Western Downs Property Report

The following report has been automatically generated to provide a general indication of development related information applying to the site.

For more information and to determine if the mapping overlays are applicable, refer to the Western Downs Planning Scheme 2017. This report is not intended to replace the need for carrying out a detailed assessment of Council and State controls or the need to seek your own professional advice on any town planning laws and other controls that may impact on the existing or intended use of the site address mentioned in this report. For further information please contact Council's Planning Department on 1300 COUNCIL (1300 268 624).

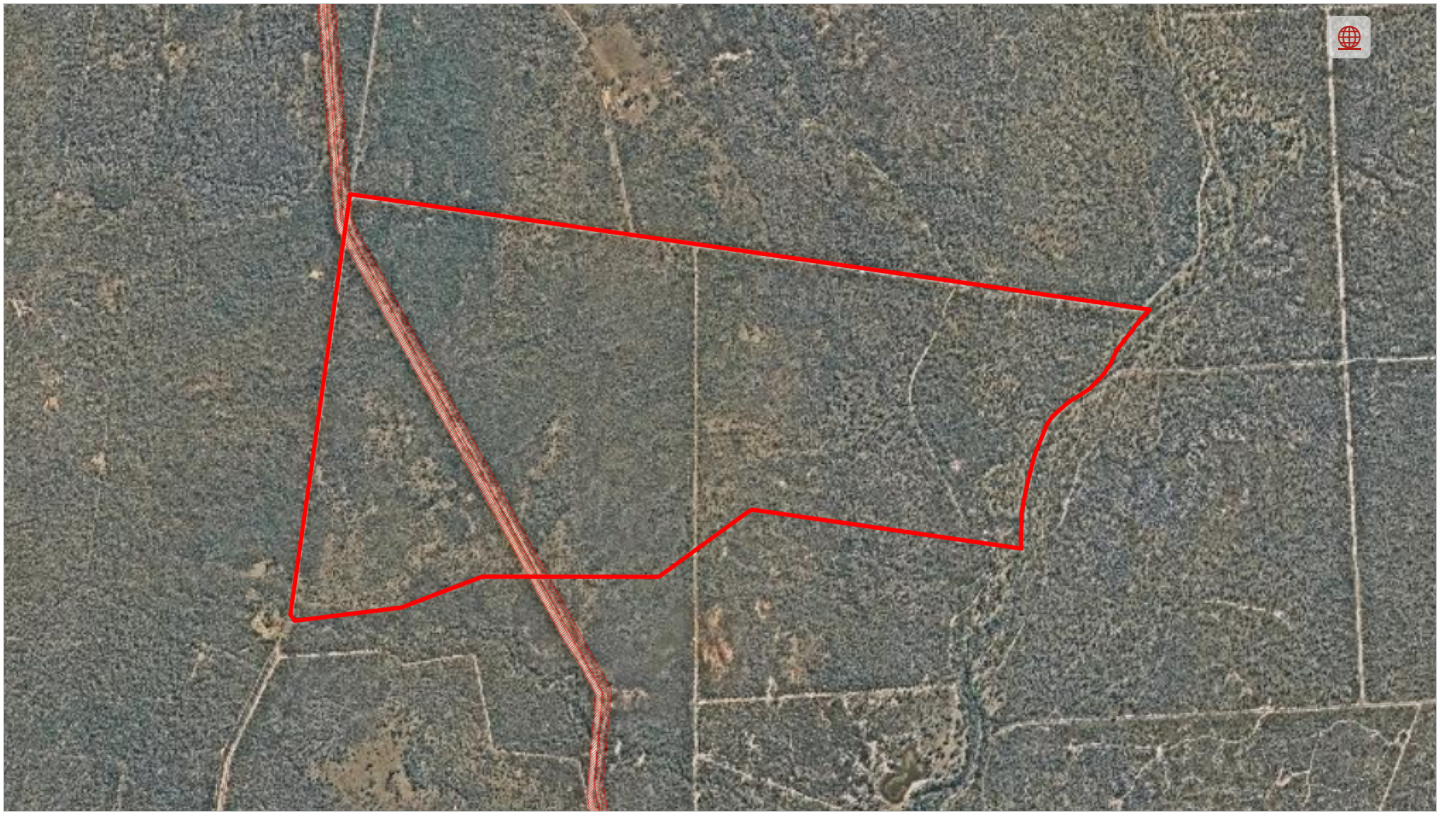
Visit Council's website to apply for an official property search or certificate
This report should not be relied upon where the reliance may result in loss, damage or injury. While every effort is taken to ensure the information in this report is accurate and up to date, Western Downs Regional Council makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs that may occur as a result of the report being inaccurate or incomplete in any way or for any reason.

