

GIDEON
TOWN PLANNING

PLANNING REPORT

MATERIAL CHANGE OF USE FOR MULTIPLE DWELLING AND SHORT-TERM ACCOMMODATION

LOT 14 B74436

**117 RAINBOW STREET
BILOELA QLD 4715**

Magiver Holdings Pty Ltd

17 December 2024

DOCUMENT CONTROL SHEET

Report Details	
Document Title:	Planning Report
Author:	L Saunders
Client:	Magiver Holdings Pty Ltd
Reference:	GTP 2447

Document Status			
Revision No	Date	Author	Reviewer
Original	19/11/2024	LS	GHG
Final	17/12/2024	LS	GHG

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1.0 INTRODUCTION

This Planning Report has been prepared on behalf of *Magiver Holdings Pty Ltd* in support of a Development Application for a Material Change of Use for a Multiple Dwelling and Short-Term Accommodation located at 117 Rainbow Street, Biloela, on land described as Lot 14 B74436.

In accordance with the *Banana Shire Planning Scheme 2021* (Planning Scheme), and pursuant to the *Planning Act 2016*, the proposed development constitutes Assessable Development in the General Residential Zone, requiring a Development Permit for a Material Change of Use (Impact Assessment).

The development proposal is to renovate the existing building on-site to provide four (4) new dwellings. It is considered that the proposal is consistent with the overall outcomes of the General Residential Zone based on the following:

- The development will contribute to the diversity of housing options in the Biloela area.
- While the site is not within the Multiple Dwelling Precinct, all surrounding lots are within the precinct, maintaining the development's consistency with surrounding land uses.
- The proposed development provides for an efficient land use pattern that integrates with surrounding neighbourhoods, infrastructure and transport networks.
- The proposed development maintains the residential character and existing amenity of the surrounding area, reusing an existing building for a new residential purpose.

This report addresses the relevant Codes and Policies of the Planning Scheme and relevant State planning instruments. Supporting information identifies compliance with the Acceptable Outcomes of the applicable Planning Scheme Codes and demonstrates planning merit for the proposed development.

The proposed development is considered to satisfy the relevant requirements of the regional, State, and local planning instruments. The development accords with the relevant Planning Scheme Codes and maintains the outcomes sought for the General Residential Zone. It is considered that the proposal has merit and warrants favourable consideration by the Council.

2.0 PROJECT OVERVIEW

2.1 Site Details

Property Address:	117 Rainbow Street, Biloela
Property Description:	Lot 14 B74436
Encumbrances:	N/A
Registered Owner	Magiver Holdings Pty Ltd (Refer to <i>Appendix B – Title Search</i>).
Total Site Area:	1,012 m ²

2.2 Application Details

Applicant:	Magiver Holdings Pty Ltd C/- Gideon Town Planning
Approval Type:	Development Permit for Material Change of Use
Description of proposal	Multiple Dwelling and Short-Term Accommodation
Local Government Area:	Banana Shire Council
Assessment Manager:	Banana Shire Council
Planning Scheme:	Banana Shire Planning Scheme 2021
Zoning:	General Residential Zone
Overlays:	<ul style="list-style-type: none">• Callide groundwater management area
Level of Assessment:	Impact Assessment
Relevant Code:	Zone and Development Codes: <ul style="list-style-type: none">• General Residential Zone Code• Development Design Code
Referral Agencies:	N/A
Regional Plan:	Central Queensland Regional Plan 2013

3.0 CHARACTERISTICS OF SITE AND SURROUNDING AREA

3.1 Site Details and Location

The subject site is located at 117 Rainbow Street, Biloela, on land described as Lot 14 on B74436. It is located approximately 800m northwest of the Biloela town centre, within the General Residential zone. The subject site is primarily surrounded by lots in the General Residential Zone (Multiple Dwelling Precinct) with a variety of residential uses. Additionally, the land directly across Rainbow Street is Recreation and Open Space zoned land accommodating the Community Resource Centre and Biloela Valleys Football Club.



Figure 1 Site Location Context

Source: Queensland Globe

3.2 Site Characteristics

3.2.1 Area & Configuration

The subject site has a rectangular configuration measuring 1,012m², with a road frontage of approximately 20m onto Rainbow Street.

3.2.2 Existing Infrastructure and Build Form

The subject site accommodates a 330m² building and is connected to all urban services. The site has previously operated as the Biloela Top Shop and Rainbow Street Butchery.

3.2.3 Topography and landscaping

The subject site is generally flat with minimal vegetation aside from a line of trees along the northwestern boundary.

3.2.4 Vehicle access and car parking

The subject site has an existing access driveway onto Rainbow Street. There are no marked parking spaces on-site.

3.2.5 Urban Services

The subject site is serviced by the following urban services:

- The site is within water supply catchment.
- Stormwater infrastructure is located within Rainbow Street.
- The site is within the sewer catchment.
- Electrical infrastructure, not owned or managed by Council, is available along the road frontage of the subject sites.
- Telecommunications infrastructure not owned or managed by Council is available along the road frontage of the subject sites.

3.2.6 Easements

The subject site does not contain any easements.

4.0 DEVELOPMENT PROPOSAL

4.1 Proposal Description

The development proposal is to redevelop the existing building on-site to provide four (4) dwelling units for both short- and long-term accommodation. The proposal includes two 1-bedroom units (approx. 58m² each), one 2-bedroom unit (approx. 67m²), and a studio apartment (approx. 64m²), each provided with kitchen/dining areas and designated laundry facilities.



Figure 2 Proposal Plans
Source: Design Elements

4.1.1 Communal Outdoor Area

The layout of the existing building does not allow for a private outdoor space to be allocated for each proposed unit. As an alternative, a large communal covered patio and communal grass area will be provided at the rear of the site, with direct access provided from each unit.

4.1.2 Access and car parking

The existing vehicle access driveway from Rainbow Street will be retained for the development.

Six (6) vehicle parking spaces are provided on-site toward the rear boundary, exceeding the number required by Table 6.3.3 of the *Banana Shire Planning Scheme 2021*.

4.1.3 Landscaping

The development will retain and improve the existing landscaping along the side boundaries. Extensive planting will be provided alongside the proposed driveway and parking areas, providing for the amenity of residents within the communal outdoor area.

4.1.4 Services

No changes to the existing water, sewer, stormwater, electrical, or telecommunication services are proposed.

4.1.5 Waste Storage Area

The development will be provided with a waste storage area beside proposed unit 1, with sufficient space to accommodate two (2) waste bins for each unit. The storage area will have an impervious base and will be fully enclosed by 1.8m solid screen fencing.

5.0 REVIEW OF LEGISLATIVE REQUIREMENTS

5.1 Assessment Overview

5.1.1 Matters to be assessed

In accordance with the *Banana Shire Planning Scheme 2021* and in particular, in accordance with *Table 5.2.1 Categories of Assessment – Material Change of Use in the General Residential Zone*, the proposed development application for a Multiple Dwelling and Short-Term Accommodation is subject to **Impact Assessment**.

According to Section 45(5) of the Planning Act:

"(5) An impact assessment is an assessment that—

- a) *must be carried out—*
 - i. *against the assessment benchmarks in a categorising instrument for the development; and*
 - ii. *having regard to any matters prescribed by regulation for this subparagraph; and*
- b) *may be carried out against, or having regard to, any other relevant matter, other than a person's personal circumstances, financial or otherwise."*

Assessment benchmarks are described in Section 30 of the Planning Regulation 2017 ("Planning Regulation"):

- (1) For section 45(5)(a)(i) of the Act, the impact assessment must be carried out against the assessment benchmarks for the development stated in schedules 9 and 10.
- (2) Also, if the prescribed assessment manager is the local government, the impact assessment must be carried out against the following assessment benchmarks—
 - a) *the assessment benchmarks stated in—*
 - i. *the regional plan for a region, to the extent the regional plan is not identified in the planning scheme as being appropriately integrated in the planning scheme; and*
 - ii. *the State Planning Policy, part E, to the extent part E is not identified in the planning scheme as being appropriately integrated in the planning scheme; and*
 - iii. *a temporary State planning policy applying to the premises;*
 - b) *(b) if the development is not in a local government area—any local planning instrument for a local government area that may be materially affected by the development;*
 - c) *(c) if the local government is an infrastructure provider—the local government's LGIP*
- (3) However, an assessment manager may, in assessing development requiring impact assessment, consider an assessment benchmark only to the extent the assessment benchmark is relevant to the development."

The following sections include an assessment of the proposal against the relevant components of the *Banana Shire Planning Scheme 2021* and the relevant State Government planning instruments and legislative requirements.

5.2 Banana Shire Planning Scheme 2021

5.2.1 Planning Scheme Definitions

Under the *Banana Shire Planning Scheme 2021*, the proposal has been defined as a Multiple Dwelling and Short-Term Accommodation.

Multiple Dwelling means a residential use of premises involving 3 or more dwellings, whether attached or detached, for separate households.

Short-Term Accommodation means the use of premises for:

- (a) providing accommodation of less than 3 consecutive months to tourists or travellers, or
- (b) a manager's residence, office or recreation facilities for the exclusive use of guests, if the use is ancillary to the use in paragraph (a)

The use does not include a hotel, nature-based tourism, resort complex or tourist park.

The proposal, as described in Section 4 – Proposed Development, is consistent with the definitions of a Multiple Dwelling and Short-Term Accommodation.

5.2.2 Planning Scheme Zone

The subject site is located within the General Residential Zone under the Banana Shire Planning Scheme 2021.

5.2.3 Level of Assessment

As previously discussed, the proposed Rooming Accommodation in accordance with *Table 5.2.1 Categories of Assessment – Material Change of Use in the General Residential Zone* within the Banana Shire Planning Scheme 2021 is **Impact Assessable**.

5.2.4 Planning Scheme Overlays and Codes

The site is affected by the following Planning Scheme Overlays.

Table 1 Planning Scheme Overlays and Codes

Overlays	Relevant Code	Comment
Water Resources – Callide groundwater management area	N/A	Noted.

The proposed development for Multiple Dwelling and Short-Term Accommodation is considered to be consistent with the outcomes sought for the Planning Scheme Overlay provisions as they apply to the subject site.

5.2.5 Other Planning Scheme Codes

The following other Planning Scheme Codes have been identified as being relevant to the assessment of proposed development:

Table 2 Other Planning Scheme Codes

Code	Comment
General Residential Zone Code	The proposed development is consistent with the purpose of the General Residential Zone Code. An assessment of the proposed development against the code is included in <i>Appendix D – Code Assessment</i> .
Development Design Code	The proposed development is consistent with the purpose of the Development Design Code. An assessment of the proposed development against the code is included in <i>Appendix D – Code Assessment</i> .

5.2.5.1 General Residential Zone Code

The purpose of the General Residential Zone Code is to provide for:

- a) residential uses; and**
- b) community uses and small-scale services, facilities and infrastructure to support local residents*

Of the overall outcomes for the general Residential Code, the following are of particular relevance:

- b) new development provides for an efficient land use pattern that integrates with surrounding neighbourhoods, existing infrastructure provision and transport networks, resulting in safe, walkable neighbourhoods;*
- c) development maintains the prevailing streetscape character;*
- d) development responds to site constraints and does not expose people or property to risk of natural or man-made hazards;*
- e) the operational integrity of existing infrastructure is maintained and new development is serviced with urban infrastructure to a standard reasonable expected in the circumstances*
- f) access to community facilities, open space and recreational area is provided to support the needs of the local community;*
- i) more intensive forms of residential development such as hotels, relocatable home parks, short-term accommodation, tourist parks and workforce accommodation conflict with the purpose of the General Residential Zone;*
- j) and where affected by an overlay for:*
 - (i) water resources:*
 - (A) water supply catchments are protected from activities that may endanger the quality of drinking water supplies and the groundwater management areas;*
 - (B) development does not adversely impact on the recharge capacity of the groundwater management areas;*

The proposal is for the establishment of a Multiple Dwelling and Short-Term Accommodation on the subject site. While the subject site is not within the Multiple Dwelling Precinct, all surrounding lots on the block are within the precinct. The development will therefore be generally consistent with the surrounding land uses and will not present any conflicts. The development will be well integrated with the surrounding transport network and will not impact infrastructure provision.

The development will retain an existing building which is well-known to Biloela residents, providing appropriate upgrades to suit the new use without fundamentally changing the building façade. In this way, the development will maintain the prevailing streetscape character, integrating well with the surrounding residential uses.

The proposed development will be provided with an appropriate level of infrastructure, retaining the use of the existing connections.

The development has ample access to community facilities and recreational areas, with the Community Resource Centre and Biloela Valleys Football Club located directly on the opposite side of Rainbow Street.

While the development includes Short-Term Accommodation, which is not a preferred use in the zone, it will be secondary to the primary use as a Multiple Dwelling. The units will be used for short- and long-term rentals depending on demand, with long-term rentals generally prioritised.

The development does not involve any activities that may endanger the quality of drinking water or the groundwater management areas.

5.2.6 Strategic Framework

The strategic framework themes and their strategic outcomes, as identified within Part 2 of the Banana Shire Planning Scheme 2021, are applicable.

5.2.6.1 Settlement Pattern

Table 3 Settlement Pattern – Strategic Outcomes

Strategic Outcome	Comment
<i>(1) The settlement pattern for the Banana Shire maintains and strengthens the existing hierarchy of towns maximising the use of established infrastructure and services.</i>	The development maintains and strengthens the existing hierarchy of towns and maximises the use of established infrastructure.
<i>(2) Biloela, as the Shire's largest town, will accommodate the majority of new urban growth with the highest level of commercial, industrial, community and municipal services. Moura, Taroom and Theodore service their respective communities and districts and accommodate local population growth while supporting Biloela's role. The remaining townships provide country town lifestyle options, access to services, opportunities for employment and economic activity at a local level.</i>	The development will provide additional housing options within Biloela, supporting the town's goal of accommodating new urban growth.
<i>(3) Urban development comprises a mix of land uses in well-defined areas that integrate with existing urban areas, support town centres and other business areas and provides housing diversity.</i>	The development contributes to the mix of land uses in Biloela, integrating with the surrounding higher density residential land uses and providing further housing diversity.
<i>(4) Development facilitates the safe, efficient and cost-effective delivery of infrastructure that enhances the viability of communities, equitable access and the efficient and effective provision of community facilities.</i>	Development will not impact the safe, efficient and cost-effective delivery of infrastructure.
<i>(5) Development maintains and enhances public enjoyment and use of open space, waterways and natural areas.</i>	With the subject site located directly opposite open space and recreational spaces, the development will maintain and enhance public enjoyment of open space.
<i>(6) Rural living is a planned and carefully managed element of the Shire's settlement pattern providing for a particular rural lifestyle close to the Shire's service centres.</i>	Development does not involve rural living.
<i>(7) The amenity of existing communities and the productive capacity of agricultural land, mining and extractive resources is protected by maintaining adequate separation distances between incompatible land uses.</i>	The amenity of existing communities is maintained. Development does not impact agricultural land, mining or extractive resources.
<i>(8) Major industries, non-resident workforce accommodation and other activities that potentially create significant off-site impacts locate in discrete nodes convenient to workforce, transport and raw resources, protect the amenity of existing communities and maintain the integrity of social and physical infrastructure.</i>	Development is not a use that will create significant off-site impacts.
<i>(9) The settlement pattern responds to natural hazards, including bushfire and flooding by ensuring that the location and intensity of development does not increase the risk to people, property and infrastructure.</i>	Location and intensity of development does not increase the risk to people, property and infrastructure.
<i>(10) Due to issues associated with isolation and servicing, development of historic small-lot subdivisions for urban purposes is not supportable and amalgamation of these lots is encouraged.</i>	Development does not involve historic small-lot subdivisions.

Table 4 Settlement Pattern – Specific Outcomes

Specific Outcome	Comment
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<p>(1) <i>Biloela develops as the major business and retail area for the Shire, providing a broad range of higher order business, community and civic functions.</i></p> <p>(2) <i>Moura, Taroom and Theodore develop to provide a district level of service accommodating development proportionate to local population and employment growth and service their respective communities and districts without compromising the role of Biloela. The capacity to value-add to local rural industries is supported.</i></p> <p>(3) <i>The smaller townships have access to facilities and services that provide a local level of service and opportunities to generate local employment and economic activity, and where appropriate may also provide some higher order services and functions important to the Shire.</i></p> <p>(4) <i>Intensive forms of development that need to locate outside of the urban areas, or that employ significant numbers of people, have a strong link to one of the existing towns or small settlements</i></p> <p>(5) <i>Town centres in Biloela, Moura, Taroom and Theodore are the focus of a mix of retail, business, professional, tourist accommodation and community services, sensitively redeveloping old buildings or new sites. Expansion beyond zoned commercial areas is discouraged in the absence of demonstrated demand. Small-business and niche markets may be supported outside of these centres where amenity impacts can be managed and the role of the centres is not undermined.</i></p> <p>(6) <i>The character of the town centres of the smaller townships is protected by retaining these areas as focus areas for business and community services, encouraging the re-use of existing buildings and land, retention of established built character, maintaining village scale and amenity and protecting important townscape and landscape elements.</i></p> <p>(7) <i>Urban expansion is integrated with existing urban areas, provides a mixture of dwelling types and lot sizes and contributes to compact and well-connected neighbourhoods. New residential development has an attractive contemporary character defined by a mixture of low density dwelling types; good walk ability and pleasant streets and parks. Higher density residential accommodation (excluding non-resident workforce accommodation) and other infill development is facilitated on serviced lots close to the town centres, with design to minimise impacts on the amenity and character of areas predominantly occupied by houses.</i></p> <p>(8) <i>A range of industrial development is accommodated in designated industrial areas, appropriately separated from sensitive land uses to protect the health, amenity and safety of the community from the impacts of air, noise and odour emissions and hazardous materials. Expansion beyond zoned industrial areas is discouraged in the absence of demonstrated demand.</i></p> <p>(9) <i>Development of large bulky goods outlets is limited to the southern extension of the Burnett Highway and the western extension of the Dawson Highway in Biloela. Tourism accommodation development is provided in areas with high levels of accessibility to the major road network.</i></p> <p>(10) <i>New development is coordinated with the sequential provision of services infrastructure and does not unreasonably burden Council resources or compromise development and investment from occurring in more suitable, planned locations.</i></p> <p>(11) <i>Open space provides public access to quality recreational opportunities, focal points for community activity and linkages</i></p>	<p>The development does not involve a business, community or civic use.</p> <p>Development is in Biloela.</p> <p>Development does not impact smaller townships access to facilities and services.</p> <p>Development is not an intensive form of development with a need to locate outside of an urban area.</p> <p>Development is not within the Biloela town centre.</p> <p>Development does not impact the character of smaller town centres.</p> <p>Development is in an established urban area.</p> <p>Development is not an industrial use and does not impact industrial development.</p> <p>Development is not a large bulky goods outlet or tourism accommodation.</p> <p>Development is on a site with existing infrastructure connections and will not unreasonably burden Council resources.</p> <p>Development does not involve open space.</p>
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<i>between key activity nodes, residential areas and natural areas.</i>	
<i>(12) Rural residential development, characterised by a semi-rural environment with land predominantly being used for a single residential dwelling, occurs in the areas identified on Strategic Framework map and provides an alternative form of living with good access to urban services via good quality roads, no loss of productive agricultural land or remnant regional ecosystem vegetation, minimal erosion and flood-free, fire-resistant and moderately sloped house sites.</i>	Proposal is not for rural residential development.
<i>(13) Where close to productive agricultural land, rural residential development provides buffering to provide protection from the impacts of chemical spray drift, noise and odour emissions associated with agricultural activities.</i>	Proposal is not for rural residential development.
<i>(14) Non-resident workforce accommodation is located close to the associated activity and minimises impacts on sensitive land uses, natural environments and landscapes and avoids bushfire and flood hazard areas and productive agricultural land.</i>	Development is not for non-resident workforce accommodation.
<i>(15) Where located close to urban areas, non-resident workforce accommodation mitigates adverse impacts on existing land uses, minimises social and environmental impacts on the community and protects the integrity of social and physical infrastructure supporting existing and future residents. Non-resident workforce accommodation is adaptable for re-use and can satisfy accommodation demands for other sectors such as tourism.</i>	Development is not for non-resident workforce accommodation.
<i>(16) Where located outside urban areas, the non-resident workforce accommodation is completely separate from the settlement and self-sufficient in terms of infrastructure provision.</i>	Development is located within an urban area.
<i>(17) The impacts of natural and man-made hazards are identified and new development avoids or mitigates the risk to personal safety and property damage and provides for the effective functioning of infrastructure during and after an event.</i>	Development avoids or mitigates risk to personal safety and property damage and provides for the effective functioning of infrastructure during and after an event.
<i>(18) Urban or rural residential development is directed away from historic subdivisions where it would lead to isolated communities or uneconomical extension of urban infrastructure.</i>	Development is not in proximity to a historic subdivision.

5.2.6.2 Rural Areas

The proposed development is located in an urban area. Therefore, the Rural Areas theme is not applicable.

5.2.6.3 Strong Communities

Table 5 Strong Communities – Strategic Outcomes

Strategic Outcome	Comment
<i>(1) Towns, villages and other settlements have their own individual character and identity that incorporate key streetscapes, central places and natural features.</i>	Development supports Biloela's individual character and identity, revitalising a well-known building for Biloela residents.
<i>(2) Development occurs in a manner that provides access to a range of employment, commercial, cultural, recreational, education and community opportunities in serviceable locations throughout the Shire that respond to community needs.</i>	Development provides additional residential options to support employment, commercial, cultural, recreational, education and community opportunities in Biloela and throughout the Shire.
<i>(3) Local communities contain pleasant public spaces that are safe and functional, offering opportunities for passive and</i>	Development supports the provision of safe and functional public spaces.

active recreation and enjoyment by people who live, work and visit Banana Shire.	
(4) A range of housing opportunities maintain desired neighbourhood character, support relatively affordable living and ageing in place and are available in accessible locations primarily focussed on Biloela, Moura and Taroom.	Development provides new housing opportunities for Biloela, while maintaining the neighbourhood character of the immediate area through re-use of an existing building.
(5) Community health and safety, and the natural and built environment, are protected from potential adverse impacts of emissions and hazardous activities.	Development does not have potential adverse impacts of emissions and hazardous activities.
(6) Cultural heritage, including that significant to Aboriginal and Torres Strait Islander peoples, is acknowledged and protected to maintain the link between the current community and the values that contributed to its establishment.	Development ensures cultural heritage is acknowledged and maintained.
(7) Banana Shire has an equitable distribution of social infrastructure with the majority of the population having reasonable access to community, health and education facilities and services.	Development maintains the equitable distribution of social infrastructure.
(8) Community health and safety is enhanced by the mitigation of potential impacts from crime and emissions associated with activities that are detrimental to human health.	Development is not an activity that is detrimental to human health.

Table 6 Strong Communities – Specific Outcomes

Specific Outcome	Comment
(1) The role of visual character in defining township identity and creating traditional town centres and streetscapes is reinforced in new development.	Development reinforces the existing visual character of the town, reusing a well-known building for a new use.
(2) Settlements retain visual cues, links and reminders of their pioneering, rural, transport or mining context—Wowan's butter factory, disused railway stations, cemeteries, graves and memorials, homesteads, the Leichhardt Tree, the Moura Miners' Memorial, for example.	Development does not impact settlements.
(3) Redevelopment of town centres provides a recurring urban design and enhances pedestrian connectivity, usability and social interaction.	Development is not within the town centre.
(4) Existing communities have enhanced access to community services that is commensurate with anticipated demand.	Development supports communities' access to community services.
(5) Parks, open spaces, and recreation facilities enable diverse activities and experiences and meet the needs of the broader community. Biloela, Moura, Taroom and Theodore accommodate Banana Shire's district sport and recreation facilities.	Development does not impact parks, open spaces or recreation facilities.
(6) The opportunity to develop safe and relatively level recreational trails between towns is realised by redeveloping disused railway corridors once they are no longer required for railway activities.	Development does not involve a disused railway corridor.
(7) Co-location of complementary activities and integration of new development with existing development in relation to road, public and active transport networks, open space linkages and access to community facilities and employment opportunities enhances community cohesion.	Development is integrated with existing developments in relation to road, public and active transport networks.
(8) New development does not result in isolated or poorly serviced communities. Larger lot developments with suitable access occur within five kilometres of the urban-zoned town perimeter and their associated services.	Development does not result in isolated or poorly serviced communities.
(9) Residential neighbourhoods comprise a variety of lot sizes in keeping with desired neighbourhood character.	Development does not impact residential lot sizes.
(10) A range of housing types, densities, sizes and tenures facilitate housing choice and affordability for people with special needs in locations that provide safe and convenient movement and access to services and employment	Development contributes to the range of housing types, densities and sizes and reduces demand for other housing options.

opportunities is readily available provided the traditional character of residential areas is not compromised.

(11) Industrial development, major gas, electricity, waste and sewerage infrastructure, and sport and recreation activities are located, designed and managed to avoid or mitigate adverse impacts of emissions on sensitive land uses and the natural environment.

(12) Activities involving the use, storage and disposal of hazardous materials, dangerous goods, and flammable or combustible substances are located and managed to minimise the health and safety risks to communities and individuals.

(13) Sensitive land uses are protected from the impacts of previous activities that may cause risk to people or property including:

- a) former mining activities and related hazards;
- b) former landfill and refuse sites; or
- c) contaminated land;

(14) The cultural heritage of all sectors of the community is protected by the recognition of features that contribute to community identity.

(15) Places of local heritage significance may be identified, registered and provided with protection in the form of development control. The adaptive reuse of places of local cultural heritage is supported where the significance of the place and surrounding amenity is retained and development of areas adjoining places of local heritage significance maintain and enhance the heritage values of the nominated site.

(16) The largest settlements provide the widest range of community uses, services, parks and open space, and social infrastructure such as schools, libraries and health facilities to maximise accessibility for the majority of the population.

(17) Smaller settlements accommodate basic shared services or facilities and rural areas generally rely on access to community infrastructure and services in towns and villages.

(18) The design of buildings and the private and public spaces around them minimise the incidence, opportunities and fear of crime.

(19) Community health and safety are protected from the potential adverse impacts of hazardous air, noise and odour emissions from higher impact uses.

Development is for a multiple dwelling and short-term accommodation.

Development is for a multiple dwelling and short-term accommodation.

Subject site has not historically involved mining activities, landfill and refuse sites, or contaminated land.

Development maintains and protects cultural heritage of all sectors.

Development is not in proximity to heritage places.

The development does not impact Biloela's provision of community uses.

Development is not within a smaller settlement.

Development supports the casual surveillance of the area to minimise the incidence, opportunities and fear of crime.

Development does not involve a higher impact use.

5.2.6.4 Natural Systems and Hazards

Table 7 Natural Systems and Hazards – Strategic Outcomes

Strategic Outcome	Comment
(1) The natural environment and its assets, connectivity, ecological processes and biodiversity values are conserved, enhanced, restored and protected from incompatible development to avoid or otherwise minimise significant adverse impacts on their values.	Development does not impact the natural environment or its assets.
(2) Development within or adjacent to an area of environmental significance minimises disturbance to the natural landform, ecology and wildlife habitats and contributes to ecosystem health, liveability and prosperity.	Development is not within or adjacent to an area of environmental significance.
(3) Water resources such as those associated with the main river systems of the Dawson, Dee and Don Rivers and sub-artesian resources are managed and protected. Natural drainage, groundwater and landscape features are protected or enhanced.	Development does not impact water resources.
(4) Development ensures storm water quality and flow is managed and risk of erosion is mitigated to protect the ecological properties of waterways and the functioning of the	Development manages storm water quality and flow and mitigates risk of erosion. Wastewater and solid

<i>aquatic ecosystem. Wastewater and solid waste disposal activities and facilities take into account topography and the potential impacts on groundwater resources.</i>	waste disposal consider topography and potential impacts to groundwater resources.
<i>(5) The environmental impacts associated with the transport of weeds, pest animals and disease are managed to contribute to minimising land degradation and conserving natural systems and places.</i>	Development does not involve the transport of weeds, pest animals or disease.
<i>(6) Development is designed, located, constructed and operated to manage the impacts of hazards, while natural processes and biodiversity are protected, managed and rehabilitated.</i>	Development is designed, located, constructed and operated to manage the impacts of hazards.
<i>(7) New development acknowledges the potential impacts of climate change and is designed to reduce the carbon footprint of the Shire and demonstrates a commitment to the reduction in reliance on non-renewable resources and the generation of greenhouse gas emissions.</i>	Development acknowledges the potential impacts of climate change and incorporates methods to reduce the carbon footprint.

Table 8 Natural Systems and Hazards – Specific Outcomes

Specific Outcome	Comment
<i>(1) Matters of environmental significance and value retain their physical condition, ecological health and environmental values. Development in these areas is limited to small-scale maintenance buildings, depots and visitor facilities and essential infrastructure.</i>	Subject site does not contain matters of environmental significance.
<i>(2) Development is located in areas that avoid significant adverse impacts on matters of environmental significance, protect, maintain and enhance biodiversity and ecological connectivity.</i>	Development does not impact matters of environmental significance.
<i>(3) Development adjacent to National Parks or State Forests does not necessitate clearing of significant vegetation, significant landscape modification or management practices to manage bushfire hazard on development sites.</i>	Development is not adjacent to National Parks or State Forests.
<i>(4) The impacts of development on habitat fragmentation and biodiversity are minimised and opportunities for the establishment, protection, management, rehabilitation and enhancement of environmentally significant areas and values, including movement corridors and interface treatments, are accommodated.</i>	Development does not impact habitats or biodiversity.
<i>(5) The riparian amenity and habitat of the Shire's waterways and wetlands such as the Dawson River, Don River, Callide Creek, Kroombit Creek, Banana Creek, high ecologically significant wetlands and water resources are protected and meet the needs of the community, industry, agriculture and environment equitably and sustainably.</i>	Development does not impact waterways, ecologically significant wetlands or water resources.
<i>(6) Development is designed to ensure water quality is protected and enhanced by:</i> <ul style="list-style-type: none"> <i>a) Minimising disturbance to riparian habitats in and adjoining waterways and wetlands;</i> <i>b) Minimising the discharge of contaminants and sediment;</i> <i>c) Protecting natural drainage lines and overland flow paths and mitigating potential erosion risk; and</i> <i>d) Avoiding groundwater contamination.</i> 	Development does not impact riparian habitats, minimises discharge of contaminants and sediment, protects natural drainage lines and overland flow paths, and avoids groundwater contamination.
<i>(7) Urban development protects and enhances water quality and does not adversely impact on the environmental values of waterways, wetlands, groundwater resources, natural drainage paths and landscape features.</i>	Development does not impact waterways.
<i>(8) Wastewater is reused, recycled and recovered wherever practicable and any discharges do not adversely affect the receiving water environmental values.</i>	Wastewater is reused, recycled and recovered where practicable.
<i>(9) Effective management of weeds, pest animals and disease contribute to minimising land degradation and conserving natural systems and places.</i>	Development effectively manages weeds, pest animals and disease.

<i>(10) Development manages risks from natural hazards, prioritising in order, the safety of people, protection of public infrastructure and protection of private property.</i>	Development appropriately manages risks from natural hazards.
<i>(11) Development avoids impacts on the function of flood plains and does not worsen the severity or impact of natural hazards.</i>	Development avoids impacts on the function of flood plains and does not worsen the severity or impact of natural hazards.
<i>(12) Development in the Muirs Road Precinct which is affected by extreme flood risks associated with insufficient warning times following water release from Callide Dam during intense rainfall events is limited to ensure that risk to life, property and the environment is avoided.</i>	Development is not in the Muirs Road precinct.
<i>(13) Prescribed hazardous chemicals stored in a flood or bushfire hazard area are located to minimise the risk of inundation, dispersal or explosion.</i>	Development does not involve the storage of hazardous chemicals.
<i>(14) Development supports and does not unduly burden disaster management responses or recovery capacities and capabilities.</i>	Development supports and does not unduly burden disaster management responses.
<i>(15) Patterns of urban development are established that contribute to a reduction in the generation of greenhouse gas emissions and reduce the generation of vehicle trip frequency and distance by encouraging viable alternative transport options.</i>	Development is in an ideal location with access to active and public transport networks, encouraging the use of alternative transport methods.

5.2.6.5 Strong Economy

Table 9 Strong Economy – Strategic Outcomes

Strategic Outcome	Comment
<i>(1) Business and employment are clustered in a clear network and hierarchy of centres that provide a high level of convenience, attraction, safety and accessibility, generate increased levels of activity and customer patronage to support business prosperity.</i>	Development does not impact the network and hierarchy of centres.
<i>(2) Business and industry leverage growth from the agricultural, tourism, mining and resource extraction sectors and improve access to local services that support these sectors.</i>	Development does not impact business or industry growth.
<i>(3) Major industries are attracted to and retained within the Shire by taking advantage of proximity to natural resources, appropriate transport providing links to processing and export hubs, a conveniently accessible workforce while recognising site-based constraints and achieving a satisfactory environmental outcome.</i>	Development will provide further housing diversity, indirectly supporting major industries.
<i>(4) Biloela, Moura, Taroom and Theodore accommodate a diverse range of industrial uses in well-defined locations with growth in the traditional sectors of manufacturing and technical services, transport and logistics, trade and industry services facilitated and supported by the availability of adequately serviced and accessible industrial land.</i>	Development is not for an industrial use.
<i>(5) Opportunities for local economic development in the smaller townships extends to the provision of basic services to local residents as well as passing trade, low scale tourism development and small scale industry in designated areas.</i>	Development is not in a smaller township.
<i>(6) Low-scale home based businesses contribute to local economic development providing employment opportunities and adding to the diversity of small business in the Shire, while maintaining the amenity of surrounding properties and the role of identified centres.</i>	Development does not involve a home based business.
<i>(7) The contribution of tourism to the Shire's economy is grown by providing a diverse range of nature based, mining and energy, rural amenity and agricultural activities that capture visitation, increase visitor nights, protect natural assets,</i>	Development supports tourism by providing additional accommodation options.

<i>diversify visitor experiences and develop new tourism ventures within the Shire.</i>	
<i>(8) Towns, villages and small settlements are promoted as unique and accessible tourist destinations with access to an interesting, scenic and productive hinterland.</i>	Development does not impact the promotion of Biloela as a unique and accessible tourist destination.
<i>(9) A strong and resilient rural sector benefits from the protection and preservation of agricultural land and the development of complementary on-farm value adding activities, intensive animal production, organics and a range of innovative and compatible rural enterprises.</i>	Development does not involve rural uses or agricultural land.
<i>(10) The role of major employers, including the Callide Power Station, Teys Abattoir, the Moura Queensland Nitrate Plant, and the Moura Cotton Gin in the regional economy is supported.</i>	Development provides additional accommodation options, indirectly supporting major employers.
<i>(11) Mining and resource activity continue to contribute to the Shire's economy including through investment in local communities, employment of more localised labour force, infrastructure development and utilisation of local business and industry services.</i>	Development does not impact mining and resource activity.
<i>(12) Potential conflicts between gas and petroleum pipeline infrastructure and urban development or sensitive land uses is minimised.</i>	Development does not create a conflict between infrastructure and urban development.
<i>(13) Lawful development with the potential to cause nuisance or pose a risk to the health and safety of communities due to environmental emissions or hazardous materials is effectively managed and protected from encroachment of incompatible uses.</i>	Development does not create environmental emissions or involve hazardous materials.
<i>(14) Growth in the development and use of renewable energy resources such as solar, biomass and wind power contribute to the diversification of the Shire's economy and provide alternative employment opportunities for the local workforce.</i>	Proposal does not involve the development and use of renewable energy resources.

Table 10 Strong Economy – Specific Outcomes

Specific Outcome	Comment
<i>(1) Activity centres contain a diverse range of activities to ensure the integrity and viability of traditional business areas are enhanced and benefit from co-location of complementary uses.</i>	Development does not impact the function of activity centres.
<i>(2) Activity centres facilitate meeting and interaction and generate high levels of activity and customer patronage in the day and evenings through a mix of active business uses, convenient parking, and pedestrian friendly, safe and attractive street frontages.</i>	Development does not impact the function of activity centres.
<i>(3) The role of the Teys Abattoir, Moura Queensland Nitrate Plant and Moura Cotton Gin in the Shire economy is protected from the intrusion and impacts associated with incompatible development.</i>	Development does not impact major economic centres.
<i>(4) The Callide Power Station continues to provide employment and economic activity in the Shire and additional resources that are required for its ongoing operation are preserved for further exploitation.</i>	Development does not impact the Callide Power Station.
<i>(5) The greatest mix of industry uses are accommodated within the industrial area in the southwestern parts of Biloela. Moura, Taroom and Theodore accommodate predominantly light and service industries that support local and rural communities and the agricultural and resource sectors.</i>	Development does not impact industrial areas.
<i>(6) Small scale industry to service local communities develops in the smaller townships with due regard to local employment needs, susceptibility to natural hazards and the capacity of infrastructure.</i>	Development does not impact small scale industry in smaller townships.
<i>(7) Large-scale, land-intensive, and other industrial uses that may have significant adverse impacts provide adequate separation and buffering to sensitive land uses and operate</i>	Development is not a large-scale, land-intensive or other industrial use.

free of encroachment or intrusion of non-compatible land uses in surrounding areas.	
(8) New and expanded ecotourism and other ventures attract additional visitors to natural resources or features through establishment of a variety of visitor accommodation, including bed and breakfast, caravan parks, camping areas, eco-friendly resorts, motels and RV rest areas.	Development does not involve ecotourism or other ventures.
(9) Low-impact, nature-oriented tourism activities establish sensitively in or near protected areas without adversely affecting ecological, cultural, and amenity values to increase visitor experiences within the Sandstone Wonders Area and other recreation areas.	Development is not a low-impact, nature-oriented tourism use.
(10) Industrial attractions such as the Callide Power Station, mines and other major industries are exposed and exploited as unique tourism products.	Development does not impact the tourism value of industrial attractions.
(11) Small-scale tourist activities with negligible impacts on large rural holdings are promoted as accessible tourist destinations, where negative impacts on existing and future economic activities in rural areas and the amenity of visitors are avoided.	Development does not involve tourist activities.
(12) Village character and distinctive attributes or features are capitalised on in the promotion of low-key tourism opportunities in townships.	Development does not impact village character or distinctive attributes or features in townships.
(13) Rural localities accommodate diverse rural industry types from processing of agricultural products to intensive animal activities.	Development is not within a rural locality.
(14) Productive rural areas, particularly agricultural land, are protected from the intrusive effects of noncompatible land uses to maintain a productive role that reflects their existing characteristics and future potential.	Development is not within productive rural areas.
(15) Where conflict arises between agriculture and mining land uses the environmental, social and economic benefits of each activity are considered to ensure each sector grows consistent with the Central Queensland Regional Plan to both protect priority agricultural land uses and maximise opportunities for co-existence of resource and agricultural land uses within Priority Agricultural Areas.	Development does not involve agricultural or mining land uses.
(16) Opportunities to create economic diversity in the rural sector are realised through expanded irrigation areas, agro-forestry, improved pasture productivity, expanded organic food and other specialised niche markets, on-farm packing or processing and other on-farm activities such as farm gate sales and roadside stalls.	Development is not within the rural sector.
(17) Mining and extractive resource activities and associated infrastructure that generate local employment and economic opportunities and contribute to the provision of community infrastructure are protected from encroachment of incompatible uses in the area or on main transport routes.	Development does not involve mining or extractive resources.
(18) Adequate separation or buffering, generally of at least two kilometres, protects the amenity and appeal of existing urban settlements from mining and quarrying activities.	Development does not involve mining or quarrying activities.
(19) Medium and high impact, extractive and special industries, gas infrastructure, waste management facilities, sewage treatment plants and sporting facilities are protected from encroachment by development that would compromise their ability to function safely and effectively.	Development does not impact any of the listed uses.
(20) Renewable energy projects are supported where there are demonstrated economic benefits to the local community, local employment opportunities and impacts on cultural, rural and environmental values are managed in line with community expectation.	Development does not involve a renewable energy project.

