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**TOOWOOMBA
REGIONAL COUNCIL**



Clark Town Planning
318 Grantham Winwill Road
Winwill QLD 4347
ABN: 61 601 370 203

My Reference: 509.260916
TRC Reference: MCU/07/05

16 September 2026

Chief Executive Officer
Toowoomba Regional Council
P.O. Box 3021
TOOWOOMBA QLD 4350

Dear Sir/Madam

ATTN: Alice Ssu-Chieh Pai
**RE: Other Change request for MCU07/05 at Preston Manor, 330
Preston Boundary Road, Preston (Lot 1119 A342430)**

Cambooya Shire Council issued an approval for a MCU for Function Centre on 18 April, 2007. This approval is considered by Council to be still current.

The site has been operating continuously as a Function Centre since 2007 and has recently been purchased by the current owners. The new owners propose to add a Brewery/ Distillery to the Function Centre.

Pre-lodgement discussions have been held with Toowoomba Regional Council and Council has advised that an Other Change application would be required and that an Air Quality Assessment should be prepared to support the Other Change application. At this time a report is being prepared by Yarramine Environmental and will be forwarded to Council when available.

A Planning Assessment Report has been prepared to support his application. Refer to **Attachment 1** of this correspondence. It contains several appendices with all the relevant supporting material.

NATURE OF THE CHANGES BEING PROPOSED

Site Plan

The Site Plan including the Brewery/ Distillery building is provided in the Planning Assessment Report in **Attachment 1** of this correspondence. The changes include;

- a new 243m² building on the northern side of the existing driveway;
- Existing parking already provided for the Function Centre and mostly empty except for when a function is being held;

GFA CALCULATIONS

The existing function Centre approval allowed for 401.5m² of GFA.

The proposed Special Industry (Brewery/ Distillery) is 243m² of GFA:

This will not exceed the limits for urban activities in the Regional Landscape and Rural Production Area.

REVIEW OF EXISTING CONDITIONS

A summary of the approval package and conditions is provided in **Attachment 2** of this correspondence. Changes will be required to include the plans for the new Brewery/ Distillery. No additional car parking is being proposed as the brewery/ Distillery can operate at times when there is no functions being held and the car park will be mostly vacant. Changes are also proposed to several of the conditions.

RELATIONSHIP TO CURRENT TOOWOOMBA PLANNING SCHEME

The site is within the Rural Zone and a Brewery/Distillery producing alcohol in works greater than 2,500 litres per annum is defined as Special Industry and considered an inconsistent use in the Rural Zone. However, in this case a Function Centre use has already been approved and established on the site and has been operating since 2007.

This change request application seeks to approve the Brewery/ Distillery as a suitable use and of a scale that is compatible with the Rural Zone. These proposed changes are not expected to not create any additional environmental impacts. The application can demonstrate compliance with the relevant codes, despite being inconsistent in the Rural Zone.

RELATIONSHIP TO THE STATE PLANNING POLICY

The SPP was introduced in July, 2017. It contains state interest policies and where relevant, the assessment benchmarks for each state interest. State interests are grouped into five themes: (1) Planning for liveable communities and housing. (2) Planning for economic growth. (3) Planning for the environment and heritage. (4) Planning for safety and resilience to hazards. (5) Planning for infrastructure.

State interest policies and assessment benchmarks for each of these five categories is itemized below:

Planning for liveable communities and housing

- Housing supply and diversity – N/A;
- Liveable communities – The proposed Other Change will not adversely affect the livability of the adjoining Rural properties.

Planning for economic growth

- Agriculture –N/A
- Development and construction – the proposed Other Change will provide Brewery /Distillery facilities to the already approved Function Centre and to other selected outlets in South -East Queensland;
- Mining and extractive resources –N/A;
- Tourism –The proposed Brewery/ Distillery will not be open to the public.

Planning for the environment and heritage

- Biodiversity- the proposed Other Change will not adversely affect the existing environmental characteristics of the area as no clearing of regulated native vegetation will be required.
- Coastal environment –N/A;
- Cultural heritage –N/A;
- Water quality –Roof water will be collected for use in the Brewery/ Distillery process and hardstand is associated with the existing carpark which falls towards the street frontage.

Planning for safety and resilience to hazards

- Emissions and hazardous activities – The proposed Other Change will not create soil, air or water contamination. Wastewater will be stored in a tank and removed from the site as necessary and spent grain will be sold to local piggeries;
- Natural hazards, risk and resilience- The brewery/ distillery is not subject to flooding, bushfire or any other natural hazard.

Planning for infrastructure

- Energy and water supply – The existing power has been upgraded by Energex to supply the additional demand for power and roof water will be collected as a source of water will additional water trucked in if necessary;
- Infrastructure integration - The proposed Other Change will not adversely affect the existing power line easements on the property;
- Transport infrastructure – The proposed Other Change will have very little impact on the existing road network;
- Strategic airports and aviation facilities –N/A;
- Strategic ports –N/A.

LEGISLATIVE CONSIDERATIONS

This Other Change application is being requested in accordance with Sections 78-79 of the *Planning Act 2016*. Section 82 allows for an Other Change application to be made to an existing approval. There are no referral agencies mentioned in the original approval.

The application consists of

- this correspondence by Clark Town Planning and Attachments 1-2;
- Attachment 1 contains a Planning Assessment Report and Appendices A-L.

This Other Change application will need to be referred to Powerlink as an advice agency in accordance with Schedule 10, Part 9, Division 2, Table 2 of the Planning Regulation 2017. The Planning Regulation 2017 was recently amended to repeal the Ministerial Designation requirements.

Public Notification will be required as the Brewery/ Distillery is considered a Special Industry Use which is inconsistent within the Rural Zone.

I trust that the information provided will allow Council to favourably consider the request. If any further information is required, please do not hesitate to contact me on 0408 998 571.

Regards

A handwritten signature in black ink, appearing to read 'Elizabeth Clark', is positioned above the printed name and title.

Elizabeth Clark
B App Sc (Built Env), GDURP
Managing Director
Clark Town Planning

Attachments

1. Planning Assessment Report and Appendicies A-L by Clark Town Planning.
2. Summary of original approval conditions and changes required by Clark Town Planning..

ATTACHMENT 2-

Review of existing Decision Notice conditions and likely changes identified.

General

1. The proposed development is not to create significant adverse environmental and amenity impacts on the surrounding rural area.
2. The development is to be conducted in accordance with the plans prepared by Arenkay Designs Pty Ltd –Drawing No 070502.
3. An application shall be submitted and approved for any advertising sign.
4. A development application for building works complying with the Building Act 1975 and Standard Building Regulation 1993 is to be lodged with Council or a Private Building Certifier.
5. All conditions contained in this approval are to be complied with prior to occupation or use of the buildings for the approved purpose.
6. The development shall operate only between the hours of 7.00am and 12.00pm, 7 days per week.

Condition 2- Changes will be required to Condition 2 to also refer to the new plans.

Condition 6- The Function Centre operates with extended hours and these will not change. The Brewery/ Distillery deliveries and maintenance operations can be limited to Monday – Saturday 7am-5pm, noting that deliveries and despatches will not occur when functions are being held.

Carparking and Access

7. Traffic generated by the development is not to cause adverse impacts on Council's road network or on the amenity of uses adjacent to the access routes.
8. Access to the site shall be obtained from the existing crossing as identified on the stamped approved plan.
9. An additional 6 carparking spaces shall be provided and the carparking area to be sealed to comply with the AS.NZS2890 Parking Facilities – Off Street Parking.
10. No access allowed to Preston Road.

No changes are required to Conditions 7-10. The additional 6 car parking spaces have been provided. Refer to Figure 1 below. These can be identified as the newer concrete apron in front of the entrance to the new shed. The shed's location limits the turnaround area for the last two carparks.



Figure 1: Car parking showing an additional 6 spaces.

Environmental Health Compliance

11. The conditions of this approval are to be complied with prior to the use of the building or site commencing.
12. Applications for food business licence under the Food Act 2006 are to be submitted and accompanied with two copies of shop fitting details, drawn to scale of not less than 1:100.
13. The plans are to show details of:
 - Finishes to all surfaces including floors, walls, ceilings, benches, shelving etc;
 - The nature, installation and operation of all equipment, appliances and fixtures; and
 - The mechanical exhaust ventilation system.

Conditions 11-13 are still applicable and do not need to be changed.

Landscaping and Buffers

14. The area surrounding the building is to be landscaped to the satisfaction of Council.
15. The applicant is to provide a 2m wide landscaped strip adjacent to the Preston Boundary Road frontage of the site.
16. The applicant shall seek to maintain the maximum number of existing trees on the subject land to the satisfaction of Council.

The development is considered to comply with Conditions 14-16. There are a hedge of clipped shrubs and a low dry stone wall along the southern part of the frontage and a row of agapanthas in front of the existing car park. There is also a low clipped hedge in front of the new shed. The road reserve is also well kept with mown lawns between several mature individual gum trees.

**Request for Other Change to an approved Material
Change of Use to include a Special Industry Use
(Brewery/ Distillery)
at
330 Preston Boundary Road, Preston QLD 4352
(Lot 1119 A342430)**



*Aerial photo of site and surrounding properties
Source- DAMS Mapping*

Job Number	Issue Number	Author	Date
509	draft	Beth Clark	23 August 2026
509	final	Beth Clark	9 September 2026

DISCLAIMER

This document has been prepared by and remains the sole property of Clark Town Planning.

This document has been prepared under instructions from Alister Ferguson for the purpose of submitting a Town Planning Development Application to the Toowoomba Regional Council.