Data must not be used for direct marketing or be used in breach of privacy laws.

Property Information

Property Address	Retreat Road KOWGURAN
Lot Plan(s)	17AU199
Area	491.20ha
Tenure	FH

State Mapping



Selected Property | Easements | Property Boundary

Flood Information

This property is not within the extents of the flood study.

WDRC Planning Scheme

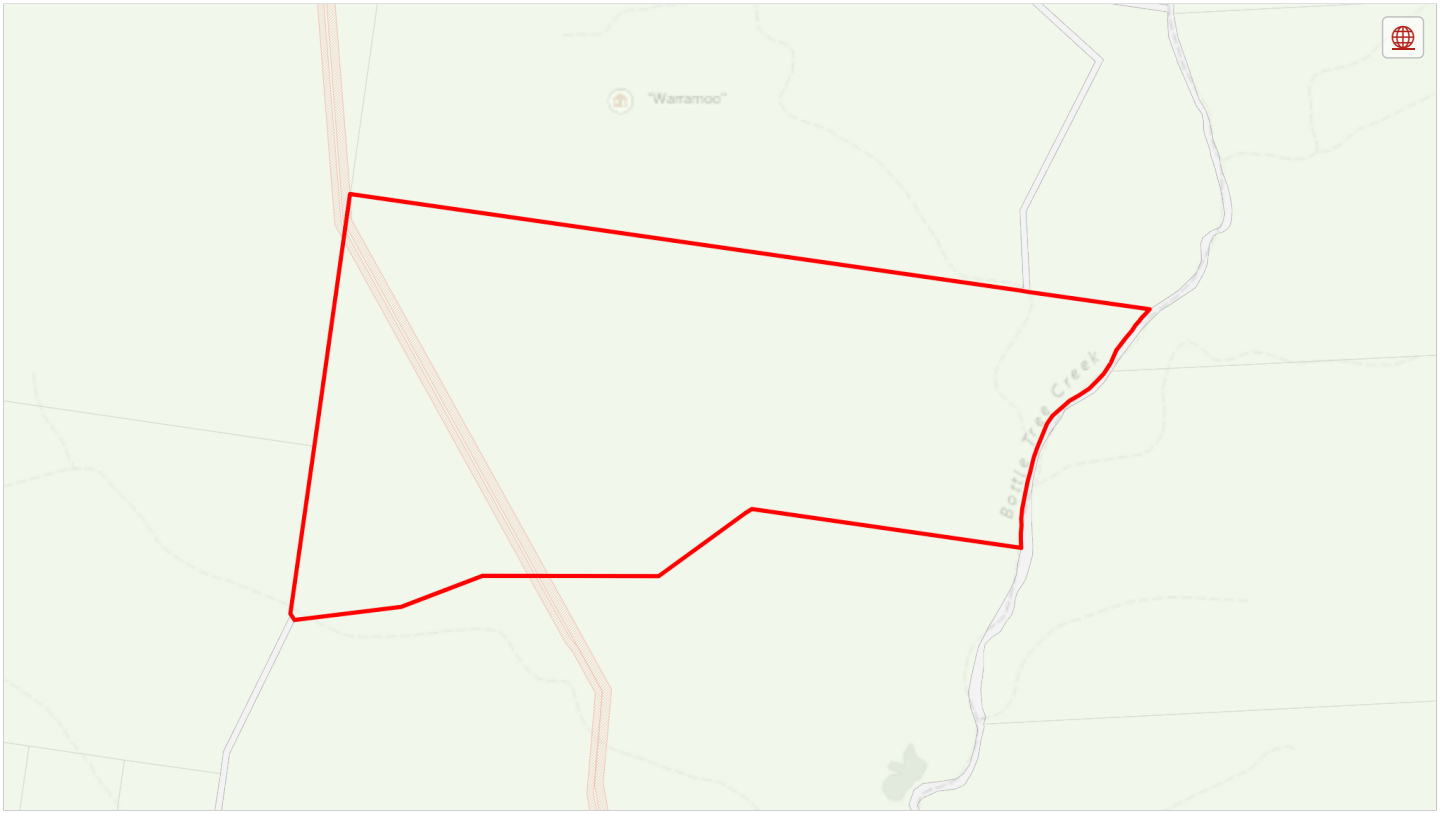
The table below provides a summary of the Zones and Overlays that apply to the selected property.