5.2.6.6 Infrastructure and Servicing

Table 11 Infrastructure and Servicing – Strategic Outcomes

Strategic Outcome	Comment
<i>(1) Infrastructure reflects community expectations and needs, contributes to community wellbeing and prosperity, meets engineering and environmental standards, continues to function effectively during and immediately after natural disasters, and has been provided in an orderly and cost effective manner.</i>	Development supports the effective provision of infrastructure.
<i>(2) Strategically important raw water supplies are protected and enhanced to enable continued water security for towns, industry and agriculture.</i>	Development does not impact raw water supplies.
<i>(3) The catchments of Callide and Kroombit Dams are identified and all development protects and enhances water quality within these catchments. The establishment of the Nathan Dam on the Dawson River in the future is not jeopardised. Development with the potential to affect water quality upstream of the Gylanda, Theodore, Moura and Neville Hewitt Weirs does not compromise the ability of these resources to provide potable water supply..</i>	Development protects and enhances water quality within the Callide catchment.
<i>(4) Major electricity infrastructure and substations are protected from encroachment to enable continued energy supply to the Shire.</i>	Development does not impact major electricity infrastructure or substations.
<i>(5) Well-maintained, integrated and efficient transport networks operate safely and efficiently, delivering a high level of accessibility, reinforcing the Shire's competitive advantages and integrating with land use to connect people and products within and outside the Shire.</i>	Development supports the provision and operation of efficient transport networks.
<i>(6) The Surat Basin Infrastructure Corridor (State Development Area) is protected to promote economic development in Queensland.</i>	Development does not impact the Surat Basin Infrastructure Corridor.

Table 12 Infrastructure and Servicing – Specific Outcomes

Specific Outcome	Comment
<i>(1) The major towns have reticulated water supply and sewerage networks while other settlements and rural areas rely on site-based infrastructure.</i>	Development is connected to reticulated water supply and sewerage networks.
<i>(2) Shared or common corridors accommodate more than one utility, reducing the overall impact on the environment.</i>	Development does not impact the provision of utilities.
<i>(3) Land uses minimise or avoid conflicts with existing and planned infrastructure delivery and do not adversely impact on the integrity of strategic infrastructure including water supply catchments and storage, water and wastewater treatment facilities, electricity, gas, oil or telecommunication services.</i>	Development avoids conflict with existing and planned infrastructure delivery.
<i>(4) Critical and essential community infrastructure achieves an acceptable level of immunity from natural hazards.</i>	Development does not impact critical or essential community infrastructure.
<i>(5) Development is located to allow immediate connection to existing infrastructure or provides for the orderly extension of that infrastructure to service the development.</i>	Development retains existing connection to infrastructure.
<i>(6) Residential and other sensitive land uses are not established where the potential for negative impacts from major infrastructure and transport corridors and facilities exists, unless impacts can be demonstrably managed, such as through adequate on-site buffering.</i>	Development will not be impacted by major infrastructure or transport corridors and facilities.
<i>(7) A clear road hierarchy is established by locating development adjacent to roads appropriate for the nature of that development and access to the road network is consistent with the planned function, future planning, road safety and efficiency of the entire network.</i>	Development does not impact the establishment of a clear road hierarchy.
<i>(8) Alternative heavy vehicle routes integrate well with existing and likely land uses enabling overall improvements to accessibility, convenience, safety and amenity.</i>	Development does not impact integration of alternative heavy vehicle routes.

(9) Road infrastructure develops to service the Shire's communities and improves accessibility during and after flood events and other natural hazards.	Proposal does not impact the development of road infrastructure.
(10) The integrity of transport infrastructure (stock routes, cattle tick control facilities, rest stops and spelling areas etc.) necessary for the movement of livestock within and outside the Banana Shire is maintained.	Development maintains the integrity of transport infrastructure.
(11) Roads used for the haulage of agricultural products, extractive and mining resources including major highways, key resource area transport routes and the coal train load-out facility haul route in Moura are protected from incompatible land uses and works.	Development does not adversely impact upon roads used for haulage.
(12) The public investment in the State-controlled road network and the State rail network is protected from the intrusive effects of incompatible development.	Development does not impact the public investment in the State-controlled road network.
(13) The operation of the Shire's aerodromes and regionally strategic aviation facilities integrates with land uses and transport infrastructure and is protected from incompatible development and is expanded to support greater accessibility in the region.	Development does not impact the integration with aerodromes or regionally strategic aviation facilities.
(14) Development that is not associated with the operation of the Surat Basin Infrastructure Corridor does not compromise the future operational capacity of the Corridor.	Development does not impact the future operational capacity of the Surat Basin Infrastructure Corridor.

The proposed development does not conflict with the Strategic Framework of the *Banana Shire Planning Scheme 2021*.

5.2.7 Planning Scheme Policies

Any applicable Planning Scheme Policies will be addressed as considered necessary to the assessment of the proposed development.

5.3 State Government Planning Framework

5.3.1 Central Queensland Regional Plan 2013

The subject site is identified as being within the Priority Living Area (PLA) of the Central Queensland Regional Plan 2013 (CQRP). The PLA safeguards areas required for the growth of towns in the regions while providing for resource activities to locate within these areas where it meets communities' expectations as determined by the relevant local government.

5.3.2 State Planning Policy 2016

The State Planning Policy was released on 3 July 2017. It is a State planning instrument made under Chapter 2, Part 2, Section 10 of the *Planning Act 2016*.

As prescribed in Section 26(2)(a)(ii) of the Planning Regulation, the State Planning Policy represents an assessment benchmark, and the assessment manager must have regard to State Planning Policies if it is not identified as being appropriately reflected in the planning scheme.

The State Planning Policy is identified as being reflected in the Banana Shire Planning Scheme, which is the relevant planning scheme in this instance. Since the commencement of the Planning Scheme, the July 2017 version of the SPP has taken effect. It is considered that the amendments in the July 2017 version of the State Planning Policy are not substantial and do not affect the State interests reflected in the Planning Scheme. Therefore, the State Planning Policy is not directly applicable to the development of the site.

5.3.3 State Planning Regulatory Provisions

No State Planning Regulatory Provision will be compromised as a result of the proposed development.

6.0 REFERRALS

The Planning Regulation 2017 identifies triggers and thresholds for development requiring referral to the State and other agencies.

The proposed development does not trigger referral to any agency.

7.0 CONCLUSION

This Planning Report has been prepared on behalf of *Magiver Holdings Pty Ltd* in support of a Development Application for a Material Change of Use for a Multiple Dwelling and Short-Term Accommodation located at 117 Rainbow Street, Biloela, on land described as Lot 14 B74436.

In accordance with the *Banana Shire Planning Scheme 2021* (Planning Scheme), and pursuant to the *Planning Act 2016*, the proposed development constitutes Assessable Development in the General Residential Zone, requiring a Development Permit for a Material Change of Use (Impact Assessment).

The development proposal is to renovate the existing building on-site to provide four (4) new dwellings. It is considered that the proposal is consistent with the overall outcomes of the General Residential Zone based on the following:

- The development will contribute to the diversity of housing options in the Biloela area.
- While the site is not within the Multiple Dwelling Precinct, all surrounding lots are within the precinct, maintaining the development's consistency with surrounding land uses.
- The proposed development provides for an efficient land use pattern that integrates with surrounding neighbourhoods, infrastructure and transport networks.
- The proposed development maintains the residential character and existing amenity of the surrounding area, reusing an existing building for a new residential purpose.

The proposed development is considered to satisfy the relevant requirements of the regional, State, and local planning instruments. The development accords with the relevant Planning Scheme Codes and maintains the outcomes sought for the General Residential Zone. It is considered that the proposal has merit and warrants favourable consideration by Council.

APPENDIX A

DA FORM 1

DA Form 1 – Development application details

Approved form (version 1.6 effective 2 August 2024) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving only building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot)**, use this form (*DA Form 1*) and parts 4 to 6 of *DA Form 2 – Building work details*.

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

Note: All terms used in this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	Magiver Holdings Pty Ltd c/ Gideon Town Planning
Contact name (only applicable for companies)	Gideon Genade
Postal address (P.O. Box or street address)	PO Box 450
Suburb	Rockhampton City
State	Queensland
Postcode	4700
Country	Australia
Contact number	07 4806 6959
Email address (non-mandatory)	info@gideontownplanning.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	GTP 2447

1.1) Home-based business

☐ Personal details to remain private in accordance with section 264(6) of *Planning Act 2016*

2) Owner's consent

2.1) Is written consent of the owner required for this development application?

- ☐ Yes – the written consent of the owner(s) is attached to this development application
☒ No – proceed to 3)

PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)

Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see [DA Forms Guide: Relevant plans](#).

3.1) Street address and lot on plan

- ☒ Street address **AND** lot on plan (all lots must be listed), **or**
☐ Street address **AND** lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).

a)	Unit No.	Street No.	Street Name and Type	Suburb
		117	Rainbow Street	Biloela
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4715	14	B74436	Banana Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)

Note: Place each set of coordinates in a separate row.

- ☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

- ☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56	<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

3.3) Additional premises

- ☐ Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application
☒ Not required

4) Identify any of the following that apply to the premises and provide any relevant details

- ☐ In or adjacent to a water body or watercourse or in or above an aquifer

Name of water body, watercourse or aquifer:

- ☐ On strategic port land under the *Transport Infrastructure Act 1994*

Lot on plan description of strategic port land:

Name of port authority for the lot:

- ☐ In a tidal area

Name of local government for the tidal area (if applicable):

Name of port authority for tidal area (if applicable)

<input type="checkbox"/> On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>
Name of airport: <input type="text"/>
<input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>
EMR site identification: <input type="text"/>
<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>
CLR site identification: <input type="text"/>

5) Are there any existing easements over the premises?

Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see [DA Forms Guide](#).

- ☐ Yes – All easement locations, types and dimensions are included in plans submitted with this development application
- ☒ No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

a) What is the type of development? *(tick only one box)*

- ☒ Material change of use ☐ Reconfiguring a lot ☐ Operational work ☐ Building work

b) What is the approval type? *(tick only one box)*

- ☒ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

- ☐ Code assessment ☒ Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):*

Multiple Dwelling and Short-Term Accommodation (4 Dwellings)

e) Relevant plans

Note: *Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms guide: Relevant plans](#).*

- ☒ Relevant plans of the proposed development are attached to the development application

6.2) Provide details about the second development aspect

a) What is the type of development? *(tick only one box)*

- ☐ Material change of use ☐ Reconfiguring a lot ☐ Operational work ☐ Building work

b) What is the approval type? *(tick only one box)*

- ☐ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

- ☐ Code assessment ☐ Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):*

e) Relevant plans

Note: *Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).*

- ☐ Relevant plans of the proposed development are attached to the development application

6.3) Additional aspects of development

- ☐ Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
- ☒ Not required

6.4) Is the application for State facilitated development?

- ☐ Yes - Has a notice of declaration been given by the Minister?
- ☒ No

Section 2 – Further development details**7) Does the proposed development application involve any of the following?**

Material change of use	<input checked="" type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input type="checkbox"/> Yes – complete division 2
Operational work	<input type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> Yes – complete <i>DA Form 2 – Building work details</i>

Division 1 – Material change of use

Note: This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.

8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
Four dwellings	Multiple Dwelling	4	247

8.2) Does the proposed use involve the use of existing buildings on the premises?

- ☒ Yes
- ☐ No

8.3) Does the proposed development relate to temporary accepted development under the Planning Regulation?

- ☐ Yes – provide details below or include details in a schedule to this development application
- ☒ No

Provide a general description of the temporary accepted development	Specify the stated period dates under the Planning Regulation

Division 2 – Reconfiguring a lot

Note: This division is only required to be completed if any part of the development application involves reconfiguring a lot.

9.1) What is the total number of existing lots making up the premises?

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9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)

<input type="checkbox"/> Subdivision (complete 10)	<input type="checkbox"/> Dividing land into parts by agreement (complete 11)
<input type="checkbox"/> Boundary realignment (complete 12)	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a constructed road (complete 13)

10) Subdivision**10.1) For this development, how many lots are being created and what is the intended use of those lots:**

Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				

10.2) Will the subdivision be staged?

- ☐ Yes – provide additional details below
- ☐ No

How many stages will the works include?

What stage(s) will this development application apply to?

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?

Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment**12.1) What are the current and proposed areas for each lot comprising the premises?**

Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)

12.2) What is the reason for the boundary realignment?**13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement?**
(attach schedule if there are more than two easements)

Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work**Note:** This division is only required to be completed if any part of the development application involves operational work.**14.1) What is the nature of the operational work?**

- | | | |
|--------------------------------------------------------|-------------------------------------|------------------------------------------------|
| <input type="checkbox"/> Road work | <input type="checkbox"/> Stormwater | <input type="checkbox"/> Water infrastructure |
| <input type="checkbox"/> Drainage work | <input type="checkbox"/> Earthworks | <input type="checkbox"/> Sewage infrastructure |
| <input type="checkbox"/> Landscaping | <input type="checkbox"/> Signage | <input type="checkbox"/> Clearing vegetation |
| <input type="checkbox"/> Other – please specify: _____ | | |

14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)☐ Yes – specify number of new lots: _____☐ No

14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)

\$

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application

Banana Shire Council

16) Has the local government agreed to apply a superseded planning scheme for this development application?

- ☐ Yes – a copy of the decision notice is attached to this development application
- ☐ The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- ☒ No

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?

Note: A development application will require referral if prescribed by the Planning Regulation 2017.

- ☒ No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

Matters requiring referral to the **Chief Executive of the Planning Act 2016:**

- ☐ Clearing native vegetation
- ☐ Contaminated land (*unexploded ordnance*)
- ☐ Environmentally relevant activities (ERA) (*only if the ERA has not been devolved to a local government*)
- ☐ Fisheries – aquaculture
- ☐ Fisheries – declared fish habitat area
- ☐ Fisheries – marine plants
- ☐ Fisheries – waterway barrier works
- ☐ Hazardous chemical facilities
- ☐ Heritage places – Queensland heritage place (*on or near a Queensland heritage place*)
- ☐ Infrastructure-related referrals – designated premises
- ☐ Infrastructure-related referrals – state transport infrastructure
- ☐ Infrastructure-related referrals – State transport corridor and future State transport corridor
- ☐ Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
- ☐ Infrastructure-related referrals – near a state-controlled road intersection
- ☐ Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
- ☐ Koala habitat in SEQ region – key resource areas
- ☐ Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
- ☐ Ports – Brisbane core port land – environmentally relevant activity (ERA)
- ☐ Ports – Brisbane core port land – tidal works or work in a coastal management district
- ☐ Ports – Brisbane core port land – hazardous chemical facility
- ☐ Ports – Brisbane core port land – taking or interfering with water
- ☐ Ports – Brisbane core port land – referable dams
- ☐ Ports – Brisbane core port land – fisheries
- ☐ Ports – Land within Port of Brisbane's port limits (*below high-water mark*)
- ☐ SEQ development area
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – community activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – combined use
- ☐ SEQ northern inter-urban break – tourist activity or sport and recreation activity



Queensland
Government

- ☐ SEQ northern inter-urban break – community activity
- ☐ SEQ northern inter-urban break – indoor recreation
- ☐ SEQ northern inter-urban break – urban activity
- ☐ SEQ northern inter-urban break – combined use
- ☐ Tidal works or works in a coastal management district
- ☐ Reconfiguring a lot in a coastal management district or for a canal
- ☐ Erosion prone area in a coastal management district
- ☐ Urban design
- ☐ Water-related development – taking or interfering with water
- ☐ Water-related development – removing quarry material *(from a watercourse or lake)*
- ☐ Water-related development – referable dams
- ☐ Water-related development – levees *(category 3 levees only)*
- ☐ Wetland protection area

Matters requiring referral to the **local government**:

- ☐ Airport land
- ☐ Environmentally relevant activities (ERA) *(only if the ERA has been devolved to local government)*
- ☐ Heritage places – Local heritage places

Matters requiring referral to the **Chief Executive of the distribution entity or transmission entity**:

- ☐ Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

- The **Chief Executive of the holder of the licence**, if not an individual
- The **holder of the licence**, if the holder of the licence is an individual
- ☐ Infrastructure-related referrals – Oil and gas infrastructure

Matters requiring referral to the **Brisbane City Council**:

- ☐ Ports – Brisbane core port land

Matters requiring referral to the **Minister responsible for administering the *Transport Infrastructure Act 1994***:

- ☐ Ports – Brisbane core port land *(where inconsistent with the Brisbane port LUP for transport reasons)*
- ☐ Ports – Strategic port land

Matters requiring referral to the **relevant port operator**, if applicant is not port operator:

- ☐ Ports – Land within Port of Brisbane's port limits *(below high-water mark)*

Matters requiring referral to the **Chief Executive of the relevant port authority**:

- ☐ Ports – Land within limits of another port *(below high-water mark)*

Matters requiring referral to the **Gold Coast Waterways Authority**:

- ☐ Tidal works or work in a coastal management district *(in Gold Coast waters)*

Matters requiring referral to the **Queensland Fire and Emergency Service**:

- ☐ Tidal works or work in a coastal management district *(involving a marina (more than six vessel berths))*

18) Has any referral agency provided a referral response for this development application?

- ☐ Yes – referral response(s) received and listed below are attached to this development application
- ☐ No

Referral requirement	Referral agency	Date of referral response

Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application *(if applicable)*.

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

☒ I agree to receive an information request if determined necessary for this development application

☐ I do not agree to accept an information request for this development application

Note: By not agreeing to accept an information request I, the applicant, acknowledge:

- that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties
- Part 3 under Chapter 1 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules or
- Part 2 under Chapter 2 of the DA Rules will still apply if the application is for state facilitated development

Further advice about information requests is contained in the [DA Forms Guide](#).

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)

☐ Yes – provide details below or include details in a schedule to this development application

☒ No

List of approval/development application references	Reference number	Date	Assessment manager
<input type="checkbox"/> Approval			
<input type="checkbox"/> Development application			
<input type="checkbox"/> Approval			
<input type="checkbox"/> Development application			

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)

☐ Yes – a copy of the receipted QLeave form is attached to this development application

☐ No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid

☒ Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?

☐ Yes – show cause or enforcement notice is attached

☒ No

23) Further legislative requirements

Environmentally relevant activities

23.1) Is this development application also taken to be an application for an environmental authority for an **Environmentally Relevant Activity (ERA)** under section 115 of the *Environmental Protection Act 1994*?

- ☐ Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below
- ☒ No

Note: Application for an environmental authority can be found by searching “ESR/2015/1791” as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.

Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			

- ☐ Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.

Hazardous chemical facilities

23.2) Is this development application for a **hazardous chemical facility**?

- ☐ Yes – Form 536: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application
- ☒ No

Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation that the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

- ☐ Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)
- ☒ No

Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.
2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

- ☐ Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter
- ☒ No

Note: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.

Koala habitat in SEQ Region

23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work which is assessable development under Schedule 10, Part 10 of the Planning Regulation 2017?

- ☐ Yes – the development application involves premises in the koala habitat area in the koala priority area
- ☐ Yes – the development application involves premises in the koala habitat area outside the koala priority area
- ☒ No

Note: If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at www.desi.qld.gov.au for further information.

Water resources

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the *Water Act 2000***?

☐ Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development

☒ No

Note: Contact the Department of Resources at www.resources.qld.gov.au for further information.

DA templates are available from planning.statedevelopment.qld.gov.au. If the development application involves:

- Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1
- Taking or interfering with water in a watercourse, lake or spring: complete DA Form 1 Template 2
- Taking overland flow water: complete DA Form 1 Template 3.

Waterway barrier works

23.7) Does this application involve **waterway barrier works**?

☐ Yes – the relevant template is completed and attached to this development application

☒ No

DA templates are available from planning.statedevelopment.qld.gov.au. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

Marine activities

23.8) Does this development application involve **aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants**?

☐ Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*

☒ No

Note: See guidance materials at www.daf.qld.gov.au for further information.

Quarry materials from a watercourse or lake

23.9) Does this development application involve the **removal of quarry materials from a watercourse or lake under the *Water Act 2000***?

☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

☒ No

Note: Contact the Department of Resources at www.resources.qld.gov.au and www.business.qld.gov.au for further information.

Quarry materials from land under tidal waters

23.10) Does this development application involve the **removal of quarry materials from land under tidal water under the *Coastal Protection and Management Act 1995***?

☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

☒ No

Note: Contact the Department of Environment, Science and Innovation at www.desi.qld.gov.au for further information.

Referable dams

23.11) Does this development application involve a **referable dam** required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the *Water Supply Act*)?

☐ Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the *Water Supply Act* is attached to this development application

☒ No

Note: See guidance materials at www.resources.qld.gov.au for further information.

Tidal work or development within a coastal management district

23.12) Does this development application involve **tidal work or development in a coastal management district**?

- ☐ Yes – the following is included with this development application:
- ☐ Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)
 - ☐ A certificate of title

☒ No

Note: See guidance materials at www.desi.qld.gov.au for further information.

Queensland and local heritage places

23.13) Does this development application propose development on or adjoining a place entered in the **Queensland heritage register** or on a place entered in a local government's **Local Heritage Register**?

☐ Yes – details of the heritage place are provided in the table below

☒ No

Note: See guidance materials at www.desi.qld.gov.au for information requirements regarding development of Queensland heritage places.

For a heritage place that has cultural heritage significance as a local heritage place and a Queensland heritage place, provisions are in place under the Planning Act 2016 that limit a local categorising instrument from including an assessment benchmark about the effect or impact of, development on the stated cultural heritage significance of that place. See guidance materials at www.planning.statedevelopment.qld.gov.au for information regarding assessment of Queensland heritage places.

Name of the heritage place:		Place ID:	
-----------------------------	--	-----------	--

Decision under section 62 of the Transport Infrastructure Act 1994

23.14) Does this development application involve new or changed access to a state-controlled road?

☐ Yes – this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)

☒ No

Walkable neighbourhoods assessment benchmarks under Schedule 12A of the Planning Regulation

23.15) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?

☐ Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered

☒ No

Note: See guidance materials at www.planning.statedevelopment.qld.gov.au for further information.

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17

☒ Yes

Note: See the Planning Regulation 2017 for referral requirements

If building work is associated with the proposed development, Parts 4 to 6 of [DA Form 2 – Building work details](#) have been completed and attached to this development application

☐ Yes

☒ Not applicable

Supporting information addressing any applicable assessment benchmarks is with the development application

Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see [DA Forms Guide: Planning Report Template](#).

☒ Yes

Relevant plans of the development are attached to this development application

Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).

☒ Yes

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)

☐ Yes

☒ Not applicable



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25) Applicant declaration

- ☒ By making this development application, I declare that all information in this development application is true and correct
- ☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*

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

Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the Planning Regulation 2017, and the access rules made under the *Planning Act 2016* and Planning Regulation 2017; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

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

Date received: Reference number(s):

Notification of engagement of alternative assessment manager

Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

QLeave notification and payment

Note: For completion by assessment manager if applicable

Description of the work	
QLeave project number	
Amount paid (\$)	Date paid (dd/mm/yy)
Date receipted form sighted by assessment manager	
Name of officer who sighted the form	

APPENDIX B

TITLE SEARCH

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	30398091	Search Date:	26/11/2024 11:51
Date Title Created:	10/08/1973	Request No:	50145672
Previous Title:	30352016, 30352017		

ESTATE AND LAND

Estate in Fee Simple

LOT 14 CROWN PLAN B74436

Local Government: BANANA

REGISTERED OWNER

Dealing No: 723538349 16/09/2024

MAGIVER HOLDINGS PTY LTD A.C.N. 680 047 885
UNDER INSTRUMENT 723538349

TRUSTEE

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 30352016 (ALLOT 14 SEC 22)
Deed of Grant No. 30352017 (ALLOT 14 SEC 22)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

** End of Current Title Search **

APPENDIX C

PROPOSAL PLANS

Site Plan

1 : 250



REAL PROPERTY DESCRIPTION

Lot Number: 14
Reg/Survey Plan Number: B 74436

DO NOT SCALE DRAWING

ALL DIMENSION IN MILLIMETERS

No:	Description:	Date:	REVISIONS
-	-	-	

ISSUED FOR
PRELIMINARY

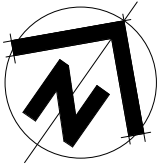
Project:
**PROPOSED
ACCOMMODATION**
Address:
**117 Rainbow St, Biloela,
GLD, 4715**

Drawing Title:
SITE PLAN



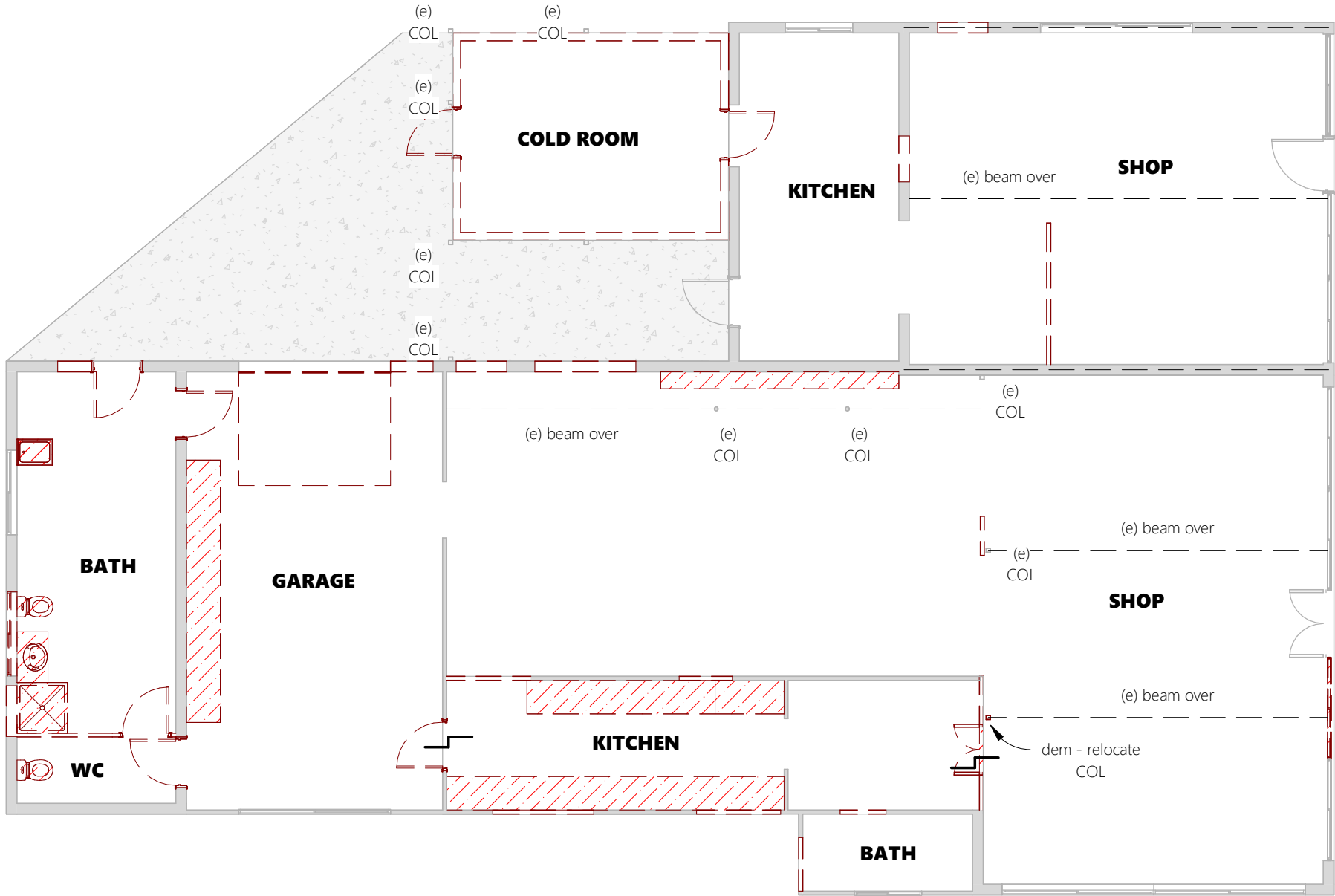
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info@deaignelements.com.au **E**
QBCC No: 1247120 BDAQ No: 0001677

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Date: SEP 2024		
Drawn: NJB		
Project No: 24_192 Drawing No: S-01		



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SIDE WALK

ISSUED FOR
PRELIMINARY

Project:
**PROPOSED
ACCOMMODATION**

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**117 Rainbow St, Biloela,
GLD, 4715**

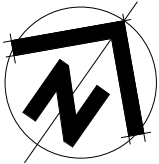
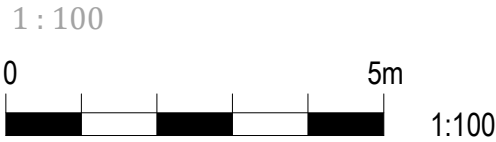
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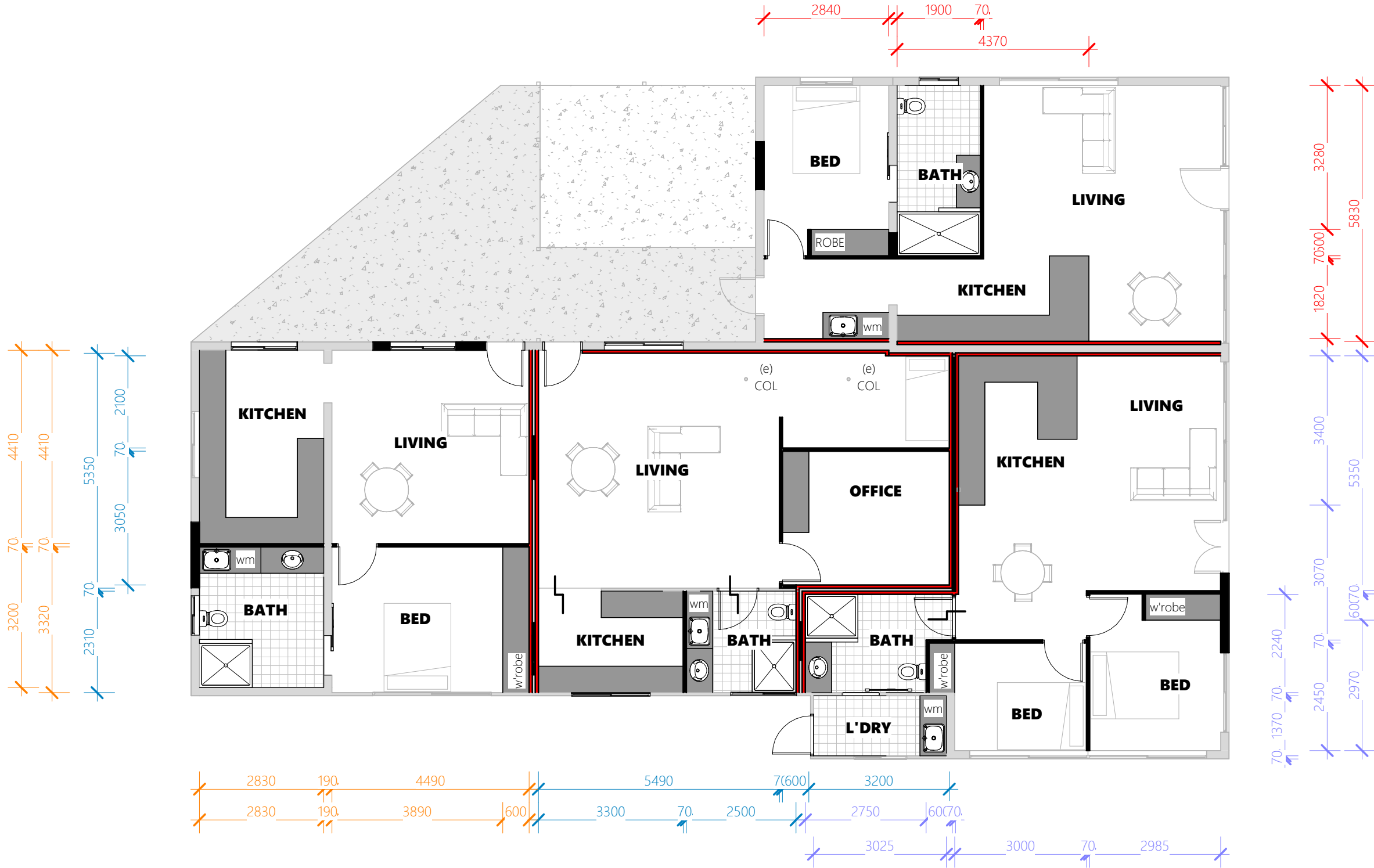


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info@deaignelements.com.au **E**
QBCC No: 1247120 BDAQ No: 0001677

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Date: SEP 2024	-	
Drawn: NJB	-	
Project No: 24_192	Drawing No: S-02	

Existing Floor Plan





_Proposed Floor Plan
1 : 100

0 5m
1:100


DO NOT SCALE DRAWING			
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ISSUED FOR
PRELIMINARY

Project:
PROPOSED ACCOMMODATION

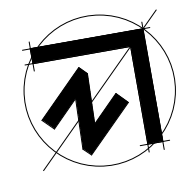
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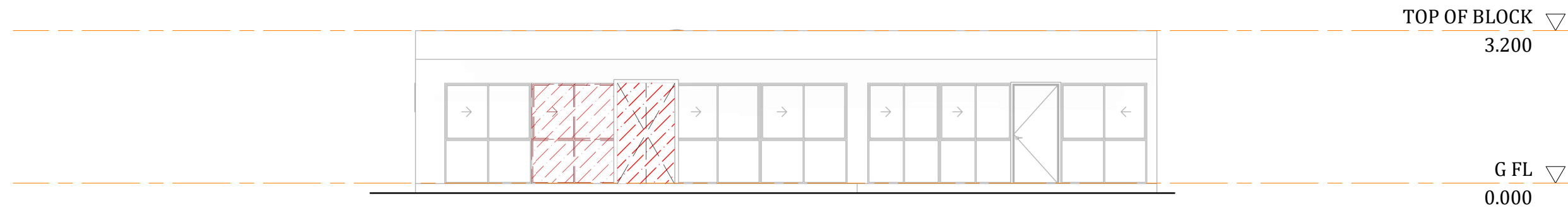
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PROPOSED FLOOR PLAN



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info@dezi elements.com.au **E**
QBCC No: 1247120 BDAQ No: 0001677

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Project No: 24_192	Drawing No: S-03	





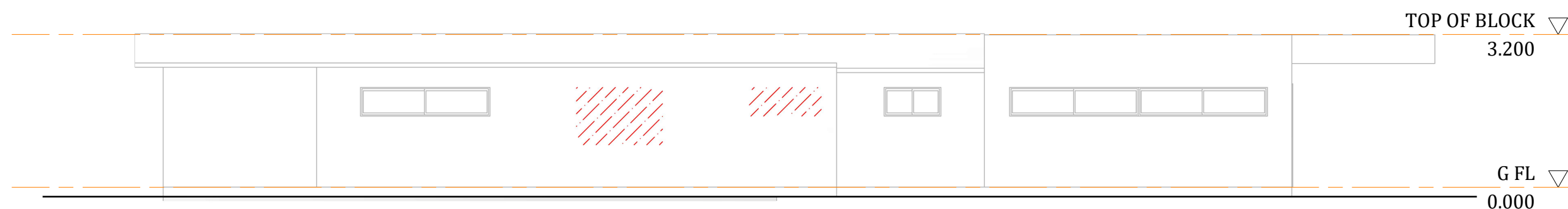
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1 : 100



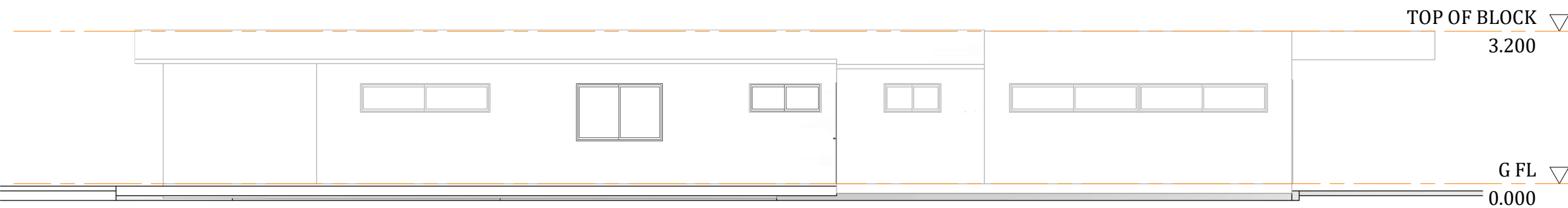
Proposed Elevation 1

1 : 100



Existing Elevation 2

1 : 100



Proposed Elevation 2

1 : 100


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ISSUED FOR
PRELIMINARY

Project:
**PROPOSED
ACCOMMODATION**

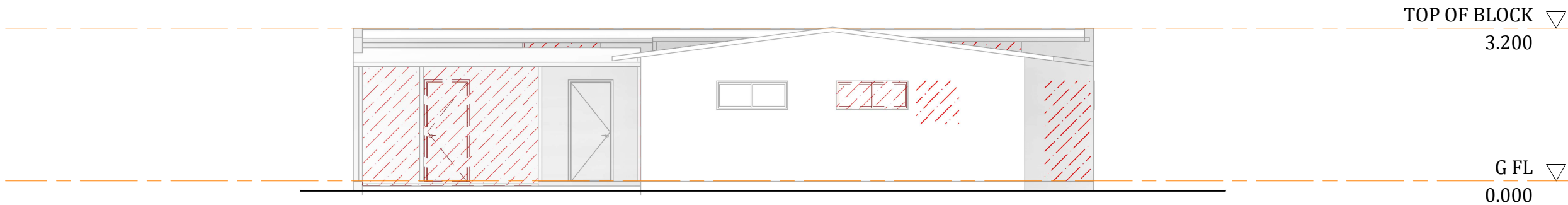
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**117 Rainbow St, Biloela,
GLD, 4715**