The veracity of this report is based on the accuracy of data and information obtained from external sources disclosed in the document.

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CONTENTS

CONTENTS.....	3
01 EXECUTIVE SUMMARY	4
1.1 Development application details.....	4
1.2 Planning instrument details	4
1.3 Referral agencies	4
02 SITE DESCRIPTION.....	5
2.1 Location and existing uses	5
2.2 Existing structures and infrastructure.....	5
2.3 Frontage and access.....	6
2.4 Topography and drainage	6
2.5 Easements	6
2.7 Existing waterways.....	7
2.8 Relationship to Adjoining Uses	7
03 THE DEVELOPMENT	8
3.1 Proposed use of the site	8
3.2 Staging of the development	9
3.3 Range of proposed uses	9
3.4 Vegetation management	9
3.5 Traffic and access	9
3.6 Waste collection	10
3.7 Stormwater Management.....	10
3.8 Landscaping.....	10
3.9 Excavation and Filling	10
3.11 Lighting.....	11
3.12 Hours of operation.....	12
3.13 Signage	12
3.14 Management and operational requirements	12
3.15 Urban services	12
04 DEVELOPMENT ASSESSMENT	14
4.1 Commonwealth planning framework.....	14
4.2 State Government planning framework.....	14
4.3 Local Government.....	16
05 RECOMMENDATIONS.....	19
06 APPENDICES	20

01 EXECUTIVE SUMMARY

1.1 Development application details	
Type of approval Sought	Other Change to an Existing approval (MCU 07/05)
Type of Use proposed	Existing approval for a Function Centre to be changed to include Special Industry (Brewery and Distillery)
Street address	330 Preston Boundary Road, Preston QLD 4352
RPD	Lot 1119 on A342430
Site area	97,550m ²
Assessment Manager	Toowoomba Regional Council (TRC)
Registered owners	RUSSELL CRAIG CLARK and FIONA VICTORIA FERGUSON. Refer to Current Title Search in Appendix A
Applicant details	Preston Manor C/- Clark Town Planning
1.2 Planning instrument details	
State Planning Policy	Complies.
Regional Plan Designation	SEQRP Regional Landscape and Rural Production Area
Planning Scheme	Toowoomba Planning Scheme v28
Applicable preliminary approval	N/A
TRC Zoning	Rural
Overlay codes	Bushfire/Overland Flow Path/ Environmental Significance
Other applicable codes	Rural Zone Code, Industry Uses Code, Landscaping Code, Transport Access and Parking Code, Works and Services Code
1.3 Referral agencies	
Referral requirement	Schedule 10, Part 9, Division 2, Subdivision 2 (MCU where all or part of the premises is subject to an easement for electricity transmission grid or supply network) Schedule 10 Part 9 Division 1, Table 1 (Designated premises)
Referral agency and role	Powerlink- Development on site affected by a Powerlink Easement; and SARA – Infrastructure Designation

02 SITE DESCRIPTION

2.1 Location and existing uses

The site is known as Preston Manor and has a current approval for a Function Centre (MCU 07/05 issued by Cambooya Shire Council dated 18 April 2007). The Function Centre area is located in the western corner of the irregular shaped lot. Apart from the Preston Manor development, most of the lot is retained in its natural vegetated state.

2.2 Existing structures and infrastructure.

There is a collection of buildings set within approximately 6,000m² of well landscaped gardens, driveway and carparking area. Refer to **Figure 1** below.



Figure 1: Area of site subject to the use as a Function Centre. Source: DAMS

2.3 Frontage and access.

The visitor/ staff car park is accessed from Preston Boundary Road. A 6m wide concrete driveway provides two-way access to the development. Refer to **Figure 2**.



Figure 2: Street view of Preston Manor from the road. Source: Google Maps

2.4 Topography and drainage

The development area falls gently towards the north and has been constructed so that it drains towards the road frontage. Preston Boundary Road contains shallow table drains within the road reserve.

2.5 Easements

The site is slightly affected by Powerlink high voltage power lines. Easement which affects two small portions of land on the western boundary. Easements E and G on RP184706 have been identified.

2.6 Existing vegetation

The site contains a variety of native vegetation throughout the property. There is a cleared area of approximately 0.5ha where the existing Function Centre has been established.

2.7 Existing waterways

There is a minor drainage line that flows through the property westwards toward a small creek on the adjoining property. This does not affect the development area.

2.8 Relationship to Adjoining Uses

There are two (2) adjoining rural properties as follows:

To the North-West - 394 Preston Boundary Road (1117 A342430)

To the South -West - 67 Preston Road (1116 A342430).

The dwellings on these adjoining rural properties are located between 450m - 600m from the development area.

2.9 Local Context

The site is a well known landmark in the Toowoomba region. It is located approximately 4km from Toowoomba City. The closest dwellings to the south include 28 Preston Road, Preston (Lot 3 RP887582) and 324 Preston Boundary Road, Preston (Lot 1 RP835180). These dwellings are 230m and 190m away from the proposed Brewery/Distillery extension.

The closest dwellings to the north are at 359 Preston Boundary Road (Lot 1 RP151076) and 365 Preston Boundary Road (Lot 2 RP151076). These dwellings are approximately 210m and 200m from the proposed Brewery/ Distillery.

03 THE DEVELOPMENT

3.1 Proposed use of the site

A 12m x 20.280m shed has already been constructed adjacent to the car park. It is intended to use this shed to provide a Brewery and Distillery to supply beverages to Preston Manor and also other restaurant outlets in Toowoomba City. Site Plan, Floor Plans and Elevations are provided in **Appendix B**. The setback to Preston Boundary Road is 6m. This setback is dictated by the location of the car park and the need for direct access for deliveries and despatches of beer and spirits.

Water reticulation Plans and Sanitary Drainage Plans have been prepared by Keho Meyes and are included in **Appendix C**. The building is constructed as a Class 10a building and will need reclassification to a Class 7a building. The Building Approval is provided in **Appendix D**.

This additional use will require an Other Change application. The original approval was issued by Cambooya Shire Council in 2007. Refer to **Appendix E** for a copy of the 2007 Decision Notice. The existing development approval conditions have been reviewed and it is considered that the proposed Brewery /Distillery will not have any impact on the existing Function Centre, except for the car parking requirements. These are discussed further in **Section 3.5** below.

Material change of Use	
Building Height	5m to the eaves and approx. 7m to the ridge of the gable roof
GFA- existing and proposed	Function Centre- previously approved 401m ² including verandahs; and Proposed Brewery/ Distillery -243.36m ²
Non GFA Site Use Area	The non GFA Site Use area for the Brewery/ Distillery is approximately 150m ² , being the concrete apron in front of the building. It includes 6 car parking spaces and the aisle width between them.
Site coverage	Less than 5%
Landscaping Area	The shed which will be used as the Brewery/Distillery is located and the northern end of the existing visitor car park. The existing Function Rooms and Wedding Venue are already well-landscaped and no changes will be made to these areas. No additional landscaping is proposed for the Brewery /Distillery as the road reserve contains well established native vegetation which acts as a suitable screening element for the new building.
Parking	The proposed Brewery/ Distillery would normally require an additional 5 car parks. However the operating times can be managed to ensure there is no overlay between the Brewery/Distillery Uses and the existing Function Centre. Deliveries and despatches will be scheduled at times when there are no functions being held. Therefore no additional car parks are being proposed.
Site access	6m wide internal bitumen access with splayed crossover

Servicing arrangements	Power is available to the site. Water from on-site tanks will be used. The roof water from the shed will be collected for production of beers and spirits.
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Building Work or Operational Work	
Building work	Shed has already been constructed on site.
Value of work	Not known at this stage.
Operational work	None
Value of work	N/A.

3.2 Staging of the development

No staging is required.

3.3 Range of proposed uses

80,000 litres of beer and 10,000 litres of spirits will be produced per annum. These products will be used at the Preston Manor Function Rooms and at another restaurant in Toowoomba and at other selected businesses in South - East Queensland.

3.4 Vegetation management

The shed has already been constructed at the northern end of the existing visitor car park. There is already a large amount of landscaping in and around the car park and entrance to the Main Function Centre building. The street frontage also contains a well- established stand of native vegetation. Therefore no additional landscaping is being proposed.

3.5 Traffic and access

80,000 litres of beer and 10,000 litres of spirits will be produced per annum. 1 pallet of grain and hops will be delivered every 2-4 weeks in a MRV or HRV and will be unloaded by forklift. These products are delivered in a MRV or HRV. Both size of vehicles can back up to the shed doors from the existing car park. The finished beer product is decanted into kegs and the spirits are decanted into bottles. These products are delivered by MRV's.

Access – The existing 6m wide sealed driveway will be used for the deliveries and despatches.

Size and number of vehicles accessing the site – The largest vehicle to access the site will be a MRV or HRV. 1 truck will deliver 1 pallet of product every 2-4 weeks.

Car parking – Under the Toowoomba Planning Scheme, a Special Industry requires

- Two (2) spaces per tenancy plus one (1) space per 100m² GFA.

This would normally calculate to five (5) spaces. However, the newly constructed shed directly adjoins the existing visitor car park which is vacant most weekday mornings and afternoons except when a special function occurs (e.g. Friday weddings and other occasional events). The delivery and despatch trucks will be able to use the existing car park. Therefore no additional car parking is being proposed.

Loading Bay – The trucks will be unloaded and loaded with a forklift directly from and to the truck. A loading bay is not proposed.

3.6 Waste collection

Solid waste products from the brewery/distillery are given to local pig farmers and are removed from site on a regular basis. Waste water will be collected in a 4,800l holding tank and collected by a licenced waste contractor as necessary.