Planning Zones	**Applicable Zone** Rural Zone	**More Information** Part 5: Tables of assessment Part 6: Zone Code
Overlay - OM-002 - Biodiversity	**Overlay Layers** MSES Regulated Vegetation	**More Information** Part 8: Overlay Codes
Overlay - OM-003 - Bushfire Risk	**Overlay Layers** Bushfire Risk	**More Information** Part 8: Overlay Codes
Overlay - OM-004 - Flood Hazard	**Overlay Layers** Potential Flood Hazard Areas	**More Information** Part 8: Overlay Codes
Overlay - OM-006 - Infrastructure	**Overlay Layers** Pipeline Buffer Pipeline Licences	**More Information** Part 8: Overlay Codes
Overlay - OM-007 - Extractive Industry	**Overlay Layers** Exploration Permit Coal Authority to Prospect Mineral Development License Petroleum Leases	**More Information** Part 8: Overlay Codes
Overlay - OM-013 - Waterway Corridors	**Overlay Layers** Waterway Corridors	**More Information** Part 8: Overlay Codes
Overlay - OM-015 - Road Hierarchy	**Overlay Layers**	**More Information** Part 8: Overlay Codes
Strategic Plan - SPM-002 - Natural Environment	**Strategic Plan Layers** Major Biodiversity Corridors Significant Vegetation	**More Information** Part 3: Strategic Plan
Strategic Plan - SPM-003 - Community Identity And Landscape Character	**Strategic Plan Layers** Land Character	**More Information** Part 3: Strategic Plan

Planning Zones

Applicable Zone
Rural Zone

More Information
Part 5: Tables of assessment
Part 6: Zone Code



Selected Property | Mixed Use | Refer to Schedule 4 | Western Downs Health Precinct | Precinct Boundary