Drawing Title:
ELEVATIONS



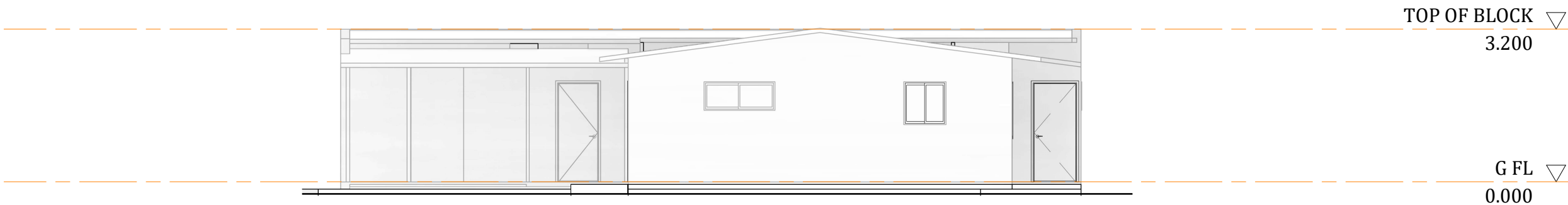
0407 271 336 **M**
info@dezi nelements.com.au **E**
QBCC No: 1247120 BDAQ No: 0001677

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Drawn: NJB		
Project No: 24_192	Drawing No: S-04	



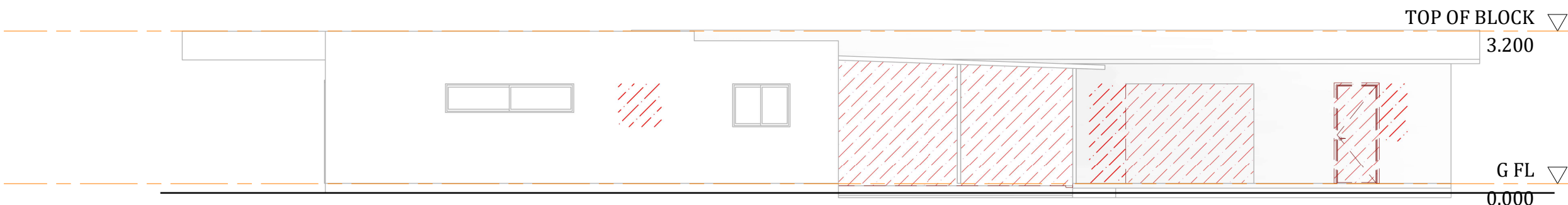
Existing Elevation 3

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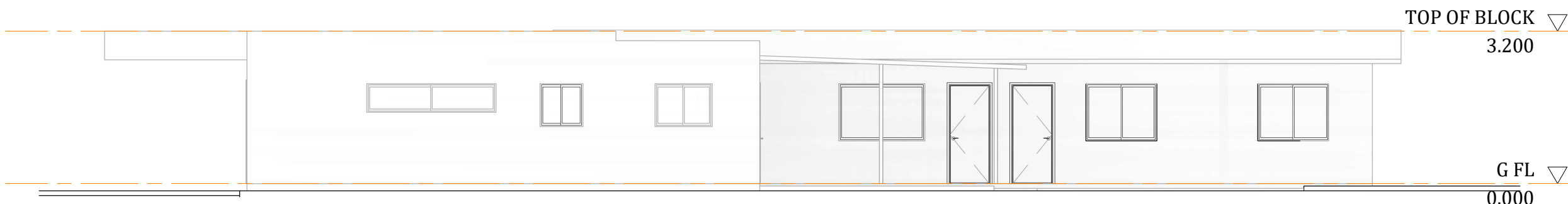
Proposed Elevation 3

1 : 100



Existing Elevation 4

1 : 100



Proposed Elevation 4

1 : 100

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No:	Description:	Date:	REVISIONS
-	-	-	

ISSUED FOR
PRELIMINARY

Project:	PROPOSED ACCOMMODATION
Address:	117 Rainbow St, Biloela, GLD, 4715
Drawing Title:	ELEVATIONS



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info@deaignelements.com.au **E**
QBCC No: 1247120 BDAQ No: 0001677

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Date: SEP 2024		
Drawn: Author		
Project No: 24_192	Drawing No: S-05	

APPENDIX D

CODE ASSESSMENT

General Residential Zone Code

5.2.1.1 Requirements for accepted development or assessment benchmarks

Table 5.2.2 For accepted development	
Acceptable Outcomes	Assessment
Built Form	
<p>AO1.1 Maximum building height is 8.5m above ground level.</p> <p>and</p> <p>AO1.2 Buildings are set back at least:</p> <ul style="list-style-type: none"> (a) 6m from the primary street frontage; (b) 3m from the secondary street frontage; (c) 3m or half the building height from a side boundary; (d) 6m from the rear boundary; <p>and</p> <p>AO1.3 Site cover does not exceed 50%.</p>	<p>Complies – development will retain existing building height.</p> <p>Alternative solution – the existing building is built to the boundary on the road frontage and southeast side boundary. However, the proposed development will update the building façade to improve the residential character of the area.</p> <p>Complies – site cover is approximately 32.6%.</p>
Design	
<p>AO2.1 Building entrances are clearly visible from the street.</p> <p>and</p> <p>AO2.2 Garages are at or behind the ground level building setback.</p> <p>and</p> <p>AO2.3 Front fences are less than 1.2m high or are 75% transparent.</p> <p>and</p> <p>AO2.4 Landscaping is limited to species with a maximum mature height of 600mm and/or species with clear trunks to 1.8m in mature height.</p> <p>and</p> <p>AO2.5 Buildings include eaves with a minimum depth of 400mm.</p> <p>and</p> <p>AO2.6 Public entrances to buildings have an awning with minimum dimensions of 800mm.</p>	<p>Complies – entrances to the front two dwellings are clearly visible from Rainbow Street.</p> <p>Complies – Onsite car parking is provided at ground level.</p> <p>Complies – the gate along the Rainbow Street access driveway will be less than 1.2m high.</p> <p>Complies – Landscaping will be limited to the prescribed species.</p> <p>Not applicable – development is within an existing building.</p> <p>Complies – The building has an existing awning along the street frontage that will be retained.</p>
Site suitability	
<p>AO3.1 Development for sensitive land uses does not occur on sites listed on the Contaminated Land Register or Environmental Management Register.</p>	<p>Not applicable – subject site is not on the Contaminated Land Register or Environmental Management Register.</p>
Secondary dwelling	

<p>AO4.1 The minimum site area is 600m².</p> <p>and</p> <p>AO4.2 The secondary dwelling has a maximum floor area of 60m².</p> <p>and</p> <p>AO4.3 The maximum separation between the secondary dwelling and the existing dwelling is 10m.</p> <p>and</p> <p>AO4.4 The design of the secondary dwelling uses materials and features that match the existing dwelling.</p> <p>and</p> <p>AO4.5 The secondary dwelling uses the same property access as the principal dwelling.</p>	<p>Not applicable – development is for a multiple dwelling and short-term accommodation.</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p>
Caretaker's accommodation	
<p>AO5.1 Only one caretaker's accommodation locates on each site.</p> <p>and</p> <p>AO5.2 The gross floor area of the caretaker's accommodation does not exceed 150m².</p> <p>and</p> <p>AO5.3 A caretaker's accommodation is not located at the front of the primary major use on the site.</p> <p>and</p> <p>AO5.4 A caretaker's accommodation is separated from the principal activity areas of the primary use of the site by at least 10m.</p> <p>and</p> <p>AO5.5 A separate entry from the non-residential use entry is provided for the caretaker's accommodation for the exclusive use of the residents.</p> <p>and</p> <p>AO5.6 A caretaker's accommodation is provided with a private landscaped recreation area of at least 35m² which is directly accessible from a habitable room.</p> <p>and</p> <p>AO5.7 The caretaker's accommodation is provided with 1 car parking space segregated from the car parking supply for the non-residential use of the site.</p>	<p>Not applicable – development is for a multiple dwelling and short-term accommodation.</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p>
Dual occupancy	
<p>AO6.1 Each dwelling has a minimum gross floor area of 60m² exclusive of vehicle accommodation.</p>	<p>Not applicable – development is for a multiple dwelling and short-term</p>

and	accommodation.
<p>AO6.2 An outdoor living space for the exclusive use of each residence is provided which:</p> <ul style="list-style-type: none"> (a) has a minimum area of 40m²; and (b) has a minimum dimension of 4m; and (c) is directly accessible from internal living areas; and (d) is orientated within 20 degrees of north where practical; and (e) includes a minimum area of 2m² for outdoor clothes drying; 	Not applicable
Home-based business	
<p>AO7.1 Only one non-resident employee is on the premises at any one time.</p> <p>and</p> <p>AO7.2 The maximum gross floor area used is 50m².</p> <p>and</p> <p>AO7.3 There is no:</p> <ul style="list-style-type: none"> (a) sale of any goods from the premises other than those manufactured or serviced on the site; (b) hiring out of materials, goods, appliances or vehicles; (c) display of goods visible from outside the dwelling; (d) re-fuelling of vehicles; or (e) storage of chemicals, gases or other hazardous materials; <p>and</p> <p>AO7.4 Signs displayed on the premises do not exceed 1.0m² in area.</p> <p>and</p> <p>AO7.5 The use does not rely on delivery vehicles larger than a 2.5t rigid vehicle.</p> <p>and</p> <p>AO7.6 The use operates between 8.00am and 6.00pm Monday to Saturday.</p> <p>and</p> <p>AO7.7 The use operates for a maximum of 25 hours in any week.</p> <p>and</p> <p>AO7.8 A maximum of one parking space is provided in addition to the requirements of the principal dwelling.</p>	<p>Not applicable – development is for a multiple dwelling and short-term accommodation.</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p>
For development affected by one or more overlays	
Biodiversity	

<p>AO8.1 Uses and associated works are confined to areas not identified on Overlay Maps OM-0201 - OM-0204;</p> <p>or</p> <p>AO8.2 For areas identified as Regulated Vegetation Category R and where an assessment confirms the presence of a defined drainage feature, watercourse or native vegetation, development is excluded from the mapped area.</p> <p>or</p> <p>AO8.3 Where a PMAV is approved by an administering authority following the commencement of this planning scheme, development may occur in mapped Regulated Vegetation Areas on Overlay Maps OM-0201 - OM-0204 where the PMAV identifies no regulated vegetation exists.</p> <p>or</p> <p>AO8.4 Where development within an area identified on Overlay Maps OM-02 - OM-0204 is unavoidable, measures recommended by a qualified ecologist to minimise adverse impacts on the mapped feature are implemented.</p> <p>and</p> <p>AO8.5 Development is setback from land identified as Wildlife Habitat, Watercourses or Wetlands on Overlay Maps OM-0201 - OM-0204 a minimum of:</p> <ul style="list-style-type: none"> (a) 20 metres if in an urban or rural residential area; (b) 50 metres in other areas. <p>and</p> <p>AO8.6 Development does not involve the removal of native vegetation from an area identified as regulated vegetation on Overlay Maps OM-0201 - OM-0204 without the express consent of the relevant administering authority, except where identified as exempt clearing work under the Regulation;</p>	<p>Not applicable – subject site is not within the biodiversity overlay.</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p>
<p>Bushfire Risk</p>	
<p>AO9.1 Development does not occur in areas mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area;</p> <p>or</p> <p>AO9.2 A written assessment by an experienced or qualified bushfire management consultant confirms that the site is not a Bushfire Prone Area as mapped on Overlay Maps OM-0301 - OM-0304;</p> <p>or</p> <p>AO9.3 Except for residential dwelling classes, development in areas mapped on Overlay Maps OM-0301 - OM-0304 as Medium Potential Bushfire Intensity Areas or Potential Impact Buffer Area complies with an approved Bushfire Management Plan incorporating:</p> <ul style="list-style-type: none"> (a) lot design and the siting of buildings and uses such 	<p>Not applicable – subject site is not within the Bushfire Prone Area.</p> <p>Not applicable</p> <p>Not applicable</p>

<p>that:</p> <ul style="list-style-type: none"> (i) high intensity uses are located on the least bushfire prone area on the site and activities least susceptible to fire are sited closest to the bushfire hazard; (ii) efficient emergency access is optimised; (iii) bushfire risk is effectively minimised having regard to aspect, elevation, slope and vegetation; <p>(b) firebreaks that provide adequate:</p> <ul style="list-style-type: none"> (i) setbacks between buildings/ structures and hazardous vegetation; (ii) access for fire-fighting or other emergency vehicles; <p>(c) provision for water supply dedicated to fire-fighting purposes;</p> <p>(d) the required extent of vegetation clearing and landscaping and where required modified development design and/or lot layout to minimise clearing of regulated vegetation and impacts on matters of environmental significance;</p> <p>(e) landscaping species that are less likely to exacerbate a bushfire event;</p> <p>and</p>	
<p>AO9.4 No hazardous materials, manufactured or stored in bulk, are on land mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area.</p> <p>and</p>	<p>Not applicable</p>
<p>AO9.5 New dwellings on land mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area are:</p> <ul style="list-style-type: none"> (a) located centrally within existing cleared areas on a lot which allows a regular shaped area (with a minimum dimension of 50m) of 5,000m² to be identified that: <ul style="list-style-type: none"> (i) is free of highly combustible vegetated areas; and (ii) is on southerly to easterly facing slopes not exceeding 15% gradient; or (iii) on flat lands at the base of north to western facing slopes not exceeding 15% gradient (b) provided with a fire protection buffer around the complete perimeter of the dwelling unit for a minimum width of 50m; <p>and</p>	<p>Not applicable</p>
<p>AO9.6 Where a reticulated water supply is not available, water supply tanks are provided for fire-fighting purposes within the development. The water tanks must:</p> <ul style="list-style-type: none"> (a) have 25,000 litres dedicated for fire-fighting purposes; (b) have a minimum pressure and flow of 10 litres a second at 200 kPa; (c) be of concrete construction; (d) have an outlet pipe of 50mm in diameter, fitted with a 50mm male camlock (standard rural fire 	<p>Not applicable</p>

<p>brigade fitting) and an isolating valve;</p> <p>and</p> <p>AO9.7 The water supply outlet is located at least 9m from any potential fire hazards, such as venting gas bottles and combustible structures.</p> <p>and</p> <p>AO9.8 A safe and accessible hard stand area capable of accommodating a fire fighting vehicle is provided not more than 3m from the water supply outlet.</p> <p>and</p> <p>AO9.9 Development includes road access for fire-fighting appliances that has:</p> <ul style="list-style-type: none"> (a) a minimum cleared width of 6m and a minimum formed width of 4m; (b) a minimum of 4.8m vertical clearance; (c) a cross-fall of no greater than 10 degrees; (d) a maximum gradient of 12.5%, with adequate drainage to prevent soil erosion and minimise ongoing trail maintenance; (e) provides areas for vehicles to pass or turn at intervals of not more than 200m; <p>and</p> <p>AO9.10 Essential community infrastructure is not located on land identified on Overlay Maps OM-0301 - OM-0304 as Very High to Medium Potential Intensity Areas.</p>	<p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p>
Flood Risk	
<p>AO10.1 New buildings are not located within the area identified as Flood Hazard Area on Overlay Maps OM-0401 - OM-0404.</p> <p>or</p> <p>AO10.2 Development is sited above the defined flood level, or the highest known flood event, in accordance with the requirements of Council's adopted Floodplain Resolution.</p> <p>or</p> <p>AO10.3 Building work below the nominated flood level allows for the flow through of flood water at ground level by:</p> <ul style="list-style-type: none"> (a) leaving the structure below flood level unenclosed; or (b) aligning any enclosure below flood level with the direction of water flow; or (c) ensuring any enclosure below flood level and not aligning with the direction of water flow have openings that are at least 50% of the enclosed area with a minimum opening of 75mm; <p>and</p> <p>AO10.4 In Theodore, development other than for a dwelling house</p>	<p>Not applicable – subject site is not within the Flood Hazard Area.</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p>

<p>is subject to a fit-for-purpose Flood Risk Assessment prepared by a suitably qualified person in accordance with the Flood Planning Scheme Policy.</p> <p>and</p> <p>AO10.5 Buildings in an area with a Flood Hazard Vulnerability Class of H5 or H6 as identified on Overlay Map OM-0402 are constructed in accordance with a structural engineer's recommendations that have considered the potential impacts from flood waters and debris on structural integrity.</p> <p>and</p> <p>AO10.6 Resilient building materials are used below the nominated flood level in accordance with current building assessment provisions.</p> <p>and</p> <p>AO10.7 Works associated with the proposed development do not:</p> <ul style="list-style-type: none"> (a) involve a net increase in filling greater than 50m³; or (b) result in any reductions of on-site flood storage capacity and contain within the site any changes to depth / duration/velocity of flood waters; or (c) change flood characteristics outside the site in ways that result in: <ul style="list-style-type: none"> (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times. <p>and</p> <p>AO10.8 There is no manufacture or storage of hazardous materials on site or the floor level of buildings involving the manufacture or bulk storage of hazardous materials is located 300mm above the level of the defined flood event, or the highest known flood event.</p> <p>and</p> <p>AO10.9 Works in urban areas do not involve:</p> <ul style="list-style-type: none"> (a) any physical alteration to a watercourse or floodway including vegetation clearing; (b) a net increase in filling; <p>and</p> <p>AO10.10 Essential community infrastructure is not located on land identified as Flood Hazard Area on Overlay Maps OM-0401 - OM-0404.</p>	<p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p>
Historic Subdivisions	
<p>AO11.1 The site is:</p> <ul style="list-style-type: none"> (a) connected to a reticulated town water supply; or (b) provided with a rainwater tank or other supplementary water supply system is installed with a minimum capacity of 45,000 litres; 	<p>Not applicable – development is not within the Historic Subdivisions Overlay.</p>

<p>and</p> <p>AO11.2 The site has sufficient area to provide for on-site effluent disposal in accordance with the requirements of the <i>Queensland Plumbing and Wastewater Code</i>;</p> <p>and</p> <p>AO11.3 The site is within 5km distance by constructed road of a school if not on a current school bus route.</p> <p>and</p> <p>AO11.4 The site has direct access to a surveyed road constructed in accordance with the CMDG.</p> <p>and</p> <p>AO11.5 Stormwater is discharged to:</p> <ul style="list-style-type: none"> (a) a lawful point of discharge; or (b) downstream properties, subject to the written consent of the affected landowners; or (c) a natural drainage system; <p>and</p> <p>AO11.6 New buildings are confined to areas outside of overland flow paths and natural drainage features.</p> <p>Note: This does not apply to outbuildings and extensions to an existing house.</p>	<p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p>
<p>Infrastructure</p>	
<p>Water treatment, wastewater treatment and waste disposal facilities</p> <p>AO12.1 Development does not result in an increase in the number of people on a site for a sensitive land use in the separation area associated with the solid waste management, sewerage and water treatment facilities as identified on Infrastructure Overlay Maps OM-07A01 - OM07A05.</p> <p>and</p> <p>Roads and railway</p> <p>AO12.2 Development for a sensitive land use fronting a road identified on Infrastructure Overlay Maps OM-07A01 - OM07A05 incorporates a landscaped buffer along the frontage of the site:</p> <ul style="list-style-type: none"> (a) a minimum width of two metres to a State-controlled road or one metre to any other identified road; (b) incorporating species with a minimum mature height of three metres; <p>and</p> <p>AO12.3 Sensitive land uses are:</p> <ul style="list-style-type: none"> (a) designed with outdoor living areas that are shielded from the emission source associated with the road; (b) designed with emission-sensitive rooms furthest from the road corridor; 	<p>Not applicable – subject site is not within the infrastructure overlay.</p> <p>Not applicable</p> <p>Not applicable</p>

<p>(c) constructed of materials that achieve the weighted sound reduction value;</p> <p>Editor's Note: Refer to Part 4.4 of the Queensland Development Code weighted sound reduction values.</p> <p>and</p> <p>Electricity For sites 5 hectares or larger AO12.4 Sensitive land uses maintain the following separation distances from the following electricity infrastructure:</p> <ul style="list-style-type: none"> (a) 20 m for transmission lines up to 132 kilovolts; (b) 30 m for transmission lines between 133 kilovolts and 275 kilovolts; (c) 40 m for transmission lines exceeding 275 kilovolts; (d) 50 m for high voltage substations; <p>and</p> <p>AO12.5 A minimum 3m wide densely planted landscaped buffer is provided along the boundary adjoining the major electricity infrastructure or easement, including species that will grow to a minimum height of 10m.</p>	<p>Not applicable</p> <p>Not applicable</p>
<p>Water Resources</p>	
<p>AO13.1 The following activities do not establish within the Callide and Kroombit Dam Water Resource Catchment Areas or within the weir buffers shown on Overlay Map OM-08:</p> <ul style="list-style-type: none"> (a) intensive horticulture; (b) intensive animal industry; <p>and</p> <p>AO13.2 Development occurs in a sewerage serviced area and is connected to the reticulated sewerage network.</p> <p>or</p> <p>AO13.3 Development does not involve the establishment or expansion of an on-site wastewater treatment facility.</p> <p>and</p> <p>AO13.4 Development does not involve:</p> <ul style="list-style-type: none"> (a) any increase in ground level impervious area; and (b) there is no discharge of potential water contaminants; 	<p>Complies – development is for a multiple dwelling and short-term accommodation.</p> <p>Complies – development will retain existing connection to the reticulated sewerage network.</p> <p>Complies – development will continue to utilise the existing reticulated water supply.</p> <p>Complies – development retains existing built form. Driveway and parking areas will be constructed from gravel to allow stormwater infiltration.</p>

Table 5.2.3 For assessable development

Performance Outcomes		
General		
Built Form		
PO1	The density, built form and appearance of development creates a low density residential character in the General Residential Zone, with a higher density residential character created in the Multiple Dwelling Precinct.	Alternative solution – the development will retain the existing built form, upgrading the exterior façade to improve the residential amenity in the surrounding area. While the site itself is not within the Multiple Dwelling Precinct, all other lots on the block are within the precinct. The development will therefore be consistent with the intended higher density residential character of the area.
Design		
PO2	The site layout and design establishes: (a) safe access for pedestrians to the site; (b) safe, secure and attractive streetscapes; and	Complies – site layout and design maintains safe access for pedestrians via the front entrances and gate. The existing façade will be updated to provide an attractive streetscape.
PO3	A secondary dwelling protects existing streetscape character, integrates with and is subordinate to the existing dwelling. and	Not applicable – development is for a multiple dwelling and short-term accommodation.
PO4	Buildings provide protection from the effects of nature and permit casual surveillance of the street through the provision of windows or balconies oriented towards the street.	Complies – development will include windows oriented toward the street.
Privacy and amenity		
PO5	Development protects the privacy of adjoining dwellings by: (a) providing screen fencing to the side and rear boundaries; and (b) ensuring windows located above ground level and overlooking an adjoining residence: (i) are fitted with fixed external privacy screens; or (ii) incorporate translucent or opaque (i.e. non-transparent) glazing; or, (iii) have sill heights that prevent direct viewing into adjoining properties; and	Complies – development will retain and update existing screen fencing along side and rear boundaries. Landscaping will also be provided to maintain privacy. Development does not involve any windows above ground level.
PO6	Plant and service equipment (air conditioning, exhaust fans, lift motor rooms, telecommunication devices, etc.) is acoustically screened and are fully screened from view at the property boundary. and	To comply – All plant and service equipment will be screened.
PO7	Light spill from the premises does not create a nuisance outside the site. and	Complies – light is contained within the buildings on site, with appropriate window coverings to minimise light spill.
PO8	The air quality objectives of the <i>Environmental Protection (Air) Policy 2019</i> are maintained for the ongoing operation	Complies

<p>of the use.</p> <p>and</p> <p>PO9 The acoustic objectives of the <i>Environmental Protection (Noise) Policy 2019</i> are maintained for the ongoing operation of the use.</p>	<p>Complies</p>
Site suitability	
<p>PO10 Cut and fill is minimised to accommodate natural landforms.</p> <p>and</p> <p>PO11 For building sites steeper than 10%, split-level building construction is used to achieve level changes.</p> <p>and</p> <p>PO12 Sites on the Contaminated Land Register or Environmental Management Register are remediated prior to plan sealing, issuing of operational works or building works permits or commencement of use for a sensitive land use.</p> <p>and</p> <p>PO13 The continuation of existing lawful uses on land in adjoining zones is protected by maintaining a vegetative buffer or similar screening on the residential land between the residential development and adjacent existing non-residential use.</p>	<p>Not applicable – development does not involve cut and fill.</p> <p>Not applicable – subject site is not steeper than 10%.</p> <p>Not applicable – subject site is not on the Contaminated Land Register or Environmental Management Register.</p> <p>Not applicable – all surrounding uses are residential in nature.</p>
Servicing	
<p>PO14 Development is connected to reticulated water supply and sewerage.</p> <p>and</p> <p>PO15 Residential developments up to 10 residential units or commercial developments with a maximum gross floor area of 150m² allow for individual waste bins for each unit for kerbside collection.</p> <p>or</p> <p>PO16 For residential developments with 6 or more residential units or commercial developments greater than 150m² in gross floor areas, refuse storage areas are provided on-site for communal industrial- sized waste bins.</p>	<p>Complies – development will retain existing connections to reticulated water supply and sewerage.</p> <p>Complies – the development will be provided with an appropriate storage location outside unit 1, providing sufficient space for individual waste bins for each unit.</p> <p>Not applicable</p>
Specific uses	
Caretaker's accommodation	

<p>PO17 Caretaker's accommodation is subsidiary to the non-residential use on the same site.</p> <p>and</p> <p>PO18 Caretaker's accommodation provides the amenity, privacy and comfort associated with long-term habitation.</p>	<p>Not applicable – development is for a multiple dwelling and short-term accommodation.</p> <p>Not applicable</p>
Dual occupancy	
<p>PO19 A dual occupancy is of a size that meets the essential accommodation needs of the residents.</p> <p>and</p> <p>PO20 Sufficient space is provided for on-site car parking to provide 1 covered car parking space for the residents and an additional car parking space for visitors with independent driveway access to its respective street frontage.</p> <p>and</p> <p>PO21 Each dwelling has its own exclusive outdoor living space available for private recreational and housekeeping needs.</p>	<p>Not applicable – development is for a multiple dwelling and short-term accommodation.</p> <p>Not applicable</p> <p>Not applicable</p>
Home-based business	
<p>PO22 The use protects existing streetscape character, integrates with and is subordinate to the existing dwelling.</p> <p>and</p> <p>PO23 The amenity of the local residential area is protected.</p> <p>and</p> <p>PO24 The home-based business supports the economic viability of existing lawful commercial and industrial uses in the Centre, Industry, Mixed Use and Township zones.</p>	<p>Not applicable – development is for multiple dwelling and short-term accommodation.</p> <p>Not applicable</p> <p>Not applicable</p>
Community residence, multiple dwelling, residential care facility, retirement facility or rooming accommodation	
<p>PO25 Multiple dwellings and rooming accommodation are located in the Multiple Dwelling Precinct.</p> <p>or</p> <p>PO26 Community residences, retirement facilities and residential care facilities are located close to health or community services.</p> <p>and</p> <p>PO27 Higher density residential development is located on sites of sufficient size to protect the amenity of adjoining premises and provide sufficient area for on-site car parking and manoeuvring, landscaping, open space and infrastructure.</p> <p>and</p> <p>PO28 Higher density residential development is not located on rear allotments.</p> <p>and</p>	<p>Alternative solution – though the subject site is not within the Multiple Dwelling Precinct due to previous commercial use, all surrounding lots on the block are within the precinct. The development will therefore be consistent with the surrounding built form and land uses.</p> <p>Complies – subject site is of sufficient size to accommodate the use along with appropriate screening, landscaping, open space, parking, and maneuvering areas.</p> <p>Complies – subject site is not a rear lot.</p>

<p>PO29 For any dwelling located at the rear of the site where vehicle access is proposed from a rear laneway, pedestrian and servicing access to the primary road frontage is maintained.</p>	<p>Not applicable – dwellings are located toward the front of the lot.</p>
<p>PO30 Private and communal open space protects the amenity of occupants and provides functional landscaped areas for outdoor living and recreation.</p> <p>For community residences and multiple dwellings</p> <p>PO31 Individual units are provided with an exclusive private open space area that includes area for clothes drying oriented to the north, is directly accessible from internal living areas and is screened or fenced for privacy.</p> <p>and</p> <p>PO32 Communal open space is exclusive of access, vehicle parking areas and clothes drying areas.</p> <p>or</p> <p>For all other higher density development</p> <p>PO33 Communal open space areas (both indoor and outdoor) are consolidated so that the majority of spaces are in a single location and accessible to all residents and users of the site.</p>	<p>Complies – the communal open space provided for the development provides sufficient privacy and functional landscaped areas.</p> <p>Alternative solution – the layout of the existing building does not allow for private open space for each unit. As an alternative, a large communal covered patio and grassed area are provided at the rear of the site, directly accessible from all units.</p> <p>Complies – communal open space is separate from access, parking and clothes drying areas.</p> <p>Complies – all communal open space areas are located toward the rear of the site and are directly accessible from all units.</p>
<p>Non-residential uses</p>	
<p>PO34 Non-residential uses are commercial or retail in nature and service the convenience needs of the immediate residential neighbourhood only.</p> <p>and</p> <p>PO35 Non-residential uses do not result in the deterioration of the residential amenity experienced in the Zone.</p>	<p>Not applicable – development is for a residential use.</p> <p>Not applicable</p>
<p>For development affected by one or more overlays</p>	
<p>Biodiversity</p>	
<p>PO36 Development avoids land containing matters of environmental significance or provides protection for the values associated with those areas.</p> <p>and</p> <p>PO37 Development establishes and maintains effective buffers to significant vegetation and wildlife habitat.</p> <p>and</p> <p>PO38 Development protects ecological linkages between potential habitat areas to facilitate unimpeded, safe and effective movement of fauna.</p>	<p>Not applicable – subject site is not affected by the Biodiversity overlay.</p> <p>Not applicable</p> <p>Not applicable</p>

Bushfire Risk	
<p>PO39 Development avoids any areas mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area, does not increase the extent or severity of bushfire or exposure to the identified risk, taking into consideration:</p> <ul style="list-style-type: none"> (a) vegetation type; (b) slope; (c) aspect; (d) bushfire history; (e) ecological values of the site; (f) ongoing maintenance; and (g) on-site and off-site fire hazard implications; <p>and</p>	Not applicable – subject site is not affected by the Bushfire Risk overlay.
<p>PO40 Essential community infrastructure in any area mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area is able to function effectively during and immediately after bushfire events.</p> <p>and</p>	Not applicable
<p>PO41 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.</p> <p>and</p>	Not applicable
<p>PO42 Adequate water storage is provided for firefighting purposes that is safely located, accessible at all times and fitted with the standard rural fire brigade fittings.</p> <p>and</p>	Not applicable
<p>PO43 Bushfire hazard mitigation avoids impacts on matters of environmental significance such as fragmentation, habitat loss and edge effects.</p>	Not applicable
<p>For reconfiguring a lot by subdivision only</p> <p>PO44 Subdivision design incorporates a perimeter road that:</p> <ul style="list-style-type: none"> (a) is located between the boundary of the proposed lots and the bushfire hazard area; (b) has a minimum cleared width of 20m and a constructed minimum road width of 6m; (c) has a maximum gradient of 12.5%; (d) is constructed to an all-weather standard and ensures any culverts and bridges have a minimum load bearing of 15 tonnes; 	Not applicable
<p>PO45 Fire trails are provided to:</p> <ul style="list-style-type: none"> (a) mitigate against bushfire hazard; (b) enable access for fire fighters, residents and equipment; and (c) allow access for hazard reduction management programs; <p>and</p>	Not applicable
<p>PO46 Development does not create additional lots in any areas mapped on Overlay Maps OM-0301 - OM-0304 as a</p>	Not applicable

[illegible]

<p>PO55 Electrical switchboards, data servers and the like are located 300mm above the defined flood event or are designed and constructed to withstand submergence in flood water.</p> <p>and</p> <p>PO56 Plumbing fixtures connected to the reticulated sewerage network are designed to be 300mm above the defined flood event or are fitted with reflux valves to prevent the intrusion of flood water into the sewerage network.</p> <p>and</p> <p>For development other than for a dwelling house or dual occupancy in other locations</p> <p>PO57 Development does not result in any increase in exposure to flood risk for all flood events up to and including the defined flood event.</p> <p>and</p> <p>PO58 Services infrastructure is designed and constructed to prevent risk of electrocution or intrusion of flood water into reticulated networks.</p> <p>and</p> <p>PO59 Siting and layout provides safe pedestrian and vehicular access and egress for all flood events up to and including the defined flood event.</p> <p>and</p> <p>For reconfiguring a lot only</p> <p>PO60 The number of lots exposed to flood risk for all flood events up to and including the defined flood event is not increased.</p>	<p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p>
Historic Subdivisions	
<p>PO61 A site identified on the Historic Subdivisions Overlay Map OM-06 is not developed for a non-rural use where:</p> <ul style="list-style-type: none"> (a) the site characteristics, including impacts from natural hazards, make it unsuitable for development; and (b) infrastructure, including water, sewerage, stormwater and roads are not adequate or result in environmental harm; <p>Note: This does not apply to outbuildings and extensions to an existing house.</p>	<p>Not applicable – subject site is not within the Historic Subdivisions Overlay.</p>
Infrastructure	

<p>Water treatment, wastewater treatment and waste disposal facilities</p> <p>PO62 Separation distances are established between solid waste management facilities, water or sewerage treatment plants and incompatible land uses that protects the ongoing operation of the facility and the amenity for occupants or users of nearby premises.</p> <p>and</p> <p>Roads and railway</p> <p>PO63 Development on premises with a frontage to the road corridors shown on Infrastructure Overlay Maps OM-07A01 - OM07A05 mitigates the potential adverse impacts of the road corridor including traffic noise, headlights and streetlights.</p> <p>and</p> <p>PO64 Sensitive land uses on land with a frontage to the road corridors shown on Infrastructure Overlay Maps OM-07A01 - OM07A05 achieve a level of amenity consistent with the intended use.</p> <p>and</p> <p>Electricity</p> <p>PO65 Development is separated from major electricity infrastructure or substations and incorporates buffers to maintain public health and safety, residential amenity and allow access to infrastructure for maintenance.</p> <p>and</p> <p>PO66 Development dedicates part of the site to establish landscaping which screens or otherwise softens the visually obtrusive impacts of electricity infrastructure.</p>	<p>Not applicable – subject site is not within the Infrastructure Overlay.</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p>
<p>Water Resources</p>	
<p>PO67 Development within the Callide and Kroombit Dam Water Resource Catchment Areas or the weir buffers shown on Overlay Map OM-08 protects the quality and availability of raw water for consumption, as determined by a suitably qualified water quality expert.</p> <p>and</p> <p>PO68 Stormwater releases and development discharges do not compromise the achievement of water quality objectives of receiving waters, including the groundwater management areas identified on Overlay Map OM-08.</p> <p>and</p> <p>PO69 Development does not deteriorate the quality of water supplies obtainable from a town water supply bore identified on Overlay Map OM-08.</p>	<p>Complies – development will not impact the quality and availability of raw water for consumption.</p> <p>Complies – with the development reusing the existing building, stormwater releases will be primarily unchanged.</p> <p>Not applicable – development is not in proximity to a town water supply bore.</p>

Development Design Code

6.3.1.1 Requirements for accepted development or assessment benchmarks

Table 6.3.1 For accepted development

Acceptable Outcomes	Assessment
Filling and excavation	
<p>AO1.1 Earthworks do not result in any change beyond the property boundaries to:</p> <ul style="list-style-type: none"> (a) the path of overland water flow or where floodwater enters or exits the property; and (b) the flow velocity of water off-site; and (c) the flooded area off-site; and (d) the flood height off-site; <p>and</p>	Not applicable – development does not involve filling and excavation.
<p>AO1.2 A retaining wall is set back at least half the height of the wall from any boundary of the site.</p> <p>and</p>	Not applicable
<p>AO1.3 Retaining walls over 1.5m are stepped a minimum depth of 0.75m for every 1.5m in height, and landscaped.</p> <p>and</p>	Not applicable
<p>AO1.4 The fill material comprises any of the following:</p> <ul style="list-style-type: none"> (a) soil or earth; (b) rocks less than 150mm diameter; (c) sand; (d) gravel; or (e) other clean, inert material free of organic, putrescible or refuse material; <p>and</p>	Not applicable
<p>AO1.5 Works occur in accordance with AS3798 Guidelines on Earthworks for Commercial and Residential Developments.</p> <p>and</p>	Not applicable
<p>AO1.6 Contaminated material is not used for filling purposes.</p> <p>and</p>	Not applicable
<p>AO1.7 There is no filling or excavation on land included on the Contaminated Land Register or Environmental Management Register under the <i>Environmental Protection Act 1994</i>.</p> <p>or</p>	Not applicable

<p>AO3.1 The number of parking spaces provided for the use is consistent with Table 7.3.3 - Vehicle parking rates.</p> <p>and</p> <p>AO3.2 Parking spaces comply with the requirements of AS/NZS 2890.1-2004.</p> <p>and</p> <p>AO3.3 The development design allows service and collection vehicles to enter and exit in a forward gear with a maximum of 3 on-site manoeuvres. The use of staff car parking areas to accommodate internal manoeuvring is permissible.</p>	<p>Complies – the 6 provided parking spaces exceeds the requirements from Table 7.3.3</p> <p>Complies</p> <p>Not applicable – service and collection vehicles will not be required to access the site.</p>
Landscaping	
<p>AO4.1 Landscaping within 6m of an intersection has a maximum mature height of 500mm.</p> <p>and</p> <p>AO4.2 Landscaping along all road frontages has either a maximum height of 0.5m or a minimum clear trunk height of 1.5m at maturity, except as required by AO4.1.</p> <p>and</p> <p>AO4.3 Non-residential development that adjoins a sensitive land use or land in a residential zone provides a 3m wide landscaped buffer along all adjoining land boundaries.</p> <p>and</p> <p>AO4.4 Landscaping is provided along the street frontage of car parking areas and includes one shade tree, or alternative shade structure, for every 8 parking spaces, distributed evenly throughout such areas.</p> <p>and</p> <p>AO4.5 Landscaping is clear of any separation areas established by utility service providers.</p> <p>and</p> <p>AO4.6 Plant species for landscaping include acceptable species identified in Schedule 5.3.</p>	<p>Not applicable – subject site is not within 6m of an intersection.</p> <p>Not applicable – development will not include landscaping along the road frontage.</p> <p>Not applicable – development is for residential use.</p> <p>Not applicable – car parking area is located behind the primary built form.</p> <p>Complies</p> <p>Complies</p>
Street lighting and street signs	
<p>AO5.1 Street lighting is provided in accordance with the relevant parts of the CMDG.</p> <p>and</p> <p>AO5.2 Street signs are provided for all new roads in accordance with the relevant parts of the CMDG.</p>	<p>Not applicable – street lighting is not deemed necessary.</p> <p>Not applicable – no new roads are created.</p>
Water supply infrastructure	

