



# Planning Scheme Policy for **The Branyan Local Plan Area**

Bundaberg Regional Council  
Planning Scheme 2015 (Version 6.3)

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## Contents of Schedule SC6.8

<b>SC6.8</b>	<b>Planning scheme policy for the Branyan local plan area .....</b>	<b>S6.8-1</b>
SC6.8.1	Purpose.....	S6.8-1
SC6.8.2	Application.....	S6.8-1
SC6.8.3	How to read this policy .....	S6.8-1
SC6.8.4	Site Description .....	S6.8-1
SC6.8.5	Background and Context.....	S6.8-2
SC6.8.6	Branyan area local plan code.....	S6.8-3
SC6.8.6.1	Purpose and overall outcomes .....	S6.8-3
SC6.8.6.2	Specific benchmarks for assessment .....	S6.8-5

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## SC6.8 Planning scheme policy for the Branyan local plan area

### SC6.8.1 Purpose

The purpose of this planning scheme policy is to provide:

- (a) a local structure planning framework for the Branyan local plan area;
- (b) outcomes (assessment benchmarks) to guide future development within the Branyan local plan area;
- (c) alternative outcomes acceptable to Council that satisfy the **Desired standards of service** nominated within **Part 4 (Local government infrastructure plan)**.

### SC6.8.2 Application

This planning scheme policy applies to assessable development on land within the Branyan local plan area as identified in **Figure 6.8.1 (Branyan local plan area)**. The local plan area is broadly bounded by Branyan Drive, Sutherland Road, Cummins Road, Samuels Road, Childers Road (Isis Highway), Bonna Road and Bartholdt Drive.

This planning scheme policy provides a local structure planning framework for the Emerging community zoned land at Branyan, designated as a Major urban expansion area on **Strategic Framework Map SFM-001 (Settlement pattern elements)** and an Identified growth area under the Settlement pattern theme within **Part 3 (Strategic framework)** of the planning scheme.

**Figure 6.8.2 (Branyan structure plan concept)** provides an overall plan for the settlement pattern, including land use, movement networks, environmental and open space networks, buffering and separation, and infrastructure delivery for the local plan area.

This planning scheme policy is intended to allow development to demonstrate compliance with assessment benchmarks contained within the **Emerging community zone code**, including performance outcome PO1 and overall outcomes (c) and (d), by complying with the outcomes (assessment benchmarks) set out in **Section 6.8.6 (Branyan area local plan code)**, among other applicable assessment benchmarks.

### SC6.8.3 How to read this policy

This planning scheme policy:

- (1) provides guidance for the future development of the Emerging community zoned land at Branyan broadly bounded by Branyan Drive, Sutherland Road, Cummins Road, Samuels Road, Childers Road, Bonna Road and Bartholdt Drive;
- (2) is supported by local planning for the Branyan local plan area which provides strategic outcomes for the logical, coordinated, and efficient delivery of future urban development in Branyan.

Assessment benchmarks for development are contained within **SC6.8.6 (Branyan area local plan code)** of this planning scheme policy, comprising the following:

- (a) the purpose of the local plan code;
- (b) the overall outcomes that achieve the purpose of the local plan code;
- (c) the performance outcomes that achieve the overall outcomes of the local plan code; and
- (d) the acceptable outcomes that achieve the performance outcomes of the local plan code.

### SC6.8.4 Site Description

This policy applies to the Emerging community zoned land in Branyan in the area broadly bounded by Branyan Drive, Sutherland Road, Cummins Road, Samuels Road, Childers Road, Bonna Road and Bartholdt Drive, as shown in **Figure 6.8.1 (Branyan local plan area)**.

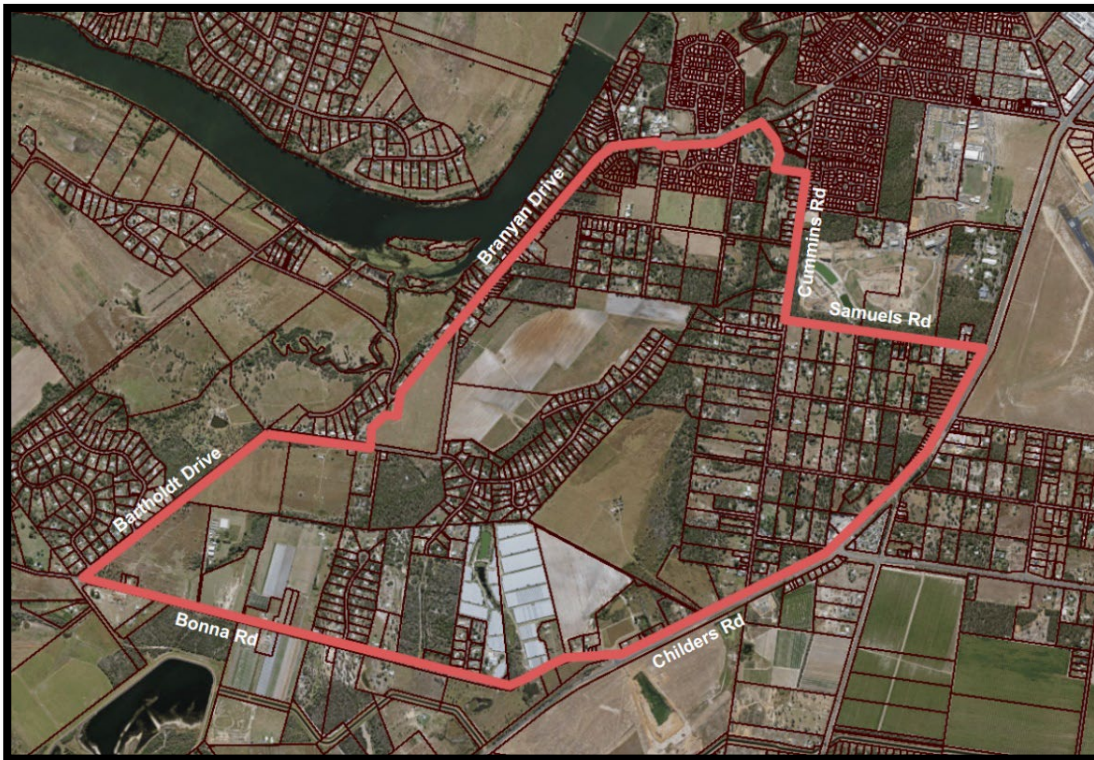
The Branyan local plan area comprises approximately 820 hectares of land. Branyan is currently characterised by a mix of rural, rural residential, urban residential, and industrial

