.
- (1) The waste collection system is to achieve the following outcomes:-
 - (a) the number and location of mobile garbage bins does not negatively impact on streetscape character or pedestrian movement and safety presented from kerbside collection.
 - (b) both the customer and service provider can access the bin storage area and collection point conveniently.
 - (c) the location, design and operation of the bin storage and collection system does not have adverse acoustic, odour or visual impacts on the development or surrounding properties.

- (d) the manoeuvring of the refuse collection vehicle within a site, can be undertaken in a safe and efficient manner, without detrimental impacts to any infrastructure. Designs that require the refuse collection vehicle to reverse more than 20m from the point of collection are avoided.
 - (e) for residential developments, the supply and servicing of either mobile garbage bins or bulk bins or refuse compactors complies with the requirements of, and is approved by Bundaberg Regional Council's Waste Services.
- (2) Council advises designers that not all bin options are available within the Bundaberg Region and encourages local research with service providers prior to finalising development design.

SC6.4.5 Access and manoeuvrability

- (1) If refuse collection is on-site:-
 - (a) the pavement/carriageway trafficked by the refuse collection vehicle is a minimum 5.5m wide;
 - (b) turning and manoeuvring facilities are provided with an unimpeded 12.5m turning radius for refuse collection vehicles; and
 - (c) Where refuse collection is on-site the internal road design is to make provision for the refuse collection vehicle to enter and leave the site in a forward gear.
- (2) All entry and exit gate are a width and design that allows for sufficient ingress and egress for the refuse collection vehicle including a 6m wide crossover.
- (3) Unimpeded turnaround facilities for a refuse collection vehicle are provided for no through roads and staged subdivision developments.
- (4) For mobile garbage bins, if it is necessary to wheel them to a collection point from a bin storage area:-
 - (a) the mobile garbage bin transfer path is free of steps or other obstructions and does not exceed a 1:14 grade; and
 - (b) the distance does not exceed 75m; or
 - (c) for a residential care facility or retirement facility, the distance does not exceed 50m.
- (5) Bulk bins of 1.5m³ or less are positioned so that collection personnel do not have to move bins for more than 5m. The maximum gradient of the manoeuvring and loading areas (which may extend to the access ramp) is 5% (1:20).
- (6) Bulk bins greater than 1.5m³ are positioned so that front lift refuse vehicles can drive directly to the container without relocating the bulk bin. If this cannot be achieved due to physical constraints, then the bulk bins are not moved more than 3m from the storage to the collection point. The maximum gradient of the manoeuvring and loading areas (which may extend to the access ramp) is 5% (1:20).
- (7) In instances where the gradient of the internal roads are greater than 5% (1:20), areas of maximum grade 1:50 are provided at the collection points for mobile garbage bins or bulk bins.

SC6.4.6 Residential refuse bin arrangements

- (1) The number and type of mobile garbage bins at residential properties is provided in accordance with **Table SC6.4.1 Refuse bin number and type per development** and the following:-
 - (a) if kerbside collection along a dedicated road frontage is feasible (in accordance with **SC6.4.8.1 (Dedicated road frontage)** of this policy), each dwelling is provided with one general refuse mobile garbage bin and one recyclable mobile garbage bin.

- (b) if the refuse collection vehicle can enter a multiple dwelling, retirement village, or other medium density residential use site and provide kerbside collection service from the internal road, each dwelling is provided with:-
- (i) one general refuse mobile garbage bin and one recyclable mobile garbage bin if the collection service is direct from the kerbside of the internal road; or
 - a. the individual general mobile garbage bin can be substituted with bulk bin(s) for the property at a common collection point on the internal road if approved by Council due to space limitations;
- (c) if the refuse collection vehicle enters a multiple dwelling site such as an apartment building or attached dwellings a bulk service for waste and recycling is provided with:-
- (i) bulk bins of a capacity to suit the servicing as deemed adequate by Council based on usage and volumes of refuse generated;
 - a. on-site provision for the storage of bulk bins for both waste and recycling in a position that is easily accessible for residents or alternatively it can be a chute room or chute and compaction unit room;
 - b. a suitable collection point for bulk bins waste and recycling as determined by Council;
- (d) if the refuse collection is for a mixed use development:-
- (i) residential waste and recycling bulk bins are securely stored separately from the commercial waste and recycling bulk bins;
 - a. bins for other than residential will vary from mobile garbage bins to large compaction units. The number and size of bins required will depend on the uses of the intended commercial use(s) and waste contractor used.

Table SC6.4.1 Refuse bin number and type per development

No. of dwellings	Mobile garbage bin	Small bulk bin (1.0 – 1.5m³)	Large bulk bin (>1.5m³)	Min. no. of bin storage areas per development
Less than or equal to 8 dwellings				
General waste	1 per unit	N/A	N/A	Contained within individual unit entitlement or a common bin storage area ^B
Recyclable waste	1 per unit	N/A	N/A	
9 – 16 dwellings				
General waste	D or 2 x 1.5m³	or 1 x 3m³		Min. 1 common bin storage area ^{B C}
Recyclable waste	D or 2 x 1.5m³	or 1 x 3m³		
17 – 23 dwellings				
General waste	D	N/A	2 x 3m³	Min. 1 common bin storage area ^{B C}
Recyclable waste	D	N/A	2 x 3m³	
24 dwellings or more				
General waste	D	N/A	Min 2 bins (1 bin per 12 units or part thereof)	Min. 1 common bin storage area ^{B C}
Recyclable waste	D	N/A	Min 2 bins (1 bin per 12 units or part thereof)	
^A Small and large bulk bins will be collected onsite.				
^B A common onsite bin storage area shall contain both general and recycle refuse bins.				
^C Where the development is unable to provide a common bin storage area of sufficient size to accommodate the minimum bin provision for the development, Council may increase the frequency of the waste collection services to offset the bin capacity.				
^D A development may be serviced by individual 240L mobile garbage bins in lieu of bulk bins if the design layout includes an internal road (minimum of 5.5m wide) that accommodates side loading bin collection and forward site exit only (no reversing should be involved).				

SC6.4.7 Residential storage area

- (1) The storage area for bulk and mobile garbage bins are provided and comply with all the following:-
 - (a) bulk bins are contained in an enclosure or room in accordance with section **SC6.4.7.1 (Bin storage areas and rooms)**;
 - (b) mobile garbage bins are located:-
 - (i) outside the individual or attached dwelling space that can accommodate two bins and is contained within the lot; or
 - (ii) within a garage or in an external enclosure in a common area for individual dwellings. External enclosures are provided in accordance with section **SC6.4.7.1 (Bin storage areas and rooms)**; or
 - (iii) within a communal enclosure or room. Communal bin enclosures and rooms are provided in accordance with section **SC6.4.7.1 (Bin storage areas and rooms)**.
 - (c) if a refuse chute is provided:-
 - (i) is to be constructed to allow refuse to fall into the centre of the bin;
 - (ii) separate chutes for general waste refuse and recyclables is to be provided, with separate bulk bins provided for each waste stream;
 - (iii) a room containing a chute and bin or compactor is accessible by authorised personnel only; and
 - (iv) the storage area is kept clear of obstructions such as fixed bay separators that impede the ability to change from existing bin sizes or which otherwise limit future refuse collection options.
- (2) Environmental best practices may also include the installation of a trapped waste connection to the sewer system and the provision of a roof canopy over the designated storage area.

Note—Contact Council's Waste Services for advice on the number and size of bins.

SC6.4.7.1 Bin storage areas and rooms

- (1) If a bin storage area or room is provided:-
 - (a) is of sufficient size for the required quantity of bin(s) to be stored and manoeuvred for servicing;
 - (b) is easily accessible for residents and for the required servicing of bins;
 - (c) is screened from neighbouring properties, roads and other public spaces for odour, amenity and noise;
 - (d) ensures contaminants (spilled waste and liquids) are not released into the environment, particularly the stormwater system;
 - (e) is designed to limit vermin and other animal infestation; and
 - (f) is designed with natural or temperature controlled ventilation.

SC6.4.8 Residential collection point

The collection point for mobile garbage bins is located either on the dedicated road frontage of the site (if sufficient kerb space is available), or, where appropriate, within the site if the refuse collection vehicle can access the site and kerbside collection is not feasible. All bulk bins are serviced on site.

SC6.4.8.1 Dedicated road frontage

- (1) The number of mobile garbage bins presented for collection outside any property is to be limited to (including all general refuse and recyclables), the adequate length of kerbside

available. Length of kerbside is the length of footpath frontage in which bins can be presented assuming each mobile garbage bin requires 1m (bin width plus operational clearance) minus footpath frontage utilised by other infrastructure and landscaping (i.e. crossovers, bus stops, street trees and electricity poles) or is inaccessible because of traffic management (i.e. proximity to an intersection or traffic calming).

- (2) Dedicated road frontage collection is typically provided for the following cases:-
 - (a) Dwelling houses;
 - (b) Dual occupancies;
 - (c) Multiple dwellings when individual dwellings have their own road frontage and appropriate access; and
 - (d) Small scale Multiple dwelling sites where sufficient kerbside is available to cater for the number of mobile garbage bins.
- (3) The collection point for a dwelling house fronting a dedicated road is at the kerbside, in front of the property alignment.
- (4) The collection point for a dwelling house located on a rear lot (hatchet lot) is the kerbside either side of the property's access point.
- (5) Collection points are not located:-
 - (a) within 6m of an intersection;
 - (b) near roundabouts or traffic calming devices (or other traffic management devices);
 - (c) within 1m of electricity poles;
 - (d) within 1m of street trees/landscaping;
 - (e) in narrow lanes (where refuse collection vehicle access is difficult or impossible); and
 - (f) within 1m of bus stops, phone booths, letterboxes and other like obstacles.