<p>If in a water supply area</p> <p>AO6.1 The premises is connected to the reticulated water supply system in accordance with Table 7.3.4 - Provision of Infrastructure.</p> <p>and</p> <p>AO6.2 The design and construction of the water distribution network is in accordance with the relevant parts of the CMDG.</p> <p>and</p> <p>AO6.3 The installation of water meters occurs in accordance with the relevant parts of the CMDG.</p> <p>If outside a water supply area</p> <p>AO6.4 The premises connect to an on-site water supply with a minimum capacity of 45kL that meets the accepted quality for drinking water.</p> <p>and</p> <p>AO6.5 A separate storage system that permanently holds a minimum of 5,000L (e.g. dam, swimming pool, or water tank) is located within 50m of new buildings, exclusively for firefighting purposes.</p>	<p>Complies – development will retain the existing water connection for the existing building.</p> <p>Complies</p> <p>Not applicable – existing water infrastructure is retained.</p> <p>Not applicable – development is within a water supply area.</p> <p>Not applicable</p>
<p>Sewerage infrastructure</p>	
<p>If in a reticulated sewerage area</p> <p>AO7.1 The premises connect to the Council's reticulated sewerage system in accordance with Table 7.3.4 - Provision of Infrastructure.</p> <p>and</p> <p>AO7.2 The design and construction of the reticulated sewerage system is in accordance with the relevant parts of the CMDG.</p> <p>If outside a reticulated sewerage area</p> <p>AO7.3 The provision of on-site sewerage facilities is in compliance with:</p> <ul style="list-style-type: none"> (a) the Plumbing and Drainage Act 2002; (b) the Queensland Plumbing and Wastewater Code; and (c) AS/NZS 1547:2000 On-site domestic Wastewater Management; 	<p>Complies – development retains the existing sewer connection for the existing building.</p> <p>Complies</p> <p>Not applicable – development is within a reticulated sewerage area.</p>
<p>Stormwater drainage</p>	
<p>AO8.1 Stormwater and irrigation runoff diverts to a wet retention and sedimentation pond that:</p> <ul style="list-style-type: none"> (a) provides permanent retention for first flush capture equivalent to the amount of runoff occurring during a 1%AEP storm event over a period equal to the time of concentration plus five minutes; (b) provides a permanent retention component for first flush capture of suspended matter; (c) retains for a period of not less than 24 hours; <p>and</p>	<p>Complies - No significant change to the existing stormwater regime is proposed as the development takes place within an existing building.</p>

<p>A08.2 Uses and associated works are confined to areas outside overland flow paths and natural drainage features.</p> <p>and</p> <p>A08.3 The provision of stormwater drainage, including inter-allotment drainage and subsurface drainage is in accordance with the <i>CMDG</i> and the <i>Queensland Urban Drainage Manual (QUDM)</i>.</p> <p>and</p> <p>A08.4 There is no increase in the volume, frequency, duration and velocity of stormwater at the premises boundaries.</p> <p>and</p> <p>A08.5 Overland flow paths cater for the water from a 1 per cent AEP storm event.</p> <p>and</p> <p>A08.6 Stormwater flows are directed away from areas of exposed soil.</p> <p>and</p> <p>A08.7 Soil exposure and construction works are staged to minimise the area of exposed soil at any one time.</p> <p>and</p> <p>A08.8 Exposed soil areas are effectively stabilised preceding any predicted rainfall, before the removal of sediment control controls and at the completion of construction.</p> <p>and</p> <p>A08.9 Where involving exposure of soil of more than 2,500m²:</p> <ul style="list-style-type: none"> (a) prepare a sediment and erosion control plan for Council approval; and (b) implement the requirements of the approved plan; <p>and</p> <p>A08.10 All discharged waters are free from gross pollutants, litter, oils or chemical contaminants.</p>	<p>Complies – development does not include any construction within overland flow paths.</p> <p>Not applicable – development retains existing stormwater drainage.</p> <p>Complies – with the development retaining the existing built form, there will be no increase to the volume, frequency, duration or velocity of stormwater at premises boundaries.</p> <p>Complies</p> <p>Complies – stormwater flows will not be directed to areas of exposed soil.</p> <p>Complies – the development will result in minimal soil exposure.</p> <p>Complies – the minimal exposed soil areas will be stabilized as required.</p> <p>Not applicable – development will not expose more than 2,500m² of soil.</p> <p>Complies – development will not release pollutants, litter, oils or chemical contaminants.</p>
<p>Waste</p>	

<p>AO9.1 On-site waste storage areas are:</p> <ul style="list-style-type: none"> (a) located no closer than 5m to any site boundary; (b) segregated from the site's stormwater drainage; (c) provided with an impervious base that is drained to an approved waste disposal system; (d) provided with a dedicated hose cock; and (e) enclosed on 3 sides to a minimum height of 0.2m above the height of the waste bins; <p>and</p> <p>AO9.2 All organic food waste is composted or provided to a facility specifically dedicated to the transformation of organic waste to energy.</p> <p>and</p> <p>AO9.3 Vegetation that is removed to accommodate the development is mulched on-site.</p> <p>and</p> <p>AO9.4 No waste is to be burned on the development site.</p> <p>and</p> <p>AO9.5 Non-organic waste that is recyclable is separated and disposed of to an approved facility or provider.</p> <p>and</p> <p>AO9.6 Trade waste discharge to Council's reticulated sewerage system is in accordance with Council's adopted Trade Waste Policy.</p> <p>and</p> <p>AO9.7 Contaminants, including contaminated water, are not directly or indirectly released from the premises except as approved by an administering authority.</p>	<p>Complies – proposed waste storage area is located 5m from the nearest boundary. Storage area is separated from stormwater drainage. The storage area will be fully enclosed by 1.8m solid screen fencing.</p> <p>Complies – organic food waste will be disposed of appropriately.</p> <p>Not applicable – development does not involve vegetation removal.</p> <p>Complies – no waste will be burned on-site.</p> <p>Complies – recyclable material will be disposed appropriately.</p> <p>Not applicable – trade waste discharge is not proposed.</p> <p>Complies – proposed development does not involve contaminants.</p>
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Table 6.3.2 For assessable development

Performance Outcomes	Assessment
Vehicular access and driveway crossovers	
<p>PO1 Access arrangements protect the efficient functioning of the transport network and provide safe access to development in direct response to the demonstrated demand of the development.</p> <p>and</p> <p>PO2 There is no damage to or interference with the location, function or access to any utility infrastructure.</p>	<p>Complies – development retains existing access arrangements.</p> <p>Complies</p>
Filling and excavation	

<p>PO3 Any off-site impact from earthworks is minimised and acceptable having regard to:</p> <ul style="list-style-type: none"> (a) the environment in which the earthworks are located; (b) the measures proposed to mitigate any off-site impact; (c) any compensation measures for an impact that are proposed by the applicant; <p>and</p>	<p>Not applicable – development does not involve filling and excavation.</p>
<p>PO4 The earthworks are safe and stable</p> <p>and</p>	<p>Not applicable</p>
<p>PO5 Community safety is ensured in the event that Category 3 earthworks fail.</p> <p>and</p>	<p>Not applicable</p>
<p>PO6 Retaining walls protect the visual amenity of development on adjoining premises.</p> <p>and</p>	<p>Not applicable</p>
<p>PO7 Fill material provides support for the proposed development in accordance with certified geotechnical engineering requirements.</p> <p>and</p>	<p>Not applicable</p>
<p>PO8 Filling or excavation does not result in the contamination of land or water bodies, wetlands and waterways.</p> <p>and</p>	<p>Not applicable</p>
<p>PO9 Filling or excavation does not cause environmental nuisance impacts.</p>	<p>Not applicable</p>
<p>Roads</p>	
<p>PO10 Road infrastructure is:</p> <ul style="list-style-type: none"> (a) of a width and standard as detailed in Table 6.3.4 - Provision of Infrastructure; or (b) of a width and standard as detailed in an infrastructure agreement; and (c) designed and constructed in accordance with the relevant part of the CMDG; 	<p>Not applicable – development does not impact road infrastructure.</p>
<p>On-site parking and movement</p>	
<p>PO11 The development provides car parking spaces to accommodate the demonstrated demand generated by the use.</p> <p>and</p>	<p>Complies – the development will provide 6 parking spaces in accordance with the requirements of the planning scheme.</p>
<p>PO12 The site provides safe and convenient movement areas for pedestrians and persons in wheelchairs.</p> <p>and</p>	<p>Complies</p>
<p>PO13 The movement of vehicles on to and from the site does not create a traffic hazard.</p> <p>and</p>	<p>Complies – vehicle movements will not impact traffic in the surrounding transport network.</p>

<p>PO14 Vehicle parking areas protect the character of surrounding development.</p>	<p>Complies – vehicle parking areas are behind the front building line and surrounded by sufficient screening and landscaping.</p>
<p>Landscaping</p>	
<p>PO15 Landscaping does not interfere with motorists' sightlines.</p> <p>and</p> <p>PO16 Landscaping provides buffering and screening, shades activity areas and allows casual surveillance of the street.</p> <p>and</p> <p>PO17 Landscaped areas with species selected to suit the streetscape are provided adjacent to all road frontages (excluding crossover and pedestrian access).</p> <p>and</p> <p>PO18 Landscaping provides shading for the majority of spaces in outdoor parking areas.</p> <p>and</p> <p>PO19 Landscaping does not pose a potential risk to the ongoing operation of public infrastructure.</p> <p>PO20 Plant species used in landscaping are suited to the local climate and proposed purpose and do not increase the risk of pest species infestation. Editor's Note: Schedule 5.3 provides assistance in the selection of suitable species.</p> <p>and</p> <p>PO21 Existing native vegetation that already contribute to these requirements are retained where their removal is not required to site the use.</p>	<p>Complies – landscaping is only proposed within the site.</p> <p>Complies – landscaping provides screening to surrounding lots, shades communal open areas and allows for casual surveillance.</p> <p>Not applicable – with the existing building being built to the road frontage boundary, no landscaping is proposed along the road frontage.</p> <p>Complies – landscaping will provide shading for parking areas.</p> <p>Complies – landscaping will not impact public infrastructure.</p> <p>Complies</p> <p>Complies – no vegetation removal is proposed.</p>
<p>Street lighting and street signs</p>	
<p>PO22 If reconfiguring a lot –street lighting is provided to meet public safety needs in compliance with Australian best practice standards, methodology and design.</p> <p>and</p> <p>PO23 If reconfiguring a lot – street signage identifies street names in compliance with Australian best practice standards, methodology and design.</p>	<p>Not applicable – development does not involve reconfiguring a lot.</p> <p>Not applicable</p>
<p>Water supply infrastructure</p>	
<p>If in a water supply area</p> <p>PO24 The reticulated water supply has sufficient capacity and water quality to meet the development demand for potable use, operational use and emergency purposes without interfering with supply to existing development.</p> <p>and</p> <p>PO25 The installation and location of water meters allows lawful access by the relevant authority.</p>	<p>Complies – existing water supply has sufficient capacity for the proposed development.</p> <p>Complies – development will retain existing water meters.</p>

<p>If outside a water supply area PO26 A water supply is provided to meet the development demand of the intended use.</p>	<p>Not applicable – development is within a water supply area.</p>
<p>Sewerage infrastructure</p>	
<p>If in a reticulated sewerage area PO27 The reticulated sewerage has sufficient capacity to meet the development demand of the proposed use without interfering with supply to existing development.</p> <p>In all circumstances PO28 The disposal of effluent and other wastewater protects public health and safety and the environment.</p>	<p>Complies – existing reticulated sewerage has sufficient capacity for the proposed development.</p> <p>Complies</p>
<p>Developments accessed by common private title</p>	
<p>PO29 Development is located on streets where fire hydrants are provided at no more than: (a) 90m intervals for non-residential streets; or (b) 120m intervals for residential streets; and (c) at each street intersection;</p> <p>or</p> <p>PO30 Development provides internal fire hydrants at intervals no less than as identified in PO29.</p> <p>and</p> <p>PO31 Fire hydrants are identified by reflective blue road surface markers or reflective marker posts.</p> <p>and</p> <p>PO32 Road access minimum clearances of 3.5m width and 4.8m height are provided.</p>	<p>Not applicable – development is not accessed by common private title.</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p>
<p>Stormwater drainage</p>	
<p>PO33 Stormwater drainage: (a) detains, collects, reuses or otherwise manages stormwater without adversely affecting upstream or downstream premises; (b) directs stormwater to one or more legal points of discharge or to downstream properties, subject to the consent of the affected landowners; (c) protects the efficiency of downstream drainage; (d) protects and maintains environmental values and quality of downstream water by removing or reducing sediment, nutrients and other pollutants;</p> <p>and</p> <p>PO34 Development has no significant impact on the concentration or discharge rate of surface water flows from a development site.</p> <p>and</p> <p>PO35 Works effectively control onsite erosion and the release of sediment or sediment-laden stormwater from the site.</p> <p>and</p>	<p>Complies – with the existing built form retained, the development will continue to utilise the existing stormwater management practices.</p> <p>Complies – with the existing built form retained, the concentration and discharge rate will be unaffected.</p> <p>Complies</p>

PO36 Works do not result in an increased risk to people and property from the effects of stormwater drainage or containment structure failure.	Complies
Parks	
PO37 The design and construction of parks and park infrastructure is in accordance with current Australian standards. and	Not applicable – development does not involve the construction of parks or park infrastructure.
PO38 No land is dedicated open space recreation parkland that is subject to inundation during a 2% AEP rainfall event.	Not applicable
Waste	
PO39 Waste generated by the development is collected and stored in a manner that: (a) prevents the intrusion of vermin; (b) does not create an odour nuisance; (c) contains all litter and refuse; (d) is kept clean; (e) screens the storage area and waste receptacles from view from external to the site; (f) does not result in any contamination of the environment; and	Complies – development is provided with an appropriate storage area that will prevent the intrusion of vermin, minimise odours, and screen the waste bins from view from external areas.
PO40 The development utilises waste management systems that promote recycling, reuse and reduction of waste being disposed of to landfill. and	Complies
PO41 The discharge of trade waste protects: (a) the health and safety of people working in and around the sewerage system; (b) receiving environments from harmful substances; (c) the sewerage treatment plants and sewage systems from damage from harmful substances; (d) assists treatment plants to process sewage and produce recycled water and bio-solids of a guaranteed quality;	Not applicable – development does not involve discharge of trade waste.

Your Reference: GTP2447
Our Reference: MCU006-24/25
Contact: Geoff Reid

15 January 2025

Magiver Holdings Pty Ltd
c/ Gideon Town Planning
PO Box 450
Rockhampton QLD 4700

Email: info@gideontownplanning.com.au

Dear Sir

Action Notice (Not Properly Made Application)
(Given under section 3.2 of the Development Assessment Rules)

Application Number: MCU006-24/25
Description: Material Change of Use – Multiple dwelling and Short-term accommodation
Level of Assessment: Impact Assessable
Site Address: 117 Rainbow Street, BILOELA
Lot & Plan Details: Lot 14 on B74436

Reference is made to the abovementioned application received on 18 December 2024.

This development application is not a properly made application under section 51(5) of the *Planning Act 2016*.

The reason why Council is not satisfied that the application is properly made are:

- The application has been lodged incorrectly stating the application is for Multiple dwelling and Short-term accommodation.
- Application fees for Impact assessment of either Multiple dwelling \$3,400.00 or Short-term accommodation \$5,860.00 have not been paid.

The following actions must be taken before the application can be considered properly made:

- Provide an amended DA Form 1 identifying the proposed development as either Multiple dwelling or Short-term accommodation.
- Provide an amended planning report demonstrating assessment against *Banana Shire Planning Scheme 2021* for either Multiple dwelling or Short-term accommodation.

- Payment of application fees for Impact assessment of either Multiple dwelling \$3,400.00 or Short-term accommodation \$5,860.00.

The above actions must be completed and a notice given to Council advising that the action notice has been complied with, within 20 business days starting the day after receiving this notice, or a further period agreed with Council; otherwise, the application will be taken to have not been made in accordance with section 3.7 of the Development Assessment Rules.

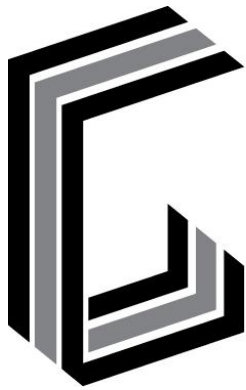
Should you require further assistance in relation to this matter, please do not hesitate to contact Council's Development Services team on (07) 4992 9500, quoting application number of MCU006-24/25.

Yours Sincerely



Tarnya Fitzgibbon

MANAGER DEVELOPMENT & REGULATORY SERVICES



GIDEON
TOWN PLANNING

PLANNING REPORT

**MATERIAL CHANGE OF USE FOR
MULTIPLE DWELLING**

LOT 14 B74436

**117 RAINBOW STREET
BILOELA QLD 4715**

Magiver Holdings Pty Ltd

15 January 2025

DOCUMENT CONTROL SHEET

Report Details	
Document Title:	Planning Report
Author:	L Saunders
Client:	Magiver Holdings Pty Ltd
Reference:	GTP 2447

Document Status			
Revision No	Date	Author	Reviewer
Original	19/11/2024	LS	GHG
Final	15/01/2025	LS	GHG

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CODE ASSESSMENT	D

1.0 INTRODUCTION

This Planning Report has been prepared on behalf of *Magiver Holdings Pty Ltd* in support of a Development Application for a Material Change of Use for a Multiple Dwelling located at 117 Rainbow Street, Biloela, on land described as Lot 14 B74436.

In accordance with the *Banana Shire Planning Scheme 2021* (Planning Scheme), and pursuant to the *Planning Act 2016*, the proposed development constitutes Assessable Development in the General Residential Zone, requiring a Development Permit for a Material Change of Use (Impact Assessment).

The development proposal is to renovate the existing building on-site to provide four (4) new dwellings. It is considered that the proposal is consistent with the overall outcomes of the General Residential Zone based on the following:

- The development will contribute to the diversity of housing options in the Biloela area.
- While the site is not within the Multiple Dwelling Precinct, all surrounding lots are within the precinct, maintaining the development's consistency with surrounding land uses.
- The proposed development provides for an efficient land use pattern that integrates with surrounding neighbourhoods, infrastructure and transport networks.
- The proposed development maintains the residential character and existing amenity of the surrounding area, reusing an existing building for a new residential purpose.

This report addresses the relevant Codes and Policies of the Planning Scheme and relevant State planning instruments. Supporting information identifies compliance with the Acceptable Outcomes of the applicable Planning Scheme Codes and demonstrates planning merit for the proposed development.

The proposed development is considered to satisfy the relevant requirements of the regional, State, and local planning instruments. The development accords with the relevant Planning Scheme Codes and maintains the outcomes sought for the General Residential Zone. It is considered that the proposal has merit and warrants favourable consideration by the Council.

2.0 PROJECT OVERVIEW

2.1 Site Details

Property Address:	117 Rainbow Street, Biloela
Property Description:	Lot 14 B74436
Encumbrances:	N/A
Registered Owner	Magiver Holdings Pty Ltd (Refer to <i>Appendix B – Title Search</i>).
Total Site Area:	1,012 m ²

2.2 Application Details

Applicant:	Magiver Holdings Pty Ltd C/- Gideon Town Planning
Approval Type:	Development Permit for Material Change of Use
Description of proposal	Multiple Dwelling
Local Government Area:	Banana Shire Council
Assessment Manager:	Banana Shire Council
Planning Scheme:	Banana Shire Planning Scheme 2021
Zoning:	General Residential Zone
Overlays:	<ul style="list-style-type: none">• Callide groundwater management area
Level of Assessment:	Impact Assessment
Relevant Code:	Zone and Development Codes: <ul style="list-style-type: none">• General Residential Zone Code• Development Design Code
Referral Agencies:	N/A
Regional Plan:	Central Queensland Regional Plan 2013

3.0 CHARACTERISTICS OF SITE AND SURROUNDING AREA

3.1 Site Details and Location

The subject site is located at 117 Rainbow Street, Biloela, on land described as Lot 14 on B74436. It is located approximately 800m northwest of the Biloela town centre, within the General Residential zone. The subject site is primarily surrounded by lots in the General Residential Zone (Multiple Dwelling Precinct) with a variety of residential uses. Additionally, the land directly across Rainbow Street is Recreation and Open Space zoned land accommodating the Community Resource Centre and Biloela Valleys Football Club.



Figure 1 Site Location Context

Source: Queensland Globe

3.2 Site Characteristics

3.2.1 Area & Configuration

The subject site has a rectangular configuration measuring 1,012m², with a road frontage of approximately 20m onto Rainbow Street.

3.2.2 Existing Infrastructure and Build Form

The subject site accommodates a 330m² building and is connected to all urban services. The site has previously operated as the Biloela Top Shop and Rainbow Street Butchery.

3.2.3 Topography and landscaping

The subject site is generally flat with minimal vegetation aside from a line of trees along the northwestern boundary.

3.2.4 Vehicle access and car parking

The subject site has an existing access driveway onto Rainbow Street. There are no marked parking spaces on-site.

3.2.5 Urban Services

The subject site is serviced by the following urban services:

- The site is within water supply catchment.
- Stormwater infrastructure is located within Rainbow Street.
- The site is within the sewer catchment.
- Electrical infrastructure, not owned or managed by Council, is available along the road frontage of the subject sites.
- Telecommunications infrastructure not owned or managed by Council is available along the road frontage of the subject sites.

3.2.6 Easements

The subject site does not contain any easements.

4.0 DEVELOPMENT PROPOSAL

4.1 Proposal Description

The development proposal is to redevelop the existing building on-site to provide four (4) dwelling units for long-term accommodation. The proposal includes two 1-bedroom units (approx. 58m² each), one 2-bedroom unit (approx. 67m²), and a studio apartment (approx. 64m²), each provided with kitchen/dining areas and designated laundry facilities.

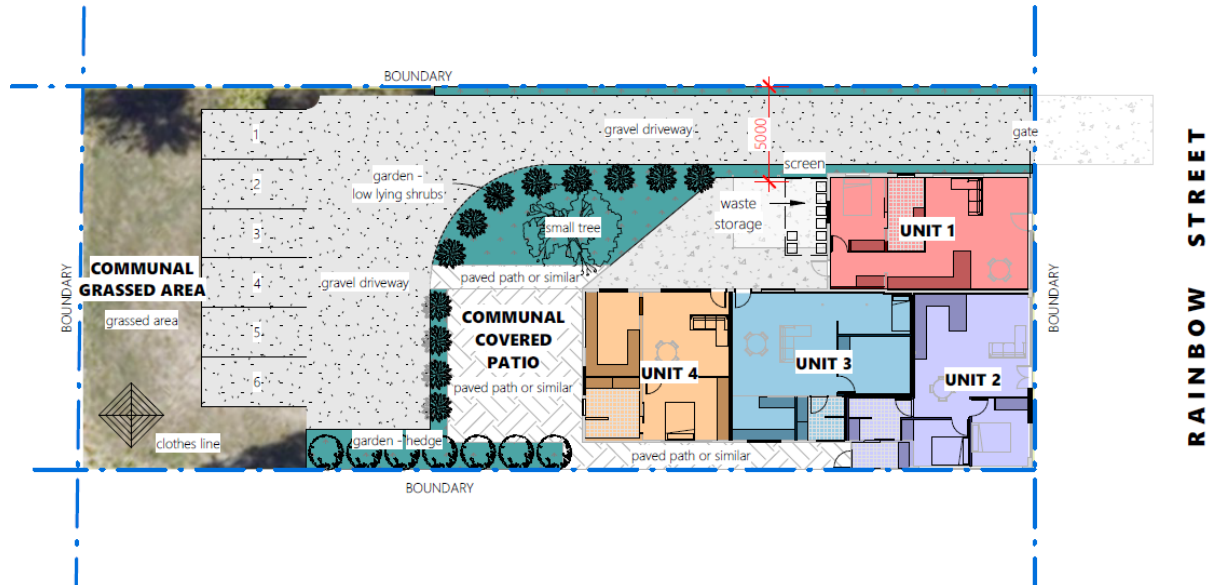


Figure 2 Proposal Plans
Source: Design Elements

4.1.1 Communal Outdoor Area

The layout of the existing building does not allow for a private outdoor space to be allocated for each proposed unit. As an alternative, a large communal covered patio and communal grass area will be provided at the rear of the site, with direct access provided from each unit.

4.1.2 Access and car parking

The existing vehicle access driveway from Rainbow Street will be retained for the development.

Six (6) vehicle parking spaces are provided on-site toward the rear boundary, exceeding the number required by Table 6.3.3 of the *Banana Shire Planning Scheme 2021*.

4.1.3 Landscaping

The development will retain and improve the existing landscaping along the side boundaries. Extensive planting will be provided alongside the proposed driveway and parking areas, providing for the amenity of residents within the communal outdoor area.

4.1.4 Services

No changes to the existing water, sewer, stormwater, electrical, or telecommunication services are proposed.

4.1.5 Waste Storage Area

The development will be provided with a waste storage area beside proposed unit 1, with sufficient space to accommodate two (2) waste bins for each unit. The storage area will have an impervious base and will be fully enclosed by 1.8m solid screen fencing.

5.0 REVIEW OF LEGISLATIVE REQUIREMENTS

5.1 Assessment Overview

5.1.1 Matters to be assessed

In accordance with the *Banana Shire Planning Scheme 2021* and in particular, in accordance with *Table 5.2.1 Categories of Assessment – Material Change of Use in the General Residential Zone*, the proposed development application for a Multiple Dwelling is subject to **Impact Assessment**.

According to Section 45(5) of the Planning Act:

"(5) An impact assessment is an assessment that—

- a) *must be carried out—*
 - i. *against the assessment benchmarks in a categorising instrument for the development; and*
 - ii. *having regard to any matters prescribed by regulation for this subparagraph; and*
- b) *may be carried out against, or having regard to, any other relevant matter, other than a person's personal circumstances, financial or otherwise."*

Assessment benchmarks are described in Section 30 of the Planning Regulation 2017 ("Planning Regulation"):

- (1) For section 45(5)(a)(i) of the Act, the impact assessment must be carried out against the assessment benchmarks for the development stated in schedules 9 and 10.
- (2) Also, if the prescribed assessment manager is the local government, the impact assessment must be carried out against the following assessment benchmarks—
 - a) *the assessment benchmarks stated in—*
 - i. *the regional plan for a region, to the extent the regional plan is not identified in the planning scheme as being appropriately integrated in the planning scheme; and*
 - ii. *the State Planning Policy, part E, to the extent part E is not identified in the planning scheme as being appropriately integrated in the planning scheme; and*
 - iii. *a temporary State planning policy applying to the premises;*
 - b) *(b) if the development is not in a local government area—any local planning instrument for a local government area that may be materially affected by the development;*
 - c) *(c) if the local government is an infrastructure provider—the local government's LGIP*
- (3) However, an assessment manager may, in assessing development requiring impact assessment, consider an assessment benchmark only to the extent the assessment benchmark is relevant to the development."

The following sections include an assessment of the proposal against the relevant components of the *Banana Shire Planning Scheme 2021* and the relevant State Government planning instruments and legislative requirements.

5.2 Banana Shire Planning Scheme 2021

5.2.1 Planning Scheme Definitions

Under the *Banana Shire Planning Scheme 2021*, the proposal has been defined as a Multiple Dwelling.

Multiple Dwelling means a residential use of premises involving 3 or more dwellings, whether attached or detached, for separate households.

The proposal, as described in Section 4 – Proposed Development, is consistent with the definitions of a Multiple Dwelling.

5.2.2 Planning Scheme Zone

The subject site is located within the General Residential Zone under the Banana Shire Planning Scheme 2021.

5.2.3 Level of Assessment

As previously discussed, the proposed Multiple Dwelling in accordance with *Table 5.2.1 Categories of Assessment – Material Change of Use in the General Residential Zone* within the Banana Shire Planning Scheme 2021 is **Impact Assessable**.

5.2.4 Planning Scheme Overlays and Codes

The site is affected by the following Planning Scheme Overlays.

Table 1 Planning Scheme Overlays and Codes

Overlays	Relevant Code	Comment
Water Resources – Callide groundwater management area	N/A	Noted.

The proposed development for Multiple Dwelling is considered to be consistent with the outcomes sought for the Planning Scheme Overlay provisions as they apply to the subject site.

5.2.5 Other Planning Scheme Codes

The following other Planning Scheme Codes have been identified as being relevant to the assessment of proposed development:

Table 2 Other Planning Scheme Codes

Code	Comment
General Residential Zone Code	The proposed development is consistent with the purpose of the General Residential Zone Code. An assessment of the proposed development against the code is included in <i>Appendix D – Code Assessment</i> .
Development Design Code	The proposed development is consistent with the purpose of the Development Design Code. An assessment of the proposed development against the code is included in <i>Appendix D – Code Assessment</i> .

5.2.5.1 General Residential Zone Code

The purpose of the General Residential Zone Code is to provide for:

- a) **residential uses; and**
- b) *community uses and small-scale services, facilities and infrastructure to support local residents*

Of the overall outcomes for the general Residential Code, the following are of particular relevance:

- b) new development provides for an efficient land use pattern that integrates with surrounding neighbourhoods, existing infrastructure provision and transport networks, resulting in safe, walkable neighbourhoods;*
- c) development maintains the prevailing streetscape character;*
- d) development responds to site constraints and does not expose people or property to risk of natural or man-made hazards;*
- e) the operational integrity of existing infrastructure is maintained and new development is serviced with urban infrastructure to a standard reasonable expected in the circumstances*
- f) access to community facilities, open space and recreational area is provided to support the needs of the local community;*
- i) more intensive forms of residential development such as hotels, relocatable home parks, short-term accommodation, tourist parks and workforce accommodation conflict with the purpose of the General Residential Zone;*
- j) and where affected by an overlay for:*
 - (i) water resources:*
 - (A) water supply catchments are protected from activities that may endanger the quality of drinking water supplies and the groundwater management areas;*
 - (B) development does not adversely impact on the recharge capacity of the groundwater management areas;*

The proposal is for the establishment of a Multiple Dwelling on the subject site. While the subject site is not within the Multiple Dwelling Precinct, all surrounding lots on the block are within the precinct. The development will therefore be generally consistent with the surrounding land uses and will not present any conflicts. The development will be well integrated with the surrounding transport network and will not impact infrastructure provision.

The development will retain an existing building which is well-known to Biloela residents, providing appropriate upgrades to suit the new use without fundamentally changing the building façade. In this way, the development will maintain the prevailing streetscape character, integrating well with the surrounding residential uses.

The proposed development will be provided with an appropriate level of infrastructure, retaining the use of the existing connections.

The development has ample access to community facilities and recreational areas, with the Community Resource Centre and Biloela Valleys Football Club located directly on the opposite side of Rainbow Street.

The development does not involve any activities that may endanger the quality of drinking water or the groundwater management areas.

5.2.6 Strategic Framework

The strategic framework themes and their strategic outcomes, as identified within Part 2 of the Banana Shire Planning Scheme 2021, are applicable.

5.2.6.1 Settlement Pattern

Table 3 Settlement Pattern – Strategic Outcomes

Strategic Outcome	Comment
<i>(1) The settlement pattern for the Banana Shire maintains and strengthens the existing hierarchy of towns maximising the use of established infrastructure and services.</i>	The development maintains and strengthens the existing hierarchy of towns and maximises the use of established infrastructure.
<i>(2) Biloela, as the Shire's largest town, will accommodate the majority of new urban growth with the highest level of commercial, industrial, community and municipal services.</i>	The development will provide additional housing options within Biloela, supporting the town's goal

<i>Moura, Taroom and Theodore service their respective communities and districts and accommodate local population growth while supporting Biloela's role. The remaining townships provide country town lifestyle options, access to services, opportunities for employment and economic activity at a local level.</i>	of accommodating new urban growth.
<i>(3) Urban development comprises a mix of land uses in well-defined areas that integrate with existing urban areas, support town centres and other business areas and provides housing diversity.</i>	The development contributes to the mix of land uses in Biloela, integrating with the surrounding higher density residential land uses and providing further housing diversity.
<i>(4) Development facilitates the safe, efficient and cost-effective delivery of infrastructure that enhances the viability of communities, equitable access and the efficient and effective provision of community facilities.</i>	Development will not impact the safe, efficient and cost-effective delivery of infrastructure.
<i>(5) Development maintains and enhances public enjoyment and use of open space, waterways and natural areas.</i>	With the subject site located directly opposite open space and recreational spaces, the development will maintain and enhance public enjoyment of open space.
<i>(6) Rural living is a planned and carefully managed element of the Shire's settlement pattern providing for a particular rural lifestyle close to the Shire's service centres.</i>	Development does not involve rural living.
<i>(7) The amenity of existing communities and the productive capacity of agricultural land, mining and extractive resources is protected by maintaining adequate separation distances between incompatible land uses.</i>	The amenity of existing communities is maintained. Development does not impact agricultural land, mining or extractive resources.
<i>(8) Major industries, non-resident workforce accommodation and other activities that potentially create significant off-site impacts locate in discrete nodes convenient to workforce, transport and raw resources, protect the amenity of existing communities and maintain the integrity of social and physical infrastructure.</i>	Development is not a use that will create significant off-site impacts.
<i>(9) The settlement pattern responds to natural hazards, including bushfire and flooding by ensuring that the location and intensity of development does not increase the risk to people, property and infrastructure.</i>	Location and intensity of development does not increase the risk to people, property and infrastructure.
<i>(10) Due to issues associated with isolation and servicing, development of historic small-lot subdivisions for urban purposes is not supportable and amalgamation of these lots is encouraged.</i>	Development does not involve historic small-lot subdivisions.

Table 4 Settlement Pattern – Specific Outcomes

Specific Outcome	Comment
<i>(1) Biloela develops as the major business and retail area for the Shire, providing a broad range of higher order business, community and civic functions.</i>	The development does not involve a business, community or civic use.
<i>(2) Moura, Taroom and Theodore develop to provide a district level of service accommodating development proportionate to local population and employment growth and service their respective communities and districts without compromising the role of Biloela. The capacity to value-add to local rural industries is supported.</i>	Development is in Biloela.
<i>(3) The smaller townships have access to facilities and services that provide a local level of service and opportunities to generate local employment and economic activity, and where appropriate may also provide some higher order services and functions important to the Shire.</i>	Development does not impact smaller townships access to facilities and services.
<i>(4) Intensive forms of development that need to locate outside of the urban areas, or that employ significant numbers of</i>	Development is not an intensive form of development with a need to locate outside of an urban area.

people, have a strong link to one of the existing towns or small settlements

(5) Town centres in Biloela, Moura, Taroom and Theodore are the focus of a mix of retail, business, professional, tourist accommodation and community services, sensitively redeveloping old buildings or new sites. Expansion beyond zoned commercial areas is discouraged in the absence of demonstrated demand. Small-business and niche markets may be supported outside of these centres where amenity impacts can be managed and the role of the centres is not undermined.

(6) The character of the town centres of the smaller townships is protected by retaining these areas as focus areas for business and community services, encouraging the re-use of existing buildings and land, retention of established built character, maintaining village scale and amenity and protecting important townscape and landscape elements.

(7) Urban expansion is integrated with existing urban areas, provides a mixture of dwelling types and lot sizes and contributes to compact and well-connected neighbourhoods. New residential development has an attractive contemporary character defined by a mixture of low density dwelling types; good walk ability and pleasant streets and parks. Higher density residential accommodation (excluding non-resident workforce accommodation) and other infill development is facilitated on serviced lots close to the town centres, with design to minimise impacts on the amenity and character of areas predominantly occupied by houses.

(8) A range of industrial development is accommodated in designated industrial areas, appropriately separated from sensitive land uses to protect the health, amenity and safety of the community from the impacts of air, noise and odour emissions and hazardous materials. Expansion beyond zoned industrial areas is discouraged in the absence of demonstrated demand.

(9) Development of large bulky goods outlets is limited to the southern extension of the Burnett Highway and the western extension of the Dawson Highway in Biloela. Tourism accommodation development is provided in areas with high levels of accessibility to the major road network.

(10) New development is coordinated with the sequential provision of services infrastructure and does not unreasonably burden Council resources or compromise development and investment from occurring in more suitable, planned locations.

(11) Open space provides public access to quality recreational opportunities, focal points for community activity and linkages between key activity nodes, residential areas and natural areas.

(12) Rural residential development, characterised by a semi-rural environment with land predominantly being used for a single residential dwelling, occurs in the areas identified on Strategic Framework map and provides an alternative form of living with good access to urban services via good quality roads, no loss of productive agricultural land or remnant regional ecosystem vegetation, minimal erosion and flood-free, fire-resistant and moderately sloped house sites.

(13) Where close to productive agricultural land, rural residential development provides buffering to provide protection from the impacts of chemical spray drift, noise and odour emissions associated with agricultural activities.

(14) Non-resident workforce accommodation is located close to the associated activity and minimises impacts on sensitive land uses, natural environments and landscapes and avoids

Development is not within the Biloela town centre.

Development does not impact the character of smaller town centres.

Development is in an established urban area.

Development is not an industrial use and does not impact industrial development.

Development is not a large bulky goods outlet or tourism accommodation.

Development is on a site with existing infrastructure connections and will not unreasonably burden Council resources.

Development does not involve open space.

Proposal is not for rural residential development.

Proposal is not for rural residential development.

Development is not for non-resident workforce accommodation.

bushfire and flood hazard areas and productive agricultural land.

(15) Where located close to urban areas, non-resident workforce accommodation mitigates adverse impacts on existing land uses, minimises social and environmental impacts on the community and protects the integrity of social and physical infrastructure supporting existing and future residents. Non-resident workforce accommodation is adaptable for re-use and can satisfy accommodation demands for other sectors such as tourism.

(16) Where located outside urban areas, the non-resident workforce accommodation is completely separate from the settlement and self-sufficient in terms of infrastructure provision.

(17) The impacts of natural and man-made hazards are identified and new development avoids or mitigates the risk to personal safety and property damage and provides for the effective functioning of infrastructure during and after an event.

(18) Urban or rural residential development is directed away from historic subdivisions where it would lead to isolated communities or uneconomical extension of urban infrastructure.