activities. This mix of land uses influences planning for the area, including the sequencing of development and the provision of urban infrastructure. Branyan also includes areas of environmental significance and experiences flooding impacts associated with the Burnett River and McCoys Creek. The Isis Highway (Childers Road), being a State-controlled road, forms the south-eastern boundary of the local plan area, serving an important function as the main entrance into Bundaberg.

To the north and east, surrounding land comprises community facilities including Branyan Road State School, Branyan Water Treatment Plant, Bundaberg Recreational Precinct, Bundaberg (University Drive) Waste Management Facility, Central Queensland University, Bundaberg RSPCA and the Bundaberg Regional Airport. Further to the north-east, land uses predominantly comprise residential development, industry and commercial land, and the Sugarland major activity centre. To the south and west of the local plan area surrounding land includes rural zoned land used for agricultural pursuits, as well as rural residential zoned land used for large lot residential activities (e.g., Parklands Estate, Kentucky Bluegrass). A gas pipeline and Sunwater channel and associated infrastructure are located south of Bonna Road and Childers Road.

The local plan area is identified as a Major urban expansion area on **Strategic Framework Map SFM-001 (settlement pattern elements)** of the planning scheme, earmarked to accommodate future urban growth.

**Figure 6.8.1 Branyan local plan area**



### SC6.8.5 Background and Context

Council has undertaken local structure planning for the Branyan local plan area. The necessity for local planning originated within the Bundaberg Regional Council Planning Scheme, adopted in 2015, which identifies at section 3.3.6 (Element 5 – Identified growth areas) of **Part 3 (Strategic Framework)** that the Branyan identified growth area is not to be developed for urban purposes until local structure planning has been undertaken by Council. The Emerging community zone has also served to protect the area from premature and unplanned development until this local area planning has been undertaken by Council.

This local plan responds to increased development activity in the area in recent years, addresses site specific challenges and constraints, and seeks to provide certainty for residents, landowners, and developers regarding the future planning direction of the locality.

The Branyan local plan was prepared in conjunction with trunk infrastructure planning undertaken for the area and provides strategic recommendations for the logical, coordinated, and efficient delivery of future urban development in Branyan. The local plan seeks to ensure that development proceeds in a coordinated manner with appropriate infrastructure and services in place, while protecting existing land uses and environmental features.

Given that most of the local plan area is not currently serviced by water and sewerage infrastructure, it is expected that the larger landholdings in the northern part of the local plan area, and to the east and west of Arcadia Park, will accommodate the majority of urban growth in the local plan area in the short to medium term.

This planning scheme policy provides an interim response to incorporate policy outcomes from the local plan until the necessary amendments have been made to the planning scheme and local government infrastructure plan.

## **SC6.8.6 Branyan area local plan code**

### **SC6.8.6.1 Purpose and overall outcomes**

- (1) The purpose of the Branyan area local plan code is to provide for the logical, orderly, efficient and sustainable development of the Branyan local plan area in a manner that: -
  - (a) facilitates the creation of complete and vibrant communities comprising of interconnected residential neighbourhoods and supporting local services, community facilities and open space; and
  - (b) ensures that the pattern of settlement, land use composition and configuration of movement networks and other major infrastructure and open space corridors appropriately reflects local area structure planning undertaken by the Council.
- (2) The purpose of the Branyan area local plan code will be achieved through the following overall outcomes: -
  - (a) development for urban purposes occurs only in areas identified for urban development so as to protect the natural environment, preserve areas of open space, minimise impact on economic resources, avoid highly constrained land and provide for the efficient provision of infrastructure and services;
  - (b) development maintains and protects significant natural features and landscape values in the Branyan local plan area, including the Burnett River, surrounding areas of rural landscape character, the natural path of defined watercourses and areas of environmental significance (including corridors of remnant vegetation and habitat);
  - (c) development provides for the establishment of a functional and integrated movement network to efficiently and effectively service the Branyan local plan area;
  - (d) development provides for a high level of integration between the open space networks and the pedestrian and bicycle path network;
  - (e) development supports the establishment of a series of well-located neighbourhood centres at strategic locations throughout the Branyan local plan area as required to satisfy community need;
  - (f) development provides for any new activity centres to establish as vibrant, mixed use places with both residential and non-residential activities appropriate to their role and location, and displaying high quality architecture, urban design and landscaping;
  - (g) development provides for specialised activity centres to establish along Childers Road in the vicinity Samuels Road and south of Norgrove Road, comprising:
    - (i) a range of business and low impact industry uses that require high levels of visibility and accessibility to major roads; and
    - (ii) limited residential uses, including short-term accommodation and student accommodation, may establish in close proximity to CQUniversity, and the Bundaberg Recreational Precinct, where it can be demonstrated that the residential use will not be adversely affected by noise and other emissions from the Bundaberg (University Drive) Waste Management Facility;