Planning Zones

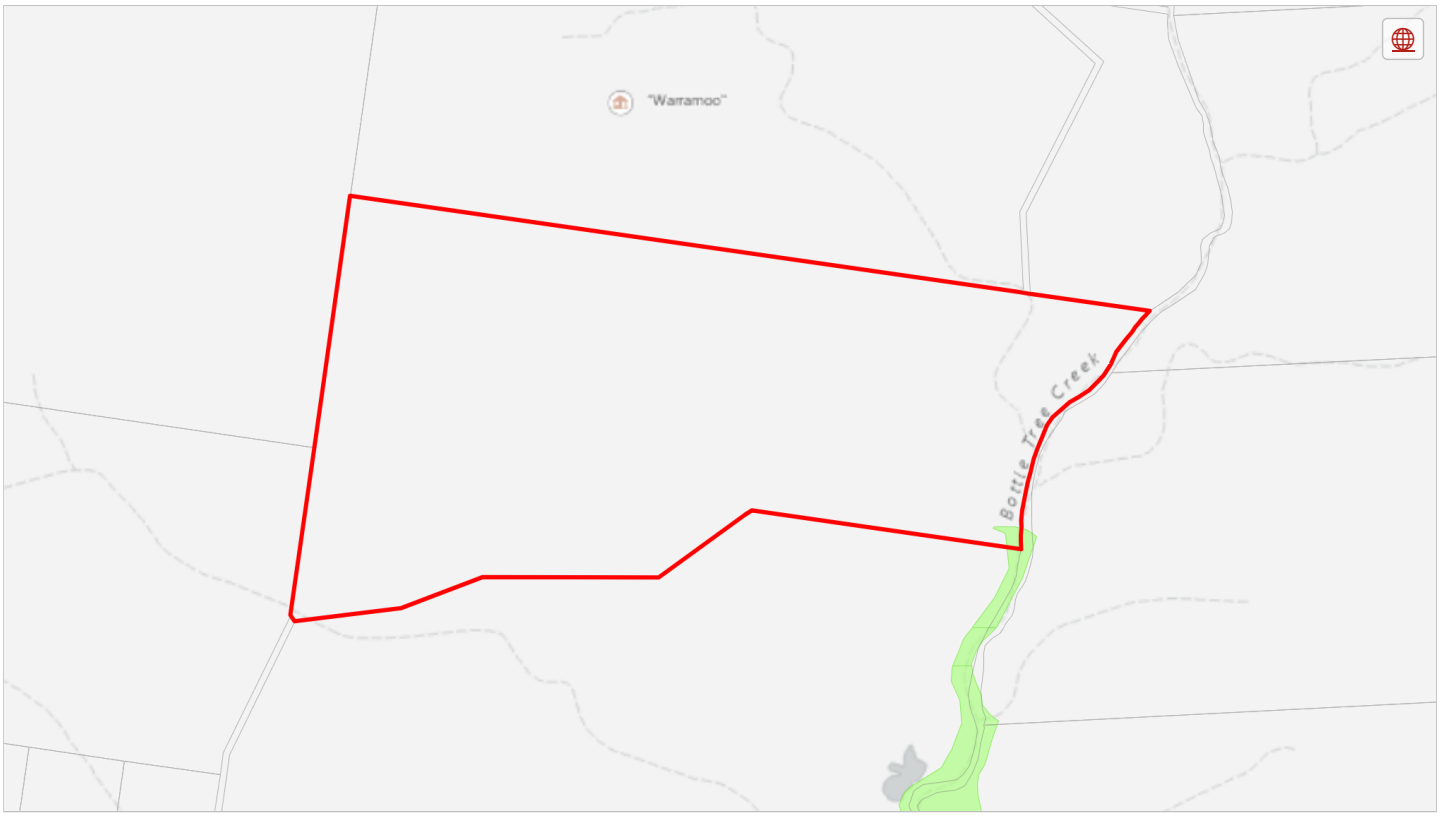
- Community Facilities Zone
- Local Centre Zone
- District Centre Zone
- Major Centre Zone
- Low Density Residential Zone
- Medium Density Residential Zone
- Low Impact Industry Zone
- Medium Impact Industry Zone
- High Impact Industry Zone
- Recreation and Open Space Zone
- Rural Residential Zone Rural Residential 20000 Precinct
- Rural Residential Zone Rural Residential 4000 Precinct
- Rural Residential Zone Rural Residential 8000 Precinct
- Rural Zone
- Rural Zone Rural 10 Precinct
- Rural Zone Rural 100 Precinct
- Township Zone
- Township Zone Mowbullan - Bunya Mountains Tourist Precinct