SC6.4.8.2 On-site collection

- (1) For mobile garbage bins, the refuse collection vehicle enters the site to service the bins at the designated collection points within the internal road reserve. For bulk bins, the refuse collection vehicle enters the site to service the bin at the designated collection point(s), such as a car park, within the property.
- (2) On-site collection is typically provided for the following cases:-
 - (a) the dedicated frontage of the property is too narrow to permit kerbside collection; and
 - (b) industrial and commercial premises.
- (3) If the collection point is at the kerbside of the internal road, it is preferred that mobile garbage bins are placed in front of each dwelling (minimum road width is 5.5m). If there are short dead end streets off the main internal road, sufficient level areas are to be provided beside the main internal road (near the intersection) for a collection point for the mobile garbage bins required for those units.
- (4) If required the collection point for bulk bins is to be located within 30m of the front access with suitable on-site manoeuvring for the truck.
- (5) The minimum vertical clearance for movement of a refuse collection vehicle in a residential development is 4.5m for a side lift or rear lift truck or 6.5m for a front lift truck.
- (6) All development applications are to include a written design proposal for waste collection giving full details of the proposed system, bin sizes, number of bins, frequency of collection and the refuse collection vehicle size.

SC6.4.9 Non-residential development

- (1) The requirements for refuse and recycling bins or refuse and recycling compactors for non-residential development will be assessed on a case by case basis and will be based on the type and amount of waste generated by the development, which is dependent on the operational activities of the development.
- (2) Development applications for non-residential uses are required to provide sufficient information to demonstrate that refuse and recycling collection can occur in an efficient and safe manner on-site without adverse impacts on amenity (acoustic, odour and visual impacts) and pedestrian and vehicular traffic.
- (3) Minimum vertical operational clearance required for refuse and recycling collection vehicles are:-
 - (a) 6.5m for a frontload refuse collection vehicle;
 - (b) 4.5m for a side loaded refuse collection vehicle; and
 - (c) 5.1m for a rear (roll off) refuse collection vehicle.
- (4) Any development application proposing to utilise clearances less than the minimum vertical clearances is to include written confirmation from the proposed waste collection contractor giving full details of the proposed system, bin sizes, number of bins, frequency of collection, the refuse collection vehicle size, and clearances required.

SC6.5 Planning scheme policy for information Council may request, and preparing well made applications and technical reports

SC6.5.1 Purpose

- (1) The purpose of this planning scheme policy is to provide guidance to applicants:-
 - (a) on information Council may request within an information request;
 - (b) on how to make a well made application; and
 - (c) on the content of technical plans and reports that support a planning application.
- (2) This Planning Scheme Policy provides advice and guidance about the circumstances when the following types of technical plans and reports may be required and the typical content to be included in such plans and reports:-
 - (a) acid sulfate (ASS) investigation and management plan;
 - (b) acoustic assessment report;
 - (c) bushfire hazard assessment report and management plan;
 - (d) ecological assessment;
 - (e) flood hazard assessment and mitigation report; and
 - (f) traffic impact assessment report.
- (3) Typically, a well made application will have identified the need for such reports through a thorough planning investigation and/or as has been identified as pertinent to the application during a pre-lodgement meeting with Council officers.
- (4) In instances where technical reports are not provided with the submitted application, Council may require such reports to be supplied as part of an information request.

SC6.5.2 Standard well made application content

- (1) A well made application is the first step to an efficient and successful assessment of a proposed development. As a minimum a well made application needs to contain:-
 - (a) mandatory information under SPA, such as correct IDAS forms, prescribed fee and land owners consent (when required);
 - (b) completed IDAS Checklists;
 - (c) A planning report that includes a detailed assessment of the assessable criteria. Such a report should:-
 - (i) address the Acceptable outcomes of the applicable codes. If the proposal complies, explain why and move onto the next Acceptable outcome;
 - (ii) if the proposal does not comply with an Acceptable outcome, then explain why it does not and address the corresponding Performance outcome and explain how it complies;
 - (iii) if the proposal does not comply with either the Acceptable outcome or its corresponding Performance outcome, then address the Purpose and overall outcomes of the relevant code and explain how the proposal satisfies these elements;
 - (iv) if the proposal does not comply with the Purpose and overall outcomes of a code, then a comprehensive assessment against the Strategic intent of the Planning scheme is required and explain how the proposal satisfies these elements;
 - (v) if the proposal is contrary to the outcomes of the Strategic intent, then consideration needs to be given as to whether the proposal is in conflict with the planning scheme and if so, how the conflict can be justified.

This planning report should be provided whether an application is code or impact assessable. An impact assessable application should provide an assessment against all applicable parts of the planning scheme;

- (d) professionally prepared plans that satisfy the mandatory information under SPA and clearly demonstrate what the proposal is trying to achieve;
 - (e) supporting technical studies as identified through a thorough planning assessment or pre-lodgement advice from Council;
 - (f) more complex applications such as Preliminary Approvals Overriding the Planning Scheme and their content should be determined on a case by case basis. It is recommended ongoing contact with Council should be undertaken during the preparation of any planning report relating to a complex application to determine the detail of its content.
- (2) Simplify the report as much as possible through the effective use of appendices and utilise the body of the report to focus on critical issues such as performance solutions proposed.

SC6.5.3 Technical plans and reports content

- (1) In certain circumstances technical plans and reports may be required to satisfy outcomes nominated within a planning scheme code. The details contained with **Sections SC6.5.3.1 through to SC6.5.3.5** of this policy provide advice and guidance about the typical content that is to be included in such plans and reports.
- (2) In instances where such plans or reports are not provided as part of the submitted application, Council may request them to be provided as part of an information request.

SC6.5.3.1 Acid sulfate soils (ASS) investigation and management plan

- (1) Where a development is subject to the Acid sulfate soils overlay code, a well made application will include an acid sulfate soils (ASS) investigation and management plan.
- (2) In the event where a development is subject to the Acid sulfate soils overlay code and no acid sulfate soils (ASS) investigation and management plan is provided with the initial application Council may ask for one to be provided at the information request stage.
- (3) The purpose of an ASS investigation and management plan is to provide additional information regarding the existence/location, treatment and management of acid sulfate soils (ASS) or potential acid sulfate soils (PASS) on a development site.
- (4) An ASS investigation is required to include the following information:-
 - (a) the lowest point in metres AHD of the proposed excavation and the volume of excavation below 5m AHD;
 - (b) the height in metres AHD of land to be filled, and the volume and thickness of the fill to be placed below 5m AHD;
 - (c) a detailed acid sulfate soils investigation which, as a minimum, is to include sufficient details on the following:-
 - (i) whether ASS/PASS are present in the area to be disturbed, and if so, the location, depth and existing/potential acidity of ASS/PASS relative to the proposed disturbance;
 - (ii) the testing results;
 - (iii) methodology used for sampling and analysis (both field and laboratory);
 - (iv) an assessment of the potential for acid sulfate soils to be disturbed either through drainage or excavation; and
 - (v) potential impacts on adjoining areas.

Note—the level of testing undertaken in the acid sulfate soils investigation should be commensurate with the level of risk.

- (5) Sampling and analysis included in an ASS investigation is to be carried out in accordance with the procedures described in the *Guidelines for Sampling and Analysis of Lowland*

Acid Sulfate Soils (ASS) in Queensland, produced by the Department of Natural Resources (1998). For the purposes of the performance outcomes and acceptable outcomes in the Acid sulfate soils overlay code, the following are also relevant guidelines:-

- (a) *Acid sulfate soils laboratory methods guidelines* (Department of Natural Resources and Mines, 2004);
 - (b) Soil management guidelines – Queensland acid sulfate soils technical manual (Department of Natural Resources and Mines, 2002); and
 - (c) Australian Standard AS 4969 Analysis of acid sulfate soil – Dried samples – Methods of test.
- (6) If ASS or PASS identified in an ASS investigation is proposed to be disturbed by the development, an ASS management plan should be prepared. As a minimum, the ASS management plan is to detail the following:-
- (a) the methods of treating/managing soils;
 - (b) details of any pilot project or field trial to be undertaken to prove the effectiveness of any new technology or innovative management practice being proposed;
 - (c) details of the monitoring and reporting procedures to be established and implemented; and
 - (d) details of contingency procedures including accident/emergency response procedures, and performance criteria to be used to assess the effectiveness of the ASS management and monitoring measures.

SC6.5.3.2 Acoustic assessment report

- (7) An acoustic assessment report may be required where a proposed development is likely to cause noise impacts or where a proposed development site is located in close proximity to a land use or infrastructure which may cause noise impacts on the proposed development (often referred to as reverse amenity impacts).
- (8) An acoustic assessment report should provide an assessment of:-
 - (a) the potential noise impacts associated with the proposed development; and
 - (b) the measures proposed to avoid or minimise adverse noise impacts.
- (9) The acoustic assessment report should have regard to:-
 - (a) Australian Standards AS 1055.2 Acoustics – Description and measurement of environmental noise – Application to specific situations and AS 2107 Acoustics – Recommended design sound levels and reverberation times for building interiors;
 - (b) *Environmental Protection Act 1994* and *Environmental Protection (Noise) Policy 1997* (EPP Noise);
 - (c) *Planning for Noise Control, Department of Environment and Resource Management, 2004*; and
 - (d) *Road Traffic Noise Management Code of Practice, Department of Transport and Main Roads, 2008*.
- (10) The acoustic assessment report should include identification of:-
 - (a) noise standards;
 - (b) nature of the noise;
 - (c) times of operation of the noise source and use/development on site;
 - (d) the type of occupancy/activity categories from AS 2107 that may apply;
 - (e) type of occupancy/activity and proximity of adjacent land uses;
 - (f) details of any prescribed planning levels in the EPP (Noise) that may apply to the adjacent land uses; and

- (g) whether any noise data exists for those adjacent land uses.
- (11) The report should include justification of the appropriate noise planning assessment methodology to determine the noise impacts on and from the land uses and structures both on the subject site and adjacent sites. The report should also provide an assessment of whether the noise emission complies with the calculated limiting criteria. If noise is likely to be unacceptable, the report should describe the control measures that will be used to ensure compliance.

SC6.5.3.3 Bushfire hazard assessment report and management plan

- (1) Where a development is subject to the Bushfire hazard overlay code, a well made application will include a bushfire hazard assessment report and management plan.
- (2) In the event where a development is subject to the Bushfire hazard overlay code and no bushfire hazard assessment report and management plan is provided with the initial application Council may ask for one to be provided at the information request stage.
- (3) In particular, compliance with the Bushfire hazard overlay code may be demonstrated (in part) by the submission of a bushfire hazard assessment report and/or a bushfire hazard management plan prepared by a competent person in accordance with the following guidelines.