- (h) development in the neighbourhood activity centres and specialised activity centres:
  - (i) has a predominantly low-rise built form that is compatible with, and is sympathetic to, the existing and intended scale and character of the surrounding area;
  - (ii) incorporates a high standard of architecture, urban design and landscaping which makes a positive contribution to the streetscape; and
  - (iii) does not provide for higher order or other retail facilities better suited to establishing within an activity centre such as the principal activity centre (Bundaberg CBD) or the major activity centre (Sugarland shopping centre and environs);
- (i) medium density residential development is well-located relative to: -
  - (i) existing and planned activity centres, community facilities and/or transport nodes; and
  - (ii) higher order elements of the road network;
- (j) residential development: -
  - (i) has a low-rise built form that is compatible with, and is sympathetic to, the existing and intended scale and character of the surrounding area;
  - (ii) provides for a variety of housing types and lot sizes that reflect and cater for a range of housing needs and price points;
  - (iii) is designed and located in a manner which makes a positive contribution to the streetscape and maintains a high level of residential amenity; and
  - (iv) has a layout and design which responds to and protects significant environmental features on the site;
- (k) environmental and open space areas are maintained in the local plan area to provide for the protection and enhancement of natural landscape and scenic amenity values;
- (l) development provides for an integrated environmental open space network incorporating watercourses, wetlands and remnant vegetation to provide low impact recreational experiences in addition to habitat protection, rehabilitation, wildlife movement, maintenance of riverine and watercourse processes, flood conveyance and landscape protection functions;
- (m) rural residential development is limited to identified large lot precincts, and: -
  - (i) maintains the residential density of pre-existing rural residential lots within the 'large lot (existing rural residential) precinct', to preserve the local character and amenity of these established neighbourhoods; and
  - (ii) provides for lifestyle blocks on land south of Tranquil Avenue as identified within the 'large lot (rural residential) precinct', designed to respond to and protect significant existing vegetation in the area;
- (n) appropriate physical separation, landscape buffering and/or acoustic attenuation is provided within the local plan area to minimise land use conflicts, maintain residential amenity and protect landscape character values, with a particular focus on: -
  - (i) maintaining the long-term productive use of agricultural land surrounding the Branyan local plan area, and the short to medium term productive use of agricultural land within the Branyan local plan area;
  - (ii) ensuring the ongoing operation of the Bundaberg (University Drive) Waste Management Facility and existing non-residential uses within and adjoining the local plan area, including the crematorium on Cummins Road and industry uses on Childers Road;
  - (iii) protecting the residential amenity of established rural residential neighbourhoods at the interface with future urban residential development; and
  - (iv) protecting the visual and acoustic amenity of urban areas adjoining major roads and other conflicting land uses within the Branyan local plan area;



- (o) future investigation areas are protected from inappropriate land uses and fragmentation pending further investigation by Council into the suitability of the land for urban development, and further infrastructure planning.

### SC6.8.6.2 Specific benchmarks for assessment

Table 6.8.6.2.1 Benchmarks for assessable development

Performance outcomes	Acceptable outcomes
<b>Pattern of settlement and land use structure</b>	
<p><b>PO1</b> The pattern of settlement and land use structure: -</p> <ul style="list-style-type: none"> <li>(a) appropriately responds to structure planning undertaken by the Council;</li> <li>(b) provides for the growth area to be developed as a series of high quality, interconnected residential neighbourhoods offering a diverse mix of generally low to medium density accommodation ranging from dwelling houses on conventional and smaller lot sizes to appropriately located multi-unit residential development in various configurations;</li> <li>(c) occurs in a logical sequence that ensures the timely and efficient use of land and provision of infrastructure;</li> <li>(d) avoids environmentally significant areas, and areas subject to an unacceptable risk from natural hazards;</li> <li>(e) preserves significant natural features and landscape values including the Burnett River, surrounding areas of rural landscape character, the natural path of defined watercourses (i.e., McCoys Creek and its tributaries) and areas of environmental significance (including corridors of remnant vegetation and habitat); and</li> <li>(f) incorporates adequate buffering and separation between incompatible land uses.</li> </ul>	<p><b>AO1</b> <i>In partial fulfilment only of Performance outcome PO1: -</i></p> <p>Development conforms to a pattern of settlement and land use structure that is generally in accordance with the structure planning elements identified on <b>Figure 6.8.2 (Branyan structure plan concept)</b>.</p>
<b>Movement network</b>	
<p><b>PO2</b> Development supports the establishment of an efficient, functional and integrated movement network that: -</p> <ul style="list-style-type: none"> <li>(a) strengthens road and other connections internally within the Branyan local plan area and externally to the established Bundaberg settlement pattern;</li> <li>(b) improves north-south connections, with a particular focus on the extension of Penny Lane for improving local connectivity between existing and proposed residential neighbourhoods;</li> <li>(c) improves east-west connections, with a particular focus on providing a connection across McCoys Creek (between Penny Lane and Cummins Road), carefully located and designed so as to minimise the need for vegetation clearing, impacts on existing dwellings and other improvements on the land, and potential impacts on the environmental values and flood conveyance functions of McCoys Creek;</li> <li>(d) provides for improved local connectivity between Bonna Road and Cummins Road;</li> <li>(e) provides for traffic from the southern and western parts of the growth area to be distributed between Cummins Road, Norgrove</li> </ul>	<p><b>AO2</b> <i>In partial fulfilment only of Performance outcome PO2: -</i></p> <p>Development provides for the major transport infrastructure networks in a configuration generally in accordance with <b>Figure 6.8.2 (Branyan structure plan concept)</b>.</p>