Easements | Property Boundary

Overlay - OM-002 - Biodiversity

Overlay Layers
MSES Regulated Vegetation

More Information
Part 8: Overlay Codes



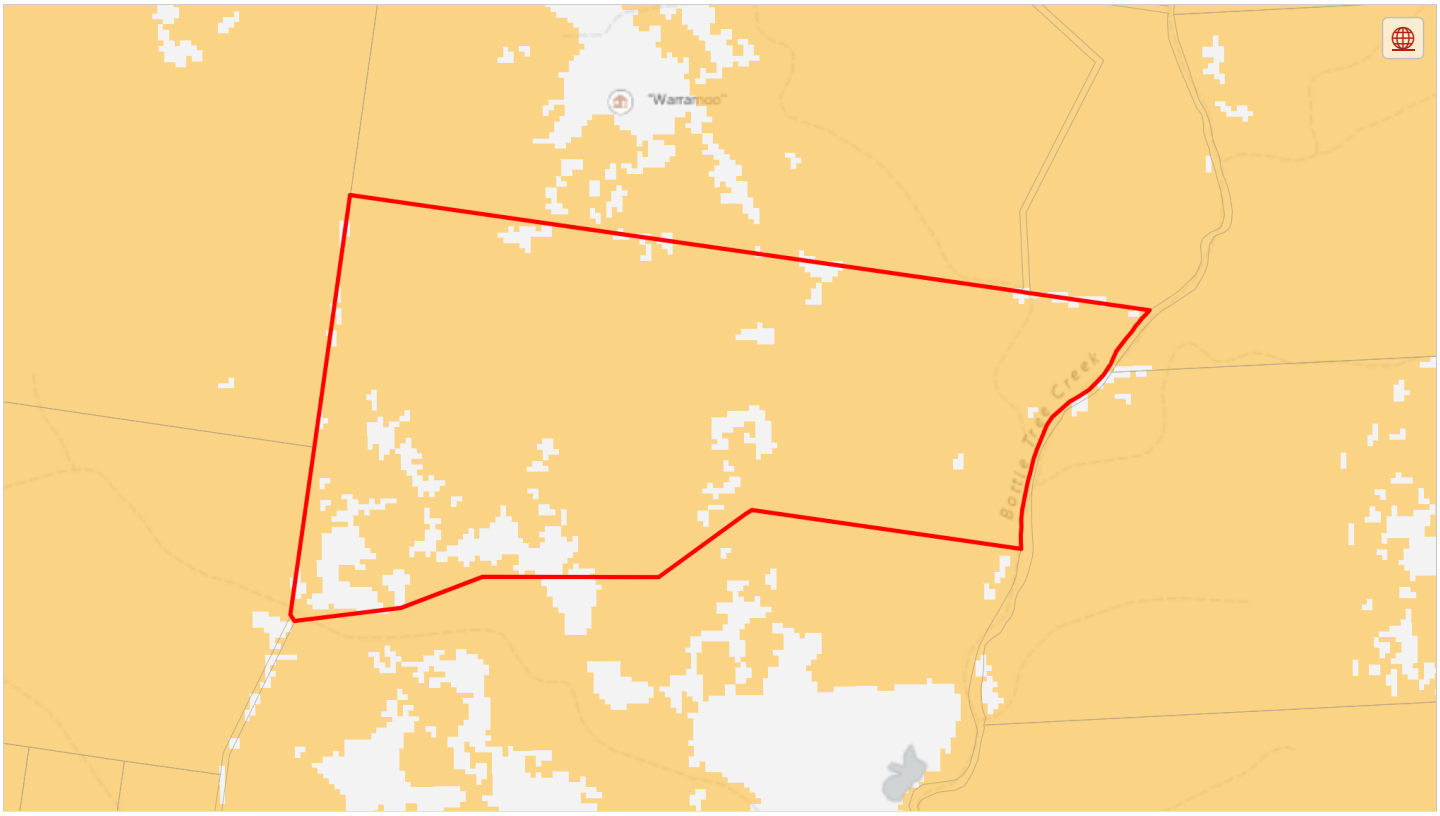
Selected Property | Property Boundary | MSES Wildlife Habitat | MSES HES Wetlands | MSES Regulated Vegetation