3.7 Stormwater Management

The roof water from the shed will be collected in tanks for reuse. Any overflows from the tanks will be directed to gardens and lawns around the building. The land falls gently towards the table drains along Preston Boundary Road and this is the legal point of discharge. No impacts are likely to be discernible at the boundaries of the site. A Stormwater Management Plan has not been provided for such a small development.

3.8 Landscaping

The site is located in a parklike setting with trees, lawns and hedges surrounding the Function Centre and car parking areas. The distillery and brewing shed is located on the northern side of the visitor car park and requires direct access from the existing bitumen pavement. No additional landscaping is proposed.

3.9 Excavation and Filling

The site is already constructed on flat land adjacent to the existing car park. Retaining walls up to 1m high have been established around the northern and western sides of the shed in conjunction with the Building Works application. These are not visible from the road frontage.

3.10 Environmental Impacts

Odour – The building will be fully sealed and odour is expected to be contained within the building. The only noticeable odour is produced after the and after the boiling process which is only undertaken once a week and lasts for approximately 2 hours. The following details have been provided by The Brewery Mentors, who are responsible for the plant operations.

- To reduce odour, the whole kettle will be closed and the steam will be caught by a stream condenser. A diagram of the steam condenser is shown in **Appendix F**.
- The steam condenser captures the vast majority of brewing vapour, rather than venting steam directly to atmosphere.
- The condensed water will be directed into a holding tank and collected by a waste management contractor. Quantities of wastewater are outlined in **Appendix G**.
- Brewing occurs only intermittently (typically one brew day per week with a boil of around 60 to 90 minutes), not continuously.
- The distillery is a closed process and electrically heated, with no combustion emissions from the still.
- Fermentation CO₂ is naturally generated, released at a low rate and is odourless.
- Spent grain is removed promptly from site for agricultural use, minimising any potential for odour.
- Cleaning chemicals are used in a closed CIP system and are not a source of odour.

There are no other identifiable sources of odour outside of the building.

Noise – The main source of external noise will be:

- Occasional truck movements- These will occur at various times during the week and not normally on weekends when functions are being held. The noise will be comparable to normal rural activities such that no overall adverse impacts will be discernible. The closest rural residences are approximately 200m away.
- Some low-level noise may also be produced from the use of pressurised steam systems within the shed building. The closest rural residences are approximately 200m away and there are not expected to be any adverse noise impacts outside of the property boundaries.

An Acoustic Report is not considered necessary.

Chemical storage and use- Chemicals such as Detergents, Sanitizer and Caustic Soda are used for cleaning as outlined in **Appendix G**. Wastewater containing these products is collected in a holding tank and is emptied as necessary. Data Sheets are provided in **Appendix H**.

3.11 Lighting

The front door of the shed may be lit by some security lighting during the night. This lighting will conform to the required standards and will not be directed onto the street. adjoining properties. No advertising devices will not be illuminated at night.

3.12 Hours of operation

The proposed use will operate within normal hours of business for maintenance of mechanical equipment. Truck drivers will operate varied hours depending on the needs of the business. Deliveries will normally be scheduled for **Monday to Saturday 7am - 5pm** but will not occur when there are functions being held. It is noted that the Preston Manor functions are usually held on Fridays- Sundays so it is likely that deliveries and despatches will occur earlier in the week.

3.13 Signage

No additional signage will be required.

3.14 Management and operational requirements

The Site Manager is responsible for ensuring compliance with all legislative requirements and development approval conditions. This includes, but is not limited to:

- Ensuring Liquor Licences are in place;
- Ensuring a Emergency Evacuation Plan;
- Appointing a head brewer who is responsible for ordering raw materials and tracking outputs;
- Ensuring regular inspections are carried out to ensure the machinery is operating correctly;
- Ensuring the chemicals used for cleaning are stored and used correctly;
- Ensuring the waste- water holding tank is emptied regularly by a licenced water contractor;
- Ensuring truck deliveries and despatch occur when functions are not being held;
- Management of staff and hours of operation; and
- Documentation of any accidents

A detailed Operational Environmental Management Plan (OEMP) will be prepared once the brewery consultant and a head brewer have been appointed.

3.15 Urban services

The site can be provided with all required services. Water and waste- water treatment will be provided onsite as there is no reticulated water or sewer available to service the development.

Communications - There is 4G mobile reception available from Telstra and a number of other carriers.

Electricity – The site is serviced from above ground power lines along the street frontage. Energex has recently upgraded the power supply for the Brewery/ Distillery

Water – Potable water will be supplied from a series of water tanks located adjacent to the building.

Waste water – There is an existing on-site sewerage treatment system which services the existing function rooms. A new system will be installed for the Brewery/Distillery. Waste water

from the brewery/distillery will be cooled in a 4,800l holding tank and will be piped to a point near the driveway where it can be pumped into a licenced waste contractor truck and removed from the site. Quantities of wastewater are outlined in an email from The Brewery Mentors and included in **Appendix H**.

Stormwater – Roof water will be captured in above ground tanks. Hard stand runoff will discharge onto grassed areas and gardens and to the table drains within the road reserve. It will not adversely affect adjoining neighbours.

04 DEVELOPMENT ASSESSMENT

4.1 Commonwealth planning framework

Part of the site where the brewery and distillery is proposed has already been cleared of native vegetation. The southern third of the property contains Category C remnant vegetation. This vegetation does not need to be cleared and will not need to be disturbed in any way. No relevant Commonwealth legislation is triggered.

4.2 State Government planning framework

4.2.1 Planning Act 2016 (*the Act*)

This application is submitted in accordance with s.51 of the Act. DA Form 1 and Consent of Owner are submitted with this application. Refer to **Appendices I and J**.

4.2.2 Planning Regulation 2017 (*The Regulation*)

The Regulation sets out various triggers for referral to State Government or public sector entities. This application will be referable in accordance with

- Schedule 10, Part 9, Division 2, Subdivision 2 (MCU where all or part of the premises is subject to an easement for electricity transmission grid or supply network);

The proposed use will not affect the easements which are located on the eastern corners of the property.

South - East Queensland Regional Plan 2009–2031 - revised August 2017

The proposed brewery/distillery development is within a Regional Landscape & Rural Production Area. However, it is considered compatible with the already approved Function Centre use and is of a small scale that does not trigger an Environmentally Relevant Activities (ERA) licence.

4.2.3 State Planning Policy 2017 (SPP)

The State Planning Policy (SPP) makes sure the state's interests in planning are protected and delivered as part of local government planning across Queensland.

The SPP outlines 17 state interests arranged under five broad themes:

- liveable communities and housing
- economic growth
- environment and heritage
- safety and resilience to hazards
- infrastructure.

The proposed brewery /distillery is a logical extension to the already approved Function Centre. It is considered to be compliant with all areas of the SPP. The development site itself is well elevated and attractively landscaped. There are adequate separation distances to the neighbouring rural dwellings. The industrial use is small in scale and falls within the GFA and Use Area provisions allowed for urban uses outside of the Urban Footprint of the South- East Queensland Regional Plan.

The water quality provisions of the SPP are not triggered by the small scale of the proposed development.

4.2.4 State Development Assessment Provisions (SDAP)

SDAP Version 3.7 commenced on 11 September 2026. A checklist of the SDAP modules that may be applicable to a development is provided in **Table 1** below.

Table 1: checklist of applicable SDAP codes

Module	Comment
State code 1: Development in a state-controlled road environment	N/A
State code 2: Development in a rail environment	N/A
State code 3: Development in a bus way environment	N/A
State code 4: Development in a light rail environment	N/A
State code 5: Development in a state-controlled transport tunnel environment	N/A
State code 6: Protection of state transport networks	N/A
State code 7: Maritime safety	N/A
State code 8: Coastal development and tidal works	N/A
State code 9: Great Barrier Reef wetland protection areas	N/A
State code 10: Taking or interfering with water	N/A
State code 11: Removal, destruction or damage of marine plants	N/A
State code 12: Development in a declared fish habitat area	N/A
State code 13: Unexploded ordnance	N/A
State code 14: Queensland heritage	N/A
State code 15: Removal of quarry material from a watercourse or lake	N/A
State code 16: Native vegetation clearing	N/A
State code 17: Aquaculture	N/A
State code 18: Constructing or raising waterway barrier works in fish habitats	N/A
State code 19: Category 3 levees	N/A
State code 20: Referable dams	N/A
State code 21: Hazardous chemical facilities	N/A
State code 22: Environmentally relevant activities	N/A
State code 23: Wind farm development	N/A
State code 24: Urban design (removed in version 3.7)	N/A
State code 25: Development in SEQ koala habitat areas	N/A
State code 26: Solar farm development	N/A
State code 27: Battery storage facilities	N/A

4.2.5 Referral Agencies

The site is affected by Easements E and G on RP184706, which are two small areas of land the eastern boundary of the property. Under the provisions of *The Regulation*, the application will be referable Powerlink in accordance with Schedule 10, Part 9, Division 2 Table 2. A referral to Powerlink for 3rd party advice will be required.

These two areas are also subject to a Ministerial Designation. However, the Planning Regulation 2017 has recently been amended to remove the need for referral to the Minister for a Ministerial Designation,

4.2.6 Other relevant legislation

The proposal will comply with all legislative requirements, in particular the requirements of the Environmental Protection (EP) Act 1994, the EP Regulation, policies and guidelines and the Work, Health and Safety Act 2011.