Schedule 6 – Planning Scheme Policies

Performance outcomes	Acceptable outcomes
<p>Road and Samuels Road, with these roads (and associated intersections) managed and upgraded as part of development to maintain and balance traffic safety and residential amenity, pending further investigations into a potential future four-way intersection at Childers Road/ Ring Road/ Von Deest Street;</p> <p>(f) protects the amenity of the existing rural residential neighbourhood in the vicinity of Arcadia Park through the following measures:</p> <ul style="list-style-type: none"> <li>(i) careful location and design of any extension of Tranquil Avenue south (towards Bonna Road);</li> <li>(ii) improvements to the alignment of the intersection at Bartholdt Drive and Arcadia Drive, restricting through traffic on Arcadia Drive;</li> </ul> <p>(g) contributes to the efficient and safe functioning of major roads by providing access to development via local roads;</p> <p>(h) promotes the use of pedestrian, cycle and public transport modes;</p> <p>(i) provides for safe and comfortable walking in accordance with the walkable neighbourhood provisions under the <i>Planning Regulation 2017</i>;</p> <p>(j) provides for convenient road and active transport (pedestrian and bicycle) connectivity between residential neighbourhoods, as well as to existing and planned activity centres, education establishments, community facilities and public open space;</p> <p>(k) provides for internal road and pedestrian connections along the linear network of open space comprising tributaries of McCoy's Creek; and</p> <p>(l) incorporates landscaping and other design measures to elicit and reinforce desired traffic speeds and driver behaviour, to enhance residential amenity and maintain a safe road environment for all road users.</p>	
<p><b>PO3</b> Direct access to major roads and collector roads that adjoin rural land is limited to ensure the safe and efficient movement of traffic and safe vehicle access.</p>	<p><b>AO3</b> <i>In partial fulfilment only of Performance outcome PO3: -</i></p> <p>No direct access is permitted to new residential lots from major roads (Childers Road) and collector roads that adjoin rural land (Bonna Road, Branyan Drive and Bartholdt Drive).</p>
<b>Activity centres</b>	
<p><b>PO4</b> New activity centres: -</p> <ul style="list-style-type: none"> <li>(a) are well-located relative to the catchments they are intended to serve and other existing or proposed centres;</li> <li>(b) are integrated with community facilities and the open space network wherever possible;</li> <li>(c) have high levels of accessibility to and from the higher order elements of the transport network;</li> <li>(d) perform a role and function and have an intensity and scale commensurate with demonstrated need; and</li> <li>(e) do not detrimentally impact on existing or approved activity centres.</li> </ul>	<p><b>AO4</b> <i>In partial fulfilment only of Performance outcome PO4: -</i></p> <p>Development provides for a network of activity centres with a function and location generally in accordance with <b>Figure 6.8.2 (Branyan structure plan concept)</b>.</p>

Performance outcomes	Acceptable outcomes
<p><b>PO5</b> Development ensures that any new activity centre: -</p> <ul style="list-style-type: none"> <li>(a) has a configuration and includes a range of uses that help create an active, vibrant centre and focal point for the community;</li> <li>(b) incorporates a high standard of architecture, urban design and landscaping that creates attractive and functional buildings, streets and places;</li> <li>(c) is compatible with the scale and intensity of existing or planned development in the neighbourhood; and</li> <li>(d) provides for active modes of transport including the provision of sheltered and comfortable spaces for pedestrians with footpaths, walkways and other public spaces adequately sheltered from excessive sunlight and inclement weather.</li> </ul>	<p><b>AO5</b> No acceptable outcome provided.</p>
<p><b>PO6</b> Neighbourhood activity centres provide small scale 'top up' shopping, local food and drink outlets, offices, community activities and other uses which directly support the basic convenience needs of an adjacent residential neighbourhood.</p>	<p><b>AO6</b> No acceptable outcome provided.</p>
<p><b>PO7</b> Neighbourhood activity centres may include permanent and short-term residential accommodation, provided that the residential accommodation forms part of a mixed use development with active (non-residential) frontages maintained at street level.</p>	<p><b>AO7</b> Residential uses in a neighbourhood activity centre are located above street level or to the rear of buildings with business uses provided at street level to provide active street frontages.</p>
<p><b>PO8</b> Development within a neighbourhood activity centre has maximum building height of:</p> <ul style="list-style-type: none"> <li>(a) 2 storeys for commercial development;</li> <li>(b) 3 storeys for mixed use development.</li> </ul>	<p><b>AO8</b> No acceptable outcome provided</p>
<b>Specialised activity centre</b>	
<p><b>PO9</b> Development provides for the establishment of a specialised activity centre:</p> <ul style="list-style-type: none"> <li>(a) near the intersection of Samuels Road and Childers Road; and</li> <li>(b) south of the intersection of Norgrove Road and Childers Road.</li> </ul>	<p><b>AO9</b> Development of a specialised activity centre is located generally in accordance with <b>Figure 6.8.2 (Branyan structure plan concept)</b>.</p> <p>Note—expansion of the specialised activity centre further along the Childers Road frontage to accommodate other commercial and large format development is not anticipated.</p>
<p><b>PO10</b> Development in the specialised activity centre provides for: -</p> <ul style="list-style-type: none"> <li>(a) a range of retail business uses predominantly in the form of showrooms, garden centres, hardware and trade supplies and outdoor sales that benefit from high levels of visibility and accessibility to Childers Road;</li> <li>(b) limited residential activities including short-term accommodation and student accommodation, subject to demonstrating that the development will not be adversely affected by noise and other emissions from the Bundaberg (University Drive) Waste Management Facility; and</li> <li>(c) other business uses including food and drink outlets and low-impact or service industry uses which because of their scale or characteristics</li> </ul>	<p><b>AO10</b> No acceptable outcome provided.</p>