Development is not for non-resident workforce accommodation.

Development is located within an urban area.

Development avoids or mitigates risk to personal safety and property damage and provides for the effective functioning of infrastructure during and after an event.

Development is not in proximity to a historic subdivision.

5.2.6.2 Rural Areas

The proposed development is located in an urban area. Therefore, the Rural Areas theme is not applicable.

5.2.6.3 Strong Communities

Table 5 Strong Communities – Strategic Outcomes

Strategic Outcome	Comment
(1) Towns, villages and other settlements have their own individual character and identity that incorporate key streetscapes, central places and natural features.	Development supports Biloela's individual character and identity, revitalising a well-known building for Biloela residents.
(2) Development occurs in a manner that provides access to a range of employment, commercial, cultural, recreational, education and community opportunities in serviceable locations throughout the Shire that respond to community needs.	Development provides additional residential options to support employment, commercial, cultural, recreational, education and community opportunities in Biloela and throughout the Shire.
(3) Local communities contain pleasant public spaces that are safe and functional, offering opportunities for passive and active recreation and enjoyment by people who live, work and visit Banana Shire.	Development supports the provision of safe and functional public spaces.
(4) A range of housing opportunities maintain desired neighbourhood character, support relatively affordable living and ageing in place and are available in accessible locations primarily focussed on Biloela, Moura and Taroom.	Development provides new housing opportunities for Biloela, while maintaining the neighbourhood character of the immediate area through re-use of an existing building.
(5) Community health and safety, and the natural and built environment, are protected from potential adverse impacts of emissions and hazardous activities.	Development does not have potential adverse impacts of emissions and hazardous activities.
(6) Cultural heritage, including that significant to Aboriginal and Torres Strait Islander peoples, is acknowledged and protected to maintain the link between the current community and the values that contributed to its establishment.	Development ensures cultural heritage is acknowledged and maintained.
(7) Banana Shire has an equitable distribution of social infrastructure with the majority of the population having	Development maintains the equitable distribution of social infrastructure.

reasonable access to community, health and education facilities and services.

(8) Community health and safety is enhanced by the mitigation of potential impacts from crime and emissions associated with activities that are detrimental to human health.

Development is not an activity that is detrimental to human health.

Table 6 Strong Communities – Specific Outcomes

Specific Outcome	Comment
(1) The role of visual character in defining township identity and creating traditional town centres and streetscapes is reinforced in new development.	Development reinforces the existing visual character of the town, reusing a well-known building for a new use.
(2) Settlements retain visual cues, links and reminders of their pioneering, rural, transport or mining context—Wowan's butter factory, disused railway stations, cemeteries, graves and memorials, homesteads, the Leichhardt Tree, the Moura Miners' Memorial, for example.	Development does not impact settlements.
(3) Redevelopment of town centres provides a recurring urban design and enhances pedestrian connectivity, usability and social interaction.	Development is not within the town centre.
(4) Existing communities have enhanced access to community services that is commensurate with anticipated demand.	Development supports communities' access to community services.
(5) Parks, open spaces, and recreation facilities enable diverse activities and experiences and meet the needs of the broader community. Biloela, Moura, Taroom and Theodore accommodate Banana Shire's district sport and recreation facilities.	Development does not impact parks, open spaces or recreation facilities.
(6) The opportunity to develop safe and relatively level recreational trails between towns is realised by redeveloping disused railway corridors once they are no longer required for railway activities.	Development does not involve a disused railway corridor.
(7) Co-location of complementary activities and integration of new development with existing development in relation to road, public and active transport networks, open space linkages and access to community facilities and employment opportunities enhances community cohesion.	Development is integrated with existing developments in relation to road, public and active transport networks.
(8) New development does not result in isolated or poorly serviced communities. Larger lot developments with suitable access occur within five kilometres of the urban-zoned town perimeter and their associated services.	Development does not result in isolated or poorly serviced communities.
(9) Residential neighbourhoods comprise a variety of lot sizes in keeping with desired neighbourhood character.	Development does not impact residential lot sizes.
(10) A range of housing types, densities, sizes and tenures facilitate housing choice and affordability for people with special needs in locations that provide safe and convenient movement and access to services and employment opportunities is readily available provided the traditional character of residential areas is not compromised.	Development contributes to the range of housing types, densities and sizes and reduces demand for other housing options.
(11) Industrial development, major gas, electricity, waste and sewerage infrastructure, and sport and recreation activities are located, designed and managed to avoid or mitigate adverse impacts of emissions on sensitive land uses and the natural environment.	Development is for a multiple dwelling.
(12) Activities involving the use, storage and disposal of hazardous materials, dangerous goods, and flammable or combustible substances are located and managed to minimise the health and safety risks to communities and individuals.	Development is for a multiple dwelling.
(13) Sensitive land uses are protected from the impacts of previous activities that may cause risk to people or property including: <ul style="list-style-type: none"> a) former mining activities and related hazards; b) former landfill and refuse sites; or c) contaminated land; 	Subject site has not historically involved mining activities, landfill and refuse sites, or contaminated land.

<i>(14) The cultural heritage of all sectors of the community is protected by the recognition of features that contribute to community identity.</i>	Development maintains and protects cultural heritage of all sectors.
<i>(15) Places of local heritage significance may be identified, registered and provided with protection in the form of development control. The adaptive reuse of places of local cultural heritage is supported where the significance of the place and surrounding amenity is retained and development of areas adjoining places of local heritage significance maintain and enhance the heritage values of the nominated site.</i>	Development is not in proximity to heritage places.
<i>(16) The largest settlements provide the widest range of community uses, services, parks and open space, and social infrastructure such as schools, libraries and health facilities to maximise accessibility for the majority of the population.</i>	The development does not impact Biloela's provision of community uses.
<i>(17) Smaller settlements accommodate basic shared services or facilities and rural areas generally rely on access to community infrastructure and services in towns and villages.</i>	Development is not within a smaller settlement.
<i>(18) The design of buildings and the private and public spaces around them minimise the incidence, opportunities and fear of crime.</i>	Development supports the casual surveillance of the area to minimise the incidence, opportunities and fear of crime.
<i>(19) Community health and safety are protected from the potential adverse impacts of hazardous air, noise and odour emissions from higher impact uses.</i>	Development does not involve a higher impact use.

5.2.6.4 Natural Systems and Hazards

Table 7 Natural Systems and Hazards – Strategic Outcomes

Strategic Outcome	Comment
<i>(1) The natural environment and its assets, connectivity, ecological processes and biodiversity values are conserved, enhanced, restored and protected from incompatible development to avoid or otherwise minimise significant adverse impacts on their values.</i>	Development does not impact the natural environment or its assets.
<i>(2) Development within or adjacent to an area of environmental significance minimises disturbance to the natural landform, ecology and wildlife habitats and contributes to ecosystem health, liveability and prosperity.</i>	Development is not within or adjacent to an area of environmental significance.
<i>(3) Water resources such as those associated with the main river systems of the Dawson, Dee and Don Rivers and sub-artesian resources are managed and protected. Natural drainage, groundwater and landscape features are protected or enhanced.</i>	Development does not impact water resources.
<i>(4) Development ensures storm water quality and flow is managed and risk of erosion is mitigated to protect the ecological properties of waterways and the functioning of the aquatic ecosystem. Wastewater and solid waste disposal activities and facilities take into account topography and the potential impacts on groundwater resources.</i>	Development manages storm water quality and flow and mitigates risk of erosion. Wastewater and solid waste disposal consider topography and potential impacts to groundwater resources.
<i>(5) The environmental impacts associated with the transport of weeds, pest animals and disease are managed to contribute to minimising land degradation and conserving natural systems and places.</i>	Development does not involve the transport of weeds, pest animals or disease.
<i>(6) Development is designed, located, constructed and operated to manage the impacts of hazards, while natural processes and biodiversity are protected, managed and rehabilitated.</i>	Development is designed, located, constructed and operated to manage the impacts of hazards.
<i>(7) New development acknowledges the potential impacts of climate change and is designed to reduce the carbon footprint of the Shire and demonstrates a commitment to the reduction in reliance on non-renewable resources and the generation of greenhouse gas emissions.</i>	Development acknowledges the potential impacts of climate change and incorporates methods to reduce the carbon footprint.

Table 8 Natural Systems and Hazards – Specific Outcomes

Specific Outcome	Comment
<i>(1) Matters of environmental significance and value retain their physical condition, ecological health and environmental values. Development in these areas is limited to small-scale maintenance buildings, depots and visitor facilities and essential infrastructure.</i>	Subject site does not contain matters of environmental significance.
<i>(2) Development is located in areas that avoid significant adverse impacts on matters of environmental significance, protect, maintain and enhance biodiversity and ecological connectivity.</i>	Development does not impact matters of environmental significance.
<i>(3) Development adjacent to National Parks or State Forests does not necessitate clearing of significant vegetation, significant landscape modification or management practices to manage bushfire hazard on development sites.</i>	Development is not adjacent to National Parks or State Forests.
<i>(4) The impacts of development on habitat fragmentation and biodiversity are minimised and opportunities for the establishment, protection, management, rehabilitation and enhancement of environmentally significant areas and values, including movement corridors and interface treatments, are accommodated.</i>	Development does not impact habitats or biodiversity.
<i>(5) The riparian amenity and habitat of the Shire's waterways and wetlands such as the Dawson River, Don River, Callide Creek, Kroombit Creek, Banana Creek, high ecologically significant wetlands and water resources are protected and meet the needs of the community, industry, agriculture and environment equitably and sustainably.</i>	Development does not impact waterways, ecologically significant wetlands or water resources.
<i>(6) Development is designed to ensure water quality is protected and enhanced by:</i> <i>a) Minimising disturbance to riparian habitats in and adjoining waterways and wetlands;</i> <i>b) Minimising the discharge of contaminants and sediment;</i> <i>c) Protecting natural drainage lines and overland flow paths and mitigating potential erosion risk; and</i> <i>d) Avoiding groundwater contamination.</i>	Development does not impact riparian habitats, minimises discharge of contaminants and sediment, protects natural drainage lines and overland flow paths, and avoids groundwater contamination.
<i>(7) Urban development protects and enhances water quality and does not adversely impact on the environmental values of waterways, wetlands, groundwater resources, natural drainage paths and landscape features.</i>	Development does not impact waterways.
<i>(8) Wastewater is reused, recycled and recovered wherever practicable and any discharges do not adversely affect the receiving water environmental values.</i>	Wastewater is reused, recycled and recovered where practicable.
<i>(9) Effective management of weeds, pest animals and disease contribute to minimising land degradation and conserving natural systems and places.</i>	Development effectively manages weeds, pest animals and disease.
<i>(10) Development manages risks from natural hazards, prioritising in order, the safety of people, protection of public infrastructure and protection of private property.</i>	Development appropriately manages risks from natural hazards.
<i>(11) Development avoids impacts on the function of flood plains and does not worsen the severity or impact of natural hazards.</i>	Development avoids impacts on the function of flood plains and does not worsen the severity or impact of natural hazards.
<i>(12) Development in the Muirs Road Precinct which is affected by extreme flood risks associated with insufficient warning times following water release from Callide Dam during intense rainfall events is limited to ensure that risk to life, property and the environment is avoided.</i>	Development is not in the Muirs Road precinct.
<i>(13) Prescribed hazardous chemicals stored in a flood or bushfire hazard area are located to minimise the risk of inundation, dispersal or explosion.</i>	Development does not involve the storage of hazardous chemicals.

(14) Development supports and does not unduly burden disaster management responses or recovery capacities and capabilities.

(15) Patterns of urban development are established that contribute to a reduction in the generation of greenhouse gas emissions and reduce the generation of vehicle trip frequency and distance by encouraging viable alternative transport options.

Development supports and does not unduly burden disaster management responses.

Development is in an ideal location with access to active and public transport networks, encouraging the use of alternative transport methods.

5.2.6.5 Strong Economy

Table 9 Strong Economy – Strategic Outcomes

Strategic Outcome	Comment
(1) Business and employment are clustered in a clear network and hierarchy of centres that provide a high level of convenience, attraction, safety and accessibility, generate increased levels of activity and customer patronage to support business prosperity.	Development does not impact the network and hierarchy of centres.
(2) Business and industry leverage growth from the agricultural, tourism, mining and resource extraction sectors and improve access to local services that support these sectors.	Development does not impact business or industry growth.
(3) Major industries are attracted to and retained within the Shire by taking advantage of proximity to natural resources, appropriate transport providing links to processing and export hubs, a conveniently accessible workforce while recognising site-based constraints and achieving a satisfactory environmental outcome.	Development will provide further housing diversity, indirectly supporting major industries.
(4) Biloela, Moura, Taroom and Theodore accommodate a diverse range of industrial uses in well-defined locations with growth in the traditional sectors of manufacturing and technical services, transport and logistics, trade and industry services facilitated and supported by the availability of adequately serviced and accessible industrial land.	Development is not for an industrial use.
(5) Opportunities for local economic development in the smaller townships extends to the provision of basic services to local residents as well as passing trade, low scale tourism development and small scale industry in designated areas.	Development is not in a smaller township.
(6) Low-scale home based businesses contribute to local economic development providing employment opportunities and adding to the diversity of small business in the Shire, while maintaining the amenity of surrounding properties and the role of identified centres.	Development does not involve a home based business.
(7) The contribution of tourism to the Shire's economy is grown by providing a diverse range of nature based, mining and energy, rural amenity and agricultural activities that capture visitation, increase visitor nights, protect natural assets, diversify visitor experiences and develop new tourism ventures within the Shire.	Development supports tourism by providing additional accommodation options.
(8) Towns, villages and small settlements are promoted as unique and accessible tourist destinations with access to an interesting, scenic and productive hinterland.	Development does not impact the promotion of Biloela as a unique and accessible tourist destination.
(9) A strong and resilient rural sector benefits from the protection and preservation of agricultural land and the development of complementary on-farm value adding activities, intensive animal production, organics and a range of innovative and compatible rural enterprises.	Development does not involve rural uses or agricultural land.
(10) The role of major employers, including the Callide Power Station, Teys Abattoir, the Moura Queensland Nitrate Plant, and the Moura Cotton Gin in the regional economy is supported.	Development provides additional accommodation options, indirectly supporting major employers.
(11) Mining and resource activity continue to contribute to the Shire's economy including through investment in local	Development does not impact mining and resource activity.

communities, employment of more localised labour force, infrastructure development and utilisation of local business and industry services.	
(12) Potential conflicts between gas and petroleum pipeline infrastructure and urban development or sensitive land uses is minimised.	Development does not create a conflict between infrastructure and urban development.
(13) Lawful development with the potential to cause nuisance or pose a risk to the health and safety of communities due to environmental emissions or hazardous materials is effectively managed and protected from encroachment of incompatible uses.	Development does not create environmental emissions or involve hazardous materials.
(14) Growth in the development and use of renewable energy resources such as solar, biomass and wind power contribute to the diversification of the Shire's economy and provide alternative employment opportunities for the local workforce.	Proposal does not involve the development and use of renewable energy resources.

Table 10 Strong Economy – Specific Outcomes

Specific Outcome	Comment
(1) Activity centres contain a diverse range of activities to ensure the integrity and viability of traditional business areas are enhanced and benefit from co-location of complementary uses.	Development does not impact the function of activity centres.
(2) Activity centres facilitate meeting and interaction and generate high levels of activity and customer patronage in the day and evenings through a mix of active business uses, convenient parking, and pedestrian friendly, safe and attractive street frontages.	Development does not impact the function of activity centres.
(3) The role of the Teys Abattoir, Moura Queensland Nitrate Plan and Moura Cotton Gin in the Shire economy is protected from the intrusion and impacts associated with incompatible development.	Development does not impact major economic centres.
(4) The Callide Power Station continues to provide employment and economic activity in the Shire and additional resources that are required for its ongoing operation are preserved for further exploitation.	Development does not impact the Callide Power Station.
(5) The greatest mix of industry uses are accommodated within the industrial area in the southwestern parts of Biloela. Moura, Taroom and Theodore accommodate predominantly light and service industries that support local and rural communities and the agricultural and resource sectors.	Development does not impact industrial areas.
(6) Small scale industry to service local communities develops in the smaller townships with due regard to local employment needs, susceptibility to natural hazards and the capacity of infrastructure.	Development does not impact small scale industry in smaller townships.
(7) Large-scale, land-intensive, and other industrial uses that may have significant adverse impacts provide adequate separation and buffering to sensitive land uses and operate free of encroachment or intrusion of non-compatible land uses in surrounding areas.	Development is not a large-scale, land-intensive or other industrial use.
(8) New and expanded ecotourism and other ventures attract additional visitors to natural resources or features through establishment of a variety of visitor accommodation, including bed and breakfast, caravan parks, camping areas, eco-friendly resorts, motels and RV rest areas.	Development does not involve ecotourism or other ventures.
(9) Low-impact, nature-oriented tourism activities establish sensitively in or near protected areas without adversely affecting ecological, cultural, and amenity values to increase visitor experiences within the Sandstone Wonders Area and other recreation areas.	Development is not a low-impact, nature-oriented tourism use.
(10) Industrial attractions such as the Callide Power Station, mines and other major industries are exposed and exploited as unique tourism products.	Development does not impact the tourism value of industrial attractions.
(11) Small-scale tourist activities with negligible impacts on large rural holdings are promoted as accessible tourist	Development does not involve tourist activities.

destinations, where negative impacts on existing and future economic activities in rural areas and the amenity of visitors are avoided.	
(12) Village character and distinctive attributes or features are capitalised on in the promotion of low-key tourism opportunities in townships.	Development does not impact village character or distinctive attributes or features in townships.
(13) Rural localities accommodate diverse rural industry types from processing of agricultural products to intensive animal activities.	Development is not within a rural locality.
(14) Productive rural areas, particularly agricultural land, are protected from the intrusive effects of noncompatible land uses to maintain a productive role that reflects their existing characteristics and future potential.	Development is not within productive rural areas.
(15) Where conflict arises between agriculture and mining land uses the environmental, social and economic benefits of each activity are considered to ensure each sector grows consistent with the Central Queensland Regional Plan to both protect priority agricultural land uses and maximise opportunities for co-existence of resource and agricultural land uses within Priority Agricultural Areas.	Development does not involve agricultural or mining land uses.
(16) Opportunities to create economic diversity in the rural sector are realised through expanded irrigation areas, agro-forestry, improved pasture productivity, expanded organic food and other specialised niche markets, on-farm packing or processing and other on-farm activities such as farm gate sales and roadside stalls.	Development is not within the rural sector.
(17) Mining and extractive resource activities and associated infrastructure that generate local employment and economic opportunities and contribute to the provision of community infrastructure are protected from encroachment of incompatible uses in the area or on main transport routes.	Development does not involve mining or extractive resources.
(18) Adequate separation or buffering, generally of at least two kilometres, protects the amenity and appeal of existing urban settlements from mining and quarrying activities.	Development does not involve mining or quarrying activities.
(19) Medium and high impact, extractive and special industries, gas infrastructure, waste management facilities, sewage treatment plants and sporting facilities are protected from encroachment by development that would compromise their ability to function safely and effectively.	Development does not impact any of the listed uses.
(20) Renewable energy projects are supported where there are demonstrated economic benefits to the local community, local employment opportunities and impacts on cultural, rural and environmental values are managed in line with community expectation.	Development does not involve a renewable energy project.

5.2.6.6 Infrastructure and Servicing

Table 11 Infrastructure and Servicing – Strategic Outcomes

Strategic Outcome	Comment
(1) Infrastructure reflects community expectations and needs, contributes to community wellbeing and prosperity, meets engineering and environmental standards, continues to function effectively during and immediately after natural disasters, and has been provided in an orderly and cost effective manner.	Development supports the effective provision of infrastructure.
(2) Strategically important raw water supplies are protected and enhanced to enable continued water security for towns, industry and agriculture.	Development does not impact raw water supplies.
(3) The catchments of Callide and Kroombit Dams are identified and all development protects and enhances water quality within these catchments. The establishment of the Nathan Dam on the Dawson River in the future is not jeopardised. Development with the potential to affect water	Development protects and enhances water quality within the Callide catchment.

quality upstream of the Gylanda, Theodore, Moura and Neville Hewitt Weirs does not compromise the ability of these resources to provide potable water supply..

(4) Major electricity infrastructure and substations are protected from encroachment to enable continued energy supply to the Shire.

(5) Well-maintained, integrated and efficient transport networks operate safely and efficiently, delivering a high level of accessibility, reinforcing the Shire's competitive advantages and integrating with land use to connect people and products within and outside the Shire.

(6) The Surat Basin Infrastructure Corridor (State Development Area) is protected to promote economic development in Queensland.

Development does not impact major electricity infrastructure or substations.

Development supports the provision and operation of efficient transport networks.

Development does not impact the Surat Basin Infrastructure Corridor.

Table 12 Infrastructure and Servicing – Specific Outcomes

Specific Outcome	Comment
(1) The major towns have reticulated water supply and sewerage networks while other settlements and rural areas rely on site-based infrastructure.	Development is connected to reticulated water supply and sewerage networks.
(2) Shared or common corridors accommodate more than one utility, reducing the overall impact on the environment.	Development does not impact the provision of utilities.
(3) Land uses minimise or avoid conflicts with existing and planned infrastructure delivery and do not adversely impact on the integrity of strategic infrastructure including water supply catchments and storage, water and wastewater treatment facilities, electricity, gas, oil or telecommunication services.	Development avoids conflict with existing and planned infrastructure delivery.
(4) Critical and essential community infrastructure achieves an acceptable level of immunity from natural hazards.	Development does not impact critical or essential community infrastructure.
(5) Development is located to allow immediate connection to existing infrastructure or provides for the orderly extension of that infrastructure to service the development.	Development retains existing connection to infrastructure.
(6) Residential and other sensitive land uses are not established where the potential for negative impacts from major infrastructure and transport corridors and facilities exists, unless impacts can be demonstrably managed, such as through adequate on-site buffering.	Development will not be impacted by major infrastructure or transport corridors and facilities.
(7) A clear road hierarchy is established by locating development adjacent to roads appropriate for the nature of that development and access to the road network is consistent with the planned function, future planning, road safety and efficiency of the entire network.	Development does not impact the establishment of a clear road hierarchy.
(8) Alternative heavy vehicle routes integrate well with existing and likely land uses enabling overall improvements to accessibility, convenience, safety and amenity.	Development does not impact integration of alternative heavy vehicle routes.
(9) Road infrastructure develops to service the Shire's communities and improves accessibility during and after flood events and other natural hazards.	Proposal does not impact the development of road infrastructure.
(10) The integrity of transport infrastructure (stock routes, cattle tick control facilities, rest stops and spelling areas etc.) necessary for the movement of livestock within and outside the Banana Shire is maintained.	Development maintains the integrity of transport infrastructure.
(11) Roads used for the haulage of agricultural products, extractive and mining resources including major highways, key resource area transport routes and the coal train load-out facility haul route in Moura are protected from incompatible land uses and works.	Development does not adversely impact upon roads used for haulage.
(12) The public investment in the State-controlled road network and the State rail network is protected from the intrusive effects of incompatible development.	Development does not impact the public investment in the State-controlled road network.
(13) The operation of the Shire's aerodromes and regionally strategic aviation facilities integrates with land uses and transport infrastructure and is protected from incompatible	Development does not impact the integration with aerodromes or

development and is expanded to support greater accessibility in the region.	regionally	strategic	aviation
(14) Development that is not associated with the operation of the Surat Basin Infrastructure Corridor does not compromise the future operational capacity of the Corridor.	facilities.		
	Development does not impact the future operational capacity of the Surat Basin Infrastructure Corridor.		

The proposed development does not conflict with the Strategic Framework of the *Banana Shire Planning Scheme 2021*.

5.2.7 Planning Scheme Policies

Any applicable Planning Scheme Policies will be addressed as considered necessary to the assessment of the proposed development.

5.3 State Government Planning Framework

5.3.1 Central Queensland Regional Plan 2013

The subject site is identified as being within the Priority Living Area (PLA) of the Central Queensland Regional Plan 2013 (CQRP). The PLA safeguards areas required for the growth of towns in the regions while providing for resource activities to locate within these areas where it meets communities' expectations as determined by the relevant local government.

5.3.2 State Planning Policy 2016

The State Planning Policy was released on 3 July 2017. It is a State planning instrument made under Chapter 2, Part 2, Section 10 of the *Planning Act 2016*.

As prescribed in Section 26(2)(a)(ii) of the Planning Regulation, the State Planning Policy represents an assessment benchmark, and the assessment manager must have regard to State Planning Policies if it is not identified as being appropriately reflected in the planning scheme.

The State Planning Policy is identified as being reflected in the Banana Shire Planning Scheme, which is the relevant planning scheme in this instance. Since the commencement of the Planning Scheme, the July 2017 version of the SPP has taken effect. It is considered that the amendments in the July 2017 version of the State Planning Policy are not substantial and do not affect the State interests reflected in the Planning Scheme. Therefore, the State Planning Policy is not directly applicable to the development of the site.

5.3.3 State Planning Regulatory Provisions

No State Planning Regulatory Provision will be compromised as a result of the proposed development.

6.0 REFERRALS

The Planning Regulation 2017 identifies triggers and thresholds for development requiring referral to the State and other agencies.

The proposed development does not trigger referral to any agency.

7.0 CONCLUSION

This Planning Report has been prepared on behalf of *Magiver Holdings Pty Ltd* in support of a Development Application for a Material Change of Use for a Multiple Dwelling located at 117 Rainbow Street, Biloela, on land described as Lot 14 B74436.

In accordance with the *Banana Shire Planning Scheme 2021* (Planning Scheme), and pursuant to the *Planning Act 2016*, the proposed development constitutes Assessable Development in the General Residential Zone, requiring a Development Permit for a Material Change of Use (Impact Assessment).

The development proposal is to renovate the existing building on-site to provide four (4) new dwellings. It is considered that the proposal is consistent with the overall outcomes of the General Residential Zone based on the following:

- The development will contribute to the diversity of housing options in the Biloela area.
- While the site is not within the Multiple Dwelling Precinct, all surrounding lots are within the precinct, maintaining the development's consistency with surrounding land uses.
- The proposed development provides for an efficient land use pattern that integrates with surrounding neighbourhoods, infrastructure and transport networks.
- The proposed development maintains the residential character and existing amenity of the surrounding area, reusing an existing building for a new residential purpose.

The proposed development is considered to satisfy the relevant requirements of the regional, State, and local planning instruments. The development accords with the relevant Planning Scheme Codes and maintains the outcomes sought for the General Residential Zone. It is considered that the proposal has merit and warrants favourable consideration by Council.

APPENDIX A

DA FORM 1

DA Form 1 – Development application details

Approved form (version 1.6 effective 2 August 2024) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving only building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot)**, use this form (*DA Form 1*) and parts 4 to 6 of *DA Form 2 – Building work details*.

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

Note: All terms used in this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	Magiver Holdings Pty Ltd c/ Gideon Town Planning
Contact name (only applicable for companies)	Gideon Genade
Postal address (P.O. Box or street address)	PO Box 450
Suburb	Rockhampton City
State	Queensland
Postcode	4700
Country	Australia
Contact number	07 4806 6959
Email address (non-mandatory)	info@gideontownplanning.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	GTP 2447

1.1) Home-based business

☐ Personal details to remain private in accordance with section 264(6) of *Planning Act 2016*

2) Owner's consent

2.1) Is written consent of the owner required for this development application?

- ☐ Yes – the written consent of the owner(s) is attached to this development application
☒ No – proceed to 3)

PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)

Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see [DA Forms Guide: Relevant plans](#).

3.1) Street address and lot on plan

- ☒ Street address **AND** lot on plan (all lots must be listed), **or**
☐ Street address **AND** lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).

a)	Unit No.	Street No.	Street Name and Type	Suburb
		117	Rainbow Street	Biloela
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4715	14	B74436	Banana Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)

Note: Place each set of coordinates in a separate row.

- ☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

- ☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56	<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

3.3) Additional premises

- ☐ Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application
☒ Not required

4) Identify any of the following that apply to the premises and provide any relevant details

- ☐ In or adjacent to a water body or watercourse or in or above an aquifer

Name of water body, watercourse or aquifer:

- ☐ On strategic port land under the *Transport Infrastructure Act 1994*

Lot on plan description of strategic port land:

Name of port authority for the lot:

- ☐ In a tidal area

Name of local government for the tidal area (if applicable):

Name of port authority for tidal area (if applicable)

<input type="checkbox"/> On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>
Name of airport: <input type="text"/>
<input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>
EMR site identification: <input type="text"/>
<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>
CLR site identification: <input type="text"/>

5) Are there any existing easements over the premises?

Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see [DA Forms Guide](#).

- ☐ Yes – All easement locations, types and dimensions are included in plans submitted with this development application
- ☒ No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

a) What is the type of development? *(tick only one box)*

- ☒ Material change of use ☐ Reconfiguring a lot ☐ Operational work ☐ Building work

b) What is the approval type? *(tick only one box)*

- ☒ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

- ☐ Code assessment ☒ Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):*

Multiple Dwelling (4 Dwellings)

e) Relevant plans

Note: *Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms guide: Relevant plans](#).*

- ☒ Relevant plans of the proposed development are attached to the development application

6.2) Provide details about the second development aspect

a) What is the type of development? *(tick only one box)*

- ☐ Material change of use ☐ Reconfiguring a lot ☐ Operational work ☐ Building work

b) What is the approval type? *(tick only one box)*

- ☐ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

- ☐ Code assessment ☐ Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):*

e) Relevant plans

Note: *Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).*

- ☐ Relevant plans of the proposed development are attached to the development application

6.3) Additional aspects of development

- ☐ Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
- ☒ Not required

6.4) Is the application for State facilitated development?

- ☐ Yes - Has a notice of declaration been given by the Minister?
- ☒ No

Section 2 – Further development details**7) Does the proposed development application involve any of the following?**

Material change of use	<input checked="" type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input type="checkbox"/> Yes – complete division 2
Operational work	<input type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> Yes – complete <i>DA Form 2 – Building work details</i>

Division 1 – Material change of use

Note: This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.

8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
Four dwellings	Multiple Dwelling	4	247

8.2) Does the proposed use involve the use of existing buildings on the premises?

- ☒ Yes
- ☐ No

8.3) Does the proposed development relate to temporary accepted development under the Planning Regulation?

- ☐ Yes – provide details below or include details in a schedule to this development application
- ☒ No

Provide a general description of the temporary accepted development	Specify the stated period dates under the Planning Regulation

Division 2 – Reconfiguring a lot

Note: This division is only required to be completed if any part of the development application involves reconfiguring a lot.

9.1) What is the total number of existing lots making up the premises?

--

9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)

<input type="checkbox"/> Subdivision (complete 10)	<input type="checkbox"/> Dividing land into parts by agreement (complete 11)
<input type="checkbox"/> Boundary realignment (complete 12)	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a constructed road (complete 13)



10) Subdivision**10.1) For this development, how many lots are being created and what is the intended use of those lots:**

Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				

10.2) Will the subdivision be staged?

- ☐ Yes – provide additional details below
- ☐ No

How many stages will the works include?

What stage(s) will this development application apply to?

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?

Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment**12.1) What are the current and proposed areas for each lot comprising the premises?**

Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)

12.2) What is the reason for the boundary realignment?**13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement?**
(attach schedule if there are more than two easements)

Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work**Note:** This division is only required to be completed if any part of the development application involves operational work.**14.1) What is the nature of the operational work?**

- | | | |
|--------------------------------------------------------|-------------------------------------|------------------------------------------------|
| <input type="checkbox"/> Road work | <input type="checkbox"/> Stormwater | <input type="checkbox"/> Water infrastructure |
| <input type="checkbox"/> Drainage work | <input type="checkbox"/> Earthworks | <input type="checkbox"/> Sewage infrastructure |
| <input type="checkbox"/> Landscaping | <input type="checkbox"/> Signage | <input type="checkbox"/> Clearing vegetation |
| <input type="checkbox"/> Other – please specify: _____ | | |

14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)☐ Yes – specify number of new lots: _____☐ No

14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)

\$

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application

Banana Shire Council

16) Has the local government agreed to apply a superseded planning scheme for this development application?

- ☐ Yes – a copy of the decision notice is attached to this development application
- ☐ The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- ☒ No

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?

Note: A development application will require referral if prescribed by the Planning Regulation 2017.

- ☒ No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

Matters requiring referral to the **Chief Executive of the Planning Act 2016:**

- ☐ Clearing native vegetation
- ☐ Contaminated land (*unexploded ordnance*)
- ☐ Environmentally relevant activities (ERA) (*only if the ERA has not been devolved to a local government*)
- ☐ Fisheries – aquaculture
- ☐ Fisheries – declared fish habitat area
- ☐ Fisheries – marine plants
- ☐ Fisheries – waterway barrier works
- ☐ Hazardous chemical facilities
- ☐ Heritage places – Queensland heritage place (*on or near a Queensland heritage place*)
- ☐ Infrastructure-related referrals – designated premises
- ☐ Infrastructure-related referrals – state transport infrastructure
- ☐ Infrastructure-related referrals – State transport corridor and future State transport corridor
- ☐ Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
- ☐ Infrastructure-related referrals – near a state-controlled road intersection
- ☐ Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
- ☐ Koala habitat in SEQ region – key resource areas
- ☐ Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
- ☐ Ports – Brisbane core port land – environmentally relevant activity (ERA)
- ☐ Ports – Brisbane core port land – tidal works or work in a coastal management district
- ☐ Ports – Brisbane core port land – hazardous chemical facility
- ☐ Ports – Brisbane core port land – taking or interfering with water
- ☐ Ports – Brisbane core port land – referable dams
- ☐ Ports – Brisbane core port land – fisheries
- ☐ Ports – Land within Port of Brisbane's port limits (*below high-water mark*)
- ☐ SEQ development area
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – community activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – combined use
- ☐ SEQ northern inter-urban break – tourist activity or sport and recreation activity



Queensland
Government

- ☐ SEQ northern inter-urban break – community activity
- ☐ SEQ northern inter-urban break – indoor recreation
- ☐ SEQ northern inter-urban break – urban activity
- ☐ SEQ northern inter-urban break – combined use
- ☐ Tidal works or works in a coastal management district
- ☐ Reconfiguring a lot in a coastal management district or for a canal
- ☐ Erosion prone area in a coastal management district
- ☐ Urban design
- ☐ Water-related development – taking or interfering with water
- ☐ Water-related development – removing quarry material *(from a watercourse or lake)*
- ☐ Water-related development – referable dams
- ☐ Water-related development – levees *(category 3 levees only)*
- ☐ Wetland protection area

Matters requiring referral to the **local government**:

- ☐ Airport land
- ☐ Environmentally relevant activities (ERA) *(only if the ERA has been devolved to local government)*
- ☐ Heritage places – Local heritage places

Matters requiring referral to the **Chief Executive of the distribution entity or transmission entity**:

- ☐ Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

- The **Chief Executive of the holder of the licence**, if not an individual
- The **holder of the licence**, if the holder of the licence is an individual
- ☐ Infrastructure-related referrals – Oil and gas infrastructure

Matters requiring referral to the **Brisbane City Council**:

- ☐ Ports – Brisbane core port land

Matters requiring referral to the **Minister responsible for administering the *Transport Infrastructure Act 1994***:

- ☐ Ports – Brisbane core port land *(where inconsistent with the Brisbane port LUP for transport reasons)*
- ☐ Ports – Strategic port land

Matters requiring referral to the **relevant port operator**, if applicant is not port operator:

- ☐ Ports – Land within Port of Brisbane's port limits *(below high-water mark)*

Matters requiring referral to the **Chief Executive of the relevant port authority**:

- ☐ Ports – Land within limits of another port *(below high-water mark)*

Matters requiring referral to the **Gold Coast Waterways Authority**:

- ☐ Tidal works or work in a coastal management district *(in Gold Coast waters)*

Matters requiring referral to the **Queensland Fire and Emergency Service**:

- ☐ Tidal works or work in a coastal management district *(involving a marina (more than six vessel berths))*

18) Has any referral agency provided a referral response for this development application?

- ☐ Yes – referral response(s) received and listed below are attached to this development application
- ☐ No

Referral requirement	Referral agency	Date of referral response

Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application *(if applicable)*.

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

☒ I agree to receive an information request if determined necessary for this development application

☐ I do not agree to accept an information request for this development application

Note: By not agreeing to accept an information request I, the applicant, acknowledge:

- that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties
- Part 3 under Chapter 1 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules or
- Part 2 under Chapter 2 of the DA Rules will still apply if the application is for state facilitated development

Further advice about information requests is contained in the [DA Forms Guide](#).

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)

☐ Yes – provide details below or include details in a schedule to this development application

☒ No

List of approval/development application references	Reference number	Date	Assessment manager
<input type="checkbox"/> Approval			
<input type="checkbox"/> Development application			
<input type="checkbox"/> Approval			
<input type="checkbox"/> Development application			

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)

☐ Yes – a copy of the receipted QLeave form is attached to this development application

☐ No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid

☒ Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?

☐ Yes – show cause or enforcement notice is attached

☒ No

23) Further legislative requirements

Environmentally relevant activities

23.1) Is this development application also taken to be an application for an environmental authority for an **Environmentally Relevant Activity (ERA)** under section 115 of the *Environmental Protection Act 1994*?

- ☐ Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below
- ☒ No

Note: Application for an environmental authority can be found by searching “ESR/2015/1791” as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.

Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			

- ☐ Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.

Hazardous chemical facilities

23.2) Is this development application for a **hazardous chemical facility**?

- ☐ Yes – Form 536: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application
- ☒ No

Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation that the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

- ☐ Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)
- ☒ No

Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.
2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

- ☐ Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter
- ☒ No

Note: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.

Koala habitat in SEQ Region

23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work which is assessable development under Schedule 10, Part 10 of the Planning Regulation 2017?

- ☐ Yes – the development application involves premises in the koala habitat area in the koala priority area
- ☐ Yes – the development application involves premises in the koala habitat area outside the koala priority area
- ☒ No

Note: If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at www.desi.qld.gov.au for further information.

Water resources

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the *Water Act 2000***?

☐ Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development

☒ No

Note: Contact the Department of Resources at www.resources.qld.gov.au for further information.

DA templates are available from planning.statedevelopment.qld.gov.au. If the development application involves:

- Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1
- Taking or interfering with water in a watercourse, lake or spring: complete DA Form 1 Template 2
- Taking overland flow water: complete DA Form 1 Template 3.

Waterway barrier works

23.7) Does this application involve **waterway barrier works**?

☐ Yes – the relevant template is completed and attached to this development application

☒ No

DA templates are available from planning.statedevelopment.qld.gov.au. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

Marine activities

23.8) Does this development application involve **aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants**?

☐ Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*

☒ No

Note: See guidance materials at www.daf.qld.gov.au for further information.

Quarry materials from a watercourse or lake

23.9) Does this development application involve the **removal of quarry materials from a watercourse or lake under the *Water Act 2000***?

☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

☒ No

Note: Contact the Department of Resources at www.resources.qld.gov.au and www.business.qld.gov.au for further information.

Quarry materials from land under tidal waters

23.10) Does this development application involve the **removal of quarry materials from land under tidal water under the *Coastal Protection and Management Act 1995***?

☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

☒ No

Note: Contact the Department of Environment, Science and Innovation at www.desi.qld.gov.au for further information.

Referable dams

23.11) Does this development application involve a **referable dam** required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the *Water Supply Act*)?

☐ Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the *Water Supply Act* is attached to this development application

☒ No

Note: See guidance materials at www.resources.qld.gov.au for further information.



Queensland
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Tidal work or development within a coastal management district

23.12) Does this development application involve **tidal work or development in a coastal management district**?

- ☐ Yes – the following is included with this development application:
- ☐ Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)
 - ☐ A certificate of title

☒ No

Note: See guidance materials at www.desi.qld.gov.au for further information.

Queensland and local heritage places

23.13) Does this development application propose development on or adjoining a place entered in the **Queensland heritage register** or on a place entered in a local government's **Local Heritage Register**?

☐ Yes – details of the heritage place are provided in the table below

☒ No

Note: See guidance materials at www.desi.qld.gov.au for information requirements regarding development of Queensland heritage places.

For a heritage place that has cultural heritage significance as a local heritage place and a Queensland heritage place, provisions are in place under the Planning Act 2016 that limit a local categorising instrument from including an assessment benchmark about the effect or impact of, development on the stated cultural heritage significance of that place. See guidance materials at www.planning.statedevelopment.qld.gov.au for information regarding assessment of Queensland heritage places.

Name of the heritage place:	Place ID:
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Decision under section 62 of the Transport Infrastructure Act 1994

23.14) Does this development application involve new or changed access to a state-controlled road?

☐ Yes – this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)

☒ No

Walkable neighbourhoods assessment benchmarks under Schedule 12A of the Planning Regulation

23.15) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?

☐ Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered

☒ No

Note: See guidance materials at www.planning.statedevelopment.qld.gov.au for further information.

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17

☒ Yes

Note: See the Planning Regulation 2017 for referral requirements

If building work is associated with the proposed development, Parts 4 to 6 of [DA Form 2 – Building work details](#) have been completed and attached to this development application

☐ Yes

☒ Not applicable

Supporting information addressing any applicable assessment benchmarks is with the development application

Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see [DA Forms Guide: Planning Report Template](#).

☒ Yes

Relevant plans of the development are attached to this development application

Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).

☒ Yes

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)

☐ Yes

☒ Not applicable



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25) Applicant declaration

- ☒ By making this development application, I declare that all information in this development application is true and correct
- ☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*

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

Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the Planning Regulation 2017, and the access rules made under the *Planning Act 2016* and Planning Regulation 2017; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

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

Date received: Reference number(s):

Notification of engagement of alternative assessment manager

Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

QLeave notification and payment

Note: For completion by assessment manager if applicable

Description of the work	
QLeave project number	
Amount paid (\$)	Date paid (dd/mm/yy)
Date receipted form sighted by assessment manager	
Name of officer who sighted the form	

APPENDIX B

TITLE SEARCH

APPENDIX C

PROPOSAL PLANS

APPENDIX D

CODE ASSESSMENT

General Residential Zone Code

5.2.1.1 Requirements for accepted development or assessment benchmarks

Table 5.2.2 For accepted development	
Acceptable Outcomes	Assessment
Built Form	
<p>AO1.1 Maximum building height is 8.5m above ground level.</p> <p>and</p> <p>AO1.2 Buildings are set back at least:</p> <ul style="list-style-type: none"> (a) 6m from the primary street frontage; (b) 3m from the secondary street frontage; (c) 3m or half the building height from a side boundary; (d) 6m from the rear boundary; <p>and</p> <p>AO1.3 Site cover does not exceed 50%.</p>	<p>Complies – development will retain existing building height.</p> <p>Alternative solution – the existing building is built to the boundary on the road frontage and southeast side boundary. However, the proposed development will update the building façade to improve the residential character of the area.</p> <p>Complies – site cover is approximately 32.6%.</p>
Design	
<p>AO2.1 Building entrances are clearly visible from the street.</p> <p>and</p> <p>AO2.2 Garages are at or behind the ground level building setback.</p> <p>and</p> <p>AO2.3 Front fences are less than 1.2m high or are 75% transparent.</p> <p>and</p> <p>AO2.4 Landscaping is limited to species with a maximum mature height of 600mm and/or species with clear trunks to 1.8m in mature height.</p> <p>and</p> <p>AO2.5 Buildings include eaves with a minimum depth of 400mm.</p> <p>and</p> <p>AO2.6 Public entrances to buildings have an awning with minimum dimensions of 800mm.</p>	<p>Complies – entrances to the front two dwellings are clearly visible from Rainbow Street.</p> <p>Complies – Onsite car parking is provided at ground level.</p> <p>Complies – the gate along the Rainbow Street access driveway will be less than 1.2m high.</p> <p>Complies – Landscaping will be limited to the prescribed species.</p> <p>Not applicable – development is within an existing building.</p> <p>Complies – The building has an existing awning along the street frontage that will be retained.</p>
Site suitability	
<p>AO3.1 Development for sensitive land uses does not occur on sites listed on the Contaminated Land Register or Environmental Management Register.</p>	<p>Not applicable – subject site is not on the Contaminated Land Register or Environmental Management Register.</p>
Secondary dwelling	

<p>AO4.1 The minimum site area is 600m².</p> <p>and</p> <p>AO4.2 The secondary dwelling has a maximum floor area of 60m².</p> <p>and</p> <p>AO4.3 The maximum separation between the secondary dwelling and the existing dwelling is 10m.</p> <p>and</p> <p>AO4.4 The design of the secondary dwelling uses materials and features that match the existing dwelling.</p> <p>and</p> <p>AO4.5 The secondary dwelling uses the same property access as the principal dwelling.</p>	<p>Not applicable – development is for a multiple dwelling.</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p>
Caretaker's accommodation	
<p>AO5.1 Only one caretaker's accommodation locates on each site.</p> <p>and</p> <p>AO5.2 The gross floor area of the caretaker's accommodation does not exceed 150m².</p> <p>and</p> <p>AO5.3 A caretaker's accommodation is not located at the front of the primary major use on the site.</p> <p>and</p> <p>AO5.4 A caretaker's accommodation is separated from the principal activity areas of the primary use of the site by at least 10m.</p> <p>and</p> <p>AO5.5 A separate entry from the non-residential use entry is provided for the caretaker's accommodation for the exclusive use of the residents.</p> <p>and</p> <p>AO5.6 A caretaker's accommodation is provided with a private landscaped recreation area of at least 35m² which is directly accessible from a habitable room.</p> <p>and</p> <p>AO5.7 The caretaker's accommodation is provided with 1 car parking space segregated from the car parking supply for the non-residential use of the site.</p>	<p>Not applicable – development is for a multiple dwelling.</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p>
Dual occupancy	
<p>AO6.1 Each dwelling has a minimum gross floor area of 60m² exclusive of vehicle accommodation.</p>	<p>Not applicable – development is for a multiple dwelling.</p>

<p>and</p> <p>A06.2 An outdoor living space for the exclusive use of each residence is provided which:</p> <ul style="list-style-type: none"> (a) has a minimum area of 40m²; and (b) has a minimum dimension of 4m; and (c) is directly accessible from internal living areas; and (d) is orientated within 20 degrees of north where practical; and (e) includes a minimum area of 2m² for outdoor clothes drying; 	<p>Not applicable</p>
<p>Home-based business</p>	
<p>A07.1 Only one non-resident employee is on the premises at any one time.</p> <p>and</p> <p>A07.2 The maximum gross floor area used is 50m².</p> <p>and</p> <p>A07.3 There is no:</p> <ul style="list-style-type: none"> (a) sale of any goods from the premises other than those manufactured or serviced on the site; (b) hiring out of materials, goods, appliances or vehicles; (c) display of goods visible from outside the dwelling; (d) re-fuelling of vehicles; or (e) storage of chemicals, gases or other hazardous materials; <p>and</p> <p>A07.4 Signs displayed on the premises do not exceed 1.0m² in area.</p> <p>and</p> <p>A07.5 The use does not rely on delivery vehicles larger than a 2.5t rigid vehicle.</p> <p>and</p> <p>A07.6 The use operates between 8.00am and 6.00pm Monday to Saturday.</p> <p>and</p> <p>A07.7 The use operates for a maximum of 25 hours in any week.</p> <p>and</p> <p>A07.8 A maximum of one parking space is provided in addition to the requirements of the principal dwelling.</p>	<p>Not applicable – development is for a multiple dwelling.</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p>
<p>For development affected by one or more overlays</p>	
<p>Biodiversity</p>	

<p>AO8.1 Uses and associated works are confined to areas not identified on Overlay Maps OM-0201 - OM-0204;</p> <p>or</p> <p>AO8.2 For areas identified as Regulated Vegetation Category R and where an assessment confirms the presence of a defined drainage feature, watercourse or native vegetation, development is excluded from the mapped area.</p> <p>or</p> <p>AO8.3 Where a PMAV is approved by an administering authority following the commencement of this planning scheme, development may occur in mapped Regulated Vegetation Areas on Overlay Maps OM-0201 - OM-0204 where the PMAV identifies no regulated vegetation exists.</p> <p>or</p> <p>AO8.4 Where development within an area identified on Overlay Maps OM-02 - OM-0204 is unavoidable, measures recommended by a qualified ecologist to minimise adverse impacts on the mapped feature are implemented.</p> <p>and</p> <p>AO8.5 Development is setback from land identified as Wildlife Habitat, Watercourses or Wetlands on Overlay Maps OM-0201 - OM-0204 a minimum of:</p> <ul style="list-style-type: none"> (a) 20 metres if in an urban or rural residential area; (b) 50 metres in other areas. <p>and</p> <p>AO8.6 Development does not involve the removal of native vegetation from an area identified as regulated vegetation on Overlay Maps OM-0201 - OM-0204 without the express consent of the relevant administering authority, except where identified as exempt clearing work under the Regulation;</p>	<p>Not applicable – subject site is not within the biodiversity overlay.</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p>
<p>Bushfire Risk</p>	
<p>AO9.1 Development does not occur in areas mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area;</p> <p>or</p> <p>AO9.2 A written assessment by an experienced or qualified bushfire management consultant confirms that the site is not a Bushfire Prone Area as mapped on Overlay Maps OM-0301 - OM-0304;</p> <p>or</p> <p>AO9.3 Except for residential dwelling classes, development in areas mapped on Overlay Maps OM-0301 - OM-0304 as Medium Potential Bushfire Intensity Areas or Potential Impact Buffer Area complies with an approved Bushfire Management Plan incorporating:</p> <ul style="list-style-type: none"> (a) lot design and the siting of buildings and uses such 	<p>Not applicable – subject site is not within the Bushfire Prone Area.</p> <p>Not applicable</p> <p>Not applicable</p>

<p>that:</p> <ul style="list-style-type: none"> (i) high intensity uses are located on the least bushfire prone area on the site and activities least susceptible to fire are sited closest to the bushfire hazard; (ii) efficient emergency access is optimised; (iii) bushfire risk is effectively minimised having regard to aspect, elevation, slope and vegetation; <p>(b) firebreaks that provide adequate:</p> <ul style="list-style-type: none"> (i) setbacks between buildings/ structures and hazardous vegetation; (ii) access for fire-fighting or other emergency vehicles; <p>(c) provision for water supply dedicated to fire-fighting purposes;</p> <p>(d) the required extent of vegetation clearing and landscaping and where required modified development design and/or lot layout to minimise clearing of regulated vegetation and impacts on matters of environmental significance;</p> <p>(e) landscaping species that are less likely to exacerbate a bushfire event;</p> <p>and</p>	
<p>AO9.4 No hazardous materials, manufactured or stored in bulk, are on land mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area.</p> <p>and</p>	<p>Not applicable</p>
<p>AO9.5 New dwellings on land mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area are:</p> <ul style="list-style-type: none"> (a) located centrally within existing cleared areas on a lot which allows a regular shaped area (with a minimum dimension of 50m) of 5,000m² to be identified that: <ul style="list-style-type: none"> (i) is free of highly combustible vegetated areas; and (ii) is on southerly to easterly facing slopes not exceeding 15% gradient; or (iii) on flat lands at the base of north to western facing slopes not exceeding 15% gradient (b) provided with a fire protection buffer around the complete perimeter of the dwelling unit for a minimum width of 50m; <p>and</p>	<p>Not applicable</p>
<p>AO9.6 Where a reticulated water supply is not available, water supply tanks are provided for fire-fighting purposes within the development. The water tanks must:</p> <ul style="list-style-type: none"> (a) have 25,000 litres dedicated for fire-fighting purposes; (b) have a minimum pressure and flow of 10 litres a second at 200 kPa; (c) be of concrete construction; (d) have an outlet pipe of 50mm in diameter, fitted with a 50mm male camlock (standard rural fire 	<p>Not applicable</p>

<p>brigade fitting) and an isolating valve;</p> <p>and</p> <p>AO9.7 The water supply outlet is located at least 9m from any potential fire hazards, such as venting gas bottles and combustible structures.</p> <p>and</p> <p>AO9.8 A safe and accessible hard stand area capable of accommodating a fire fighting vehicle is provided not more than 3m from the water supply outlet.</p> <p>and</p> <p>AO9.9 Development includes road access for fire-fighting appliances that has:</p> <ul style="list-style-type: none"> (a) a minimum cleared width of 6m and a minimum formed width of 4m; (b) a minimum of 4.8m vertical clearance; (c) a cross-fall of no greater than 10 degrees; (d) a maximum gradient of 12.5%, with adequate drainage to prevent soil erosion and minimise ongoing trail maintenance; (e) provides areas for vehicles to pass or turn at intervals of not more than 200m; <p>and</p> <p>AO9.10 Essential community infrastructure is not located on land identified on Overlay Maps OM-0301 - OM-0304 as Very High to Medium Potential Intensity Areas.</p>	<p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p>
Flood Risk	
<p>AO10.1 New buildings are not located within the area identified as Flood Hazard Area on Overlay Maps OM-0401 - OM-0404.</p> <p>or</p> <p>AO10.2 Development is sited above the defined flood level, or the highest known flood event, in accordance with the requirements of Council's adopted Floodplain Resolution.</p> <p>or</p> <p>AO10.3 Building work below the nominated flood level allows for the flow through of flood water at ground level by:</p> <ul style="list-style-type: none"> (a) leaving the structure below flood level unenclosed; or (b) aligning any enclosure below flood level with the direction of water flow; or (c) ensuring any enclosure below flood level and not aligning with the direction of water flow have openings that are at least 50% of the enclosed area with a minimum opening of 75mm; <p>and</p> <p>AO10.4 In Theodore, development other than for a dwelling house</p>	<p>Not applicable – subject site is not within the Flood Hazard Area.</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p>

<p>is subject to a fit-for-purpose Flood Risk Assessment prepared by a suitably qualified person in accordance with the Flood Planning Scheme Policy.</p> <p>and</p> <p>AO10.5 Buildings in an area with a Flood Hazard Vulnerability Class of H5 or H6 as identified on Overlay Map OM-0402 are constructed in accordance with a structural engineer's recommendations that have considered the potential impacts from flood waters and debris on structural integrity.</p> <p>and</p> <p>AO10.6 Resilient building materials are used below the nominated flood level in accordance with current building assessment provisions.</p> <p>and</p> <p>AO10.7 Works associated with the proposed development do not:</p> <ul style="list-style-type: none"> (a) involve a net increase in filling greater than 50m³; or (b) result in any reductions of on-site flood storage capacity and contain within the site any changes to depth / duration/velocity of flood waters; or (c) change flood characteristics outside the site in ways that result in: <ul style="list-style-type: none"> (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times. <p>and</p> <p>AO10.8 There is no manufacture or storage of hazardous materials on site or the floor level of buildings involving the manufacture or bulk storage of hazardous materials is located 300mm above the level of the defined flood event, or the highest known flood event.</p> <p>and</p> <p>AO10.9 Works in urban areas do not involve:</p> <ul style="list-style-type: none"> (a) any physical alteration to a watercourse or floodway including vegetation clearing; (b) a net increase in filling; <p>and</p> <p>AO10.10 Essential community infrastructure is not located on land identified as Flood Hazard Area on Overlay Maps OM-0401 - OM-0404.</p>	<p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p>
Historic Subdivisions	
<p>AO11.1 The site is:</p> <ul style="list-style-type: none"> (a) connected to a reticulated town water supply; or (b) provided with a rainwater tank or other supplementary water supply system is installed with a minimum capacity of 45,000 litres; 	<p>Not applicable – development is not within the Historic Subdivisions Overlay.</p>

<p>and</p> <p>AO11.2 The site has sufficient area to provide for on-site effluent disposal in accordance with the requirements of the <i>Queensland Plumbing and Wastewater Code</i>;</p> <p>and</p> <p>AO11.3 The site is within 5km distance by constructed road of a school if not on a current school bus route.</p> <p>and</p> <p>AO11.4 The site has direct access to a surveyed road constructed in accordance with the CMDG.</p> <p>and</p> <p>AO11.5 Stormwater is discharged to:</p> <ul style="list-style-type: none"> (a) a lawful point of discharge; or (b) downstream properties, subject to the written consent of the affected landowners; or (c) a natural drainage system; <p>and</p> <p>AO11.6 New buildings are confined to areas outside of overland flow paths and natural drainage features.</p> <p>Note: This does not apply to outbuildings and extensions to an existing house.</p>	<p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p>
<p>Infrastructure</p>	
<p>Water treatment, wastewater treatment and waste disposal facilities</p> <p>AO12.1 Development does not result in an increase in the number of people on a site for a sensitive land use in the separation area associated with the solid waste management, sewerage and water treatment facilities as identified on Infrastructure Overlay Maps OM-07A01 - OM07A05.</p> <p>and</p> <p>Roads and railway</p> <p>AO12.2 Development for a sensitive land use fronting a road identified on Infrastructure Overlay Maps OM-07A01 - OM07A05 incorporates a landscaped buffer along the frontage of the site:</p> <ul style="list-style-type: none"> (a) a minimum width of two metres to a State-controlled road or one metre to any other identified road; (b) incorporating species with a minimum mature height of three metres; <p>and</p> <p>AO12.3 Sensitive land uses are:</p> <ul style="list-style-type: none"> (a) designed with outdoor living areas that are shielded from the emission source associated with the road; (b) designed with emission-sensitive rooms furthest from the road corridor; 	<p>Not applicable – subject site is not within the infrastructure overlay.</p> <p>Not applicable</p> <p>Not applicable</p>

<p>(c) constructed of materials that achieve the weighted sound reduction value;</p> <p>Editor's Note: Refer to Part 4.4 of the Queensland Development Code weighted sound reduction values.</p> <p>and</p> <p>Electricity For sites 5 hectares or larger AO12.4 Sensitive land uses maintain the following separation distances from the following electricity infrastructure:</p> <ul style="list-style-type: none"> (a) 20 m for transmission lines up to 132 kilovolts; (b) 30 m for transmission lines between 133 kilovolts and 275 kilovolts; (c) 40 m for transmission lines exceeding 275 kilovolts; (d) 50 m for high voltage substations; <p>and</p> <p>AO12.5 A minimum 3m wide densely planted landscaped buffer is provided along the boundary adjoining the major electricity infrastructure or easement, including species that will grow to a minimum height of 10m.</p>	<p>Not applicable</p> <p>Not applicable</p>
<p>Water Resources</p>	
<p>AO13.1 The following activities do not establish within the Callide and Kroombit Dam Water Resource Catchment Areas or within the weir buffers shown on Overlay Map OM-08:</p> <ul style="list-style-type: none"> (a) intensive horticulture; (b) intensive animal industry; <p>and</p> <p>AO13.2 Development occurs in a sewerage serviced area and is connected to the reticulated sewerage network.</p> <p>or</p> <p>AO13.3 Development does not involve the establishment or expansion of an on-site wastewater treatment facility.</p> <p>and</p> <p>AO13.4 Development does not involve:</p> <ul style="list-style-type: none"> (a) any increase in ground level impervious area; and (b) there is no discharge of potential water contaminants; 	<p>Complies – development is for a multiple dwelling.</p> <p>Complies – development will retain existing connection to the reticulated sewerage network.</p> <p>Complies – development will continue to utilise the existing reticulated water supply.</p> <p>Complies – development retains existing built form. Driveway and parking areas will be constructed from gravel to allow stormwater infiltration.</p>

Table 5.2.3 For assessable development

Performance Outcomes		
General		
Built Form		
PO1	The density, built form and appearance of development creates a low density residential character in the General Residential Zone, with a higher density residential character created in the Multiple Dwelling Precinct.	Alternative solution – the development will retain the existing built form, upgrading the exterior façade to improve the residential amenity in the surrounding area. While the site itself is not within the Multiple Dwelling Precinct, all other lots on the block are within the precinct. The development will therefore be consistent with the intended higher density residential character of the area.
Design		
PO2	The site layout and design establishes: (a) safe access for pedestrians to the site; (b) safe, secure and attractive streetscapes; and	Complies – site layout and design maintains safe access for pedestrians via the front entrances and gate. The existing façade will be updated to provide an attractive streetscape.
PO3	A secondary dwelling protects existing streetscape character, integrates with and is subordinate to the existing dwelling. and	Not applicable – development is for a multiple dwelling.
PO4	Buildings provide protection from the effects of nature and permit casual surveillance of the street through the provision of windows or balconies oriented towards the street.	Complies – development will include windows oriented toward the street.
Privacy and amenity		
PO5	Development protects the privacy of adjoining dwellings by: (a) providing screen fencing to the side and rear boundaries; and (b) ensuring windows located above ground level and overlooking an adjoining residence: (i) are fitted with fixed external privacy screens; or (ii) incorporate translucent or opaque (i.e. non-transparent) glazing; or, (iii) have sill heights that prevent direct viewing into adjoining properties; and	Complies – development will retain and update existing screen fencing along side and rear boundaries. Landscaping will also be provided to maintain privacy. Development does not involve any windows above ground level.
PO6	Plant and service equipment (air conditioning, exhaust fans, lift motor rooms, telecommunication devices, etc.) is acoustically screened and are fully screened from view at the property boundary. and	To comply – All plant and service equipment will be screened.
PO7	Light spill from the premises does not create a nuisance outside the site. and	Complies – light is contained within the buildings on site, with appropriate window coverings to minimise light spill.
PO8	The air quality objectives of the <i>Environmental Protection (Air) Policy 2019</i> are maintained for the ongoing operation	Complies

<p>of the use.</p> <p>and</p> <p>PO9 The acoustic objectives of the <i>Environmental Protection (Noise) Policy 2019</i> are maintained for the ongoing operation of the use.</p>	<p>Complies</p>
Site suitability	
<p>PO10 Cut and fill is minimised to accommodate natural landforms.</p> <p>and</p> <p>PO11 For building sites steeper than 10%, split-level building construction is used to achieve level changes.</p> <p>and</p> <p>PO12 Sites on the Contaminated Land Register or Environmental Management Register are remediated prior to plan sealing, issuing of operational works or building works permits or commencement of use for a sensitive land use.</p> <p>and</p> <p>PO13 The continuation of existing lawful uses on land in adjoining zones is protected by maintaining a vegetative buffer or similar screening on the residential land between the residential development and adjacent existing non-residential use.</p>	<p>Not applicable – development does not involve cut and fill.</p> <p>Not applicable – subject site is not steeper than 10%.</p> <p>Not applicable – subject site is not on the Contaminated Land Register or Environmental Management Register.</p> <p>Not applicable – all surrounding uses are residential in nature.</p>
Servicing	
<p>PO14 Development is connected to reticulated water supply and sewerage.</p> <p>and</p> <p>PO15 Residential developments up to 10 residential units or commercial developments with a maximum gross floor area of 150m² allow for individual waste bins for each unit for kerbside collection.</p> <p>or</p> <p>PO16 For residential developments with 6 or more residential units or commercial developments greater than 150m² in gross floor areas, refuse storage areas are provided on-site for communal industrial- sized waste bins.</p>	<p>Complies – development will retain existing connections to reticulated water supply and sewerage.</p> <p>Complies – the development will be provided with an appropriate storage location outside unit 1, providing sufficient space for individual waste bins for each unit.</p> <p>Not applicable</p>
Specific uses	
Caretaker's accommodation	

<p>PO17 Caretaker's accommodation is subsidiary to the non-residential use on the same site.</p> <p>and</p> <p>PO18 Caretaker's accommodation provides the amenity, privacy and comfort associated with long-term habitation.</p>	<p>Not applicable – development is for a multiple dwelling.</p> <p>Not applicable</p>
Dual occupancy	
<p>PO19 A dual occupancy is of a size that meets the essential accommodation needs of the residents.</p> <p>and</p> <p>PO20 Sufficient space is provided for on-site car parking to provide 1 covered car parking space for the residents and an additional car parking space for visitors with independent driveway access to its respective street frontage.</p> <p>and</p> <p>PO21 Each dwelling has its own exclusive outdoor living space available for private recreational and housekeeping needs.</p>	<p>Not applicable – development is for a multiple dwelling.</p> <p>Not applicable</p> <p>Not applicable</p>
Home-based business	
<p>PO22 The use protects existing streetscape character, integrates with and is subordinate to the existing dwelling.</p> <p>and</p> <p>PO23 The amenity of the local residential area is protected.</p> <p>and</p> <p>PO24 The home-based business supports the economic viability of existing lawful commercial and industrial uses in the Centre, Industry, Mixed Use and Township zones.</p>	<p>Not applicable – development is for multiple dwelling.</p> <p>Not applicable</p> <p>Not applicable</p>
Community residence, multiple dwelling, residential care facility, retirement facility or rooming accommodation	
<p>PO25 Multiple dwellings and rooming accommodation are located in the Multiple Dwelling Precinct.</p> <p>or</p> <p>PO26 Community residences, retirement facilities and residential care facilities are located close to health or community services.</p> <p>and</p> <p>PO27 Higher density residential development is located on sites of sufficient size to protect the amenity of adjoining premises and provide sufficient area for on-site car parking and manoeuvring, landscaping, open space and infrastructure.</p> <p>and</p> <p>PO28 Higher density residential development is not located on rear allotments.</p> <p>and</p>	<p>Alternative solution – though the subject site is not within the Multiple Dwelling Precinct due to previous commercial use, all surrounding lots on the block are within the precinct. The development will therefore be consistent with the surrounding built form and land uses.</p> <p>Complies – subject site is of sufficient size to accommodate the use along with appropriate screening, landscaping, open space, parking, and maneuvering areas.</p> <p>Complies – subject site is not a rear lot.</p>

<p>PO29 For any dwelling located at the rear of the site where vehicle access is proposed from a rear laneway, pedestrian and servicing access to the primary road frontage is maintained.</p>	<p>Not applicable – dwellings are located toward the front of the lot.</p>
<p>PO30 Private and communal open space protects the amenity of occupants and provides functional landscaped areas for outdoor living and recreation.</p> <p>For community residences and multiple dwellings</p> <p>PO31 Individual units are provided with an exclusive private open space area that includes area for clothes drying oriented to the north, is directly accessible from internal living areas and is screened or fenced for privacy.</p> <p>and</p> <p>PO32 Communal open space is exclusive of access, vehicle parking areas and clothes drying areas.</p> <p>or</p> <p>For all other higher density development</p> <p>PO33 Communal open space areas (both indoor and outdoor) are consolidated so that the majority of spaces are in a single location and accessible to all residents and users of the site.</p>	<p>Complies – the communal open space provided for the development provides sufficient privacy and functional landscaped areas.</p> <p>Alternative solution – the layout of the existing building does not allow for private open space for each unit. As an alternative, a large communal covered patio and grassed area are provided at the rear of the site, directly accessible from all units.</p> <p>Complies – communal open space is separate from access, parking and clothes drying areas.</p> <p>Complies – all communal open space areas are located toward the rear of the site and are directly accessible from all units.</p>
<p>Non-residential uses</p>	
<p>PO34 Non-residential uses are commercial or retail in nature and service the convenience needs of the immediate residential neighbourhood only.</p> <p>and</p> <p>PO35 Non-residential uses do not result in the deterioration of the residential amenity experienced in the Zone.</p>	<p>Not applicable – development is for a residential use.</p> <p>Not applicable</p>
<p>For development affected by one or more overlays</p>	
<p>Biodiversity</p>	
<p>PO36 Development avoids land containing matters of environmental significance or provides protection for the values associated with those areas.</p> <p>and</p> <p>PO37 Development establishes and maintains effective buffers to significant vegetation and wildlife habitat.</p> <p>and</p> <p>PO38 Development protects ecological linkages between potential habitat areas to facilitate unimpeded, safe and effective movement of fauna.</p>	<p>Not applicable – subject site is not affected by the Biodiversity overlay.</p> <p>Not applicable</p> <p>Not applicable</p>

Bushfire Risk	
<p>PO39 Development avoids any areas mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area, does not increase the extent or severity of bushfire or exposure to the identified risk, taking into consideration:</p> <ul style="list-style-type: none"> (a) vegetation type; (b) slope; (c) aspect; (d) bushfire history; (e) ecological values of the site; (f) ongoing maintenance; and (g) on-site and off-site fire hazard implications; <p>and</p>	Not applicable – subject site is not affected by the Bushfire Risk overlay.
<p>PO40 Essential community infrastructure in any area mapped on Overlay Maps OM-0301 - OM-0304 as a Bushfire Prone Area is able to function effectively during and immediately after bushfire events.</p> <p>and</p>	Not applicable
<p>PO41 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.</p> <p>and</p>	Not applicable
<p>PO42 Adequate water storage is provided for firefighting purposes that is safely located, accessible at all times and fitted with the standard rural fire brigade fittings.</p> <p>and</p>	Not applicable
<p>PO43 Bushfire hazard mitigation avoids impacts on matters of environmental significance such as fragmentation, habitat loss and edge effects.</p>	Not applicable
<p>For reconfiguring a lot by subdivision only</p> <p>PO44 Subdivision design incorporates a perimeter road that:</p> <ul style="list-style-type: none"> (a) is located between the boundary of the proposed lots and the bushfire hazard area; (b) has a minimum cleared width of 20m and a constructed minimum road width of 6m; (c) has a maximum gradient of 12.5%; (d) is constructed to an all-weather standard and ensures any culverts and bridges have a minimum load bearing of 15 tonnes; 	Not applicable
<p>PO45 Fire trails are provided to:</p> <ul style="list-style-type: none"> (a) mitigate against bushfire hazard; (b) enable access for fire fighters, residents and equipment; and (c) allow access for hazard reduction management programs; <p>and</p>	Not applicable
<p>PO46 Development does not create additional lots in any areas mapped on Overlay Maps OM-0301 - OM-0304 as a</p>	Not applicable

[illegible]

<p>PO55 Electrical switchboards, data servers and the like are located 300mm above the defined flood event or are designed and constructed to withstand submergence in flood water.</p> <p>and</p> <p>PO56 Plumbing fixtures connected to the reticulated sewerage network are designed to be 300mm above the defined flood event or are fitted with reflux valves to prevent the intrusion of flood water into the sewerage network.</p> <p>and</p> <p>For development other than for a dwelling house or dual occupancy in other locations</p> <p>PO57 Development does not result in any increase in exposure to flood risk for all flood events up to and including the defined flood event.</p> <p>and</p> <p>PO58 Services infrastructure is designed and constructed to prevent risk of electrocution or intrusion of flood water into reticulated networks.</p> <p>and</p> <p>PO59 Siting and layout provides safe pedestrian and vehicular access and egress for all flood events up to and including the defined flood event.</p> <p>and</p> <p>For reconfiguring a lot only</p> <p>PO60 The number of lots exposed to flood risk for all flood events up to and including the defined flood event is not increased.</p>	<p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p>
Historic Subdivisions	
<p>PO61 A site identified on the Historic Subdivisions Overlay Map OM-06 is not developed for a non-rural use where:</p> <ul style="list-style-type: none"> (a) the site characteristics, including impacts from natural hazards, make it unsuitable for development; and (b) infrastructure, including water, sewerage, stormwater and roads are not adequate or result in environmental harm; <p>Note: This does not apply to outbuildings and extensions to an existing house.</p>	<p>Not applicable – subject site is not within the Historic Subdivisions Overlay.</p>
Infrastructure	

<p>Water treatment, wastewater treatment and waste disposal facilities</p> <p>PO62 Separation distances are established between solid waste management facilities, water or sewerage treatment plants and incompatible land uses that protects the ongoing operation of the facility and the amenity for occupants or users of nearby premises.</p> <p>and</p> <p>Roads and railway</p> <p>PO63 Development on premises with a frontage to the road corridors shown on Infrastructure Overlay Maps OM-07A01 - OM07A05 mitigates the potential adverse impacts of the road corridor including traffic noise, headlights and streetlights.</p> <p>and</p> <p>PO64 Sensitive land uses on land with a frontage to the road corridors shown on Infrastructure Overlay Maps OM-07A01 - OM07A05 achieve a level of amenity consistent with the intended use.</p> <p>and</p> <p>Electricity</p> <p>PO65 Development is separated from major electricity infrastructure or substations and incorporates buffers to maintain public health and safety, residential amenity and allow access to infrastructure for maintenance.</p> <p>and</p> <p>PO66 Development dedicates part of the site to establish landscaping which screens or otherwise softens the visually obtrusive impacts of electricity infrastructure.</p>	<p>Not applicable – subject site is not within the Infrastructure Overlay.</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p>
<p>Water Resources</p>	
<p>PO67 Development within the Callide and Kroombit Dam Water Resource Catchment Areas or the weir buffers shown on Overlay Map OM-08 protects the quality and availability of raw water for consumption, as determined by a suitably qualified water quality expert.</p> <p>and</p> <p>PO68 Stormwater releases and development discharges do not compromise the achievement of water quality objectives of receiving waters, including the groundwater management areas identified on Overlay Map OM-08.</p> <p>and</p> <p>PO69 Development does not deteriorate the quality of water supplies obtainable from a town water supply bore identified on Overlay Map OM-08.</p>	<p>Complies – development will not impact the quality and availability of raw water for consumption.</p> <p>Complies – with the development reusing the existing building, stormwater releases will be primarily unchanged.</p> <p>Not applicable – development is not in proximity to a town water supply bore.</p>

Development Design Code

6.3.1.1 Requirements for accepted development or assessment benchmarks

Table 6.3.1 For accepted development

Acceptable Outcomes	Assessment
Filling and excavation	
<p>AO1.1 Earthworks do not result in any change beyond the property boundaries to:</p> <ul style="list-style-type: none"> (a) the path of overland water flow or where floodwater enters or exits the property; and (b) the flow velocity of water off-site; and (c) the flooded area off-site; and (d) the flood height off-site; <p>and</p>	Not applicable – development does not involve filling and excavation.
<p>AO1.2 A retaining wall is set back at least half the height of the wall from any boundary of the site.</p> <p>and</p>	Not applicable
<p>AO1.3 Retaining walls over 1.5m are stepped a minimum depth of 0.75m for every 1.5m in height, and landscaped.</p> <p>and</p>	Not applicable
<p>AO1.4 The fill material comprises any of the following:</p> <ul style="list-style-type: none"> (a) soil or earth; (b) rocks less than 150mm diameter; (c) sand; (d) gravel; or (e) other clean, inert material free of organic, putrescible or refuse material; <p>and</p>	Not applicable
<p>AO1.5 Works occur in accordance with AS3798 Guidelines on Earthworks for Commercial and Residential Developments.</p> <p>and</p>	Not applicable
<p>AO1.6 Contaminated material is not used for filling purposes.</p> <p>and</p>	Not applicable
<p>AO1.7 There is no filling or excavation on land included on the Contaminated Land Register or Environmental Management Register under the <i>Environmental Protection Act 1994</i>.</p> <p>or</p>	Not applicable

<p>AO3.1 The number of parking spaces provided for the use is consistent with Table 7.3.3 - Vehicle parking rates.</p> <p>and</p> <p>AO3.2 Parking spaces comply with the requirements of AS/NZS 2890.1-2004.</p> <p>and</p> <p>AO3.3 The development design allows service and collection vehicles to enter and exit in a forward gear with a maximum of 3 on-site manoeuvres. The use of staff car parking areas to accommodate internal manoeuvring is permissible.</p>	<p>Complies – the 6 provided parking spaces exceeds the requirements from Table 7.3.3</p> <p>Complies</p> <p>Not applicable – service and collection vehicles will not be required to access the site.</p>
Landscaping	
<p>AO4.1 Landscaping within 6m of an intersection has a maximum mature height of 500mm.</p> <p>and</p> <p>AO4.2 Landscaping along all road frontages has either a maximum height of 0.5m or a minimum clear trunk height of 1.5m at maturity, except as required by AO4.1.</p> <p>and</p> <p>AO4.3 Non-residential development that adjoins a sensitive land use or land in a residential zone provides a 3m wide landscaped buffer along all adjoining land boundaries.</p> <p>and</p> <p>AO4.4 Landscaping is provided along the street frontage of car parking areas and includes one shade tree, or alternative shade structure, for every 8 parking spaces, distributed evenly throughout such areas.</p> <p>and</p> <p>AO4.5 Landscaping is clear of any separation areas established by utility service providers.</p> <p>and</p> <p>AO4.6 Plant species for landscaping include acceptable species identified in Schedule 5.3.</p>	<p>Not applicable – subject site is not within 6m of an intersection.</p> <p>Not applicable – development will not include landscaping along the road frontage.</p> <p>Not applicable – development is for residential use.</p> <p>Not applicable – car parking area is located behind the primary built form.</p> <p>Complies</p> <p>Complies</p>
Street lighting and street signs	
<p>AO5.1 Street lighting is provided in accordance with the relevant parts of the CMDG.</p> <p>and</p> <p>AO5.2 Street signs are provided for all new roads in accordance with the relevant parts of the CMDG.</p>	<p>Not applicable – street lighting is not deemed necessary.</p> <p>Not applicable – no new roads are created.</p>
Water supply infrastructure	