4.3 Local Government

4.3.1 Previous planning approvals

The current development area known as Preston Manor was approved as a Function Centre in 2007. A copy of the approval is provided in **Appendix E**. The shed was approved as a Class 10a building for Storage Uses on 7 December 2024. The Building Approval Notice is attached in **Appendix D**. A change of Classification will be required if the use is approved.

4.3.2 Pre-lodgement meeting

Pre-lodgement advice was received by email regarding the type of use and the level of assessment. An Other Change application was identified as being required and a reduction in the Council lodgement fees has been negotiated. Refer to email correspondence in **Appendix K**.

4.3.3 Planning Definition

Under the Toowoomba Regional Council Planning Scheme, a brewery and distillery of this scale are defined as "Special Industry".

4.3.4 Level of Assessment

Special Industry is an inconsistent use in the Rural Zone and is therefore Impact Assessable. This will require Public Notification to be undertaken in accordance with the Development Assessment Rules.

4.3.5 Codes

The relevant codes are identified below. The proposed Material Changes of Use must be considered in relation to the Overall Outcomes of each code. The codes give Specific Outcomes and Probable Solutions for achieving these outcomes. However, alternative solutions can also be proposed where they satisfy the Overall Outcomes. The provisions of the codes have been carefully considered. Where the proposal cannot meet the Probable Solutions, the likely impacts are identified, and alternative solutions proposed. Some general comments regarding compliance are given below.

More detailed Code Compliance Statements are included in **Appendix L** of this report.

Rural Zone Code – Complies. The proposed brewery/distillery is complementary to the previously approved Function Centre use. The use will be contained within the 12m x 20.28m shed and will not adversely affect the rural amenity or existing rural uses on adjoining properties.

Industrial Uses Code- The proposal generally complies with the requirements of this code and is of a small scale that will not create adverse traffic, noise or air quality impacts. It is not proposed to fence off the use as is normally required for industrial uses due to amenity considerations. A detailed code compliance statement is provided.

Landscaping Code- The existing Function Centre is already extensively landscaped and the shed is already constructed and well- integrated into the existing landscaping around the car parking area and within the 6m setback to the road frontage. A detailed code compliance statement has not been provided.

Transport, Access and Parking Code – Complies. Sufficient parking is provided for deliveries and despatches of product by using the existing car park. A Loading Bay has not been provided as the delivery and despatch trucks can drive onto the site and reverse up to the shed door and then leave in a forward direction. The existing car park is mostly empty except for when functions are being held so that the additional 5 spaces required can be shared within the existing car parking area. A detailed code compliance statement is not provided.

Services and Infrastructure Code- Complies. A detailed code compliance statement is provided.

4.3.6 Overlays

Bushfire overlay- The development is mapped as being within a Medium Hazard area in the Council mapping. However the brewery/distillery will be located within a 12m x 20.28m shed which is within the curtilage of Preston Manor. Preston Manor is an approved Function Centre and there are grassed areas, car parking areas and landscaped gardens surrounding the development. The development area is kept well maintained and the risk of bushfire is considered to be low. A detailed Code Compliance Statement has not been prepared.

Environmental Significance Overlay- An area of approximately 6,000m² in the south-western corner of the site has been previously cleared of native vegetation to accommodate the Function Centre and associated buildings. The shed has already been constructed and no additional mapped vegetation will need to be removed. Existing significant environmental areas and Core Koala Habitat over the remainder of the site will not be disturbed. A detailed Code Compliance Statement has not been prepared.

Overland Flow Path – There is a small overland flow path that drains from the centre of the property across the eastern boundary. The proposed development is approximately 100m from this feature and not expected to adversely impact on the water quantity or quality characteristics. The roof water from the building will be collected in rainwater tanks for reuse and any overflow will sheet flow through landscaping areas to Preston Boundary Road. A detailed Code Compliance Statement has not been prepared.

4.3.7 Adopted Infrastructure Charges Resolution (No 8 2026

This resolution came into effect from 18 August 2026. A Special Industry use is categorised as High Impact Industry. The following charges are identified.

Adopted infrastructure charge for the water supply, wastewater and transport networks per demand unit (\$95.15/m² of Gross Floor Area); and

Adopted infrastructure charge for the stormwater network per demand unit (\$13.60/m² impervious area)

- GFA for the Brewery/ Distillery = $\$95.15 \times 243.3 = \$23,150.00$; and
- Impervious area = 150m^2 (made up of driveway aisle and 6 car parks) $\times \$13.60 = \$2,040.00$,

However, in this case, there is no water supply or wastewater networks in the Rural Area and a deduction should be made so that only Transport Network charges are applicable.

05 RECOMMENDATIONS

This planning report provides the necessary information to support an application for an Other Change to include Special Industry (Brewery/ Distillery) within the existing approved Function Centre at 330 Preston Boundary Road, Preston.

This application is supported on the following planning grounds:

- The site is subject to a current Function Centre approval issued in 2007;
- The proposed brewery/distillery is complementary to the Function Centre uses and is of a small scale, enclosed within an existing shed and will not significantly increase the environmental impacts, particularly with respect to traffic generation, noise, lighting or odour;
- The proposal is compliant with the Purpose and Performance Outcomes of the relevant codes;
- The development is generally compliant with the Acceptable Outcomes of the relevant codes and has justified any non-compliances; and
- The proposed development can meet the urban design and engineering design standards and required levels of service stipulated in the Toowoomba Planning Scheme.

It is therefore recommended that Toowoomba Regional Council approve the application in accordance with the relevant documents listed in the Appendices below.

06 APPENDICES

Appendix	Name	Consultant
A	Current Title Search	Qld Titles
B	Site Plans, Building Plans and Elevations	Kehoe Meyers Engineers
C	Water Reticulation Plans and Sanitary Drainage Plans	Kehoe Meyers Engineers
D	Building Approval	Toowoomba Regional Council
E	2007 Decision Notice for Function Centre	Cambooya Shire Council
F	Condenser diagram	The Brewery Mentors
G	Waste Water quantities	The Brewery Mentors
H	Cleaning product safety data sheets	
I	DA Form 1	
J	Consent of owner	
K	Email correspondence regarding the Council lodgement fee	TRC
L	Code Compliance Statements	Clark Town Planning

9.3.5 Industry Uses Code

9.3.5.1 Application

(1) This code applies to assessable development identified as requiring assessment against the Industry Uses Code by the categories of development and assessment tables in Part 5 – Tables of Assessment

9.3.5.2 Purpose

(1) The purpose of the Industry Uses Code is to guide the development of industry and industry related uses to facilitate the efficient operation of industrial activities in which adverse impacts on sensitive receptors are avoided and environmental values are protected and a safe and attractive working environment.

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

- (a) industrial premises create a safe work environment with a high standard of amenity;
- (b) industrial premises are designed to be attractive, energy efficient, consistent with the desired character of the zone and achieve a functional layout;
- (c) development adequately minimises any potential adverse off-site environmental impacts;
- (d) development is compatible with nearby sensitive land uses²⁶ and areas; and
- (e) risk of land contamination is avoided.

Comments

The brewery/distillery shed is similar to other rural sheds in the area and complements the existing approved Function Centre.

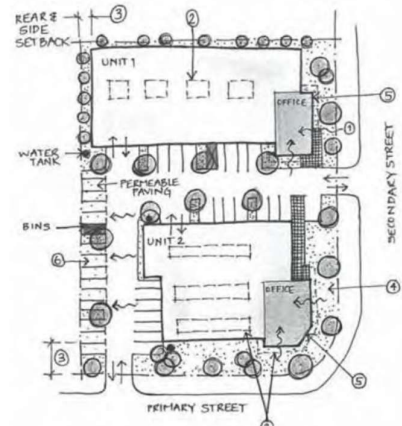
Conflicts with adjoining rural properties are minimised by having suitable separation distances to nearby residences.

Environmental impacts are managed within the developed area of the site and do not impact on the regulated vegetation or overland flow path.

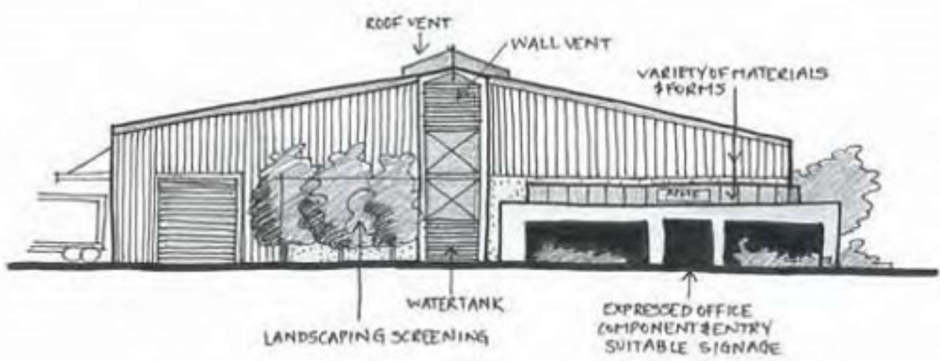
The proposed Brewery will not impact on the Powerlink lines crossing the property.