Bushfire hazard assessment report

- (4) The level of bushfire hazard shown on the SPP interactive mapping system (plan making) needs to be confirmed via the preparation of a site-specific bushfire hazard assessment report. A bushfire hazard assessment report is to:-
 - (a) include detailed site specific calculations of the bushfire hazard score(s) for the development site based upon:-
 - (i) a quantitative assessment of predicted bushfire behaviour including calculation of predicted fire intensity and rate of spread using McArthur's equation and radiant heat flux using a recognised model (i.e. the View Factor Model or the Leicester Model). Calculations should be based on an forest fire danger index (FFDI) of 50 and maximum predicted fuel loads to determine appropriate setbacks;
 - (ii) a quantitative assessment including discussion of past fire behaviour/history, any prescribed burning undertaken on the site or adjoining sites, likely fire paths, site factors that would minimise or maximise fire behaviour, fuel arrangements and loads, potential ignition points, fire run distances towards houses (or proposed house sites), slopes and any other matter considered important in respect to the issue; and
 - (b) include a bushfire hazard management summary detailed on an A3 size map/s at a scale of 1:500; and
 - (c) be informed by consultation with the local Fire Brigade and where the land adjoins Council, State or Commonwealth land, the relevant land manager.

Bushfire hazard management plan

- (5) Where a site-specific bushfire hazard assessment confirms that a development site is subject to a medium or high bushfire hazard, a bushfire hazard management plan may need to be prepared to mitigate the adverse impacts of the hazard.
- (6) A bushfire hazard management plan is to:-
 - (a) state the purpose, aim and objectives of the bushfire hazard management plan (e.g. having regard to the level of hazard on the land, identify measures, actions and responsibilities for the management of the hazard);
 - (b) summarise the results of the bushfire hazard assessment undertaken for the land, including identification of the various parts of the land that have been determined to be high, medium and low bushfire hazard area;

- (c) be informed by consultation with the local Fire Brigade and where the land adjoins Council, State or Commonwealth land, the relevant land manager;
- (d) include consideration of potential off-site sources of fire hazard including particular land uses or physical features of the surrounding area (including details of properties within 100m of the land);
- (e) address the impacts of the proposed development on the level of fire hazard experienced by other land in the surrounding area, including any land containing water, electricity, gas or telecommunications infrastructure;
- (f) address any implications for areas of environmental significance, areas of cultural heritage significance or areas of landscape significance, including steps taken to minimise the potential impacts of specified fire hazard mitigation measures;
- (g) address the potential impacts of bushfire hazard mitigation measures on slope stability, and on water quality in local receiving waters;
- (h) specify fire hazard mitigation measures, such as:-
 - (i) elements of the development design, including the layout of roads and driveways, and the location, size and orientation of lots and buildings;
 - a. specifications and materials for building design and construction in accordance with the Building Code of Queensland;
 - b. fire fighting infrastructure, including water supply and storage, equipment and fittings, fire breaks and maintenance/access trails;
 - c. potential areas of clearing of native vegetation based on an ecological assessment report or environmental management plan recently prepared for the site;
 - d. details of landscape design requirements, including installation and maintenance requirements;
 - e. information for occupants, including required training for persons employed on the site during both construction and operational phases;
 - f. details of long term management requirements, including the frequency, extent and intensity of burning in areas proposed to be subject to regular controlled ignitions;
 - g. details of areas to be subject to mosaic or patch burning techniques and manual fuel reduction zones; and
 - h. any other measures based on or identified in a recently approved ecological assessment report or environmental management plan for the site;
 - (i) identify the parties to be responsible for specific actions taken under the terms of the bushfire management plan; and
 - (j) provide justification for any variation from the bushfire hazard mitigation measures outlined in the Bushfire hazard overlay code.

SC6.5.3.4 Ecological assessment

- (1) Where development is subject to the Biodiversity areas overlay code, a well made application will include an ecological assessment.
- (2) In the event where a development is subject to the Biodiversity area overlay code and no ecological assessment is provided with the initial application Council may ask for one to be provided at the information request stage.
- (3) In particular, compliance with the Biodiversity areas overlay code may be demonstrated (in part) by the submission of an ecological assessment report prepared by a suitably qualified and competent person in accordance with the following guidelines.
- (4) Persons preparing or undertaking field work for detailed ecological reports must have relevant tertiary qualifications in ecology, biology, environmental science or other appropriate disciplines. Assessment and mapping of remnant vegetation must be carried out by accredited persons trained in regional ecosystem identification by the Queensland

Herbarium. Tree management inspections, reports and plans must be carried out and produced by an arborist with a tertiary qualification in arboriculture or a person with a minimum of 5 years arboriculture experience and possessing a Level 4 Diploma in Arboriculture.

Ecological assessment report

- (5) The purpose of an ecological assessment is to:-
 - (a) identify the ecological values and ecosystem processes on and adjacent to the site;
 - (b) determine the potential impacts of the proposed development on the values and processes;
 - (c) identify measures required for long-term protection of areas of environmental significance and ecosystem processes; and
 - (d) provide measures to mitigate potential impacts identified.
- (6) An ecological assessment report is required to include the following parts and sub-parts, although Council accepts that the level of detail and the scale of assessment will be dependent on the specifics of the site and the development. Any specific information requested during a pre-lodgement meeting or within an information request will take precedence over these guidelines.
 - (a) Desktop assessment:-
 - (i) identification of records of flora and fauna species known to occur, currently occurring and likely to occur on and surrounding the site. Records may include published and unpublished reports, local knowledge and anecdotal reports, Wildnet database searches, Queensland Museum and Queensland Herbarium records;
 - (ii) review of the available commonwealth, state and local habitat and vegetation mapping for the area;
 - (iii) identification of the history of land use on and surrounding the site; and
 - (iv) identification of broad habitat types and ecological corridors on and surrounding the site.
 - (b) Field assessment must (noting that when designing and conducting the field assessment adequate consideration needs to be given to seasonal variation, timing and duration and climatic conditions):-
 - (i) utilise the results of the desktop assessment to design the field survey. The field assessment should be comprehensive enough to cover all habitat types within the subject site including ecotones;
 - (ii) undertake ground survey and map areas of remnant vegetation and high value regrowth. Methodology for mapping is to be consistent with the Regional Ecosystem mapping methodology adopted by the Queensland Herbarium and accepted by the Department of Environment and Heritage Protection under the *Vegetation Management Act 1999*;
 - (iii) undertake a fauna and flora survey for the species known to, or likely to, occur in the area, including a targeted survey in habitats that may support significant species from the region;
 - (iv) identify and map pest species declared under the current state pest management legislation and the Bundaberg Regional Council Pest Management Plan;
 - (v) identify and map wetlands and waterways on site. For wetlands the wetland Mapping and Classification Methodology Version EPA 2005 is to be used;
 - (vi) map any ecological corridors present on or adjacent to the site; and
 - (vii) identify and map key habitat features or evidence of fauna species, for example:-
 - a. trees supporting scratch marks and hollows;
 - b. location and identification of scats, tracks and other traces;

- c. fruit and seed falls;
 - d. fauna trails;
 - e. fallen logs;
 - f. termite mounds;
 - g. ground diggings;
 - h. rock outcrops;
 - i. nests in banks; and
 - j. roost/nest/den trees.
- (c) Conservation status assessment:-
 - (i) identify the conservation significance of the ecological values. The Department of Environment and Heritage Protection uses the *Method for Mapping Ecological State Interests for Land-use Planning and Development Assessment DERM 2010* to determine conservation status of terrestrial habitat areas and the *Aquatic Biodiversity Assessment and Mapping Method (EPA, 2006)* for wetlands and waterways; and
 - a. identify spatial and temporal ecological processes operating on and adjacent to the site.
- (d) Impact assessment:-
 - (i) outline the proposed development and identify relevant statutory and non-statutory planning mechanisms that affect the development site and adjacent lands or trigger development controls; and
 - a. provide details of potential spatial and temporal (short, long-term and cumulative) impacts of the operational and construction phases of the development on the ecological values and ecological processes identified on and adjoining the site.
- (e) Mitigation and management:-
 - (i) prepare proposal plans and management plans detailing the location, extent and nature of all measures designed to prevent, avoid, mitigate and/or manage the identified impacts;
 - a. determine an appropriate buffer to protect identified ecological values. For wetlands, the Department of Environment and Heritage Protection has developed the *Queensland Wetland Buffer Planning Guidelines (EHP, 2011)*. For terrestrial areas, the buffer needs to mitigate the impacts of edge effects, ensure adequate bushfire management buffers and provide long-term protection for vegetation to be protected (a minimum setback of at least 1.5 times the mature height of the vegetation is considered an appropriate buffer for individual trees unless otherwise determined by an arborist);
 - b. design appropriate ecological corridors. As a guide, local ecological corridors are to be a minimum of 100m in width, regional corridors a minimum of 200m in width and state corridors 500m in width;
 - c. incorporate tree protection measures as outlined in *AS4970 – Protection of Trees on Development Sites*;
 - d. if an environmental offset is proposed it is to be undertaken in accordance with the *Environmental Offsets Act 2014*; and
 - e. in some circumstances, a Construction and Environmental Management Plan that contains a Flora and Fauna Management Plan may be required.
- (f) Reporting is to include:-
 - (i) a scaled map showing the location of all ecological values including corridors, fauna species habitat including habitat trees, remnant, high value regrowth and non-remnant vegetation overlaying a plan of development. The plan is to include any Water Sensitive Urban Design features,

associated stormwater infrastructure, services, roads (noting that a differential GPS or Total Station-EDM must be used to accurately map ecological features);

- a. a detailed description of the methods used and assumptions made; and
- b. a scaled drawing showing areas surveyed across the site.

SC6.5.3.5 Flood hazard assessment and mitigation report

- (1) This component of the planning scheme policy applies to development which requires assessment against the Flood hazard overlay code.
- (2) This component of the planning scheme policy is intended to identify and provide guidance about information that may be required to support a development application where subject to the Flood hazard overlay code.
- (3) In particular, compliance with the Flood hazard overlay code may be demonstrated (in part) by the submission of a flood hazard assessment report and/or a flood hazard mitigation report prepared by a competent person in accordance with the following guidelines.