MSES Protected Area

Overlay - OM-003 - Bushfire Risk

Overlay Layers
Bushfire Risk

More Information
Part 8: Overlay Codes



Selected Property

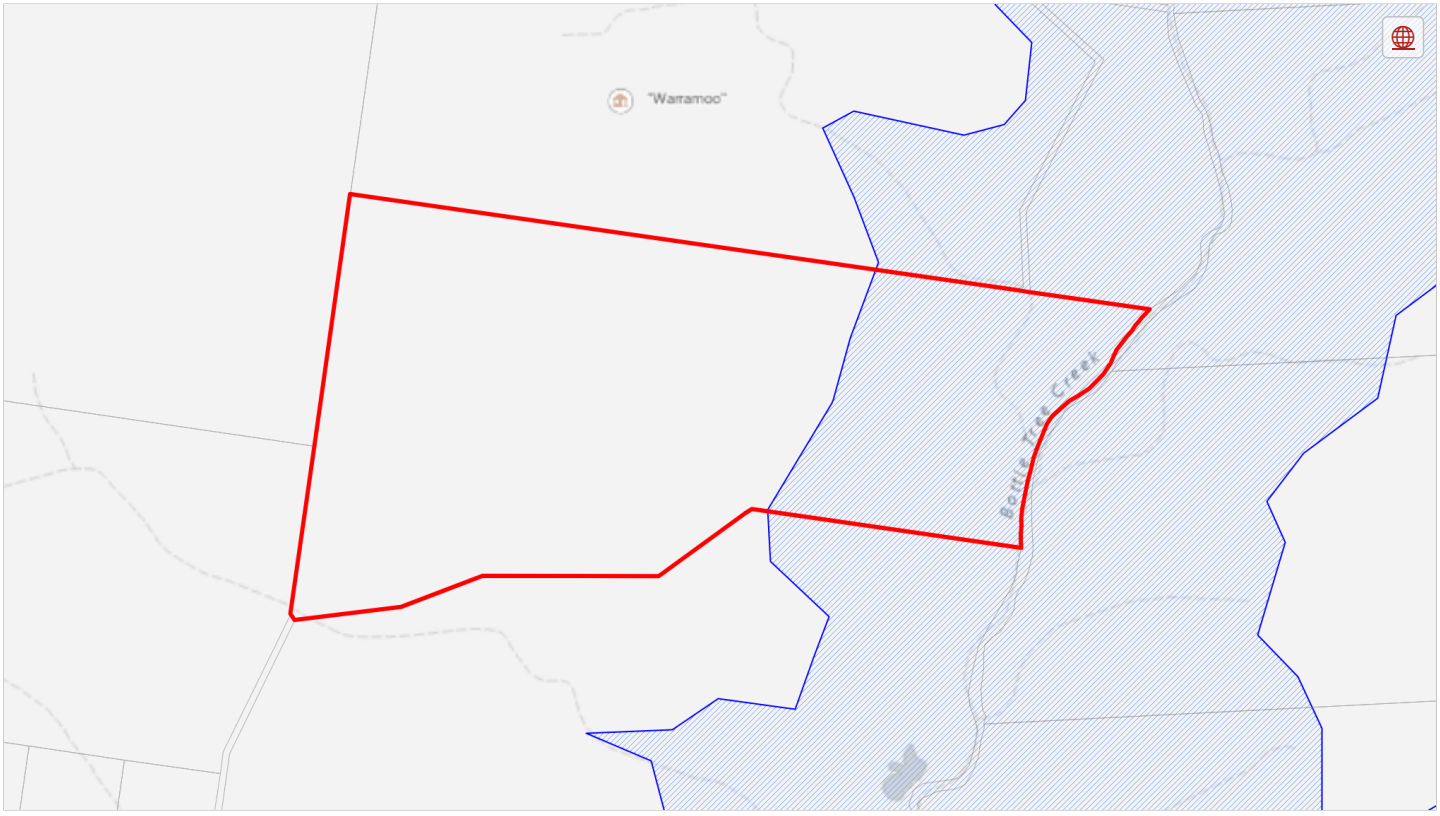
Property Boundary

Bushfire Risk
High Bushfire Hazard
Medium Bushfire Hazard

Overlay - OM-004 - Flood Hazard

Overlay Layers
Potential Flood Hazard Areas

More Information
Part 8: Overlay Codes



Selected Property	Property Boundary	Flooding Extents	Potential Flood Hazard Areas