Schedule 6 – Planning Scheme Policies

Performance outcomes	Acceptable outcomes
<p>may also be suited to establish within the centre.</p>	
<p><b>PO11</b> Development does not provide for higher order retail facilities such as supermarkets, department stores and discount department stores, to establish within the specialised activity centre.</p>	<p><b>AO11</b> No acceptable outcome provided.</p>
<p><b>PO12</b> Development in the specialised activity centre: - (a) has a maximum building height of 2 storeys and 11m; (b) provides an attractive street-front address and makes a positive contribution to the visual character of the area through high quality built form, urban design and landscaping treatments; and (c) does not adversely impact on the amenity of surrounding sensitive land uses, having regard to such matters as traffic, noise, lighting, waste, fumes, odours, hours of operation, privacy, overlooking and public health and safety.</p>	<p><b>AO12</b> No acceptable outcome provided.</p>
<b>Medium density residential development</b>	
<p><b>PO13</b> Medium density residential development: - (a) encourages and facilitates a compact land use pattern, increasing the number of people living close (i.e. predominantly within the primary walking catchment) to an existing or planned activity centre, community facility or public open space; and (b) is readily accessible to, and capable of being well-served by, public transport, bicycle and pedestrian routes.</p>	<p><b>AO13</b> Multi-unit residential uses and other medium density residential development: (a) occurs in the Medium density residential areas identified on <b>Figure 6.8.2 (Branyan structure plan concept)</b>; and (b) achieves a net residential density of not less than 30 equivalent dwellings per hectare, up to a maximum 50 equivalent dwellings per hectare.</p>
<p><b>PO14</b> Medium density residential development: - (a) provides for a range of housing types for smaller households such as integrated small lot housing, multiple dwellings (e.g., row or terrace housing, low-rise apartments / units) and retirement facilities; (b) has a maximum building height of 3 storeys and 11m; (c) is designed to complement the existing and intended character of the area, positively contribute to the streetscape and maintain a high level of residential amenity; and (d) is responsive to and protects existing natural environmental features of the site, such as established vegetation, waterways and overland flows.</p>	<p><b>AO14</b> No acceptable outcome provided.</p>
<b>Low density residential development</b>	
<p><b>PO15</b> Low density residential development: (a) provides for a compatible mix of low density residential activities such as dwelling houses and dual occupancy development; (b) may provide for other residential activities (other than a dwelling house or a dual occupancy) only where they are of a nature, scale and intensity that is consistent with the low density character of the locality, and have good access to public and active transport, employment, community facilities and public open space; and</p>	<p><b>AO15</b> Low density residential development: (a) occurs in the Low density residential areas identified on <b>Figure 6.8.2 (Branyan structure plan concept)</b>; (b) provides for a minimum lot size of 400m<sup>2</sup>; and (c) achieves a net residential density of not less than 10 equivalent dwellings per hectare, up to a maximum 25 equivalent dwellings per hectare.</p>

Performance outcomes	Acceptable outcomes
(c) provides for an attractive, open and relatively low density form of urban residential settlement that maintains a high level of residential amenity.	
<b>PO16</b> Low density residential development has a maximum building height of 2 storeys and 8.5m.	<b>AO16</b> No acceptable outcome provided.
<b>Rural residential development</b>	
<b>PO17</b> Rural residential development: (a) avoids further subdivision of land within the Large lot (existing rural residential) precinct so as to maintain and protect the existing character, amenity and residential density of established rural residential neighbourhoods; (b) where located within the Large lot (rural residential) precinct, development provides for large residential lots which cater for a mix of low density housing choices compatible with the large lot character and amenity of the area, drainage paths and other site constraints; and (c) provides adequate infrastructure, appropriate to the scale of development and applicable site constraints.	<b>AO17</b> Rural residential development is limited to the large lot residential areas identified on <b>Figure 6.8.2 (Branyan structure plan concept)</b> and achieves the following outcomes: - (a) where located within the Large lot (existing rural residential) precinct, development has a minimum lot size of 1ha; (b) where located within the Large lot (rural residential) precinct, development has a minimum lot size of 4000m <sup>2</sup> , except where it can be demonstrated that lots smaller than 4000m <sup>2</sup> (not less than 2000m <sup>2</sup> ) are warranted or appropriate having regard to lot design, site constraints and amenity outcomes, and provided that the development achieves an average lot size of not less than 4000m <sup>2</sup> ; and (c) each new lot is capable of accommodating a dwelling, associated outbuildings and effluent disposal areas (where on-site wastewater treatment and disposal is accepted), located outside and appropriately buffered from waterways, environmental areas and flood hazard areas.  Editor's note – the extent of stormwater drainage and/or environmental areas depicted in <b>Figure 6.8.2 (Branyan structure plan concept)</b> is indicative only. The exact extent of these areas is to be determined at the time of any development application.
<b>PO18</b> Rural residential development has a maximum building height of 2 storeys and 8.5m.	<b>AO18</b> No acceptable outcome provided.
<b>Other development</b>	
<b>PO19</b> Other forms of development not anticipated by this local plan may be supported if compliance with the following principles can be demonstrated: - (a) development does not interfere with the long-term expectations of the local plan or the logical rollout of urban infrastructure, including water, wastewater, stormwater drainage and roads; (b) development does not create unmanageable amenity conflicts, including visual amenity or the release of contaminants from a site; and (c) small-scale, non-residential activities that provide a local service may be acceptable in discrete locations.	<b>AO19</b> No acceptable outcome provided.
<b>Environmental, open space and stormwater drainage</b>	
<b>PO20</b> Development provides for an integrated environmental, open space and stormwater drainage network that: - (a) effectively protects and links major areas of open space and areas of environmental significance, including McCoys Creek and its	<b>AO20.1</b> Development provides for open space, stormwater drainage and / or environmental protection areas generally in accordance with <b>Figure 6.8.2 (Branyan structure plan concept)</b> .  Editor's note—the extent of the open space / environmental protection areas, including local flood and drainage affected