Flood hazard assessment report

- (4) A flood hazard assessment report is to:-
 - (a) consider Council's adopted flood and drainage studies for the relevant catchment(s); and
 - (b) as relevant, include accurate hydrological and hydraulic modelling of the waterway network and assessment of existing flooding and flood levels of major water systems, including modelling of the 50%, 10%, 5%, 1%, 0.5% and 0.2% AEP flood events and the PMF.

Note—Throughout the Bundaberg region, Council owns and maintains a number of hydraulically and hydraulic modeling. On request and signing of a usage agreement this modeling can be made available.

Flood hazard mitigation report

- (5) A flood hazard mitigation report is to:-
 - (a) assess the potential impacts of the development on flood hazard;
 - (b) assess the potential impacts of flood hazard on the development;
 - (c) recommend strategies to be incorporated into the proposed development to satisfy the outcomes of the Flood hazard overlay code;
 - (d) describe and evaluate the impact of the proposed mitigation strategies on the existing and likely future use of land and buildings in proximity to the proposed development; and
 - (e) address the following:-
 - (i) water quality;
 - a. waterways, including bank stability;
 - b. impacts on adjacent properties both upstream and downstream;
 - c. preferred areas and non-preferred areas on site for various activities, based on the probability of inundation and the volume and velocity of flows;
 - d. the use of flood resistant materials and construction techniques able to withstand relevant hydraulic and debris loads where appropriate;
 - e. the location and height of means of ingress and egress, including possible flood-free escape routes;
 - f. the location and height of buildings, particularly habitable floor areas;
 - g. structural design, including the design of footings and foundations to take account of static and dynamic loads (including debris loads and any reduced bearing capacity owing to submerged soils);

- h. the location and design of plant and equipment, including electrical fittings;
 - i. access requirements for maintenance of proposed infrastructure;
 - j. the storage of materials which are likely to cause environmental harm if released as a result of inundation or stormwater flows;
 - k. the appropriate treatment of water supply, sanitation systems and other relevant infrastructure;
 - l. relevant management practices, including flood warning and evacuation measures;
 - m. details of any easements or reserves required for stormwater design; and
 - n. details of detention/retention storages.
- (6) The level of detail required for a particular development application should be determined in consultation with Council's development assessment officers.

SC6.5.3.6 Traffic impact assessment report

- (1) Performance outcome PO2 of **Table 9.4.5.3.2 (Criteria for assessable development only)** of the Transport and parking code requires that development involving high trip generating land uses minimises any adverse impacts on surrounding land uses and the external transport network, including by the provision of infrastructure and services to increase the use of public and active transport.
- (2) Compliance with this performance outcome of the Transport and parking code may be demonstrated (in part) by the submission of a traffic impact assessment report prepared by a competent person in accordance with the following guidelines.
- (3) As a minimum, the traffic impact assessment report should provide:-
 - (a) an assessment of the traffic generation and movements and/or on-site manoeuvring associated with the proposed development;
 - (b) an assessment of the proposal and its impacts in the context of the surrounding road network; and
 - (c) recommendations and/or design solutions to mitigate any traffic impacts associated with the development.
- (4) Depending on the nature and scale of the proposed development and the location and characteristics of the development site, the traffic impact assessment report may also need to consider:-
 - (a) specific measures to ensure the proposal will contribute towards encouraging walking, cycling and greater use of public transport in preference to using private cars;
 - (b) the need to improve public transport services and infrastructure as a result of the development;
 - (c) measures to ensure maximum accessibility to public transport, including future expanded services;
 - (d) a review of the existing and proposed traffic network and traffic operating conditions based on an appropriate planning horizon (with a minimum of 10 years);
 - (e) the amount of other traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect of traffic on the movement of other traffic on the road system. This includes the impact of generated traffic on:-
 - (i) key nearby intersections;
 - a. local streets in the neighbourhood of the development;
 - b. the environment;
 - c. existing nearby major traffic generating development;

- d. the major road network;
- (f) existing parking supply and demand in the vicinity of the proposed development;
- (g) level of provision for parking in the development based on land use and public transport provision;
- (h) whether the proposed means of ingress to or egress from the site of the development are adequate and located appropriately according to the Council's road hierarchy;
- (i) adequate provision to be made for the loading, unloading, manoeuvring and parking of vehicles within that development or on that land;
- (j) movements of freight carrying vehicles associated with the proposal and how these are to be minimised;
- (k) the possibility of integration with adjacent development;
- (l) the effects on public transport, traffic operations and parking, of any temporary works required during construction;
- (m) any comments made by the Department of Transport and Main Roads that are in accordance with the rights and powers of this agency;
- (n) the existing and likely future amenity of the surrounding area; and
- (o) a statement of all of the assumptions made in the preparation of the report and the design parameters adopted in the technical analysis.

SC6.6 Planning scheme policy for the Hughes and Seaview Bargara masterplan area

SC6.6.1 Purpose

The purpose of this planning scheme policy is to provide:-

- (a) guidance for development within the area of land bounded by Hughes Road, Seaview Road, Watsons Road, and Bargara Road, Bargara;
- (b) alternative outcomes acceptable to Council that satisfy the overall outcomes of the **Central coastal urban growth area code** may be achieved;
- (c) alternative outcomes acceptable to Council that satisfy the **Desired standards of service** nominated within **Part 4 – Priority infrastructure plan**.

SC6.6.2 Application

This planning scheme policy applies to assessable development on land between Bargara, Hughes, Watsons, and Seaview Roads. The outcomes nominated within the plan are alternative outcomes to those outcomes nominated within the **Central coastal urban growth area local plan code** and **Priority infrastructure plan** and achieve the Overall outcomes and the Desired standards of service required by those parts of the planning scheme.

Map 1—Overall Masterplan provides an overall plan for the landuse elements nominated within this masterplan. Maps 2 through to 6 provide location and alignment information for individual elements required by this masterplan. To comply with the masterplan, development is to comply with each element nominated.

SC6.6.3 How to read this policy

This masterplan:-

- (1) provides strategic recommendations for the future development of land between Bargara, Hughes, Watsons, and Seaview Roads. It identifies policy statements and environmental outcomes in relation to the pattern of settlement and landuse, movement networks, environmental and open space networks, buffering and separation, and infrastructure delivery and staging;
- (2) is supported by a background planning report which includes an analysis of constraints and opportunities, identification of key issues, landowner intentions and council workshop outcomes for the area.

SC6.6.4 Land to which this masterplan applies

The masterplan:-

- (1) applies to land bounded by Bargara Road, Hughes Road, Watsons Road, and Seaview Road Bargara and as shown in **Figure SC6.6.1 Land that the masterplan applies**.
- (2) area comprises of approximately 141 hectares of land fragments into 62 lots ranging in size from 975m² to 6.3ha. Moneys Creek and its catchment and the north-east and north-west sections of the Masterplan area fall within the 1% AEP flood event. Agricultural activity is predominately between Hughes Road and Seaview Road and consists mainly of cropping of cane, horticulture and flower production. Bargara Road is the only State-controlled road affecting the plan area. Hughes Road is a sub-arterial road and Seaview and Watsons Roads are collector roads. Low density residential development is to the east, whereas a State high school is proposed on the northern side of Bargara Road. Rural land exists to the west and south of the Masterplan area;
- (3) area has been identified within the Emerging community zone and within the Central coastal urban growth area local plan of the planning scheme.



Figure SC6.6.1 Land that the masterplan applies

SC6.6.5 Background and context

While the Central coastal urban growth area local plan provides useful but high level direction and structure for the Masterplan area, a number of challenges within the locality are not appropriately addressed in enough detail within the local plan. Challenges, including land fragmentation, mix of land owner expectations, and a history of being retained for rural-urban buffering has required a more detailed plan to be prepared to better inform future development of the locality.

SC6.6.6 Overall outcome

Development within the masterplan area conforms to a pattern of settlement and land use that is generally in accordance with the land use and infrastructure elements identified on **Map 1—Overall Masterplan**.

SC6.6.7 Strategic outcomes

The strategic outcomes for the masterplan area are as follows:-

- (1) protect the rural residential character of expansive homes in spacious grounds in a rural setting;
- (2) locate urban density housing so that it does not conflict with areas of rural production, whether continuing rural production within the masterplan area or external to it;
- (3) medium-density housing, as an alternative residential form to conventional dwelling houses, is located in logical, accessible, and well-served locations;
- (4) non-residential uses generally do not establish within the masterplan area except for a service station, service industry, or similar use in the north-eastern corner of the masterplan area;
- (5) the opportunity to develop a sizable community or institutional facility at the northern end of Hughes Road—potentially a school, hospital, nursing home, sporting complex or similar activity requiring up to approximately 12 hectares;
- (6) limited land uses and works are appropriate within the Flood hazard area, provided they avoid increasing the severity of flood events on other land. Providing drainage easements would secure access and the extent of works.

SC6.6.8 Recommended landuses

The recommended landuse structure is shown in **Map 2—Settlement Pattern and Landuse**. The following outcomes are sought for each landuse category.

SC6.6.8.1 Rural residential

The rural residential areas as depicted in **Map 2—Settlement Pattern and Landuse**, generally in the vicinity of Wessells Road, is the preferred location for rural residential development.

Future development of the rural residential area is to achieve the following outcomes:-

- (1) lots are generally not less than 4,000m² ;
- (2) lots smaller than 4,000m² (not less than 2,000m²) may be appropriate when lot design, site constraints (such as hazard areas), and broader amenity outcomes have been considered;
- (3) each new lot is capable of accommodating a dwelling, appurtenant buildings, and effluent disposal areas outside any identified flood hazard area;
- (4) for any additional driveways access to Seaview Road, the driveway crossing is to be located adjacent to the property boundary to create shared access points;
- (5) where affected by waterways or overland flow paths, adequate stormwater drainage is provided;
- (6) additional lots fronting or accessing Seaview Road have frontages of not less than 40 metres;
- (7) drainage paths remain in private ownership but are included in a drainage easement in favour of Council;

Editor's note—there is no need for Council to acquire drainage paths. Drainage areas will continue to contribute to the large lot character of the rural residential areas.