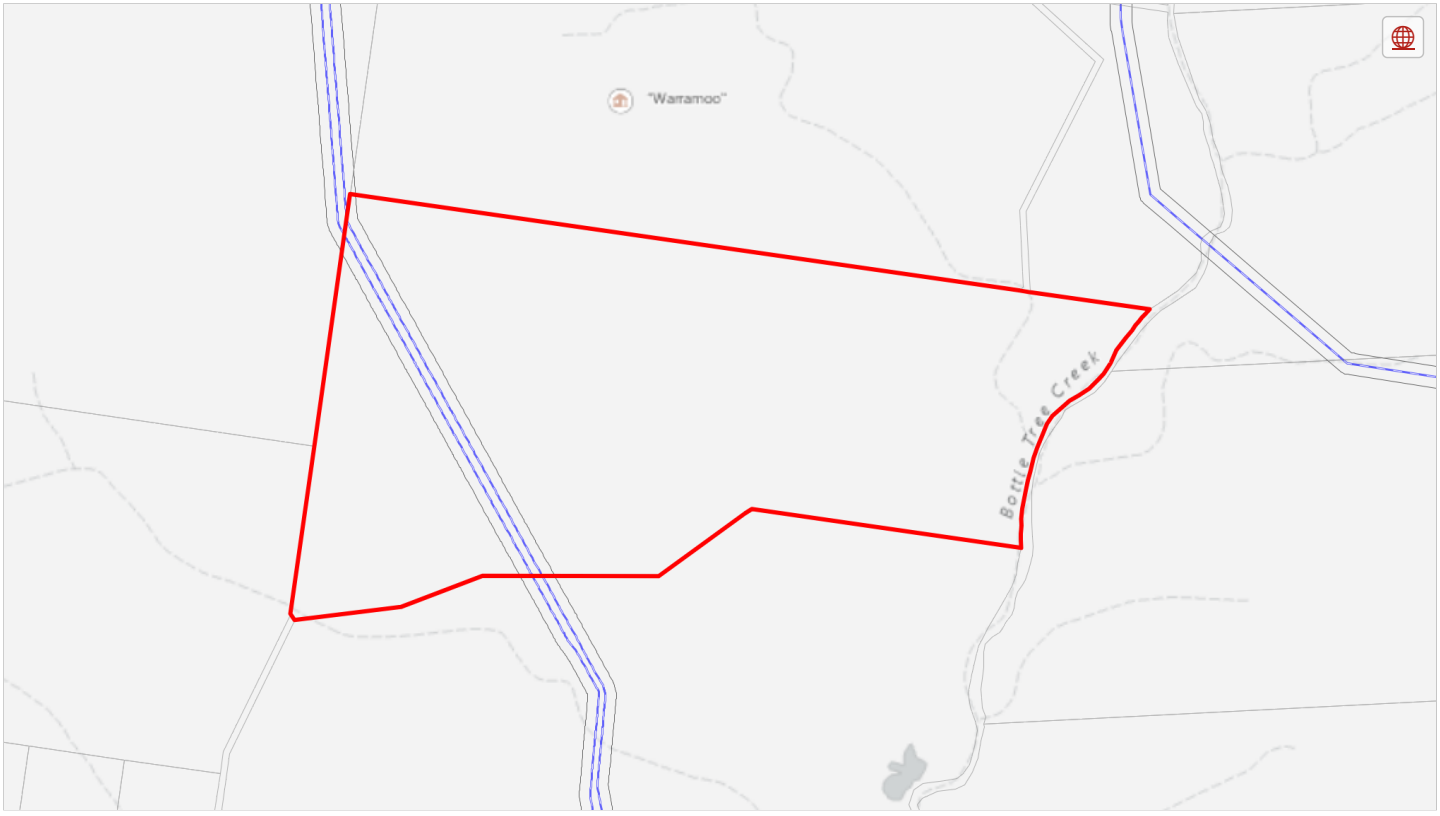
Flood Hazard

- Low Flood Hazard Area (1% AEP)
- Medium Flood Hazard Area (1% AEP)
- High Flood Hazard Area (1% AEP)
- Extreme Flood Hazard Area (1% AEP)