9.3.5.3 Assessment benchmarks for assessable development

Table 9.3.5:1 – Industry Uses Code – Assessment benchmarks for assessable development

Performance Outcomes	Acceptable Outcomes	Compliance Statement
PO ₁ Industry activities are located where they are compatible with the local character and where the impacts from industries on sensitive land uses and other public places, community or recreational facilities can be appropriately managed.		
PO ₁ Industry activities are located where they are compatible with the local character and where the impacts from industries on sensitive land uses and other public places, community or recreational facilities can be appropriately managed.	No acceptable outcome is nominated.	Will comply with PO1. The Brewery/Distillery shed is located within the Preston Manor development footprint and does not impact on adjoining rural properties or community or recreational facilities.
Building Design and Site Layout		
PO ₂ Development has a high quality appearance having regard to orientation of buildings to the street and incorporation of way-finding elements.	AO_{2.1} The unarticulated length of external walls along a road frontage does not exceed 15m. AO_{2.2} Where applicable, ancillary office space and sales area of each building is sited on and oriented towards the primary street frontage. 	Will not comply with AO2.1. The shed is 20.28m long with 3 different sized roller doors facing the street. There is a low clipped hedge in front of the shed. Will comply with AO2.2. There are no sales areas or office buildings required. Members of the public will not need to visit the facility.

	AO2.3 Pedestrian entries: (a) are visible from the street and visitor car parking areas and are separate to vehicle access points; (b) incorporate sun and rain shelter, such as overhangs or awnings, that are a minimum of 900mm wide from the external building face to the outermost projection; and (c) are defined by human scale design elements (such as, doors, windows, awnings, a portico, landscaping, etc).	Will partially comply with A02.3. Staff access is clearly visible from the street. There are no dedicated footpaths as members of the public are not allowed to visit or enter the facility.
PO3 Landscaping is provided to enhance the appearance of the development and unsightly components are screened.²⁷	AO3.1 Unless a lesser setback is supported by a zone code or local plan, landscaping is provided along all road frontages of the site, for a minimum width of: (a) 5m along any other regional arterial or sub-arterial roads; or (b) 3m along any other road frontage. AO3.2 Outdoor work, storage (including bin storage) and servicing areas are: (a) not located adjacent to any road frontage; and (b) screened from public view by either: (i) a 1.8m high solid wall or fence, constructed in materials and colours compatible with the main building on site; or (ii) mature landscaping that has the same effect as a 1.8m high wall. AO3.3 A minimum of 5% of the site is used to provide landscaping.	Will comply with A03.1. The development is setback 6m from the road frontage and is within a park like setting with grassed areas and trees. The landscaping is approx. 1.5m wide but the landscaping also includes well kept verge areas within the road reserve. Bin areas are not visible from the street. The landscaped hedge along the frontage of the shed is approx. 30 sqm and the curtilage around the shed is approx. 600sqm.

PO4 A variety of building materials, textures and colours, building elements, articulation and landscaping are used to provide visual interest. Examples shown below.	No acceptable outcome is nominated	Will comply with P04. The shed is designed to blend in with the surrounding rural landscape and give precedence to the existing Function Centre buildings and landscaping.
Building Form Legibility 		The shed does not show the complexity required in the examples of appropriate building form but is not located in an urban areas is not a stand alone industrial building.
POs Site layout facilitates the security of people and property having regard to: (a) opportunities for casual surveillance and sightlines; (b) exterior building designs which promote safety; (c) adequate definition of uses and ownership; (d) adequate lighting;		Will comply with P05. The Brewery/ Distillery is no open to the public and therefore is designed to discourage the public from entering. However it is not considered

(e) appropriate way-finding mechanisms (e.g. signage); (f) minimisation of entrapment locations; and (g) building entrances, loading and storage areas being well lit and lockable after hours.		appropriate to fence the site off, Security will be maintained by security lighting and internal alarm systems.
PO ₆ Development is designed to incorporate graffiti-prevention measures.	AO _{6.1} Building design and layout discourages graffiti and incorporates the following elements where practical: (a) designs with an absence of 'natural ladders'; (b) minimal unbroken vertical surface areas; and (c) graffiti-deterrent surface treatments. ²⁸ 28 Amended on 27 April 2018	Will comply with AO6.1. The metal sheeting is corrugated to discourage graffiti.
Amenity		
PO ₇ Development minimises potential conflicts with, or impacts on, other uses having regard to vibration, odour ²⁹ , dust or other emissions to air. 29 Odour reports, when required, address the draft Environmental Protection Agency guideline 'A procedure to assess the risk of odour nuisance from proposed developments'.	AO _{7.1} Development achieves the air quality design objectives set out in the <i>Environmental Protection (Air) Policy 2008</i> . AO _{7.2} Any industry that involves the storage of materials on site that are capable of generating air contaminants either by wind or when disturbed are managed by: (a) being wholly enclosed in storage bins; or (b) a watering program so material cannot become airborne.	Will comply with AO7.1. The brewing/distilling processes are contained within the building and are only carried out for a few hours each week. A steam condenser is used to reduce odours. An Air Quality Report is being prepared. Will comply with AO7.2 No material will be stored outside,
PO ₈ Development prevents or minimises the generation of any noise so that: (a) nuisance is not caused to adjoining premises or other nearby sensitive land uses; and (b) desired ambient noise levels in residential areas are not exceeded	AO _{8.1} Development achieves the noise generation levels set out in the <i>Environmental Protection (Noise) Policy 2008</i> .	Will comply with PO8., All brewing/distilling processes will take place within the building. The nearest dwellings are 200m away. Noise is not expected to be a problem and the EP Noise Policy levels will be achievable. A Noise Report is not considered necessary.

PO ₉ Outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.	AO _{9.1} Light emanating from any source complies with <i>Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i> . AO _{9.2} Outdoor lighting is provided in accordance with <i>Australian Standard AS 1158.1.1 – Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements</i> .	Will comply with AO9.1.
PO ₁₀ Development provides for the collection, treatment and disposal of liquid wastes or sources of contamination such that off-site releases of contaminants do not occur. ³⁰	AO _{10.1} Areas where potentially contaminating substances are stored or used, are: (a) roofed and sealed with concrete, asphalt or similar impervious substance and bunded; and (b) located in a flood free area of a 1 in 100 year flood event. AO _{10.2} Provision is made for spills to be bunded and retained on site for removal and disposal by an approved means. AO _{10.3} Roof water is piped away from areas of potential contamination.	Will comply with AO10.1 and AO10.2. Liquid pressure is carefully monitored and if any leaks do occur, there are suitable shut down mechanisms in place. Wastewater will be stored in a 4.8kL tank with a pump out facility. It will be collected as necessary by a private waste removal company. The Brewery/ Distillery does not produce contaminated waste. Bunding is not required. Will comply with AO10.3. Roofwater will be collected in external water tanks for use within the facility.
PO ₁₁ Development is designed and managed so that it provides appropriate protection for community safety and health and avoids unacceptable risk to life and property.	No acceptable outcome is nominated.	Will comply with PO11. The management of the Brewery/ Distillery is carried out by a specialist



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Clark Town Planning

318 Grantham Winwill Road

WINWILL QLD 4347

Toowoomba Planning Scheme v29

Industry Uses Code

		company such as The Brewery Mentors. These companies design, install and manage breweries and distilleries, and have set procedures and quality control systems.
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6.6.6 Rural Zone Code (amended on 3 November 2014)

6.6.6.1 Application

This code applies to assessable development:-

- (1) within the Rural Zone as identified on the zoning maps contained within Schedule 2 (Mapping); and
- (2) identified as requiring assessment against the Rural Zone Code by the tables of assessment in Part 5 (Tables of assessment).

6.6.6.2 Purpose and overall outcomes

Comments

(1) The purpose of the zone is to:

- (a) provide for a wide range of rural uses including cropping, intensive horticulture, intensive animal industries, animal husbandry, animal keeping and other primary production activities;
- (b) provide opportunities for non rural uses that are compatible with agriculture, the environment, and the landscape character of the rural area where they do not compromise the long term use of the land for rural purposes; and
- (c) protect or manage significant natural features, resources, and processes, including the capacity for primary production.

In addition, the zone code aims to:

- (a) protect the productive capacity of all rural land for rural use;
- (b) protect water quality and the ecological and hydrological processes of waterways and wetlands;
- (c) protect the landscape character and its associated visual and scenic amenity;
- (d) minimise the potential for conflict between rural uses and other uses;
- (e) provide for the establishment of appropriately scaled agri- and eco-tourism activities that are based on farm life or primary production in the locality, or on the scenic or environmental values of the locality;
- (f) provide for intensive animal industries including feedlots, piggeries and poultry farms; and
- (g) protect rural land from fragmentation that diminishes its productive capacity.

(2) The overall outcomes sought for the zone code are as follows:

The brewery/ distillery shed is an ancillary use to the Function Centre and complements to existing approved Function Centre buildings.

The shed is similar to other sheds and out -buildings constructed in the surrounding rural environment.

Land use conflicts are minimised by suitable separation distances to nearby rural residences.

(a) areas used or suitable for primary production are conserved and are not further fragmented;

(b) the establishment of a wide range of rural pursuits is facilitated, including cropping, intensive horticulture, intensive animal industries, animal husbandry and animal keeping and other compatible primary production uses;

(c) uses that require isolation from urban areas as a consequence of their impacts, such as noise or odour, may be appropriate where land use conflicts are minimised;

(d) development incorporates sustainable land management and other sustainable practices that maximise energy efficiency, water conservation and encourages sustainable transport use;

(e) development contributes to the amenity and landscape character of the area;

(f) the establishment of non rural activities that are directly associated with and subordinate to rural production, natural resources and landscape amenity is facilitated in a manner that minimises land use conflicts and is compatible with the character and environmental values of the locality. Suitable activities may include small-scale outdoor recreation, tourism facilities, short-term accommodation, home based businesses, and produce sales;

(g) rural industries are facilitated where:

(i) associated with rural production in the immediate vicinity;

(ii) avoiding or minimising adverse impacts on the amenity of the locality; and

(iii) compatible with the infrastructure in the locality.