Editor's note—the extent of the drainage corridors as depicted on Map 1—Overall Masterplan is indicative only. The exact extent of the drainage corridor will need to be determined at the time of any development application.

SC6.6.8.2 Low density residential

The low density areas as depicted in **Map 2—Settlement Pattern and Landuse**, make up most of the masterplan area.

Future development of the low density residential area is to achieve the following outcomes:-

- (1) the minimum lot size is 600m², enabling a density of up to 12 dwellings per hectare, subject however to site-specific characteristics and constraints;
- (2) lots smaller than 600m² may be appropriate, particularly when fronting open space or park or when integrated into a reconfiguring development project providing a mixture of lot sizes where the overall built outcomes have been considered;
- (3) development is connected to urban services in a logical and efficient manner;
- (4) the general pattern of streets and lot boundaries is grid-like, parallel or perpendicular to the current cadastre and providing an efficient use of land;
- (5) where located along Seaview Road adequate buffering to rural land on the western side of Seaview Road is provided and access to any new lots is via a local access road, not Seaview Road;
- (6) dwellings resulting from additional lots fronting Seaview Road are setback not less than 30 metres;
- (7) where affected by waterways or overland flow, adequate stormwater drainage using water sensitive urban design techniques are provided.

SC6.6.8.3 Medium density residential

The medium density areas as depicted in **Map 2—Settlement Pattern and Landuse**, will provide alternative housing choices in locations near open space and other community infrastructure.

Future development of the medium density residential area is to achieve the following outcomes:-

- (1) medium density residential development is located to take advantage of existing or planned commercial and community landuses on land in the north adjacent to Bargara Road and in the south-eastern corner of the plan area between Wessells Road and Watsons Roads;
- (2) development demonstrates a high standard of design and provides a range of smaller dwellings to suit a range of smaller household structures. Development fronting Bargara Road is setback and provides a 10m densely landscaped buffer to the road;
- (3) there is no minimum lot size however development achieves a range of smaller dwelling types such as town houses, subject to site characteristics and constraints. Lots sizes within the medium density area should:-
 - (a) reflect an existing approval or an existing medium density residential development; or
 - (b) be large enough to allow for the establishment of a medium density residential land use (as detailed in item 4 below) in the future;
- (4) appropriate land uses include multiple dwellings, integrated small-lot housing, retirement facility, and resort complex. **Figure SC6.6.2 Typical medium density form** shows the form and density that can be achieved for a retirement / over age village that is supported by designated communal open space/s and community facilities;
- (5) development is connected to all urban services in a logical and efficient manner;
- (6) where affected by waterways or overland flows, adequate stormwater drainage using water sensitive urban design.



Figure SC6.6.2 Typical medium density form

SC6.6.8.4 Community

The community areas as depicted in **Map 2—Settlement Pattern and Landuse**, provide opportunities for private and government owned community infrastructure to be established within the masterplan area.

Future development of the community area is to achieve the following outcomes:-

- (1) community landuses locate in the Community areas—on the existing Council offices/community centre site at the corner of Hughes Road and Watsons Road and on land owned by the Roman Catholic Trust fronting Hughes Road;
- (2) the existing council office buildings are a focus of activity for the local community and the buildings are capable of being adaptively re-used for a range of community based activities, medical offices and local small scale commercial enterprises and offices providing services to the local community;
- (3) the existing council office buildings provide the opportunity to connect to or integrate with medium density residential landuses on adjacent land;
- (4) while the community areas are preferably developed for community uses, development of these areas for residential purposes that are consistent with the surrounding land use designations is suitable.

SC6.6.8.5 Open space

The open space areas as depicted in **Map 2—Settlement Pattern and Landuse**, provide opportunities for parks to be established within the masterplan area.

Future development of the open space areas is to achieve the following outcomes:-

- (1) a 2 hectare parcel of open space dedicated as a public park centrally located within the masterplan area providing a range of passive and active recreational activities in accordance with Council's **Desired standards of service** nominated within **Part 4 – Priority infrastructure plan**. **Figure SC6.6.3 Typical 2ha open space** shows the typical layout of a local park;



Figure SC6.6.3 Typical 2ha open space

- (2) open space that is smaller than 2 hectares may be acceptable (at the discretion of Council) should the design, standard of embellishments, and the accessibility exceed the expected standards nominated by the **Priority infrastructure plan**;
- (3) open space located within the Bargara Road reserve on the corner of Bargara Road and Seaview Road remains passive in nature and contributes to the landscaped gateway entry statement with a high standard of landscaping.

SC6.6.8.6 Service station and service industry

The service station and service industry area as depicted in **Map 2—Settlement Pattern and Landuse**, provide opportunities for the establishment of a service station or low impact service industries to service the broader Bargara community close to the entry of the township.

Future development of the service station and service industry area is to achieve the following outcomes:-

- (1) land for the purpose of providing local level service industries including a service station and ancillary service related uses are located at the corner of Bargara Road and Hughes Road;

- (2) access to the site is via Hughes Road, and subject to approval from the Department of Transport and Main Roads a left only exit to Bargara Road is provided to limit the pressure on the Bargara-Hughes Road intersection;
- (3) expansion of this area further along the Bargara Road frontage to accommodate other commercial and other large format development is not anticipated within this masterplan;
- (4) buildings and other structures shall be designed to an appropriate standard to reflect the prominent location of the site and contribute to the positive entry statement to the township of Bargara.

SC6.6.8.7 Other development

Other forms of development not anticipated by this masterplan may be supported within the area if compliance with the following principles can be demonstrated:-

- (1) development does not interfere with the long-term expectations of this masterplan or the logical rollout of urban infrastructure, including water, wastewater, stormwater drainage, and roads;
- (2) development does not create unmanageable amenity conflicts, including visual amenity or the release of contaminants from a site;
- (3) small-scale non-residential activities, especially those that provide a local service, may be acceptable in discrete locations.

SC6.6.9 Movement network

The movement network shown in **Map 3—Movement network**, creates a high quality streetscape that is safe and encourages pedestrian and cycle movements as well as facilitates the efficient movement of traffic and vehicle access.

SC6.6.9.1 Road network

The road network is developed consistently within the road layout shown in **Map 3—Movement network** and the following outcomes:-

- (1) Hughes Road is upgraded to a sub-arterial trunk road providing a key north-south access road linking Bargara and the central coastal southern suburbs. The 1.8km stretch of road is enhanced with streetscape treatments including landscaping, seating, pedestrian crossings and community art projects;
- (2) two additional main access points will feed off Hughes Road at Blain Street and another approximately 290m further south. Intersection upgrades at Bargara Road, Wessells Road and Watsons Road will also be necessary;
- (3) temporary access roads may be permitted to Hughes Road or Seaview Road until such time that access is available via an internal road. At such time that a permanent access is made available the temporary access road will be removed. **Figure SC6.6.4 Conceptual illustration of temporary road connections**, illustrates how temporary access roads can be constructed;

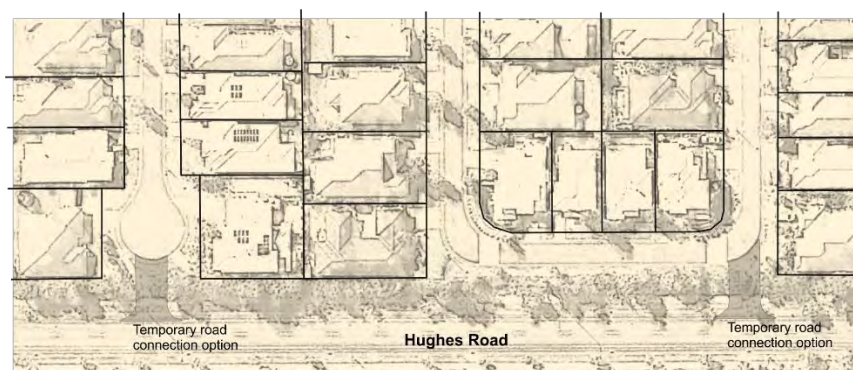


Figure SC6.6.4 Conceptual illustration of temporary road connections

- (4) a new trunk road will provide a direct connection across the masterplan area from the intersection at Seaview Road and Farquhars Road to the Bargara Road and Blain Street intersection. A collector road will pass through from the north-west to the south-east connecting Seaview Road and Hughes Road;
- (5) Seaview Road will be upgraded to form part of the north-south coastal link, connecting Burnett Heads with Elliott Heads;
- (6) three main access points will feed off Seaview Road requiring 2 new intersections and intersection upgrades at Wessells Road and Watsons Road;
- (7) no direct access to additional dwellings will be permitted from Bargara, Seaview and Hughes Road. An exception may be made for a small number of additional rural residential lots fronting Seaview Road where one additional second access may be permitted upon subdivisions. New access points are to be in accordance with section 6.5.8.1(4) of this policy;
- (8) internal local access roads will be based on a grid pattern and run parallel and perpendicular to Hughes Road and Seaview Road.

SC6.6.9.2 Pedestrian and cycle pathway network

The pedestrian and cycle pathway network is developed consistently within the layout shown in **Map 3—Movement network** and the following outcomes:-

- (1) Hughes Road will accommodate a multi-modal pathway along the eastern side of the road. A main pedestrian/cycle pathway will locate along the central north-south collector road;
- (2) the south section of Brumby Lane north of Wessells Road will function as a local road servicing the rural residential area and would ideally make provisions for pedestrians. A vehicular connection between Wessells Road and the new collector road is not considered necessary.

SC6.6.9.3 Brumby Lane

Brumby Lane will be transferred from private ownership into a public road providing a pedestrian and cycle access between the low density residential area and Wessells Road, consistent with **Figure SC6.6.5 Brumby Lane concept**. Vehicle through access from Wessells to the northern low density residential area is not required. Brumby Lane will:-

- (1) be dedicated as a public road despite not strictly complying with minimum standards nominated with the planning scheme;
- (2) remain a 'No through road' for vehicles;
- (3) provide a pedestrian and cycle link between Wessells Road and the low density residential area of the masterplan area;
- (4) new dwellings and appurtenant buildings on the eastern and western side of Brumby Lane (whether access is gained via Brumby Lane or not) be setback in accordance with **Figure SC6.6.6 Brumby Lane setbacks** to allow for future resumptions to allow for the widening of Brumby Lane should the need arise.