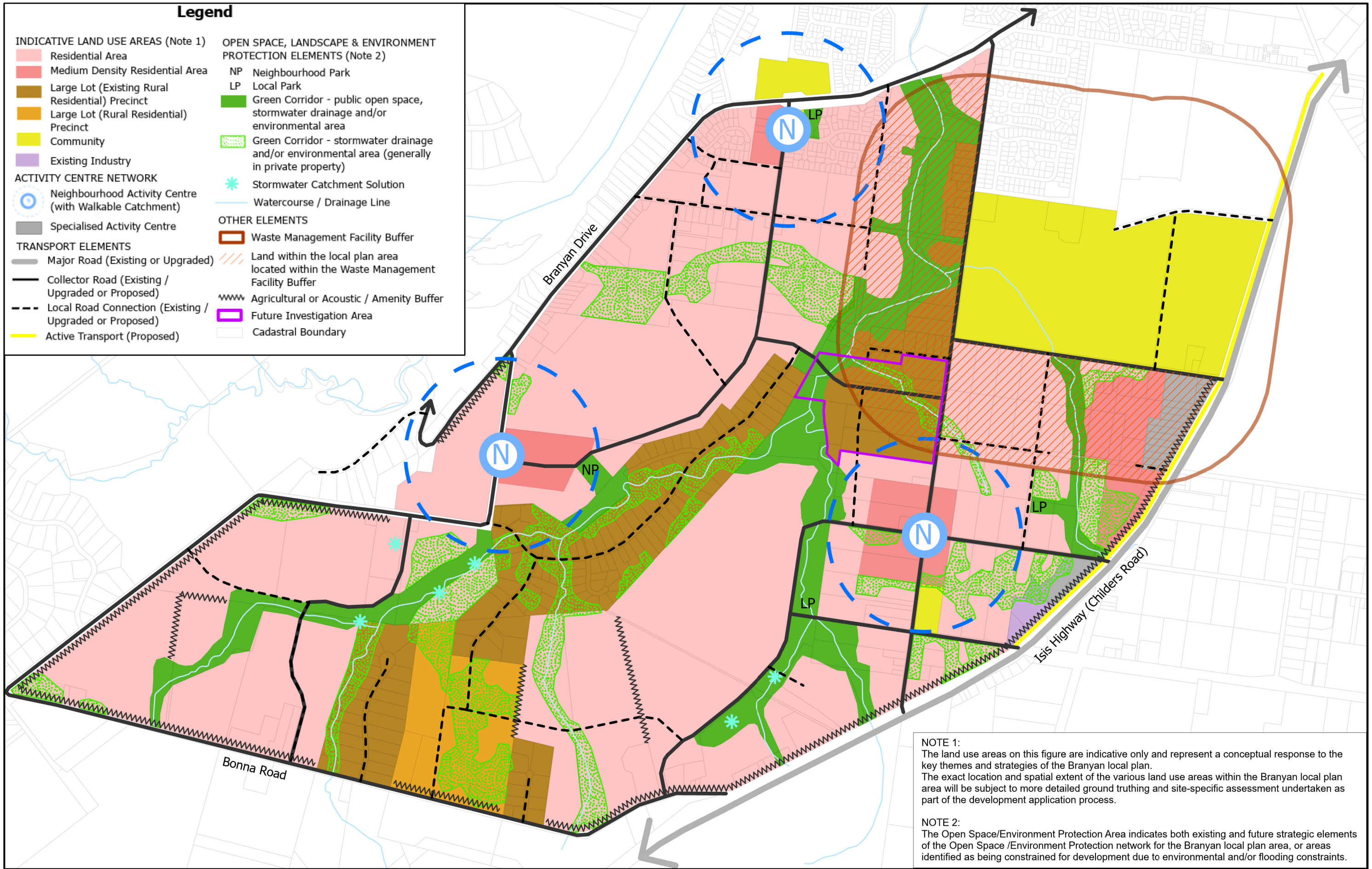
Schedule 6 – Planning Scheme Policies

Performance outcomes	Acceptable outcomes
<p>tributaries, native vegetation and wildlife habitat;</p> <p>(b) where practical, contributes to the multimodal pedestrian and cycling network;</p> <p>(c) accommodates and conveys major stormwater flows, flood events and drainage affected areas, with drainage infrastructure adopting naturalised solutions to improve water quality in McCoy's Creek and reduce on-going maintenance; and</p> <p>(d) contributes to the visual amenity and character of the urban landscapes.</p>	<p>areas, is indicative only and is to be determined at the time of any development application involving the affected land.</p> <p><b>AO20.2</b> The environmental and open space network, including watercourses, flowpaths and local flood and drainage affected areas, are protected from development to ensure the drainage and flood conveyance functions of the network are retained, and where practical: -</p> <p>(a) environmental values are retained, enhanced or restored to their natural state;</p> <p>(b) provide for a naturalised stormwater drainage solution that: -</p> <p>(i) locates and designs flood storage (detention) in the form of engaged flood plains, naturalised creeks or ephemeral wetlands, as determined by the size and type of treatment required, with cross functionality to offer effective stormwater quality treatment; and</p> <p>(ii) where required, provides appropriate and coordinated extents of fill within the floodplain to achieve affluxes both within, and external to, the site;</p> <p>(c) provides linear open space that contributes to the open space, pedestrian and cycling networks; and</p> <p>(d) where not required as part of the open space or pedestrian and cycle pathway networks, are retained in private ownership.</p> <p><b>AO20.3</b> Development: -</p> <p>(a) retains, regenerates and rehabilitates native vegetation within green corridors and other areas as identified within <b>Figure 6.8.2 (Branyan structure plan concept)</b>; and</p> <p>(b) where practicable, interfaces with, rather than turning its back on, designated green corridors to enhance the natural character of Branyan and maximise opportunities for high amenity pedestrian networks.</p> <p>Note—where designated as a green corridor (public open space, stormwater drainage and/or environmental protection area), the ongoing protection of these corridors (including any watercourse features) will be achieved through dedicating the land to Council for drainage and/or environmental purposes.</p> <p>Note—where designated as green corridor (stormwater drainage and / or environmental area in private property) the ongoing protection of these corridors (including any watercourse features) will generally be achieved through a drainage easement and/or environmental covenant over private land. Subject to more detailed consideration of a development application, and having regard to the particular location or nature of the development, Council may require the corridor/land to be dedicated to Council to provide for improved environmental, stormwater drainage, open space and/or active transport/ walkability outcomes.</p> <p>Editor's note – the Biodiversity areas overlay code includes assessment benchmarks for maintaining and improving ecological corridors and associated habitat extent.</p>
Future investigation area	
<p><b>PO21</b> Land within the Future investigation area:</p> <p>(a) is protected from fragmentation and inappropriate land uses that may compromise its potential longer-term use; and</p>	<p><b>AO21</b> No acceptable outcome provided.</p>

Performance outcomes	Acceptable outcomes