<p>If in a water supply area</p> <p>AO6.1 The premises is connected to the reticulated water supply system in accordance with Table 7.3.4 - Provision of Infrastructure.</p> <p>and</p> <p>AO6.2 The design and construction of the water distribution network is in accordance with the relevant parts of the CMDG.</p> <p>and</p> <p>AO6.3 The installation of water meters occurs in accordance with the relevant parts of the CMDG.</p> <p>If outside a water supply area</p> <p>AO6.4 The premises connect to an on-site water supply with a minimum capacity of 45kL that meets the accepted quality for drinking water.</p> <p>and</p> <p>AO6.5 A separate storage system that permanently holds a minimum of 5,000L (e.g. dam, swimming pool, or water tank) is located within 50m of new buildings, exclusively for firefighting purposes.</p>	<p>Complies – development will retain the existing water connection for the existing building.</p> <p>Complies</p> <p>Not applicable – existing water infrastructure is retained.</p> <p>Not applicable – development is within a water supply area.</p> <p>Not applicable</p>
<p>Sewerage infrastructure</p>	
<p>If in a reticulated sewerage area</p> <p>AO7.1 The premises connect to the Council's reticulated sewerage system in accordance with Table 7.3.4 - Provision of Infrastructure.</p> <p>and</p> <p>AO7.2 The design and construction of the reticulated sewerage system is in accordance with the relevant parts of the CMDG.</p> <p>If outside a reticulated sewerage area</p> <p>AO7.3 The provision of on-site sewerage facilities is in compliance with:</p> <ul style="list-style-type: none"> (a) the Plumbing and Drainage Act 2002; (b) the Queensland Plumbing and Wastewater Code; and (c) AS/NZS 1547:2000 On-site domestic Wastewater Management; 	<p>Complies – development retains the existing sewer connection for the existing building.</p> <p>Complies</p> <p>Not applicable – development is within a reticulated sewerage area.</p>
<p>Stormwater drainage</p>	
<p>AO8.1 Stormwater and irrigation runoff diverts to a wet retention and sedimentation pond that:</p> <ul style="list-style-type: none"> (a) provides permanent retention for first flush capture equivalent to the amount of runoff occurring during a 1%AEP storm event over a period equal to the time of concentration plus five minutes; (b) provides a permanent retention component for first flush capture of suspended matter; (c) retains for a period of not less than 24 hours; <p>and</p>	<p>Complies - No significant change to the existing stormwater regime is proposed as the development takes place within an existing building.</p>

<p>A08.2 Uses and associated works are confined to areas outside overland flow paths and natural drainage features.</p> <p>and</p> <p>A08.3 The provision of stormwater drainage, including inter-allotment drainage and subsurface drainage is in accordance with the <i>CMDG</i> and the <i>Queensland Urban Drainage Manual (QUDM)</i>.</p> <p>and</p> <p>A08.4 There is no increase in the volume, frequency, duration and velocity of stormwater at the premises boundaries.</p> <p>and</p> <p>A08.5 Overland flow paths cater for the water from a 1 per cent AEP storm event.</p> <p>and</p> <p>A08.6 Stormwater flows are directed away from areas of exposed soil.</p> <p>and</p> <p>A08.7 Soil exposure and construction works are staged to minimise the area of exposed soil at any one time.</p> <p>and</p> <p>A08.8 Exposed soil areas are effectively stabilised preceding any predicted rainfall, before the removal of sediment control controls and at the completion of construction.</p> <p>and</p> <p>A08.9 Where involving exposure of soil of more than 2,500m²:</p> <ul style="list-style-type: none"> (a) prepare a sediment and erosion control plan for Council approval; and (b) implement the requirements of the approved plan; <p>and</p> <p>A08.10 All discharged waters are free from gross pollutants, litter, oils or chemical contaminants.</p>	<p>Complies – development does not include any construction within overland flow paths.</p> <p>Not applicable – development retains existing stormwater drainage.</p> <p>Complies – with the development retaining the existing built form, there will be no increase to the volume, frequency, duration or velocity of stormwater at premises boundaries.</p> <p>Complies</p> <p>Complies – stormwater flows will not be directed to areas of exposed soil.</p> <p>Complies – the development will result in minimal soil exposure.</p> <p>Complies – the minimal exposed soil areas will be stabilized as required.</p> <p>Not applicable – development will not expose more than 2,500m² of soil.</p> <p>Complies – development will not release pollutants, litter, oils or chemical contaminants.</p>
<p>Waste</p>	

<p>AO9.1 On-site waste storage areas are:</p> <ul style="list-style-type: none"> (a) located no closer than 5m to any site boundary; (b) segregated from the site's stormwater drainage; (c) provided with an impervious base that is drained to an approved waste disposal system; (d) provided with a dedicated hose cock; and (e) enclosed on 3 sides to a minimum height of 0.2m above the height of the waste bins; <p>and</p> <p>AO9.2 All organic food waste is composted or provided to a facility specifically dedicated to the transformation of organic waste to energy.</p> <p>and</p> <p>AO9.3 Vegetation that is removed to accommodate the development is mulched on-site.</p> <p>and</p> <p>AO9.4 No waste is to be burned on the development site.</p> <p>and</p> <p>AO9.5 Non-organic waste that is recyclable is separated and disposed of to an approved facility or provider.</p> <p>and</p> <p>AO9.6 Trade waste discharge to Council's reticulated sewerage system is in accordance with Council's adopted Trade Waste Policy.</p> <p>and</p> <p>AO9.7 Contaminants, including contaminated water, are not directly or indirectly released from the premises except as approved by an administering authority.</p>	<p>Complies – proposed waste storage area is located 5m from the nearest boundary. Storage area is separated from stormwater drainage. The storage area will be fully enclosed by 1.8m solid screen fencing.</p> <p>Complies – organic food waste will be disposed of appropriately.</p> <p>Not applicable – development does not involve vegetation removal.</p> <p>Complies – no waste will be burned on-site.</p> <p>Complies – recyclable material will be disposed appropriately.</p> <p>Not applicable – trade waste discharge is not proposed.</p> <p>Complies – proposed development does not involve contaminants.</p>
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Table 6.3.2 For assessable development

Performance Outcomes	Assessment
Vehicular access and driveway crossovers	
<p>PO1 Access arrangements protect the efficient functioning of the transport network and provide safe access to development in direct response to the demonstrated demand of the development.</p> <p>and</p> <p>PO2 There is no damage to or interference with the location, function or access to any utility infrastructure.</p>	<p>Complies – development retains existing access arrangements.</p> <p>Complies</p>
Filling and excavation	

<p>PO3 Any off-site impact from earthworks is minimised and acceptable having regard to:</p> <ul style="list-style-type: none"> (a) the environment in which the earthworks are located; (b) the measures proposed to mitigate any off-site impact; (c) any compensation measures for an impact that are proposed by the applicant; <p>and</p> <p>PO4 The earthworks are safe and stable</p> <p>and</p> <p>PO5 Community safety is ensured in the event that Category 3 earthworks fail.</p> <p>and</p> <p>PO6 Retaining walls protect the visual amenity of development on adjoining premises.</p> <p>and</p> <p>PO7 Fill material provides support for the proposed development in accordance with certified geotechnical engineering requirements.</p> <p>and</p> <p>PO8 Filling or excavation does not result in the contamination of land or water bodies, wetlands and waterways.</p> <p>and</p> <p>PO9 Filling or excavation does not cause environmental nuisance impacts.</p>	<p>Not applicable – development does not involve filling and excavation.</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p>
Roads	
<p>PO10 Road infrastructure is:</p> <ul style="list-style-type: none"> (a) of a width and standard as detailed in Table 6.3.4 - Provision of Infrastructure; or (b) of a width and standard as detailed in an infrastructure agreement; and (c) designed and constructed in accordance with the relevant part of the CMDG; 	<p>Not applicable – development does not impact road infrastructure.</p>
On-site parking and movement	
<p>PO11 The development provides car parking spaces to accommodate the demonstrated demand generated by the use.</p> <p>and</p> <p>PO12 The site provides safe and convenient movement areas for pedestrians and persons in wheelchairs.</p> <p>and</p> <p>PO13 The movement of vehicles on to and from the site does not create a traffic hazard.</p> <p>and</p>	<p>Complies – the development will provide 6 parking spaces in accordance with the requirements of the planning scheme.</p> <p>Complies</p> <p>Complies – vehicle movements will not impact traffic in the surrounding transport network.</p>

<p>PO14 Vehicle parking areas protect the character of surrounding development.</p>	<p>Complies – vehicle parking areas are behind the front building line and surrounded by sufficient screening and landscaping.</p>
<p>Landscaping</p>	
<p>PO15 Landscaping does not interfere with motorists' sightlines.</p> <p>and</p> <p>PO16 Landscaping provides buffering and screening, shades activity areas and allows casual surveillance of the street.</p> <p>and</p> <p>PO17 Landscaped areas with species selected to suit the streetscape are provided adjacent to all road frontages (excluding crossover and pedestrian access).</p> <p>and</p> <p>PO18 Landscaping provides shading for the majority of spaces in outdoor parking areas.</p> <p>and</p> <p>PO19 Landscaping does not pose a potential risk to the ongoing operation of public infrastructure.</p> <p>PO20 Plant species used in landscaping are suited to the local climate and proposed purpose and do not increase the risk of pest species infestation. Editor's Note: Schedule 5.3 provides assistance in the selection of suitable species.</p> <p>and</p> <p>PO21 Existing native vegetation that already contribute to these requirements are retained where their removal is not required to site the use.</p>	<p>Complies – landscaping is only proposed within the site.</p> <p>Complies – landscaping provides screening to surrounding lots, shades communal open areas and allows for casual surveillance.</p> <p>Not applicable – with the existing building being built to the road frontage boundary, no landscaping is proposed along the road frontage.</p> <p>Complies – landscaping will provide shading for parking areas.</p> <p>Complies – landscaping will not impact public infrastructure.</p> <p>Complies</p> <p>Complies – no vegetation removal is proposed.</p>
<p>Street lighting and street signs</p>	
<p>PO22 If reconfiguring a lot –street lighting is provided to meet public safety needs in compliance with Australian best practice standards, methodology and design.</p> <p>and</p> <p>PO23 If reconfiguring a lot – street signage identifies street names in compliance with Australian best practice standards, methodology and design.</p>	<p>Not applicable – development does not involve reconfiguring a lot.</p> <p>Not applicable</p>
<p>Water supply infrastructure</p>	
<p>If in a water supply area</p> <p>PO24 The reticulated water supply has sufficient capacity and water quality to meet the development demand for potable use, operational use and emergency purposes without interfering with supply to existing development.</p> <p>and</p> <p>PO25 The installation and location of water meters allows lawful access by the relevant authority.</p>	<p>Complies – existing water supply has sufficient capacity for the proposed development.</p> <p>Complies – development will retain existing water meters.</p>

<p>If outside a water supply area PO26 A water supply is provided to meet the development demand of the intended use.</p>	<p>Not applicable – development is within a water supply area.</p>
<p>Sewerage infrastructure</p>	
<p>If in a reticulated sewerage area PO27 The reticulated sewerage has sufficient capacity to meet the development demand of the proposed use without interfering with supply to existing development.</p> <p>In all circumstances PO28 The disposal of effluent and other wastewater protects public health and safety and the environment.</p>	<p>Complies – existing reticulated sewerage has sufficient capacity for the proposed development.</p> <p>Complies</p>
<p>Developments accessed by common private title</p>	
<p>PO29 Development is located on streets where fire hydrants are provided at no more than: (a) 90m intervals for non-residential streets; or (b) 120m intervals for residential streets; and (c) at each street intersection;</p> <p>or</p> <p>PO30 Development provides internal fire hydrants at intervals no less than as identified in PO29.</p> <p>and</p> <p>PO31 Fire hydrants are identified by reflective blue road surface markers or reflective marker posts.</p> <p>and</p> <p>PO32 Road access minimum clearances of 3.5m width and 4.8m height are provided.</p>	<p>Not applicable – development is not accessed by common private title.</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p>
<p>Stormwater drainage</p>	
<p>PO33 Stormwater drainage: (a) detains, collects, reuses or otherwise manages stormwater without adversely affecting upstream or downstream premises; (b) directs stormwater to one or more legal points of discharge or to downstream properties, subject to the consent of the affected landowners; (c) protects the efficiency of downstream drainage; (d) protects and maintains environmental values and quality of downstream water by removing or reducing sediment, nutrients and other pollutants;</p> <p>and</p> <p>PO34 Development has no significant impact on the concentration or discharge rate of surface water flows from a development site.</p> <p>and</p> <p>PO35 Works effectively control onsite erosion and the release of sediment or sediment-laden stormwater from the site.</p> <p>and</p>	<p>Complies – with the existing built form retained, the development will continue to utilise the existing stormwater management practices.</p> <p>Complies – with the existing built form retained, the concentration and discharge rate will be unaffected.</p> <p>Complies</p>

PO36 Works do not result in an increased risk to people and property from the effects of stormwater drainage or containment structure failure.	Complies
Parks	
PO37 The design and construction of parks and park infrastructure is in accordance with current Australian standards. and	Not applicable – development does not involve the construction of parks or park infrastructure.
PO38 No land is dedicated open space recreation parkland that is subject to inundation during a 2% AEP rainfall event.	Not applicable
Waste	
PO39 Waste generated by the development is collected and stored in a manner that: <ul style="list-style-type: none"> (a) prevents the intrusion of vermin; (b) does not create an odour nuisance; (c) contains all litter and refuse; (d) is kept clean; (e) screens the storage area and waste receptacles from view from external to the site; (f) does not result in any contamination of the environment; and	Complies – development is provided with an appropriate storage area that will prevent the intrusion of vermin, minimise odours, and screen the waste bins from view from external areas.
PO40 The development utilises waste management systems that promote recycling, reuse and reduction of waste being disposed of to landfill. and	Complies
PO41 The discharge of trade waste protects: <ul style="list-style-type: none"> (a) the health and safety of people working in and around the sewerage system; (b) receiving environments from harmful substances; (c) the sewerage treatment plants and sewage systems from damage from harmful substances; (d) assists treatment plants to process sewage and produce recycled water and bio-solids of a guaranteed quality; 	Not applicable – development does not involve discharge of trade waste.

Your Reference:

Our Reference: TF: GR: mw: 25-02 (MCU006-24/25, FID95935, 13000328, FID9732, ID1930516)

Contact: enquiries@banana.qld.gov.au

05 February 2025

Magiver Holdings Pty Ltd
Gideon Town Planning
PO Box 450
ROCKHAMPTON QLD 4700

Email: info@gideontownplanning.com.au

Dear Sir,

Information Request

(Given under section 12 of the Development Application Rules)

Application Number: MCU006-24/25
Description: Multiple Dwelling
Level of Assessment: Impact Assessable
Site Address: 117 Rainbow Street BILOELA
Lot & Plan Details: Lot: 14 Pcl: B74436
Relevant Planning Scheme: *Banana Shire Planning Scheme 2021*

Council has received your abovementioned development application and advise that further information is required to properly assess the application.

1. Engineering

1.1 Vehicle movement

The development site currently obtains access via a combined crossover with 119 Rainbow Street. The submitted application material does not provide sufficient details demonstrating how the existing driveway will be amended and what the subsequent access arrangements are for each property to ensure safe ingress and egress for both properties.

It is noted that the submitted plans indicate that landscaping is to be provided along each side of the internal driveway up to the front boundary which would restrict visibility between vehicles exiting the properties.

Information requested

Please provide additional information demonstrating vehicle movements to and from the proposed development will not create conflict with vehicle movement from the adjacent property (119 Rainbow Street). Access to the proposed development must demonstrate compliance with the Capricorn Municipal Development Guidelines.

1.2 Pedestrian safety

The submitted application material does not sufficiently demonstrate how potential for vehicle/pedestrian conflict has been addressed. The existing building is built to the boundary, and the verge is fully paved, meaning that pedestrians may be walking close to the property boundary and hidden from view of exiting vehicles.

Figure 3.3 of Australian Standard 'AS/NZS 2890.1-2004 Off-street parking' requires a 2.0m by 2.5m triangular clearance zone to ensure that drivers can identify pedestrians using the verge.

Information requested

Please provide additional information demonstrating how vehicle/pedestrian conflict can be suitably managed in accordance with Australian Standard 'AS/NZS 2890.1-2004 Off-street parking'.

1.3 Car parking

The submitted application material does not sufficiently demonstrate how various aspects of the proposed parking arrangements comply with applicable provisions:

- i. Plans do not provide dimensions for the proposed internal circulation road and parking area.
- ii. Plans indicate that the driveway and internal circulation and parking areas will be gravel. Table 6.3.4 of the *Banana Planning Scheme 2021* - Development Design Code states that off-street car parking for sites within General Residential Zone are required to be sealed.

Information requested

Please provide additional information demonstrating:

- i. Provision of a dimensioned carparking plan demonstrating compliance with Australian Standard 'AS/NZS 2890.1-2009 Off-street parking'.
- ii. Provision of amended plans demonstrating a sealed internal driveway, circulation and parking area designed in accordance with Australian Standard 'AS/NZS 2890.1-2004 Off-street parking'.

1.4 Stormwater

The requirement for a sealed driveway and parking area will represent an increase in impervious areas, altering the post development stormwater characteristics of the development site. The submitted application material does not demonstrate how stormwater will be managed given the change in impervious areas.

Information requested

Please provide further information regarding stormwater management arrangements and how the site's post development drainage will be managed to comply with applicable requirements.

2. Planning

2.1 General Residential Zone Code

PO2 – Pedestrian access for residents of units 3 and 4 requires use of the internal driveway creating potential vehicle pedestrian conflict.

Information requested

Please provide additional information how this potential conflict will be managed to ensure pedestrian safety.

PO15 – The location of the waste storage area adjacent to the rear entrance of unit 1 and front entrances of unit 3 and 4 will potentially impact upon the amenity of these units visually and by way of odour and activity. It is also noted that the bins will need to be moved to the curbside for collection.

Information requested

Please provide a revised site plan demonstrating a bin storage area located at least 5m from any entrance, door, window or fresh air intake within the development or any adjoining site and the intended kerbside collection location.

The kerbside collection location must allow for the waste collection vehicle to access the bins without the need for the operator to leave the vehicle. Please provide information that demonstrates a suitable kerbside location in front of the property can be achieved, and the arc of the swing arm of the collection vehicle will not be impeded by the existing awning.

PO25 – The response to this PO states the built form will be consistent with surrounding properties. The existing built form is commercial and not residential. Insufficient detail has been provided to assess how the built form will be compatible with surrounding residential development.

Information requested

Please provide revised elevations detailing the changes, materials and finishes proposed to demonstrate how the built form will be compatible with the existing residential character of the location.

PO27 - The response to this PO states the site is sufficient to accommodate access, parking and landscaping etc. However, insufficient details have been provided to assess dimensions.

Information requested

Please provide a fully dimensioned and annotated site plan indicating parking, maneuvering, landscaping etc. can be accommodated on the site in accordance with required standards. This information should include swept path diagrams assuming all parking spaces are occupied and a table breaking down site cover, impervious area, and landscaping area.

PO30, 31, 32, and 33 – Relate to the provision of communal and private open space to meet the passive and active recreation needs of residents. This aspect of a multiple dwelling is important to facilitate visually appealing development and suitable amenity and livability outcomes.

The provision of communal open space immediately adjacent to the rear wall (kitchen and bathroom) of unit 4 is not conducive to providing suitable amenity and livability outcomes for the residents of that unit. It is also noted that the rear area of communal open space is identified as the clothes drying area. Communal open space must be clear of any other uses for the sole purpose of being available for passive and active recreation. Since no private open space is proposed the provision of communal open space needs to be better located and designed to provide a supportable alternative outcome.

Information requested

Please provide a revised site plan demonstrating communal open space that does not contain other uses, i.e. clothes drying and does not cause potential overlooking into units. The revised plan must also consider the provision of clothes drying for all the units given that no private open space for this purpose as required by PO31 is proposed.

2.2 Development Design Code

PO20 – No details have been provided as to how the landscaping complies with this PO. Landscape Planning Scheme Policy SC5.3 provides details of plant species suitable for this climatic region.

Information requested

Please provide a conceptual landscaping plan demonstrating compliance with Landscape Planning Scheme Policy SC5.3.

PO24 – No information has been provided to qualify the statement that the existing water supply has suitable capacity.

Information requested

Please provide evidence that the existing water supply has sufficient capacity to accommodate the proposed development without impacting the level of service in the water supply network.

PO27 - No information has been provided to qualify the statement that the existing sewerage network has suitable capacity.

Information requested

Please provide evidence that the existing sewerage network has sufficient capacity to accommodate the proposed development without impacting the level of service in the sewerage network.

Responding to the Information Request

The applicant must give the Assessment Manager (in this instance Banana Shire Council) either:

1. All of the information
2. Part of the information request
3. A notice that none of the information will be provided

Your response to this information request must be provided by the 05 May 2025 and should be in writing, forwarded to either:

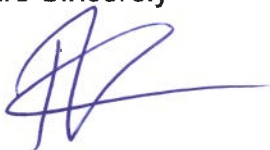
Email: enquiries@banana.qld.gov.au; or
Post: Banana Shire Council
Development Services Section
PO Box 412
BILOELA QLD 4715

Assessment of your application will be based on the information provided. It is recommended that you provide all of the information requested in accordance with section 13 of the Development Assessment Rules.

If you do not provide a response before the above due date (or a further agreed period), it will be taken as if you have decided not to respond to the information request and Council will continue with the assessment of your application without the information requested.

Should you require further assistance in relation to this matter, please do not hesitate to contact Council's Development Services team on (07) 4992 9500, quoting your application number of MCU006-24/25.

Yours Sincerely



Tarnya Fitzgibbon

MANAGER DEVELOPMENT AND REGULATORY SERVICES

03 June 2025

Banana Shire Council
PO BOX 412
BILOELA QLD 4715

Attention: Tarnya Fitzgibbon
Via Email: enquiries@banana.qld.gov.au



Dear Tarnya,

RESPONSE TO INFORMATION REQUEST – DEVELOPMENT APPLICATION MCU006-24/25 FOR A MATERIAL CHANGE OF USE FOR MULTIPLE DWELLING SITUATED AT 117 RAINBOW STREET, BILOELA – DESCRIBED AS LOT 14 ON B74436

On behalf of our client, **Magiver Holdings Pty Ltd**, and in accordance with part 3, section 13 of the Development Assessment Rules, we provide a response to all items included in the Information Request issued by Banana Shire Council on 5 February 2025.

Should Council require any further discussion on this matter, please do not hesitate to contact me on 07 4806 6959 or info@gideontownplanning.com.au.

Yours faithfully,



Gideon Genade
Principal Town Planner

Encl.: Appendix A – Response to Information Request
Appendix B – Amended Proposal Plans
Appendix C – Engineering Response

APPENDIX A

Response to Information Request

1.0 ENGINEERING

1.1 VEHICLE MOVEMENT

The development site currently obtains access via a combined crossover with 119 Rainbow Street. The submitted application material does not provide sufficient details demonstrating how the existing driveway will be amended and what the subsequent access arrangements are for each property to ensure safe ingress and egress for both properties.

It is noted that the submitted plans indicate that landscaping is to be provided along each side of the internal driveway up to the front boundary which would restrict visibility between vehicles exiting the properties.

INFORMATION REQUESTED

Please provide additional information demonstrating vehicle movements to and from the proposed development will not create conflict with vehicle movement from the adjacent property (119 Rainbow Street). Access to the proposed development must demonstrate compliance with the Capricorn Municipal Development Guidelines.

RESPONSE:

Refer to *Section 2 of Appendix C – Engineering Response*.

1.2 PEDESTRIAN SAFETY

The submitted application material does not sufficiently demonstrate how potential for vehicle/pedestrian conflict has been addressed. The existing building is built to the boundary, and the verge is fully paved, meaning that pedestrians may be walking close to the property boundary and hidden from view of exiting vehicles.

Figure 3.3 of Australian Standard 'AS/NZS 2890. 1-2004 Off-street parking' requires a 2.0m by 2.5m triangular clearance zone to ensure that drivers can identify pedestrians using the verge.

INFORMATION REQUESTED

Please provide additional information demonstrating how vehicle/pedestrian conflict can be suitably managed in accordance with Australian Standard 'AS/NZS 2890.1-2004 Off-street parking'.

RESPONSE:

Refer to *Section 3 of Appendix C – Engineering Response*.

1.3 CAR PARKING

The submitted application material does not sufficiently demonstrate how various aspects of the proposed parking arrangements comply with applicable provisions:

- i. Plans do not provide dimensions for the proposed internal circulation road and parking area.

- ii. Plans indicate that the driveway and internal circulation and parking areas will be gravel. Table 6. 3.4 of the Banana Planning Scheme 2021 - Development Design Code states that off-street car parking for sites within General Residential Zone are required to be sealed.

INFORMATION REQUESTED

Please provide additional information demonstrating:

- i. Provision of a dimensioned carparking plan demonstrating compliance with Australian Standard 'AS/NZS 2890.1-2009 Off-street parking'.
- ii. Provision of amended plans demonstrating a sealed internal driveway, circulation and parking area designed in accordance with Australian Standard -AS/NZS 2890. 1-2004 Off-street parking'.

RESPONSE:

Refer to *Section 4 of Appendix C – Engineering Response*.

1.4 STORMWATER

The requirement for a sealed driveway and parking area will represent an increase in impervious areas, altering the post development stormwater characteristics of the development site. The submitted application material does not demonstrate how stormwater will be managed given the change in impervious areas.

INFORMATION REQUESTED

Please provide further information regarding stormwater management arrangements and how the site's post development drainage will be managed to comply with applicable requirements.

RESPONSE:

Refer to *Section 5 of Appendix C – Engineering Response*.

2.0 PLANNING

2.1 GENERAL RESIDENTIAL ZONE CODE

PO2 – Pedestrian access for residents of units 3 and 4 requires use of the internal driveway creating potential vehicle pedestrian conflict.

INFORMATION REQUESTED

Please provide additional information how this potential conflict will be managed to ensure pedestrian safety.

RESPONSE:

A designated pedestrian footpath will be provided alongside the driveway, allowing for more distinct separation between pedestrians and vehicles. Refer to *Appendix B – Amended Proposal Plans*. Additionally, unit 1 and 2 both have secondary entrances providing direct access to the rear of the site allowing for alternative safe access.

PO15 – The location of the waste storage area adjacent to the rear entrance of unit 1 and front entrances of unit 3 and 4 will potentially impact upon the amenity of these units visually and by way of odour and activity. It is also noted that the bins will need to be moved to the curbside for collection.

INFORMATION REQUESTED

Please provide a revised site plan demonstrating a bin storage area located at least 5m from any entrance, door, window or fresh air intake within the development or any adjoining site and the intended kerbside collection location.

The kerbside collection location must allow for the waste collection vehicle to access the bins without the need for the operator to leave the vehicle. Please provide information that demonstrates a suitable kerbside location in front of the property can be achieved, and the arc of the swing arm of the collection vehicle will not be impeded by the existing awning.

RESPONSE:

Waste storage area has been relocated adjacent to the car parking area, toward the rear property boundary to allow sufficient space for vehicle manoeuvring (refer to *Section 4 of Appendix C – Engineering Response*). While this location does not meet the prescribed 5 metre setback from property boundaries as per AO9.1, it is located over 22 metres from the nearest habitable building.

Additionally, a kerbside collection location has been identified. Refer to *Appendix B – Amended Proposal Plans*. There is over 3 metres between the awning and the proposed kerbside collection location, allowing ample space for the swing arm of the collection vehicle.

P025 – The response to this PO states the built form will be consistent with surrounding properties. The existing built form is commercial and not residential. Insufficient detail has been provided to assess how the built form will be compatible with surrounding residential development.

INFORMATION REQUESTED

Please provide revised elevations detailing the changes, materials and finishes proposed to demonstrate how the built form will be compatible with the existing residential character of the location.

RESPONSE:

The development utilises an existing building with an updated rendered blockwork exterior with new doors, windows, and finishes. Additionally, there is an existing commercial building (laundromat) on the adjoining site at 119 Rainbow Street – see image below.



Figure 1 Adjoining Commercial Building at 119 Rainbow Street
Source: Google Maps

The updated exterior of the existing building will improve the residential character of the area while maintaining a building that is iconic for local residents.

PO27 – The response to this PO states the site is sufficient to accommodate access, parking and landscaping etc. However, insufficient details have been provided to assess dimensions.

INFORMATION REQUESTED

Please provide a fully dimensioned and annotated site plan indicating parking, maneuvering, landscaping etc. can be accommodated on the site in accordance with required standards. This information should include swept path diagrams assuming all parking spaces are occupied and a table breaking down site cover, impervious area, and landscaping area.

RESPONSE:

Dimensioned parking areas and swept path diagrams are included in *Section 4 of Appendix C – Engineering Response*.

A table breaking down GFA, impervious area, and landscaped area is included in *Appendix B – Amended Proposal Plans*.

P030, 31, 32, and 33 – Relate to the provision of communal and private open space to meet the passive and active recreation needs of residents. This aspect of a multiple dwelling is important to facilitate visually appealing development and suitable amenity and livability outcomes.

The provision of communal open space immediately adjacent to the rear wall (kitchen and bathroom) of unit 4 is not conducive to providing suitable amenity and livability outcomes for the residents of that unit. It is also noted that the rear area of communal open space is identified as the clothes drying area. Communal open space must be clear of any other uses for the sole purpose of being available for passive and active

recreation. Since no private open space is proposed the provision of communal open space needs to be better located and designed to provide a supportable alternative outcome.

INFORMATION REQUESTED

Please provide a revised site plan demonstrating communal open space that does not contain other uses, i.e. clothes drying and does not cause potential overlooking into units. The revised plan must also consider the provision of clothes drying for all the units given that no private open space for this purpose as required by P031 is proposed.

RESPONSE:

The communal open space areas have been rearranged so that there is a direct connection between the covered patio and the open grassed area, with no parking or manoeuvring spaces in between. Additional landscaping has been provided along the rear wall, providing further privacy for residents of unit 4. Finally, the clothes drying facilities have been separated from the communal outdoor areas. Refer to *Appendix B – Amended Proposal Plans*.

2.2 DEVELOPMENT DESIGN CODE

P020 – No details have been provided as to how the landscaping complies with this PO. Landscape Planning Scheme Policy SC5. 3 provides details of plant species suitable for this climatic region.

INFORMATION REQUESTED

Please provide a conceptual landscaping plan demonstrating compliance with Landscape Planning Scheme Policy SC5. 3.

RESPONSE:

A conceptual landscaping plan has been provided in S-02 of *Appendix B – Amended Proposal Plans*.

P024 – No information has been provided to qualify the statement that the existing water supply has suitable capacity.

INFORMATION REQUESTED

Please provide evidence that the existing water supply has sufficient capacity to accommodate the proposed development without impacting the level of service in the water supply network.

RESPONSE:

Refer to *Section 6.1 of Appendix C – Engineering Response*.

P027 – No information has been provided to qualify the statement that the existing sewerage network has suitable capacity.

INFORMATION REQUESTED

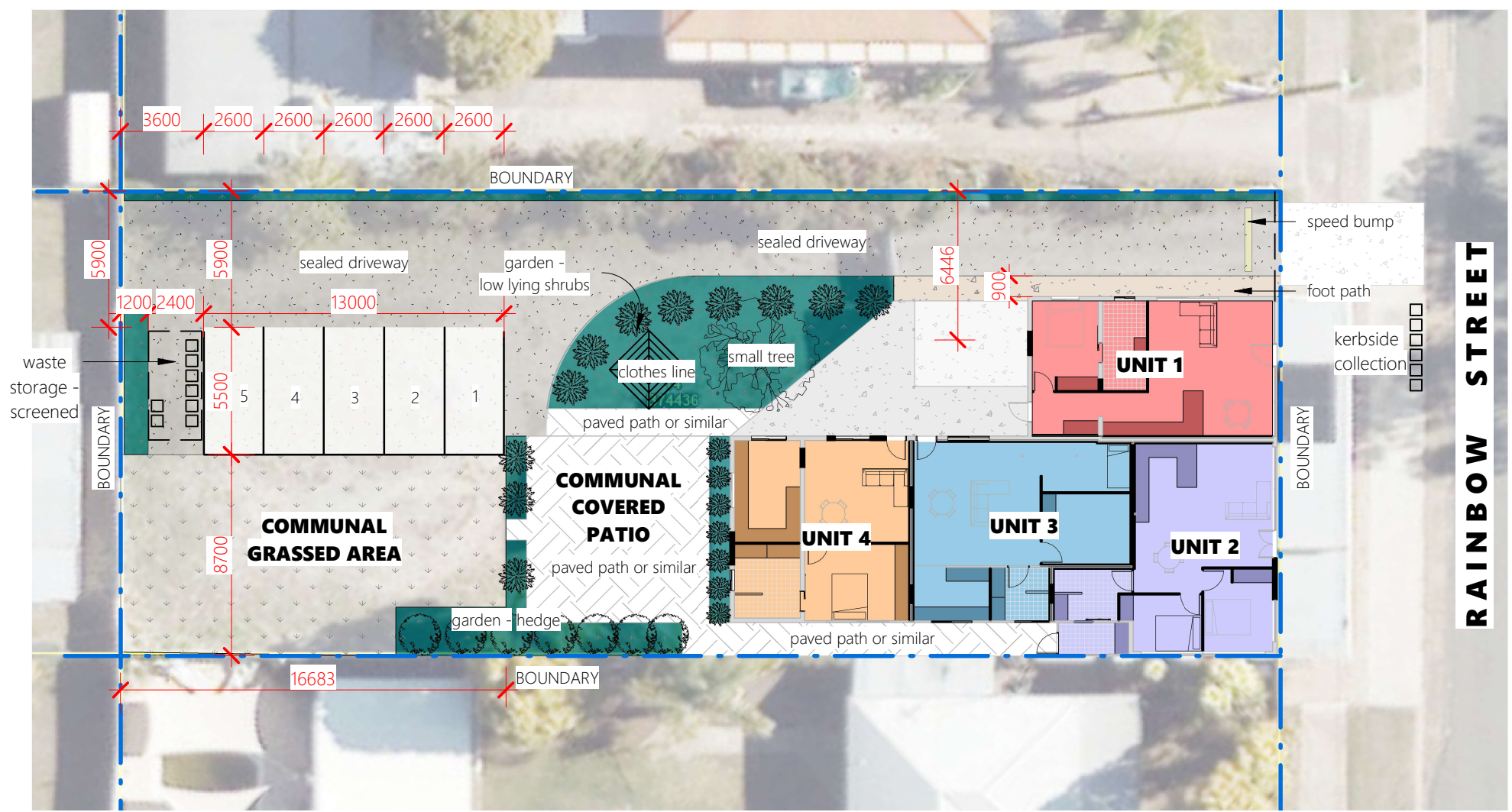
Please provide evidence that the existing sewerage network has sufficient capacity to accommodate the proposed development without impacting the level of service in the sewerage network.

RESPONSE:

Refer to *Section 6.2 of Appendix C – Engineering Response*.