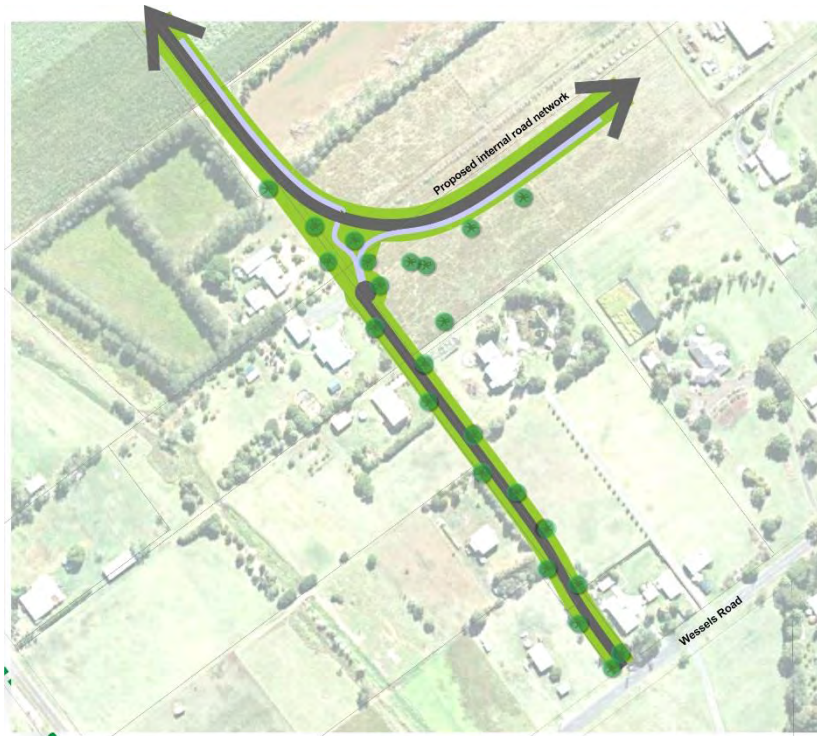


Figure SC6.6.5 Brumby Lane concept

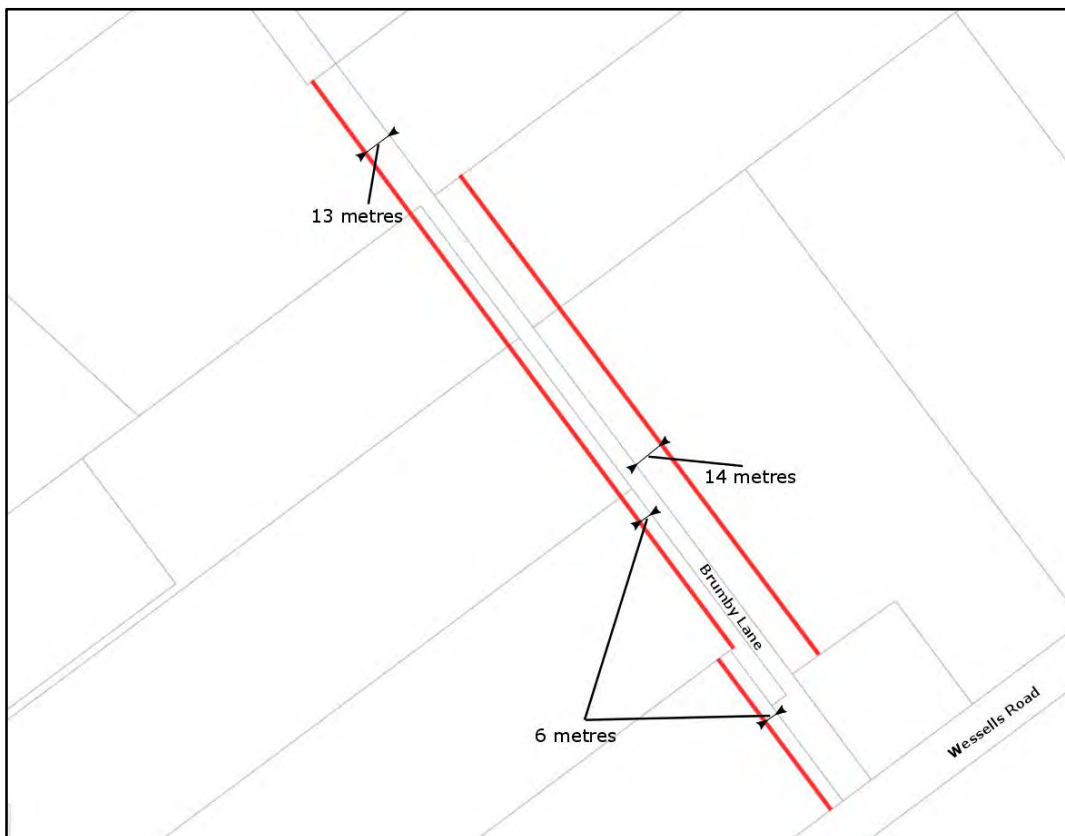


Figure SC6.6.6 Brumby Lane set backs

SC6.6.10 Environment and open space network

The Environment and open space network shown in **Map 4—Environment and open space network**, protects existing waterways and land subject to the 1% AEP flood from development

and retains the drainage function. Unless required to be utilised as a pedestrian and cycle pathway the majority of waterway corridors are to remain in private ownership.

SC6.6.10.1 Environmental protection

The Environmental protection (drainage) network as shown in **Map 4—Environment and open space** is to be protected from development to ensure the drainage and flood conveyance functions of the network are retained. The following outcomes are to be achieved within the Environmental protection (drainage) areas:-

- (1) drainage areas are not developed and are retained or returned to their natural state where practical;
- (2) drainage areas, unless required to be utilised as part of the pedestrian and cycle pathway network, are retained in private ownership;
- (3) easements in favour of Council are provided over drainage areas that are retained in private ownership. Easements are to allow Council access for maintenance.

Editor's note—The extent of the Environmental protection (drainage) shown on **Map 4—Environment and open space map** is indicative only and the actual drainage corridor alignment and extent will need to be determined at the time of any development application involving the affected land.

SC6.6.10.2 Local flood (1% AEP) event and flood investigation areas

Map 4—Environment and open space shows the extent of the 1% AEP local flood event at the time of writing and areas known to locals to be subject to flood but are not included in any flood hazard mapping, these areas are identified as 'Local flood investigation area' on map 4. The nature of flood extent mapping, particularly for localised flood events, is that it is subject to change as more accurate flood mapping is made available or as the flood characteristics are altered because of development within the catchment. For the most up-to-date flood extent mapping refer to Council's most recent resolution to adopt Flood hazard areas under section 13 of the *Building Regulation 2006*. The following outcomes are to be achieved within the Local flood (1% AEP) event areas:-

- (1) development is to demonstrate how it will avoid or minimise the risk to people and property;
- (2) the outcomes nominated within the Flood hazard overlay code are to be achieved.

SC6.6.10.3 Detention and stormwater quality improvement

Areas required for detention and stormwater quality improvements are shown on **Map 4—Environment and open space**. The following outcomes are to be achieved within detention and stormwater quality improvement areas:-

- (1) land subject to the detention and stormwater quality improvements areas is not developed for urban purposes. The area is enhanced using a range of techniques principally based around sensitive urban design to detain and improve stormwater quality;
- (2) the size and type of treatment is to be confirmed at the time of any development application involving the affected land.

SC6.6.10.4 Local park

Areas required for local park are shown on **Map 4—Environment and open space**. The outcomes for the local park are nominated within section **SC6.6.8.5 Open space** of this policy.

SC6.6.11 Buffering and separation

Land affected by Buffering and separation are shown in **Map 5—Buffering and separation**. The use of buffers, separation areas and nominated setbacks will mitigate environmental, visual and landuse conflicts. Temporary and permanent buffer treatments are applied appropriately in accordance with section **SC6.6.11.1 Rural buffer treatment**, to ensure impacts from development are limited on agricultural uses.

Amenity buffers and the Bargara gateway buffer are constructed where identified on **Map 5—Buffering and separation** to provide treatments in areas of high visibility contributing to the amenity of Bargara.

SC6.6.11.1 Rural buffer treatment

Rural buffer treatments are applied on land adjacent or near land utilised for agricultural purposes to ensure the agricultural use can continue without restrictions. Within the masterplan area two types of rural buffer are identified:-

- (1) a permanent rural buffer is required to be constructed along Seaview Road as identified on **Map 5—Buffering and separation** so as to appropriately separate the agricultural land located on the western side of Seaview Road from the urban land uses within the masterplan area. The permanent buffer is to:-
 - (a) be designed and constructed so as to appropriately address PO8 of the Landscaping code, including the following:-
 - (i) provides a densely landscape setback to Seaview Road of 20m with dwellings set back 30m;
 - (ii) the buffer is retained in private ownership as the 'backyard' of the lots created from the development;
- (2) temporary rural buffer treatments are provided where new development abuts land used for agricultural purposes within the masterplan area. A temporary setback buffer of 40m to the existing agricultural activity that is consistent with **Figure SC6.6.7 Temporary agricultural land buffer concept**. The temporary buffer is extinguished and may be developed following the cessation of the adjoining agricultural activity.

Editor's note—It is envisaged that the 40m buffer area would form a stage of the urban development and would be conditioned accordingly by Council through the development approval that the stage that sits over the buffer area cannot be commenced until the adjoining agricultural activity is permanently ceased.