(b) is not developed for urban purposes until such time as further investigations into the suitability of the land for urban development and the location of the future east-west road connection has been undertaken by Council.	
<b>Buffering and separation</b>	
<p><b>PO22</b> Development incorporates adequate buffering and separation to major roads, collector roads that form a boundary to the local plan area and surrounding rural production areas so as to:-</p> <ul style="list-style-type: none"> <li>(a) protect the function of the road network;</li> <li>(b) protect the amenity and wellbeing of prospective residents and other sensitive receptors within the local plan area;</li> <li>(c) enhance roadside amenity and contribute to the visual amenity and character of the local plan area;</li> <li>(d) maintain the productive use of agricultural land classification (ALC) Class A and Class B land and Priority Agricultural Areas (PAAs); and</li> <li>(e) mitigate land use conflicts between rural activities and sensitive land uses.</li> </ul>	<p><b>AO22.1</b> In addition to any acoustic buffer treatments required for development adjacent to Childers Road (state-controlled road):</p> <ul style="list-style-type: none"> <li>(a) fencing fronting Childers Road, including any required acoustic fencing, is articulated and executed to a high standard; and</li> <li>(b) incorporates high quality landscaping between the fence and the road boundary.</li> </ul> <p><b>AO22.2</b> Development adjacent to Branyan Drive, Barthold Drive and Bonna Road (i.e., roads that form a boundary to the local plan area): -</p> <ul style="list-style-type: none"> <li>(a) provides an amenity buffer incorporating: <ul style="list-style-type: none"> <li>(i) fencing fronting the road which is articulated and executed to a high standard; and</li> <li>(ii) a landscaped area (including dense plantings) of at least 10 metres width provided between the road and any fencing;</li> </ul> </li> <li>(b) provides for any dwelling house (including any domestic outbuilding) to be setback at least 10 metres from the designated road boundary;</li> <li>(c) incorporates larger lots adjacent to the boundary road that are wider to ensure that the effectiveness of the buffer is not compromised by boundary fences, and to provide an appropriate interface with adjoining rural and rural residential land;</li> <li>(d) where adjacent to ALC Class A or B land, land identified as a Priority Agricultural Area within the Wide Bay Burnett Regional Plan 2023, other rural production areas or land that could foreseeably be used for agriculture, development provides agricultural buffers and separation areas to be designed, established, and maintained in accordance with the <b>Planning scheme policy for Agricultural buffers</b>.</li> </ul> <p><small>Note—Figure 6.8.2 (Branyan structure plan concept) identifies the indicative locations where agricultural or acoustic / amenity buffers will be required.</small></p>
<p><b>PO23</b> Development is appropriately staged and designed to ensure that land use conflicts are minimised between the proposed urban residential development and existing farming operations within the Branyan local plan area.</p>	<p><b>AO23</b> Where development abuts land used for agricultural purposes within the Branyan local plan area, temporary buffer treatments and separation areas are: -</p> <ul style="list-style-type: none"> <li>(a) designed, established and maintained in accordance with the <b>Planning scheme policy for Agricultural buffers</b>; and</li> <li>(b) designed such that the buffer may be extinguished and developed following the cessation of the adjoining agricultural activity.</li> </ul> <p><small>Editor's note – it is envisaged that the temporary buffer and separation area would form a stage of the urban development and would be conditioned accordingly by Council through the</small></p>