(h) natural features such as creeks, gullies, waterways, wetlands and bushland are retained, managed, enhanced and provided with appropriate buffers from development;

(i) adverse impacts of land use, both on-site and on adjoining areas, are avoided and any unavoidable impacts are minimised through location, design, operation and management;

(j) existing intensive animal industries are protected from the intrusion of non rural activities such as small-scale outdoor recreation and tourism facilities;

(k) the viability of both existing and future rural uses and activities are protected from the intrusion of incompatible uses; and

The proposed use supports the existing Function Centre and provides a use that is well suited to rural locations.

The equipment will be housed internally and there will be minimal amenity impacts.

The existing land holdings are not fragmented and the remaining areas of the property will retain their current grazing uses.

(1) development has access to development infrastructure including utility installations and essential services.

100 Hectare Precinct

(3) The overall outcome of the 100 Hectare Precinct within the Rural Zone is that the productive, natural and landscape values of highly fragmented rural land are preserved by the prevention of further fragmentation by reconfiguring a lot creating inappropriate lot sizes that do not support these outcomes.

200 Hectare Precinct

(4) The overall outcome of the 200 Hectare Precinct within the Rural Zone is that the productive, natural and landscape values of rural land which is relatively unfragmented are preserved by the prevention of fragmentation by reconfiguring a lot creating inappropriate lot sizes that do not support these outcomes.

Heinemann Road Transport Precinct

(5) The overall outcome of the Heinemann Road Transport Precinct within the Rural Zone is that:

(a) the precinct provides for the establishment of transport and associated logistics uses that capitalise on the strategic location of the precinct close to the regional road network system and Toowoomba; and

(b) the scale, character and built form of development contributes to a high standard of amenity.

6.6.6.3 Requirements for accepted development and assessment benchmarks for assessable development

Table 6.6.6:1 – Rural Zone Code – Requirements for accepted development and assessment benchmarks for assessable development

Performance Outcomes	Acceptable Outcomes	Compliance Statement
General		
PO1 Setbacks are provided to: (a) avoid potential nuisance to neighbours; (b) protect residential amenity; and (c) maintain the local landscape character	AO1.1 Non-residential buildings, animal enclosures, storage facilities and waste disposal areas are setback the following distances from any: (a) dwelling on adjoining land in the Rural Zone - 50m; (b) land included in the low Density Residential, Low-medium Density Residential, Township, Emerging Community or the Rural Residential Zones - 100m.	AO1.1-Will comply. The nearest is 200m to the south.

PO ₂ Development does not adversely impact on the character of the locality, having regard to the scale and visibility of buildings	AO _{2.1} Building height (other than for silos, windmills and similar farming infrastructure) does not exceed two (2) storeys or 10.5m in height above natural ground level	Will comply with AO2.1
Roadside stalls and Shops		
PO ₃ The display and sale of goods does not impact negatively upon the amenity, character or safety of rural areas and the safety and efficiency of roads.	AO _{3.1} Any structure used for the sale of goods or produce is limited to 25m ² gross floor area. AO _{3.2} Access to the structure is via the primary property access point. AO _{3.3} Produce or goods sold are grown, made or produced on or adjacent to the land on which the road side stall is erected	N/A
Dwelling House		
PO ₄ Dwellings have safe, all weather road access.	AO _{4.1} Formed road access is provided to the dwelling.	N/A
PO ₅ An adequate, safe and reliable supply of potable and general use water is provided	AO _{5.1} The dwelling is connected to a rainwater tank with a capacity of at least 45,000 litres.	N/A
PO ₆ Wastewater generated on site is treated and disposed of in a sustainable manner	AO _{6.1} Wastewater is treated and disposed of in accordance with the <i>Queensland Plumbing and Wastewater Code (QPW)</i> .	N/A
PO ₇ The location of any dwelling does not compromise the continued operation of an existing or approved intensive animal industry, extractive industry or other uses that are incompatible with residential development.	AO _{7.1} The dwelling is located at least 1,000m from an existing or approved intensive animal industry operation. AO _{7.2} The dwelling is separated from an extractive industry by at least: (a) 500m from a hard rock extractive industry; (b) 200m from a sand and gravel extractive industry; and (c) 100m from a haul route. AO _{7.3} The dwelling is setback from site boundaries by 50m.	N/A
Caretaker's Accommodation		
PO ₈ Development provides for the accommodation of a caretaker, and their family members, in a manner that:	AO _{8.1} A caretaker's accommodation is:	N/A

(a) does not compromise the productivity of use; (b) is safe and comfortable for the amenity residents; and (c) has regard to the landscape and private recreation needs of the residents	(a) separated from significant levels of emissions (adverse to human health or amenity) generated by the use/s of the site by at least 6m; (b) provided with a private landscape and recreation area which: (i) is directly accessible from a habitable room; and (ii) if at ground level, has a minimum area of 16m ² with minimum dimensions of 4m; and (iii) if a balcony, a veranda or a deck, has a minimum ¹¹⁴ area of 8m ² with minimum dimensions of 2.4m. AO _{8.2} No more than one (1) caretaker's accommodation is established per non-residential use.	
Noise Amenity		
PO ₉ The use does not adversely impact on the amenity of the surrounding residential land uses and/or residential streetscape character.	AO _{9.1} New building plant or air-conditioning equipment is located central to the building and screened from view of the street or nearby residential uses.	Will comply with AO9.1 The new plant equipment is located within the building. Noise is expected to be minimal.
Outdoor lighting		
PO ₁₀ Outdoor lighting maintains the amenity of the surrounding area and does not adversely impact the safety for vehicles or pedestrians on the adjoining street as a result of light emissions, either directly or by reflection	AO _{10.1} Outdoor lighting is restricted to low level security lighting only. AO _{10.2} Outdoor lighting is designed, installed and maintained in accordance with the parameters and requirements of AS4282 – <i>Control of the Obtrusive Effects of Outdoor Lighting</i> .	Will comply with AO10.1 The Brewery/ Distillery is not open to the public and the lighting will be minimal Low level security lighting may be used.
Building Work (not associated with a Material Change of Use)		
PO ₁₁ Provision is made for on-site vehicle parking to meet the demand likely to be generated by the development and to avoid on-street parking where that would adversely impact on the safety or capacity of the road network or unduly impact on local amenity	PO _{11.1} Car parking is provided in accordance with the Transport, Access and Parking Code	The Brewery/ Distillery would normally require 5 car parking spaces. However, the existing Function Centre has an existing

		car park with 19 spaces. The Brewery/Distillery will operate at separate hours to the Function Centre and therefore be able to use the car park when there are no functions in progress. This can be easily coordinated.
PO ₁₂ Landscaping makes a positive contribution to the site and the amenity of the surrounding area and existing landscaping is not diminished.	PO _{12.1} No reduction of previously approved landscaping areas is to occur.	Will comply with PO_{12.1} The landscaped areas associated with the Function Centre are still in place and their maintenance is given a high priority.
PO ₁₃ Stormwater resulting from roofed areas is collected and discharged in a manner that does not adversely affect the stability of buildings or the use of adjacent land.	PO _{13.1} Roof water is collected and discharged in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure. ¹¹⁵	Will comply with PO_{13.1} Roofwater from the new shed will be collected in water tanks are used for producing the brewery distillery products. Hardstand areas are directed to gardens and the road frontage.
PO ₁₄ Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.	PO _{14.1} Where within a wastewater area, the development is connected to the Council's reticulated wastewater system in accordance with SC6.3 PSP No.3 Engineering Standards – Water and Wastewater Infrastructure.	Will comply with PO_{14.2}

	OR PO _{14.2} Waste water systems and connections are designed and constructed in accordance with SC6.3 PSP No.3 Engineering Standards - Water and Wastewater Infrastructure.	The waste water will be collected in a 4.8l water tank and pumped out by a licenced wastewater contractor as necessary.
Table 6.6.6:2 – Rural Zone Code – Assessment benchmarks for assessable development		
Performance Outcomes	Acceptable Outcomes	Compliance Statement
Cropping being Forestry		
PO ₁ Forestry is established, maintained and operated in a manner that protects the amenity of the locality.	AO _{1.1} Use of equipment and machinery and haulage associated with forestry is restricted to: (a) Monday to Saturday – 7:00 am - 7:00 pm; and (b) Sunday and Public Holidays – 8:00 am – 7:00 pm. AO _{1.2} Forestry does not occur on land having slopes steeper than 15%.	N/A
PO ₂ Adverse consequences of road traffic from harvesting activities on the road network are avoided.	No acceptable outcome is nominated.	N/A
PO ₃ Forestry is established, maintained and harvested in a manner that maintains the environmental integrity, catchment values and the ecological values of the site.	AO _{3.1} Land is not left in a disturbed and exposed condition, and is rehabilitated following harvesting. ¹¹⁶ 116 A program of progressive rehabilitation including re-establishing and stabilising drainage flow paths, mulching and spreading forest wastes not used for commercial purposes may be required.	N/A
Uses		
PO ₄ The zone primarily accommodates rural activities and related ancillary uses or compatible uses consistent with the values and features of the zone including its rural production capacity, natural resources and scenic landscape amenity.	AO _{4.1} Uses which are consistent with the intent of the zone include: (a) rural activities; (b) dwelling house where associated with rural activities; (c) caretaker's accommodation; (d) emergency services;	Will comply with PO4.