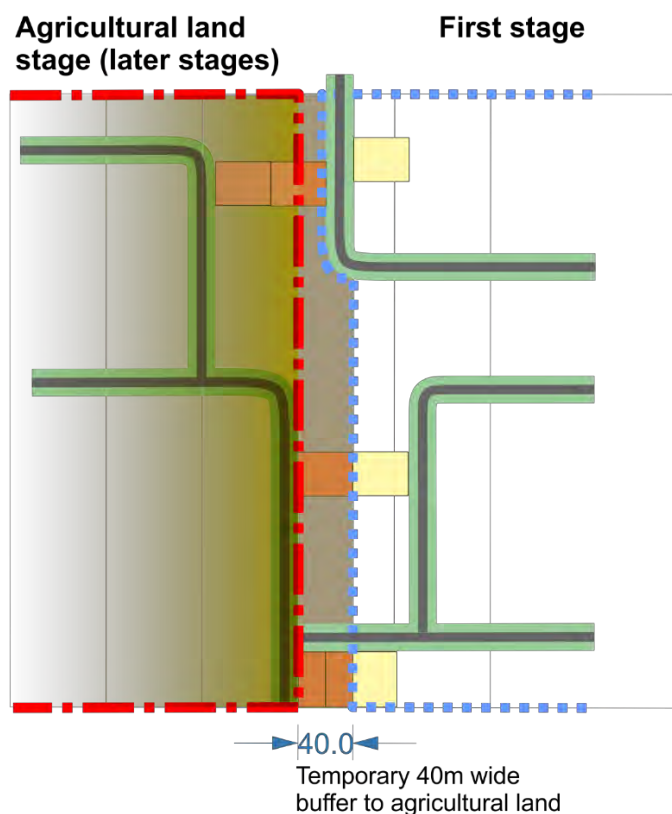


Figure SC6.6.7 Temporary agricultural land buffer concept

SC6.6.11.2 Bargara gateway buffer

The northern boundary of the masterplan area fronts Bargara Road which is a major entry road into the township of Bargara. Development fronting Bargara Road and identified within the Bargara gateway buffer area on **Map 5—Buffering and separation** is to ensure that:-

- (1) buildings and structures are set back at least 10 metres from the Bargara Road frontage;

- (2) building facades fronting Bargara Road are to present to the road reserve;
- (3) a high standard of landscaping is provided within the set back to compliment and enhance the landscape treatment that is to be provided within the road reserve;
- (4) fences fronting Bargara Road are articulated and executed to a high standard commensurate with their prominent position in the landscape;
- (5) street tree planting along the adjacent road reserve contributes to a consistent and appealing streetscape;
- (6) advertising devices and other signs are not established along this frontage.

SC6.6.11.3 Amenity buffer

Land subject to the amenity buffer as detailed within **Map 5—Buffering and separation** is to ensure that a range of visual treatments to the adjoining public road. Treatments may include a well-articulated built form, high quality landscape treatments, entrance signage and high quality fencing utilising a range of materials and articulation measures.

SC6.6.12 Building setbacks

The following building setbacks and clearances should be applied through material change of use approvals or via the creation of Building Location Envelopes through the reconfiguring a lot process:-

- (1) buildings and structures are set back at least 10 metres from the Bargara Road frontage;
- (2) in the Rural Buffer area building and structures are set back at least 30 metres from the Seaview Road reserve and 10 metres from the vegetated buffer;
- (3) if in or abutting the Rural buffer treatment (agricultural land) area building and structures are set back 40 metres from the land being used for agricultural purposes;
- (4) building and structures are set back 6 metres on land within or abutting an Amenity buffer;
- (5) where land adjoins Brumby Lane buildings and structures are setback in accordance with **Figure SC6.6.2 Brumby Lane setbacks**;

Editor's note—Figure SC6.5.2 is within section 6.5.8.3 of this masterplan.

- (6) in all other areas of the masterplan area as per the Planning Scheme and QDC.

SC6.6.13 Infrastructure delivery and staging

The masterplan's landuse and density outcomes will generate approximately 1058 dwellings with a population of approximately 1990. While the masterplan area is included in the Priority Infrastructure Area and the Priority Infrastructure Plan within the Planning Scheme does identify future infrastructure networks within the area, future network planning and staging will be informed by the outcomes and landuses nominated within this masterplan.

SC6.6.13.1 Overall outcomes for infrastructure delivery and staging

It is likely that development will occur in the manner identified in **Map 6—Sequencing** from the mid-eastern section of the masterplan area first and secondly in the northern section of the study area, and progress toward the central section and south of the area over time. The provision of trunk and local infrastructure is to be:-

- (1) provided sequentially in a logical and orderly manner;
- (2) affordable and appropriate for its purpose and match the expected standards of individual land uses.

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- 1 Detention and stormwater quality improvement
- 2 Baraga Road amenity and character setback (10 metres wide)
- 3 Potential school, other institutional use, or residential
- 4 No direct access to Seaview Road from lots within the Low-density residential area; dwellings are setback not less than 30 metres from Seaview Road
- 5 Special opportunities area: adaptive reuse of existing buildings

Note: This plan is not intended to be cadastrally precise. Even though it shows elements in relation to property boundaries it is not the purpose or function of this plan to portray precise locations. It is conceptual and schematic only.



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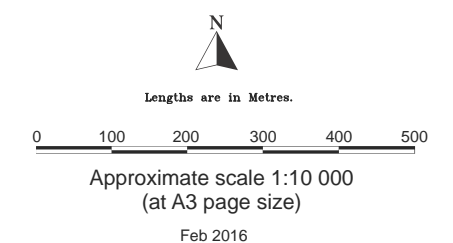
LEGEND

- Low-density residential
- Rural residential
- Medium density residential
- Service station and service industry
- Community
- Drainage corridor
- Open space
- Trunk collector road
- Collector road
- Access place road
- Bike route, multi-modal path
- Plan area

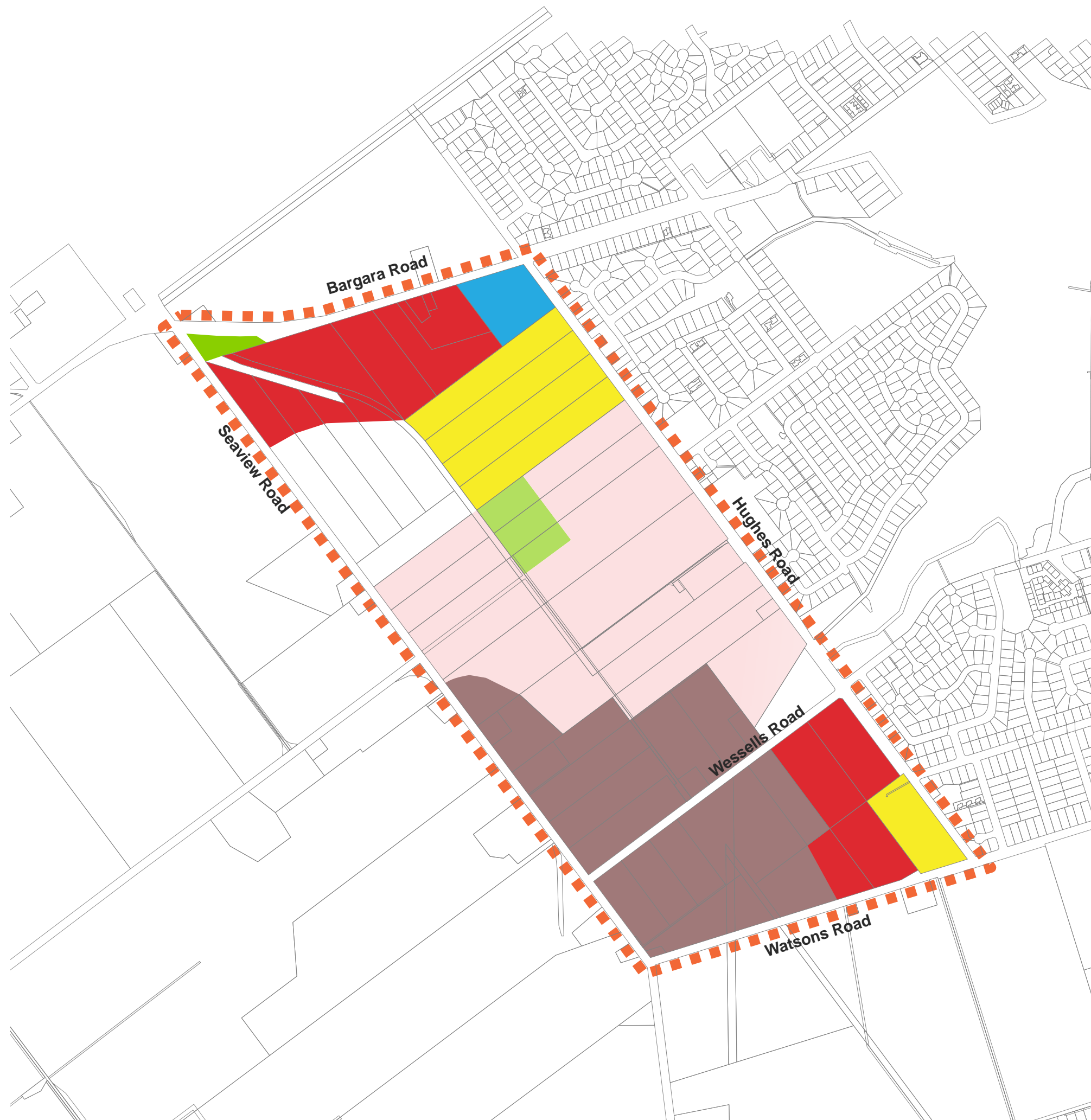
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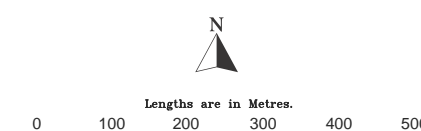
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LEGEND

- Low-density residential
- Rural residential
- Residential medium density
- Commercial and service industry
- Community
- Open space

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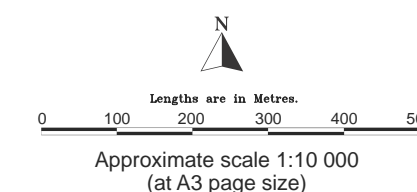
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LEGEND