APPENDIX B

Amended Proposal Plans



Site Plan

1 : 250

AREA COVERING

GFA	269m ²
IMPERVIOUS	465m ²
LANDSCAPED AREA	741m ²
APPROX TOTAL SITE AREA	1010m ²

REAL PROPERTY DESCRIPTION

Lot Number:	14
Reg/Survey Plan Number:	B 74436

DO NOT SCALE DRAWING

ALL DIMENSION IN MILLIMETERS

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REVISIONS

ISSUED FOR
PRELIMINARY

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**PROPOSED
ACCOMMODATION**
Address:
**117 Rainbow St, Biloela,
GLD, 4715**

Drawing Title:
SITE PLAN

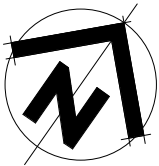


0407 271 336 **M**
info@deaignelements.com.au **E**
QBCC No: 1247120 BDAQ No: 0001677

Scale:	As indicated	Rev:
Date:	MAY 2025	-
Drawn:	NJB	

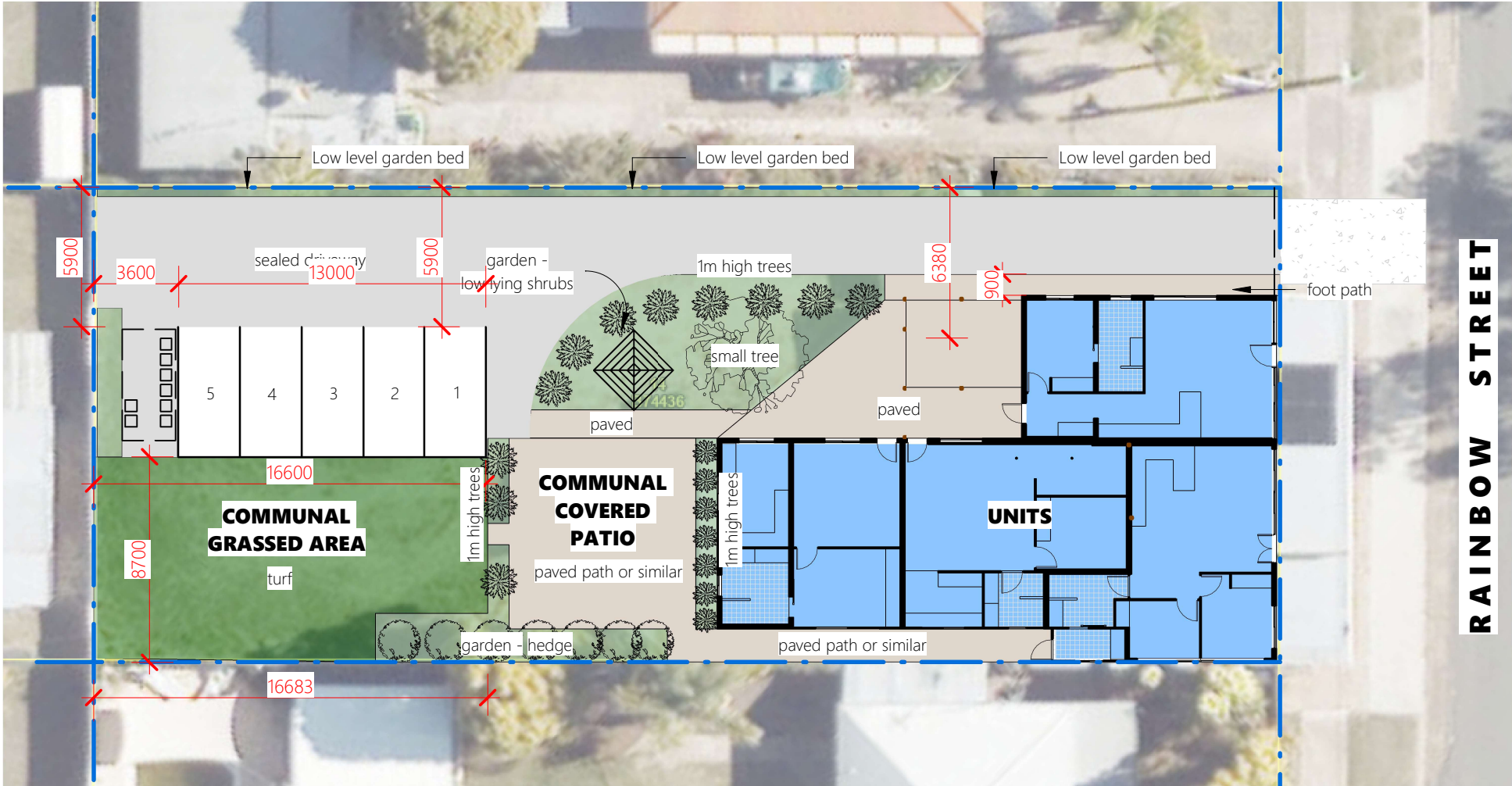
Project No: **24_192**
Drawing No: **S-01**

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LANDSCAPING PLAN

1 : 250



DO NOT SCALE DRAWING

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No:	Description:	Date:	REVISIONS
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ISSUED FOR
PRELIMINARY

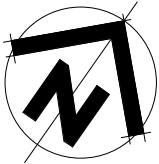
Project:
**PROPOSED
ACCOMMODATION**
Address:
**117 Rainbow St, Biloela,
GLD, 4715**

Drawing Title:
**SITE PLAN -
LANDSCAPING**



0407 271 336 **M**
info@dezi nelements.com.au **E**
QBCC No: 1247120 BDAQ No: 0001677

Scale: 1 : 250	Rev: -	22/05/2025 1:19:01 PM
Date: MAY 2025		
Drawn: NJB		
Project No: 24_192	Drawing No: S-02	



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No:	Description:	Date:	REVISIONS
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SIDE WALK

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Project:
**PROPOSED
ACCOMMODATION**

Address:
**117 Rainbow St, Biloela,
GLD, 4715**

Drawing Title:
EXISTING FLOOR PLAN



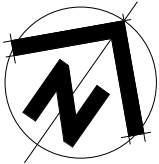
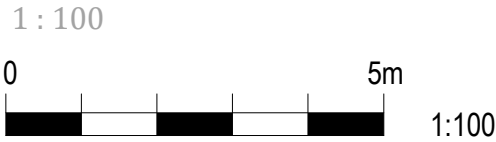
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info@deaignelements.com.au E
QBCC No: 1247120 BDAQ No: 0001677

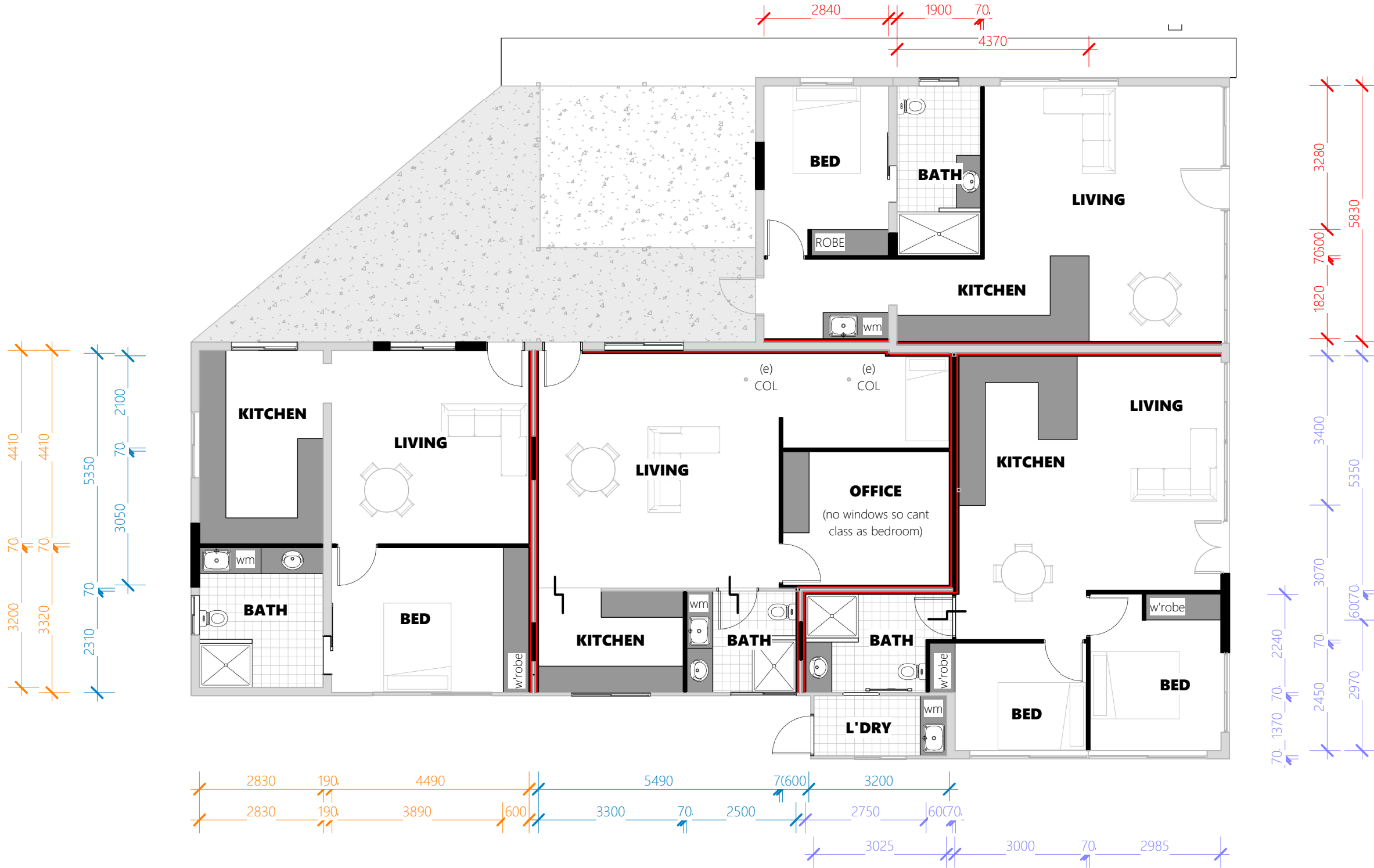
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Date: MAY 2025	
Drawn: NJB	

Project No: 24_192	Drawing No: S-03
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Existing Floor Plan





_Proposed Floor Plan
1 : 100

0 5m
1:100


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ALL DIMENSION IN MILLIMETERS			
No:	Description:	Date:	REVISIONS

ISSUED FOR
PRELIMINARY

Project:
PROPOSED ACCOMMODATION

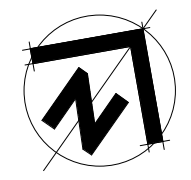
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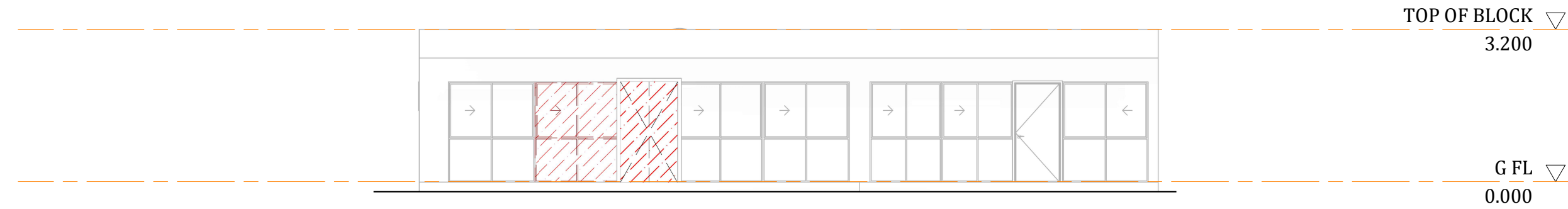
Drawing Title:
PROPOSED FLOOR PLAN



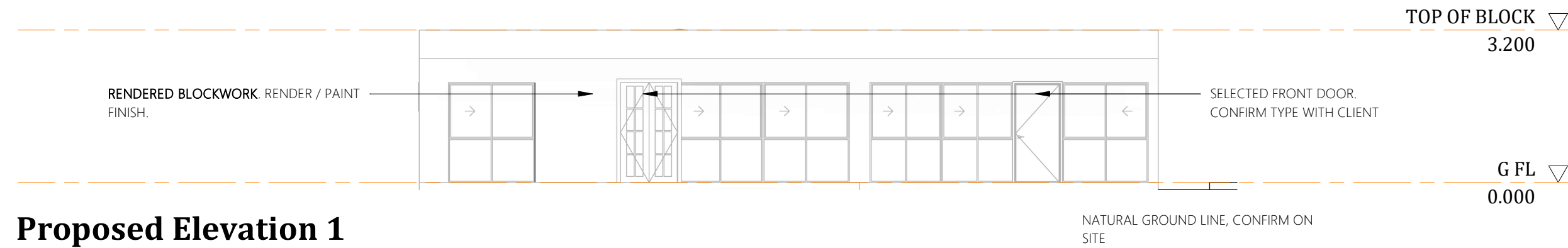
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info@dezi elements.com.au **E**
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Date: MAY 2025		
Drawn: NJB		
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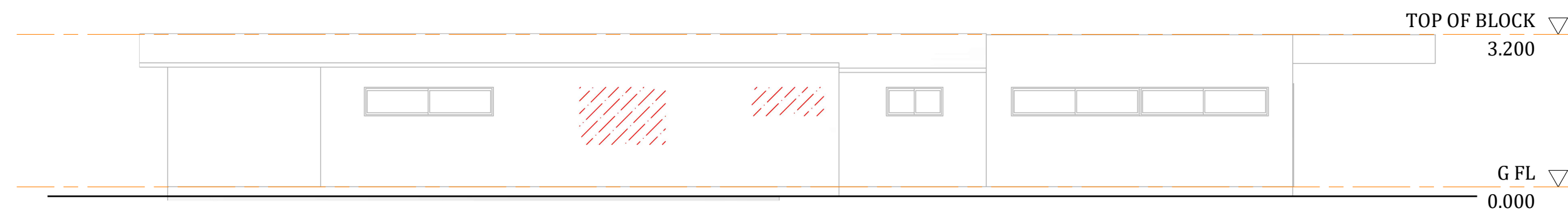




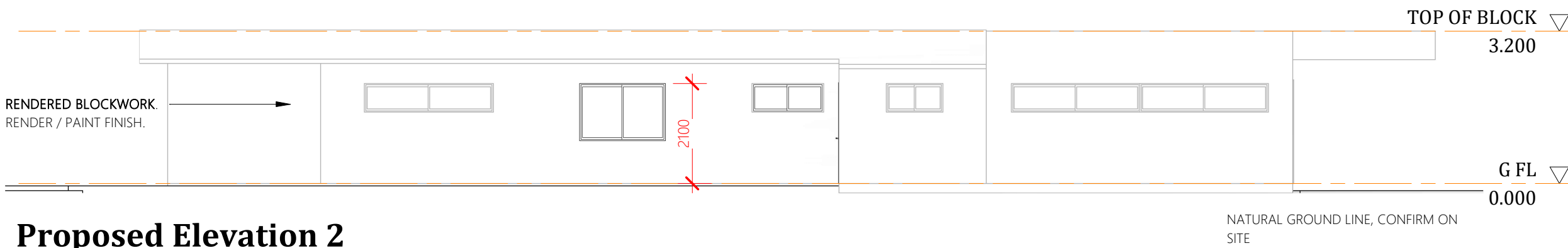
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1 : 100



Proposed Elevation 1
1 : 100



Existing Elevation 2
1 : 100



Proposed Elevation 2
1 : 100


DO NOT SCALE DRAWING			
ALL DIMENSION IN MILLIMETERS			
No:	Description:	Date:	REVISIONS
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ISSUED FOR
PRELIMINARY

Project:
**PROPOSED
ACCOMMODATION**

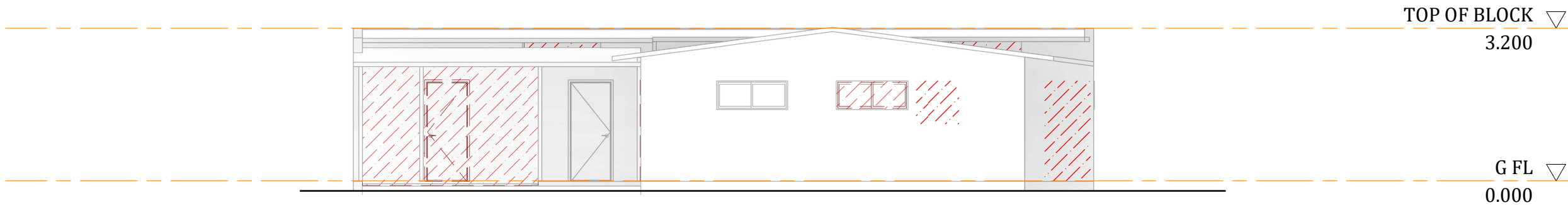
Address:
**117 Rainbow St, Biloela,
GLD, 4715**

Drawing Title:
ELEVATIONS



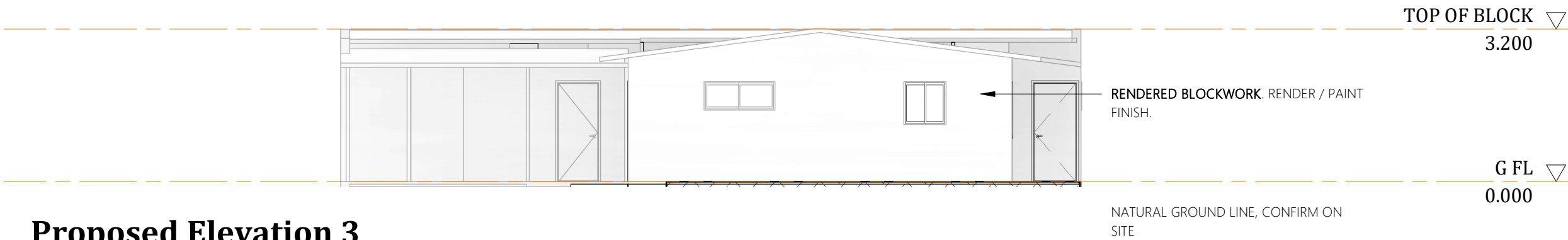
0407 271 336 **M**
info@dezi elements.com.au **E**
QBCC No: 1247120 BDAQ No: 0001677

Scale: 1 : 100	Rev: -	22/05/2025 1:19:06 PM
Date: MAY 2025		
Drawn: NJB		
Project No: 24_192	Drawing No: S-05	



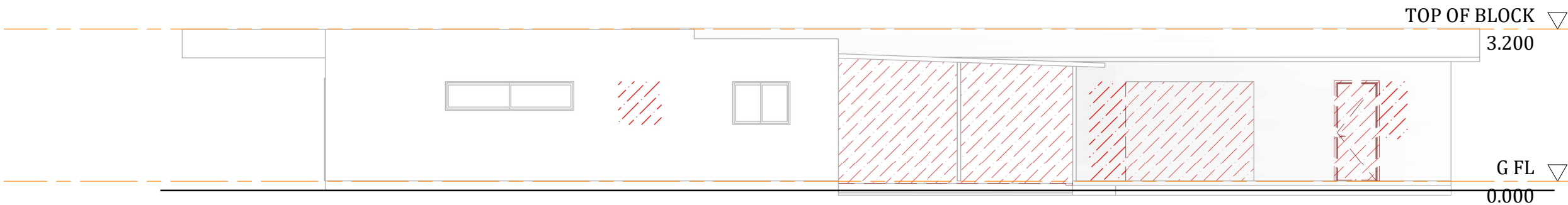
Existing Elevation 3

1 : 100



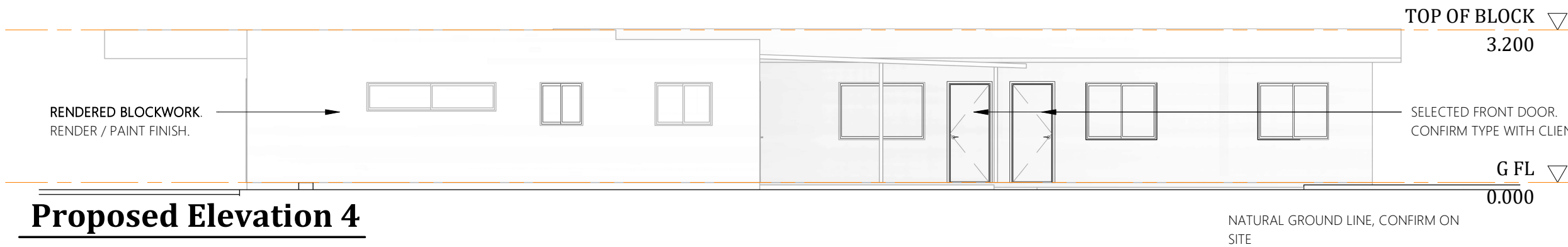
Proposed Elevation 3

1 : 100



Existing Elevation 4

1 : 100



Proposed Elevation 4

1 : 100

DO NOT SCALE DRAWING

ALL DIMENSION IN MILLIMETERS

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ISSUED FOR
PRELIMINARY

Project:
**PROPOSED
ACCOMMODATION**
Address:
**117 Rainbow St, Biloela,
GLD, 4715**

Drawing Title:
ELEVATIONS



0407 271 336 M
info@deaignelements.com.au E
QBCC No: 1247120 BDAQ No: 0001677

Scale: 1 : 100	Rev: -	22/05/2025 1:19:09 PM
Date: MAY 2025		
Drawn: Author		
Project No: 24_192	Drawing No: S-06	

APPENDIX C

Engineering Response

117 Rainbow Street

RFI Response

DATE
20 May 2025
REF
R074-24-25
CLIENT
Magiver Holdings Pty Ltd
COMMERCIAL IN CONFIDENCE

Contact Information

McMurtrie Consulting Engineers Pty Ltd
ABN 25 634 181 294


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Document Information

Prepared for	Magiver Holdings Pty Ltd
Document Name	RFI Response
Job Reference	R074-24-25
Revision	A

Document History

Revision	Date	Description of Revision	Prepared by	Approved by		
				Name	Signature	RPEQ No
A	20/05/2025	Original Issue	D.Sleaford	C. Hewitt		05141

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- Appendix A: Pressure and Flow Test.....11

1 Introduction

McMurtrie Consulting Engineers have been engaged by Gideon Town Planning to provide a response to the RFI for the proposed development of a multiple dwelling residential development located at 117 Rainbow St, Biloela 4715, on land described as Lot 14 on B74436. The residential development is expected to cater for 4 units and provides parking facilities for light vehicles, accessed via an internal circulation road.

This response seeks to respond to items 1.1 – 1.4 of the RFI, as well as item 2.2 for the aspects that relate to PO24 and PO27.

2 Vehicle Movement

Vehicle movements from the site will not create conflict with vehicle movements from the adjacent property (119 Rainbow St, Lot 13 on B74436), as shown in Figure 1 and Figure 2. Vehicles are able to exit both properties and enter both properties simultaneously without collision. It is highlighted that both properties share this existing access which has been in place for a number of years.

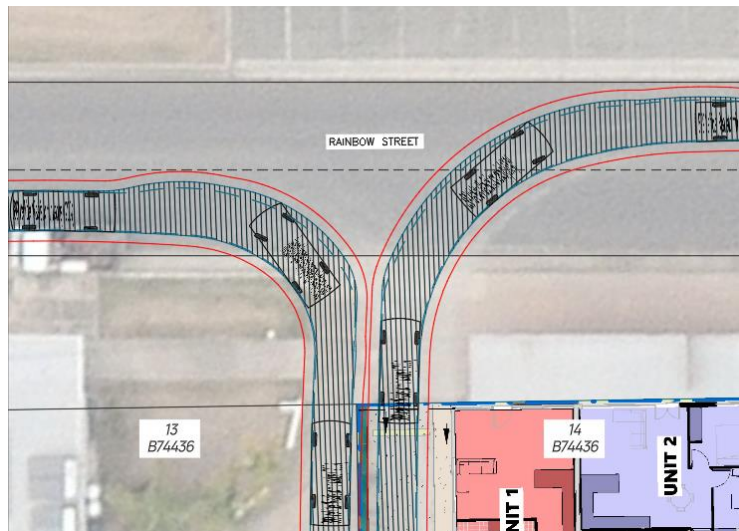


Figure 1 - Vehicle Movement (Exit) with Adjacent Property

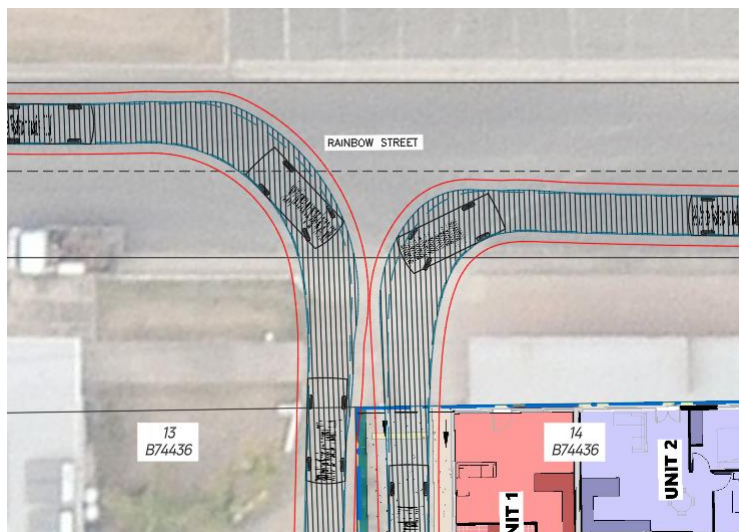


Figure 2 - Vehicle Movement (Entry) with Adjacent Property

Access to the proposed development complies with Capricorn Municipal Development Guidelines (CMDG) Standard Drawing R-041, as shown in Figure 3. Standard Drawing R-041 outlines that the driveway must have a minimum width of 2.1m, while the sides of the driveway apron must be 1.0m wide.

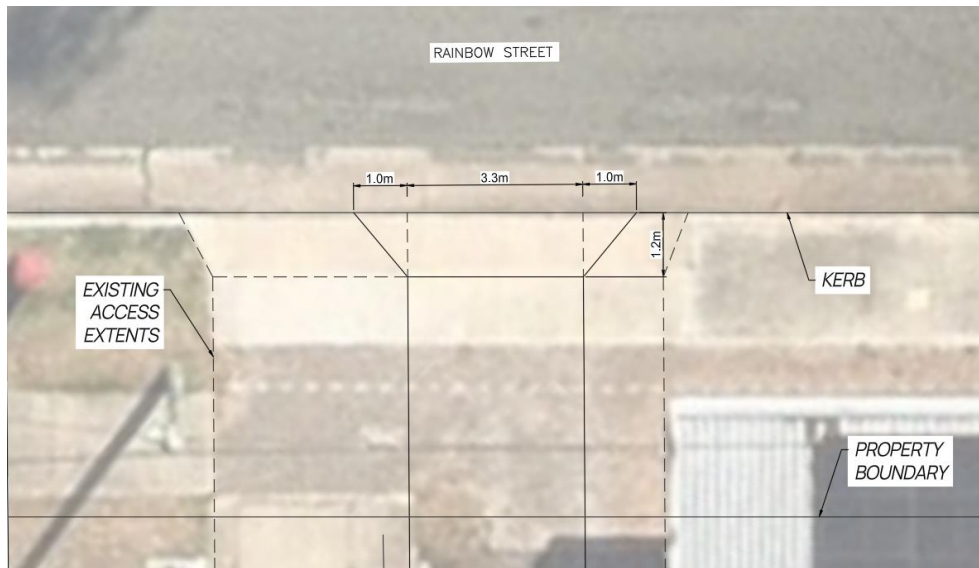


Figure 3 - Site Access Dimensions

It is noted that the actual driveway form exceeds the minimum dimensions of R-041.

3 Pedestrian Safety

The site does not comply with Figure 3.3 of Australian Standard 'AS/NZS 2890.1-2004 Off-street parking' which requires a 2.0m by 2.5m triangular clearance zone to ensure that drivers can identify pedestrians using the verge. As shown in Figure 4, the sight triangle on the right of an exiting vehicle is obstructed by the corner of the existing structure. Given it is not reasonable to remove the structure, to provide a solution that is consistent with the intent of AS/NZS 2890.1-2004, it is proposed a convex mirror will be constructed off the front of the dwelling unit, providing vehicles exiting the lot with a view of oncoming pedestrians. An example of a convex mirror being used for this purpose is shown in Figure 5 below. The sightline on the left of the exiting vehicle is not blocked, as the plans show the landscaping is a low-level garden bed.

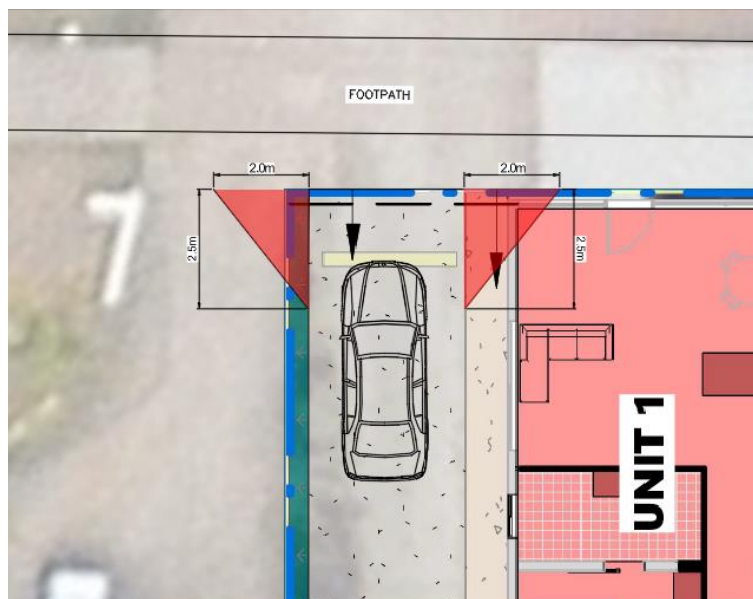


Figure 4 - Minimum Sight Lines for Pedestrian Safety



Figure 5 - Use of Convex Mirror for Pedestrian Safety

4 Car Parking

The parking spaces comply with the dimensional requirements outlined in Australian Standard 'AS/NZS 2890.1-2009 Off-street parking'. This standard outlines that the parking spaces must be a minimum of 2.4m wide and 5.4m long, while the minimum aisle width is 5.8m. As shown in Figure 6 below, the proposed development will comply after the minor amendment of moving the parking spaces 0.3m south had been made.

Figure 6 also depicts the use of a sealed driveway as the internal circulation road and parking areas. This complies with Table 6.3.4 of the *Banana Shire Planning Scheme 2021*, which defines that off-street car parking in residential zones must be sealed.

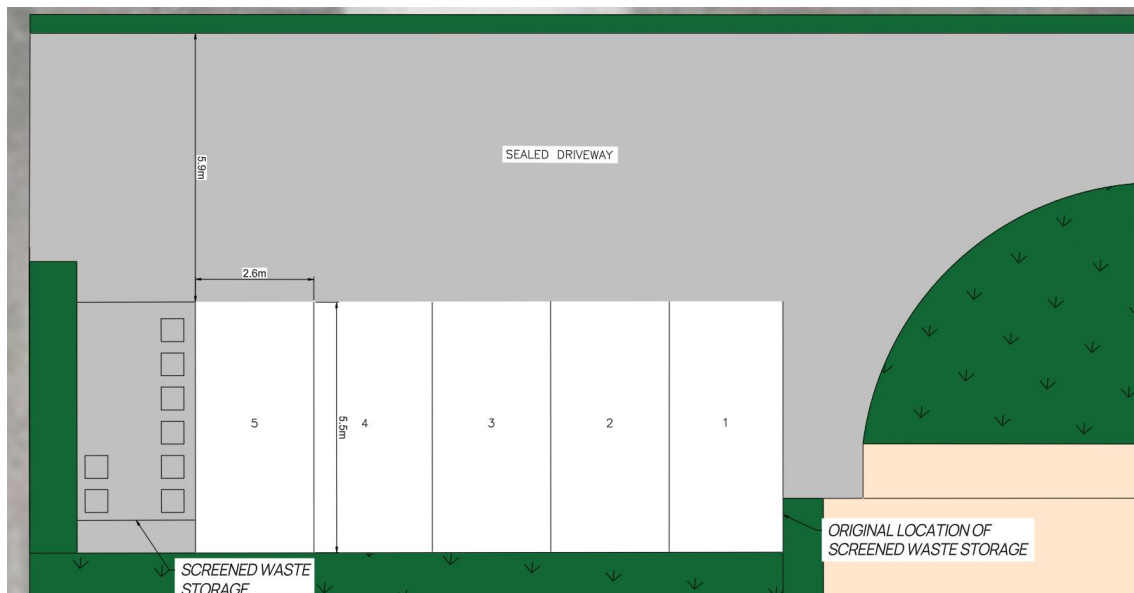


Figure 6 - Parking Area and Internal Circulation Road Dimensions

To show the lot layout provides sufficient area for light vehicles to enter and exit the parking spaces, swept paths have been completed and are shown in Figure 7 and Figure 8. The figures show that screened waste storage has been moved to the western end of the parking area. This amendment, along with the previously mentioned extension of the aisle width, provide enough space for the vehicles to traverse into and out of the parking spaces.

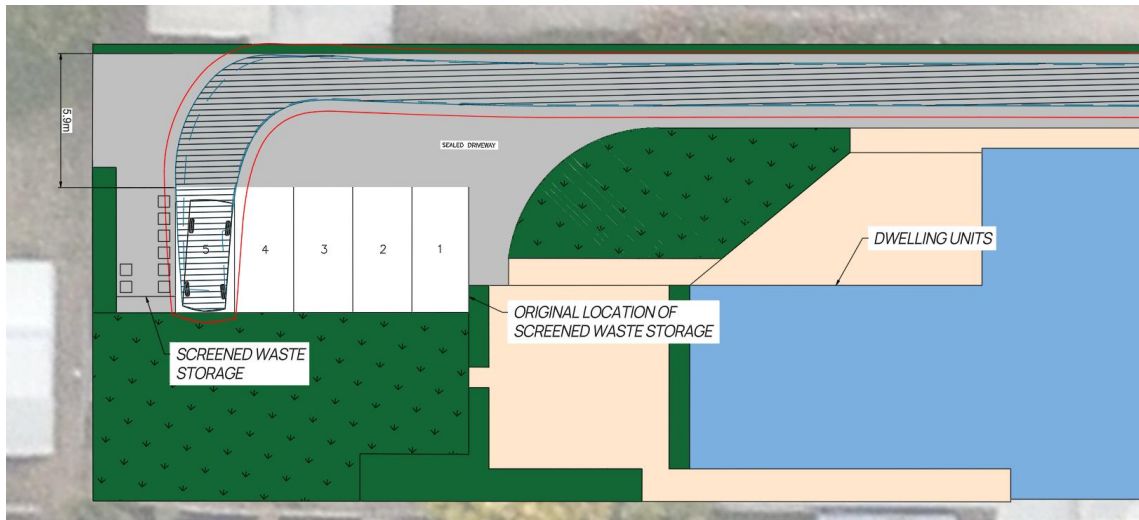


Figure 7 - Vehicle Entrance - Parking Space 5

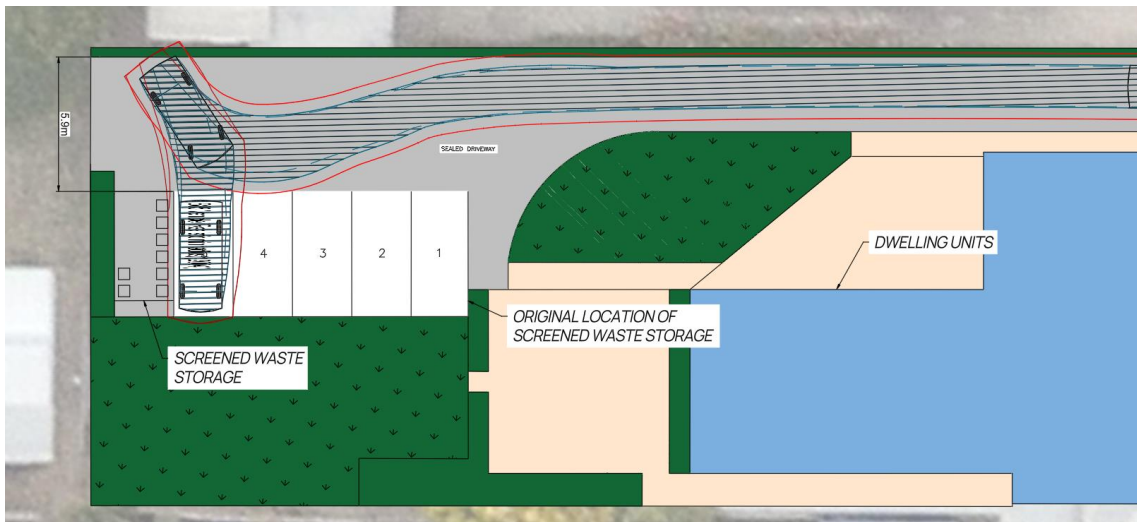


Figure 8 - Vehicle Exit - Parking Space 5

5 Stormwater

The main internal catchment is shown in Figure 9. This catchment discharges to a lawful point of discharge (LPOD) in the western corner of the lot. A small portion of the runoff from the roof of the building is discharged to the kerb.



Figure 9 - Pre-Development

Post-development, the full roof area (units and covered patio area) will be directed to a slimline tank in the southern corner of the lot. The process to determine that this arrangement will not result in any increase in runoff at the existing LPOD and will not cause nuisance to neighbouring developments is outlined below. It is acknowledged that this process is an oversimplification of the assessment, however the results can be considered reasonable as the scenario being assessed is hydrologically simplistic.

To ensure the tank is sized appropriately to store the expected runoff from the roofed areas, volume calculations were completed, considering gutter capacity and flow rate values.

Gutters are typically designed to accommodate the flow rate and intensities for an AEP 5% rain event. A rational method check for an AEP 5% rain event with a time of concentration of 6.1 minutes shows that the gutters can accommodate intensities up to 195.33mm/hr, and flow rates up to 0.0171m³/s. The volume of the tank required to store the full storm volume can be determined by multiplying the flow rate, time of concentration and number of minutes in an hour, as shown below.

$$\begin{aligned} \text{Volume} &= Q \times t_c \times 60 \\ \text{Volume} &= 0.0179 \times 14.752 \times 60 \\ \text{Volume} &= 15.825\text{m}^3 \end{aligned}$$

This capacity will ensure the majority of the runoff from the roofed area is able to be collected and that there will be minimal increase to the runoff being discharged at the existing LPOD.

Rational method checks of the site (both pre-development and post-development) and the full roofed area have been completed to determine the likely runoff. The expected flow rates from the water tank bleeder outlet (which is located at the base of the tank and ensures the tank will be empty at the start of a storm event) were also calculated, using a 50mm diameter orifice and a 2m high tank. The gutter overtopping flow rates were able to be determined by finding the difference between the roof runoff for a given event and the

roof runoff for the 5% rain event (the capacity of the gutter). The flow rate calculations were completed for seven rain events. These results can be seen in Table 1 below.

To determine the flow rate of the runoff discharged to the existing LPOD, the following equation was used:

$$\text{Total Discharged to LPOD} = (\text{Site Runoff} - \text{Roof Runoff}) + \text{Tank Bleeder Outlet} + \text{Gutter Overtopping}$$

Table 1 - Flow Rate Results

	63.21%	0.5EY	0.2EY	10%	5%	2%	1%
Site Runoff	0.0162	0.0211	0.0284	0.0341	0.0405	0.0511	0.0587
Roof Runoff	0.0069	0.0089	0.012	0.0144	0.0171	0.0208	0.023
Tank Bleeder Outlet	0.005	0.005	0.006	0.007	0.007	0.007	0.007
Gutter Overtopping	0	0	0	0	0	0.004	0.006
Total Discharged to LPOD	0.0143	0.0172	0.0224	0.0267	0.0304	0.0413	0.0487

The flow rate values for runoff being discharged to the existing LPOD must be compared against the pre-development runoff values at the same LPOD, as shown in Table 2. This comparison will determine if the post-development runoff causes any nuisance to neighbouring properties.

Table 2 - Difference in Pre and Post Development Runoff

	63.21%	0.5EY	0.2EY	10%	5%	2%	1%
Total Discharged to LPOD	0.0143	0.0172	0.0224	0.0267	0.0304	0.0413	0.0487
Site Runoff Pre-Development	0.0145	0.0189	0.0254	0.0304	0.0362	0.0456	0.0524
Change	-1.38%	-8.99%	-11.81%	-12.17%	-16.02%	-9.43%	-7.06%

As an overall reduction in flows post-development are proposed, no nuisance will be created. The carpark should be graded to discharge over the boundary as close as possible to sheet flow.

6 Water & Sewer

6.1 Water Supply

In order to determine the suitability of the existing network to provide the proposed development with adequate pressure and flow, a hydrant flow test was commissioned (refer to Appendix A).

As can be seen, there is adequate pressure in the main to discharge 30L/s at greater than 12m head (117.65 kPa) for fire flows and greater than 22m head (215.7 kPa) static pressure for supply.

Therefore, based on the results of the pressure and flow test, the development will be provided with adequate pressure and flow.

6.2 Sewer

The use of the land historically was a convenience store that prepares food ('Top Shop') and a butcher, with a combined GFA of approximately 330m². Applying the loading rate given by CMDG D12, the existing use equates

to approximately 17.16 EP's. Similarly, applying the given rates for 2 bedroom units, the proposed use equates to approximately 8.32 EP's.

Therefore, the proposed use should generate less sewer demand than the existing use.


Checking the actual proposed flow (0.01926 L/s) to the design capacity (~14 L/s) of a DN150 uPVC main on 1:150 grade, the proposed use would occupy approximately 0.14% of the total capacity of the main. Given this, it is seen to be reasonable to expect that the existing infrastructure will have capacity to accommodate the design flows.



7 Summary

From the findings provided above, it is concluded that the proposed development of Lot 14 on B74436 for the purpose of dwelling units will comply with the aspects outlined in the RFI.

Appendix A: Pressure and Flow Test

Pressure Test Results - R017-24-25 - Rainbow Street Pressure and Flow Test


 Water Services Admin <WaterServices.Admin@banana>
 To
 Cc


 Reply
  Reply All
  Forward
 


Wed 14/05/2025 10:24 AM

Hi Todd,

Please see below results from Pressure Test completed.

Flow from WH1255 and residual from WH1254

Location	Fully Open (L/s)	Flow & Pressure Test Results (kPa)						32L/s
		Static Pressure	5 L/s	7.5 L/s	10 L/s	15L/s	20L/s	
	32	450	400	390	380	370	350	325

Thanks

Tash

Water Services Admin

07 4992 9500 | enquiries@banana.qld.gov.au | www.banana.qld.gov.au | PO Box 412, Biloela QLD 4715



Customer Centres: Biloela - 62 Valentine Plains Rd | Taroom - 18 Yaldwyn St | Moura - 34 Gillespie St

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