	(e) home based business; (f) major electricity infrastructure; (g) nature-based tourism; (h) outstation; (i) rural works' accommodation; (j) substation; (k) transport depot (where in the Heinemann Road Transport Precinct); and¹¹⁷ (l) warehouse (where in the Heinemann Road Transport Precinct and for the overnight storage of trucks and other road transport vehicles and the temporary storage of goods awaiting reshipment). AO_{4.2} Uses which are inconsistent with the intent of the zone include: (a) business activities; (b) accommodation activities (other than dwelling houses and short-term accommodation); (c) entertainment activities; (d) industry activities other than rural industry and extractive industry activities and industries requiring isolation from urban areas; and (e) recreation activities.	The brewery/distillery uses are considered to be ancillary to the Function Centre uses already approved and established on the site. They are of a scale and nature that is compatible with other types of rural production buildings.
PO ₅ Rural industries are established only where associated with rural production in the immediate vicinity.	No acceptable outcome is nominated.	N/A
PO ₆ Tourism and recreation related uses are established only where they are small in scale and are directly associated with rural production, natural resources and landscape amenity in the immediate vicinity.	No acceptable outcome is nominated.	N/A
Rural Character		
PO ₇ Buildings are have a low rise, rural character	AO _{7.1} Building height (other than for silos, windmills and similar farming infrastructure) does not exceed two (2) storeys or 10.5m in height above natural ground level.	Will comply with AO7.1

PO ₈ Development does not unduly impact on the rural amenity and character of the locality, having regard to: (a) the scale, siting and design of buildings and structures; (b) visibility from roads and other public view points, screening vegetation and landscaping; and (c) the natural landform and avoidance of visual scarring; (d) noise, odour and other emissions.	No acceptable outcome is nominated.	Will comply with PO8. The shed is of a similar size to many other rural buildings in the area. The scale is in keeping with the other buildings associated with the Function Centre. There is a low clipped hedge at the front boundary.
PO ₉ Roads and other infrastructure are of a sufficient capacity to accommodate the demands generated by the development.	No acceptable outcome is nominated.	Will comply with PO9.
Rural Viability and Managing Conflicts		
PO ₁₀ Development does not restrict the ongoing operation or viability of nearby rural uses.	No acceptable outcome is nominated.	Will comply with PO10. The proposed brewery/distillery is well removed from surrounding rural uses
PO ₁₁ Development that may be sensitive to the spray drift, odour, noise, dust, smoke and ash potentially associated with agricultural activities is adequately separated or buffered to avoid significant conflict. ¹¹⁸ ¹¹⁸ To demonstrate compliance with this performance outcome, applicants should have regard to the SPP 1/92 Planning Guidelines: Separating Agricultural and Residential Land Uses.	No acceptable outcome is nominated.	Will comply with PO11. The particular type of use being proposed will be carried out inside the building.
Site Layout		
PO ₁₂ The site layout responds sensitively to on-site and surrounding topography, drainage patterns,	No acceptable outcome is nominated.	Will comply with PO12.

utility services, access, vegetation and adjoining land use, such that: (a) any hazards to people or property are avoided; (b) any earthworks are minimised; (c) the retention of natural drainage lines is maximised; (d) the retention of existing vegetation and biodiversity values is maximised; (e) damage or disruption to sewer, stormwater and water infrastructure is avoided; and (f) there is adequate buffering, screening or separation to adjoining development		The shed is located near the existing driveway entrance and retains the existing landscaping. Retaining walls are only a maximum of 1m in height and are not visible from the road frontage.
Precincts		
PO ₁₃ Development in the 100ha Precinct: (a) does not involve the creation of additional lots smaller than 100ha; (b) maintains the productive capacity of the land; and (c) maintains the natural and scenic landscape values of the land.	No acceptable outcome is nominated.	Will comply.
PO ₁₄ Development in the 200ha Precinct: (a) does not involve the creation of additional lots smaller than 200ha; (b) maintains the productive capacity of the land; and (c) maintains the natural and landscape values of the land.	No acceptable outcome is nominated.	N/A

9.4.7 Works and Services Code

9.4.7.1 Application

(1) This code applies to assessable development identified as requiring assessment against the Works and Services Code by the categories of development and assessment tables in Part 5 – Tables of Assessment

9.4.7.2 Purpose

(1) The purpose of the Works and Services Code is to ensure development is provided with a level of infrastructure which supports the achievement of ecological sustainability and maintains or enhances community health¹⁰⁴, safety and amenity.

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

- (a) premises are provided with an appropriate level of services to meet the demands of development;
- (b) the integrity of existing infrastructure is maintained;
- (c) access, parking, streets and pedestrian and cycle paths are provided to standards that ensure safe, convenient and efficient operation of movement networks;
- (d) risk to life and property is avoided;
- (e) development facilitates the efficient provision of infrastructure and use of resources;
- (f) whole of life cycle costs for infrastructure are minimised; and
- (g) the provision of infrastructure, services and utilities needed to service development does not detract from environmental values or from the desired character and amenity of the locality.

Comments

The proposed Brewery/Distillery will take place in the recently constructed purpose built shed and complements to existing approved Function Rooms.

Existing services are sufficient to provide for the proposed brewery/distillery use.

Suitable parking and pedestrian paths are already established for the Preston manor Function Rooms.

The existing amenity will not be changed.

9.4.7.3 Requirements for accepted development and assessment benchmarks for assessable development

Table 9.4.7:1 – Works and Services Code – Requirements for accepted development and assessment benchmarks for assessable development

Performance Outcomes	Acceptable Outcomes	Compliance Statement
Utilities		
PO ₁ A water supply is provided that is adequate for the current and future needs of the intended use	AO_{1.1} Where within a water supply area, the development is connected to Council's reticulated water supply system in accordance with <i>SC6.3 PSP No. 3 Engineering Standards – Water and Wastewater Infrastructure</i>. OR AO_{1.2} Where not in a water supply area, the development is provided with an on site water supply in accordance with <i>SC6.3 PSP No. 3 Engineering Standards – Water and Wastewater Infrastructure</i>. AO_{1.3} Water supply systems and connections are designed and constructed in accordance with <i>SC6.3 PSP No. 3 Engineering Standards – Water and Wastewater Infrastructure</i>.	Will comply with AO1.2
PO ₂ Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.	AO_{2.1} Where within a wastewater area, the development is connected to the Council's reticulated wastewater system in accordance with <i>SC6.3 PSP No. 3 Engineering Standards – Water and Wastewater Infrastructure</i>. OR AO_{2.2} Where not within a wastewater area, on-site waste water treatment and disposal is provided which complies with <i>SC6.3 PSP No. 3 Engineering Standards – Water and Wastewater Infrastructure</i>. AO_{2.3} Waste water systems and connections are designed and constructed in accordance with <i>SC6.3 PSP No. 3 Engineering Standards – Water and Wastewater Infrastructure</i>.	N/A Will comply with AO2.2 The wastewater from the brewing/ distillery process will be collected in a 4.8kL tank and will be pumped out by a licenced wastewater contractor as necessary.

PO ₃ The development is equipped with an adequate energy supply approved by and installed in accordance with the standards of the relevant energy regulatory authority.	AO _{3.1} Premises are connected to an electricity supply approved by the relevant energy regulatory authority.	Will comply with P03.1. Energex have recently upgraded the power supply for the brewery/distillation processes.
PO ₄ Premises are connected to a telecommunications service approved by the relevant telecommunication regulatory authority.	AO _{4.1} The development is connected to telecommunications infrastructure in accordance with the standards of the relevant regulatory authority.	There is an existing satellite telecommunications service available.
PO ₅ Provision is made for future telecommunications services (e.g. fibre optic cable).	AO _{5.1} Conduits are provided in accordance with <i>SC6.2 PSP No.2 Engineering Standards – Roads and Drainage Infrastructure</i> . ¹⁰⁵	N/A
PO ₆ Development near utility services does not: (a) adversely affect the function of the service; or (b) place an additional load on the service; and (c) protects the infrastructure from physical damage; and (d) allows ongoing necessary access for maintenance purposes	AO _{6.1} Setbacks and loadings comply with <i>the Queensland Development Code QDC MP1.4</i> . ¹⁰⁶	Will comply with AO6.1.
PO ₇ Infrastructure is integrated with and efficiently extends existing networks	No acceptable outcome is nominated	The existing power supply has already been upgraded.
PO ₈ Water meter/s are installed and located for easy access by the relevant authority	AO _{8.1} Water meter/s are installed in accordance with <i>SC6.3 PSP No. 3 Engineering Standards – Water and Wastewater Infrastructure</i> . ¹⁰⁷	N/A
Movement networks		
PO ₉ Premises are provided with the following works along the full extent of the road frontage and to a	AO _{9.1} Design and construction of external road works are undertaken in accordance with <i>SC6.2 PSP No. 2 Engineering Standards – Roads and Drainage Infrastructure</i> .	N/A

standard that is appropriate to the function of the road and the character of the locality: (a) appropriate roadway treatment; (b) appropriate pavement edging (including kerb and channel); (c) safe vehicular access; (d) safe footpaths and bikeways; (e) street scaping or street tree planting; (f) stormwater drainage; and (g) street lighting systems.	AO _{9.2} Footpaths and bikeways are provided in accordance with the <i>Austrroads Guide to Road Design – Part 6A: Pedestrian and Cyclist Paths (Austrroads 2009m)</i> .	The existing road is suitable for the proposed Brewery/ Distillery purposes. N/A
PO ₁₀ Provision is made in the road reserve for street scaping, pedestrians and cyclists in a manner consistent with: (a) the current and projected level of usage; (b) the desired streetscape character; and (c) activities which are anticipated to occur within the verge.	AO _{10.1} Street scaping works, footpaths and cycle paths are provided in accordance with <i>PSP No. 2 Engineering Standards – Roads and Drainage Infrastructure</i> . AO _{10.2} Footpaths and bikeways are provided in accordance with the <i>Austrroads Guide to Road Design – Part 6A: Pedestrian and Cyclist Paths (Austrroads 2009m)</i> .	N/A
PO ₁₁ Parking areas are constructed in a manner that is sufficiently durable for the intended function, maintains all-weather access and ensures the safe passage of vehicles, pedestrians and cyclists.	AO _{11.1} Parking area design and construction is undertaken in accordance with the Transport, Access and Parking Code.	Will comply. There are 19 car parks provided as required for the Function Centre. The Brewery/ Distillery would normally require an additional 5 car parks. However, it is proposed that the existing car park will be used for the Brewery/Distillery at times when there is no function being held.
PO ₁₂ Movement networks can be easily and efficiently maintained.	AO _{12.1} Infrastructure is provided in accordance with <i>SC6.2 PSP No. 2 Engineering Standards – Roads and Drainage Infrastructure</i> .	N/A The existing network is adequate to cater for the proposed use.