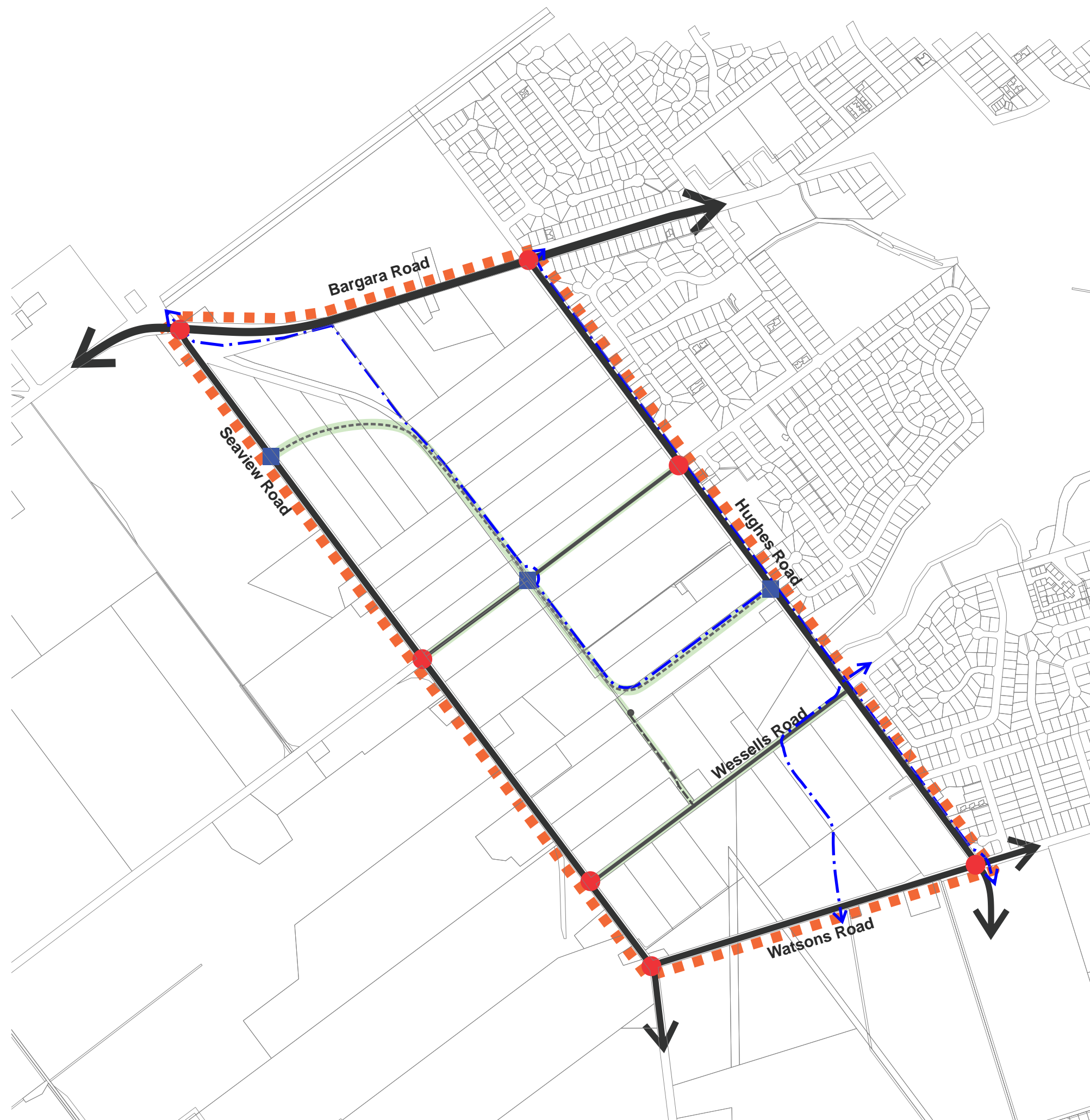
-  Trunk collector road
-  Collector road
-  Access place road
-  Bikeway, bike route, multi-modal path
-  Intersection (new)
-  Intersection (upgraded)

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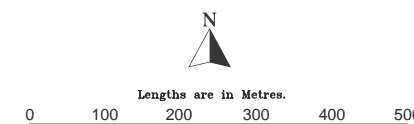
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LEGEND

-  Detention & stormwater quality improvement
-  Environmental protection (drainage)
-  Local flood (1% AEP) event
-  Local flood investigation area
-  Local park

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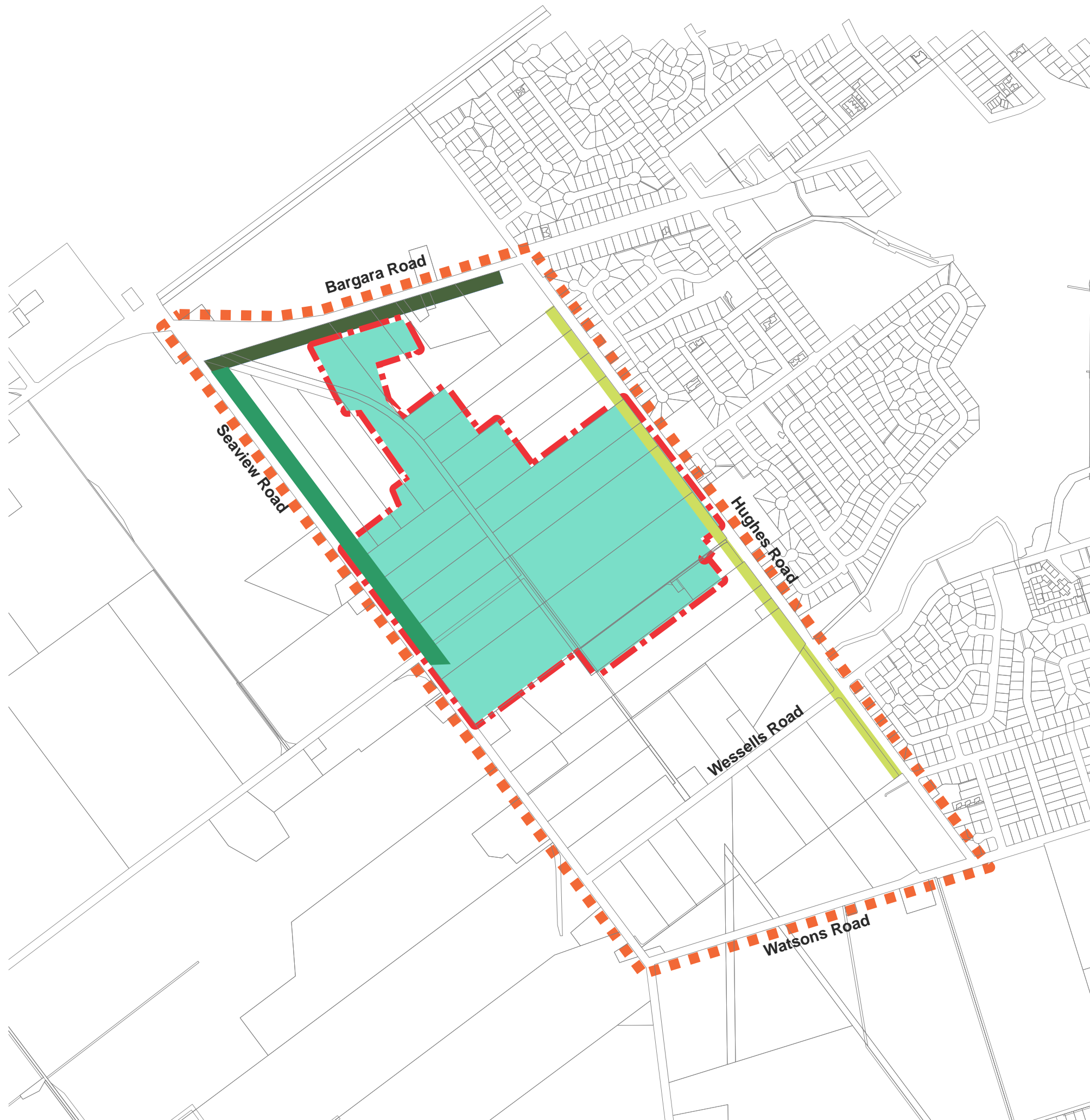
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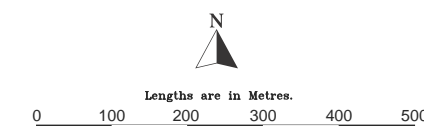
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LEGEND

-  Rural buffer treatment (agricultural land)
-  Rural buffer
-  Bargara gateway buffer
-  Amenity buffer

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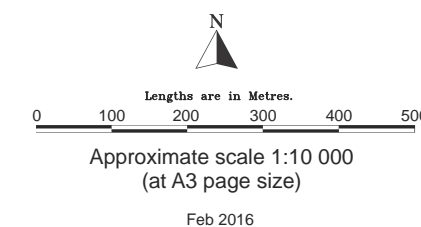
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LEGEND

- Sequenced for short-term
- Sequenced for medium-term
- Not sequenced

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Appendix 1 Index and glossary of abbreviations and acronyms

Table AP1.1 Abbreviations and acronyms

Abbreviation/acronym	Description
AEP	Annual exceedance probability
AHD	Australian height datum
ALC	Agricultural land classification
ANEF	Australian noise exposure forecast
ARI	Average recurrence interval
AS	Australian Standard
ASS	Acid sulfate soil
CPTED	Crime prevention through environmental design
BCA	Building Code of Australia
DFE	Defined flood event
DFL	Defined flood level
DSS	Desired standards of service
DSTE	Defined storm-tide event
GFA	Gross floor area
GLFA	Gross leasable floor area
ha	Hectares
HAT	Highest astronomical tide
ICOMOS	International Council on Monuments and Sites
km	Kilometres
m	Metres
MCU	Material change of use (of premises)
mm	Millimetres
MSES	Matters of State Environmental Significance
NDB	Non-directional beacon
OLS	Obstacle limitation surface
PIA	Priority infrastructure area
PIP	Priority infrastructure plan
PMF	Probable maximum flood
QDC	Queensland Development Code
RaL	Reconfiguring a lot
RFL	Recommended floor level
RSTEL	Recommended storm-tide event level
SPP	State Planning Policy
the Act	<i>Sustainable Planning Act 2009</i>
the Regulation	Sustainable Planning Regulation 2009

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Appendix 2 Table of amendments

Table AP2.1 Table of amendments

Date of adoption and effective date	Planning scheme version number	Amendment type	Summary of amendments
Adoption 2/2/16 Effective 15/2/16	1.1	Planning Scheme Policy	Adoption of the Planning scheme policy for the Hughes and Seaview Bargara masterplan area
Adoption 9/6/16 Effective 13/6/16	2.0	Major	Amendment to the Zone Maps in Schedule 2 (Mapping) to change the zone and/or precinct designation of a number of properties across the region.

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