Performance outcomes	Acceptable outcomes
	<p>development approval that the stage that sits over the buffer area cannot be commenced until the adjoining agricultural activity is permanently ceased.</p> <p>Editor's note – the design of agricultural buffers and separation areas (including any additional mitigation areas) is to provide sufficient protection to ensure the ongoing operation of the berry farm at 86 Bonna Road, Branyan and the ginger farm / rural industry at 256 Bonna Road, Branyan (among other agricultural uses in the local plan area).</p>
<p><b>PO24</b> Development on land adjoining properties in the Large Lot (Existing Rural Residential) Precinct is located and designed to effectively manage the interface between new development and existing rural residential lots, so as to reduce impacts on the amenity and privacy of existing rural residential development.</p> <p>Note – management of the interface between new urban development and existing rural residential lots may include measures such as:</p> <ul style="list-style-type: none"> <li>a) appropriate fencing and landscaping treatments (e.g., landscaped amenity buffers); or</li> <li>b) incorporating larger, wider lots to reduce the number of lots immediately adjoining/ neighbouring existing rural residential lots.</li> </ul>	<p><b>AO24</b> No acceptable outcome provided.</p>
<p><b>PO25</b> Development within the buffer area for the Bundaberg (University Drive) Waste Management Facility:</p> <ul style="list-style-type: none"> <li>(a) does not adversely impact on the continued operation and maintenance of the waste management facility; and</li> <li>(b) residential activities and other sensitive land uses are not adversely affected by noise and other emissions from the waste management facility.</li> </ul> <p>Editor's note – the Council may require submission of an acoustic assessment report, prepared by a suitably qualified consultant to demonstrate compliance with this performance outcome and the assessment benchmarks for development within a waste management facility buffer within the Infrastructure overlay code.</p>	<p><b>AO25</b> <i>In partial fulfilment only of Performance outcome PO23: -</i></p> <p>Land located within the buffer area for the Bundaberg (University Drive) Waste Management Facility:</p> <ul style="list-style-type: none"> <li>(a) is protected from fragmentation, sensitive land uses and other development that would prejudice future development of the land for predominantly urban residential purposes, until such time as the facility reaches its design life and ceases operation;</li> <li>(b) once the waste management facility reaches its design life and ceases operation, development conforms to a settlement pattern and land use structure generally in accordance with <b>Figure 6.8.2 (Branyan structure plan concept)</b>.</li> </ul> <p>Editor's note – Assessment benchmarks for development within a waste management facility buffer are provided within the Infrastructure overlay code.</p> <p>Editor's note – the waste management facility buffer extent provided within <b>Figure 6.8.2 (Branyan structure plan concept)</b> is consistent with the buffer extent provided within (Schedule 2 – Mapping).</p>
<b>Infrastructure and services</b>	
<p><b>PO26</b> Development within the local plan area is connected to urban services, with the exception of rural residential development within the large lot precincts identified on <b>Figure 6.8.2 (Branyan structure plan concept)</b>.</p>	<p><b>AO26</b> No acceptable outcome provided.</p>
<p><b>PO27</b> Development does not adversely impact on the continued operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.</p>	<p><b>AO27</b> No acceptable outcome provided.</p>





Legend	
<b>INDICATIVE LAND USE AREAS (Note 1)</b>	
	Residential Area
	Medium Density Residential Area
	Large Lot (Existing Rural Residential) Precinct
	Large Lot (Rural Residential) Precinct
	Community
	Existing Industry
<b>ACTIVITY CENTRE NETWORK</b>	
	Neighbourhood Activity Centre (with Walkable Catchment)
	Specialised Activity Centre
<b>TRANSPORT ELEMENTS</b>	
	Major Road (Existing or Upgraded)
	Collector Road (Existing / Upgraded or Proposed)
	Local Road Connection (Existing / Upgraded or Proposed)
	Active Transport (Proposed)
<b>OPEN SPACE, LANDSCAPE &amp; ENVIRONMENT PROTECTION ELEMENTS (Note 2)</b>	
	NP Neighbourhood Park
	LP Local Park
	Green Corridor - public open space, stormwater drainage and/or environmental area
	Green Corridor - stormwater drainage and/or environmental area (generally in private property)
	Stormwater Catchment Solution
	Watercourse / Drainage Line
<b>OTHER ELEMENTS</b>	
	Waste Management Facility Buffer
	Land within the local plan area located within the Waste Management Facility Buffer
	Agricultural or Acoustic / Amenity Buffer
	Future Investigation Area
	Cadastral Boundary

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

**NOTE 2:**  
The Open Space/Environment Protection Area indicates both existing and future strategic elements of the Open Space /Environment Protection network for the Branyan local plan area, or areas identified as being constrained for development due to environmental and/or flooding constraints.



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**Figure 6.8.2**  
**(Branyan Structure Plan Concept)**  
Scale 1:15,000  
on A3 Sheet

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