Vehicular Access -Non residential

PO₁₃ Non-residential vehicular access arrangements to a public roadway, including driveway crossovers: (a) are safe and do not compromise the efficiency, function, convenience of use or capacity of the road network; (b) are located and designed to: (i) avoid damage to utility services, pathways, krebs, road pavement and seal and other council/public infrastructure; (ii) prevent conflict between vehicles and cyclists and pedestrians; and (iii) avoid damage to existing street trees and retain space for the future planting of street trees within the verge. (c) minimise the number of vehicular access per site to avoid the loss of on-street carparking spaces, and are appropriately separated from other vehicular accesses and side property boundaries to prevent interference with: (i) the safety, capacity and operations of the existing or planned road network; (ii) any existing vehicular accesses; (iii) adjoining properties; and (iv) cycleways or pedestrian footpaths and their users. (d) protect the amenity of premises in the vicinity and surrounding streetscape by: (i) use of materials which integrate with the streetscape (e.g. existing crossovers and driveways, etc); (ii) minimising the width and grade of the access; and (iii) minimising impacts on the appearance of the streetscape by retaining existing vegetation, including approved landscaping.	AO_{13.1} Non-residential vehicular access and driveway crossovers to a public road are not: (a) an additional site/property access; (b) to a State-controlled Road or a road with bluestone kerbing; (c) within 25m of a signalised road intersection; (d) within 20m of an unsignalised road intersection in a Commercial or Industrial Area; (e) within 10m of an unsignalised road intersection in a Community, Residential, Rural or Other Area; (f) for a lot with a frontage of 10m or less; (g) within 1m of any infrastructure, including street signage, power poles, street lights, manholes, stormwater gully pits, or other Council/public utility asset; and (h) within the Tree Protection Zone, as defined by <i>Australian Standard 4970-2009</i>. <i>Note: An additional site access is considered to be more than one site access.</i> AO_{13.2} Non-residential vehicular access and driveway crossovers: (a) do not require the modification, relocation, or removal of any existing infrastructure (e.g. street trees, fire hydrants, water meters, manholes or stormwater gully pits); (b) do not affect or are not adjacent to a traffic island, speed control device, car parking bay, bus stop, or other structure within the road reserve; (c) do not require removal or modification of any existing kerbing, traffic island, speed control device, car parking bay, loading bay, bus stop, or other structure within the road reserve; (d) do not require any change to existing footpath/verge profiles, including table drains (where relevant); (e) do not have access restricted by an access restriction strip or link reserve; (f) do not access an unformed or unkerbed road; (g) are constructed from reinforced concrete; (h) are perpendicular to the road edge; (i) retain space for the planting of street trees at a minimum rate of one (1) per lot frontage; and (j) are provided in accordance with the <i>Australian Standard AS 2890.1 – Off Street Car Parking</i> and <i>Australian Standard AS</i>	Will comply. Preston Boundary Road is not a State Controlled Road. The existing access is visible and well known. The brewery/distillery will use the same access as the Preston Manor Function Centre. There is also an informal access to the north that has been used during construction of the retaining walls and shed, but this is not needed in the long term operation of the use and does not form part of the application.
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	2890.2 (where relevant), the relevant standard drawing in SC6.2 PSP No. 2 Engineering Standards – Roads and Drainage Infrastructure and Australian Standard AS 4970-2009 – Protection of Trees on Development Sites.	
Vehicular Access- Residential		
PO14	AO14	N/A
Earthworks and Retaining Walls		
PO15 Earthworks result in stable landforms and structures.	AO15.1 Earthworks and the construction of retaining walls and batters are undertaken in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	Will comply with PO15. Retaining walls are a maximum of 1m high and have been approved in conjunction with the Building Approval
PO16 Earthworks do not result in the contamination of land or water and avoid risk to people and property.	AO16.1 Earthworks are undertaken in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	Will comply.
PO17 Earthworks are undertaken in a manner that: (a) maintains natural landforms; (b) minimises height of retaining walls and batter faces; (c) does not unduly impact on the amenity or privacy for occupants of the site or on adjoining land; and (d) does not unduly impact on the amenity of the streetscape.	AO17.1 Earthworks and the construction of retaining walls and batters are undertaken in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	Will comply.
PO18 Earthworks do not create or worsen any flooding or drainage problems on the site or on neighbouring properties.	AO18.1 Earthworks and the construction of retaining walls and batters are undertaken in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	Will comply.
PO19 Earthworks do not prevent access or create difficult access to the property.	AO19.1 Earthworks and the construction of retaining walls and batters ensure driveways can be provided in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	

PO ₂₀ Earthworks do not cause a significant impact on the amenity of the locality or along routes taken to transport material as a result of truck volumes, dust or noise.	AO _{20.1} Earthworks are undertaken in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	Will comply.
PO ₂₁ The transportation of material minimises adverse impact on the road system.	AO _{21.1} Material is transported in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	Will comply.
Waste Management		
PO ₂₂ Where relevant, the development is capable of providing for the storage, collection, treatment and disposal of trade waste ¹¹¹ such that: (a) off-site releases of contaminants do not occur; (b) the health and safety of people and the environment are protected; and (c) the performance of the wastewater system is not put at risk.	No acceptable outcome is nominated.	Will comply.
PO ₂₃ Appropriate refuse container storage areas are provided which are: (a) in a building or enclosing structure or screened from public view; (b) of adequate size to accommodate the expected amount of refuse to be generated by the use; (c) in a position that is conveniently accessible for collection; and (d) able to be kept in a clean state at all times.	AO _{23.1} Refuse container storage areas are provided which: (a) are in a building, outbuilding or other enclosed structure, or otherwise screened from public view, by a minimum 1.5 m high solid fence or wall or dense vegetation; (b) are provided with an imperviously sealed pad, on which to stand the bin(s), that is drained to an approved waste disposal system; (c) are within normal hose length of a hose cock; (d) are large enough to accommodate at least one (1) standard sized container per dwelling and, in commercial and industrial premises, one (1) or more industrial bins of a size appropriate to the nature and scale of use; and (e) are situated not closer than 6m to a road or 2m to any site boundary. AO _{23.2} On sites greater than 2,000m ² in area, provision is made for refuse collection vehicles to access the collection area and to enter and leave the site in a forward direction without having to make more than a 3-point turn. ¹¹² AO _{23.3} For multiple dwelling and retirement facility, container storage areas are located not more than 50m from any dwelling.	Will comply. All solid waste (spent grain) will be stored inside the shed and transported to local piggeries as required. Regular cleaning will occur to maintain hygienic conditions.
Where the use is non-residential and generates recyclable waste, provision is made for conveniently located recycling bins on the	No acceptable outcome is nominated.	N/A



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Toowoomba Planning Scheme v29

Works Code

premises, including in the refuse container storage area.		
Construction Management		
PO ₂₅ Work is undertaken in a manner which minimises adverse impacts on vegetation that is to be retained.	AO _{25.1} Works include, at a minimum: (a) installation of protective fencing around retained vegetation during construction; (b) erection of advisory signage; (c) no disturbance, due to earthworks or storage of plant, materials and equipment, of ground level and soils below the canopy of any retained vegetation; and (d) removal from the site of all declared noxious weeds and environmental weeds.	The building works have already been undertaken and the landscaping has been restored to pre-development conditions.
PO ₂₆ Work is undertaken in a manner which does not cause unacceptable impacts on surrounding areas as a result of dust, odour, noise or lighting.	AO _{26.1} Construction is undertaken in accordance with the Environmental Standards Code.	Will comply.
PO ₂₇ While undertaking development works, the site and adjoining road are maintained in a tidy, safe and hygienic manner.	AO _{27.1} Construction is undertaken in accordance with the Environmental Standards Code.	Will comply.
PO ₂₈ Traffic, parking and delivery of construction materials generated during construction are managed to minimise impact on the amenity of the surrounding area and to manage the safety of pedestrians, cyclists and motorists.	AO _{28.1} Construction is undertaken in accordance with the Environmental Standards Code.	Will comply.
PO ₂₉ Council and state infrastructure is not damaged by construction activities.	AO _{29.1} Construction, alterations and any repairs to infrastructure is undertaken in accordance with the <i>SC6.2 PSP No.2 Engineering Standards – Roads and Drainage Infrastructure, Queensland Development Code QDC MP1.4, and, where applicable, in consultation with the relevant service authority.</i> ¹¹³ AO _{29.2} Construction, alterations and any repairs to State-controlled roads and rail corridors are undertaken in accordance with the <i>Transport Infrastructure Act 1994</i> .	Will comply.