Overlay - OM-006 - Infrastructure

Overlay Layers
Pipeline Buffer
Pipeline Licences

More Information
Part 8: Overlay Codes

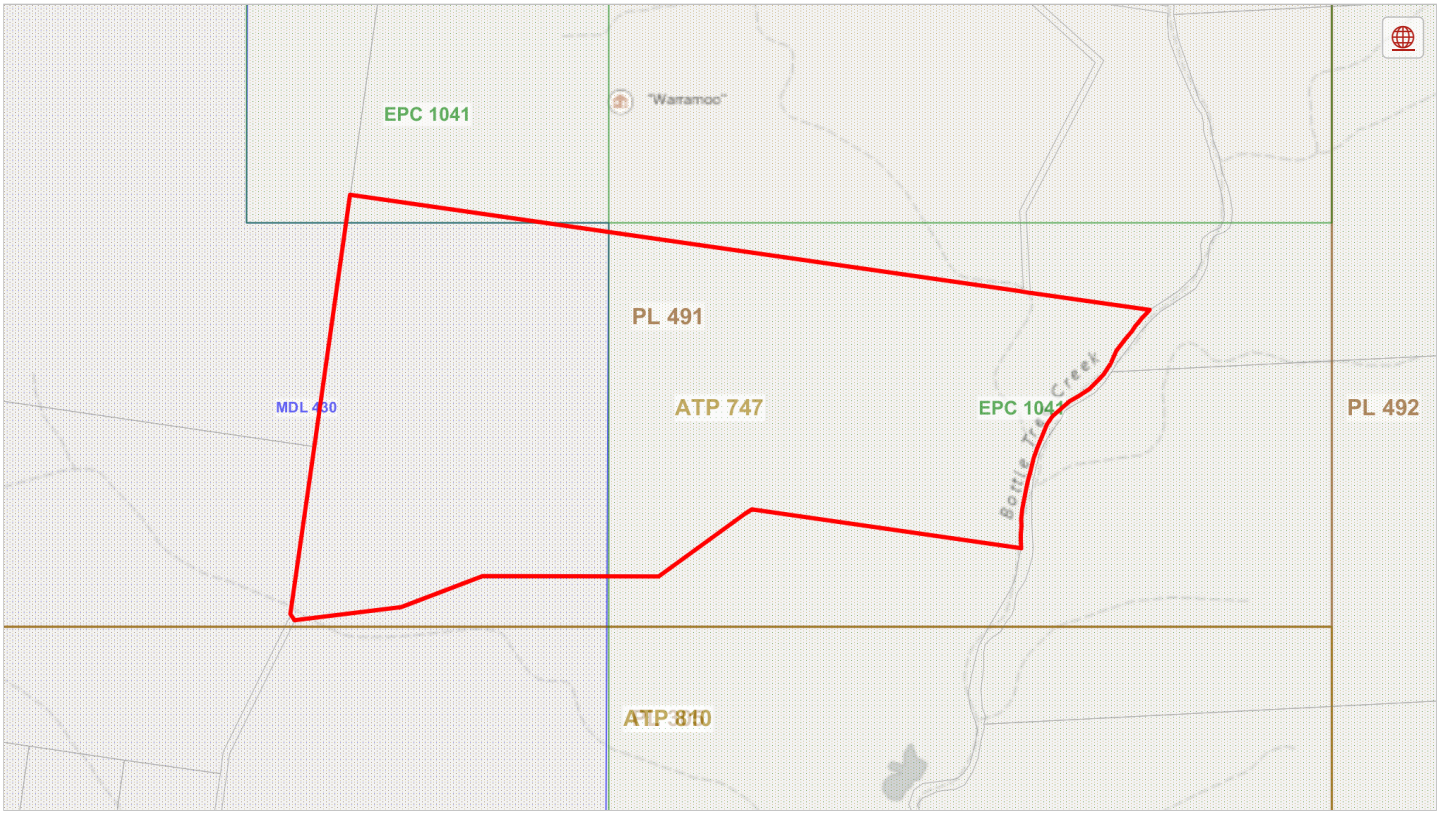


- Selected Property
- Property Boundary
- Substation
- Power Station
- Waste Station
- Sewage Treatment Plant
- Water Treatment Plant
- Railway Station
- **Pipeline Licences**
  - Gas Pipeline
  - Petroleum Pipeline
  - Water Pipeline
- High Voltage Electricity Line
- Highway Or Main Road
- Railway
- Future Railway
- Power Station Buffer
- Waste Station Buffer
- Sewage Treatment Plant Buffer
- Railway Buffer
- Future Railway Buffer
- Major Electricity Infrastructure High Voltage Electricity Buffer
- Water Treatment Plant Buffer
- **Pipeline Buffer**
  - Gas Pipeline Buffer
  - Petroleum Pipeline Buffer
  - Water Pipeline Buffer
- Major Electricity Infrastructure Transmission Corridor

Overlay - OM-007 - Extractive Industry

Overlay Layers
Exploration Permit Coal
Authority to Prospect
Mineral Development License
Petroleum Leases

More Information
Part 8: Overlay Codes

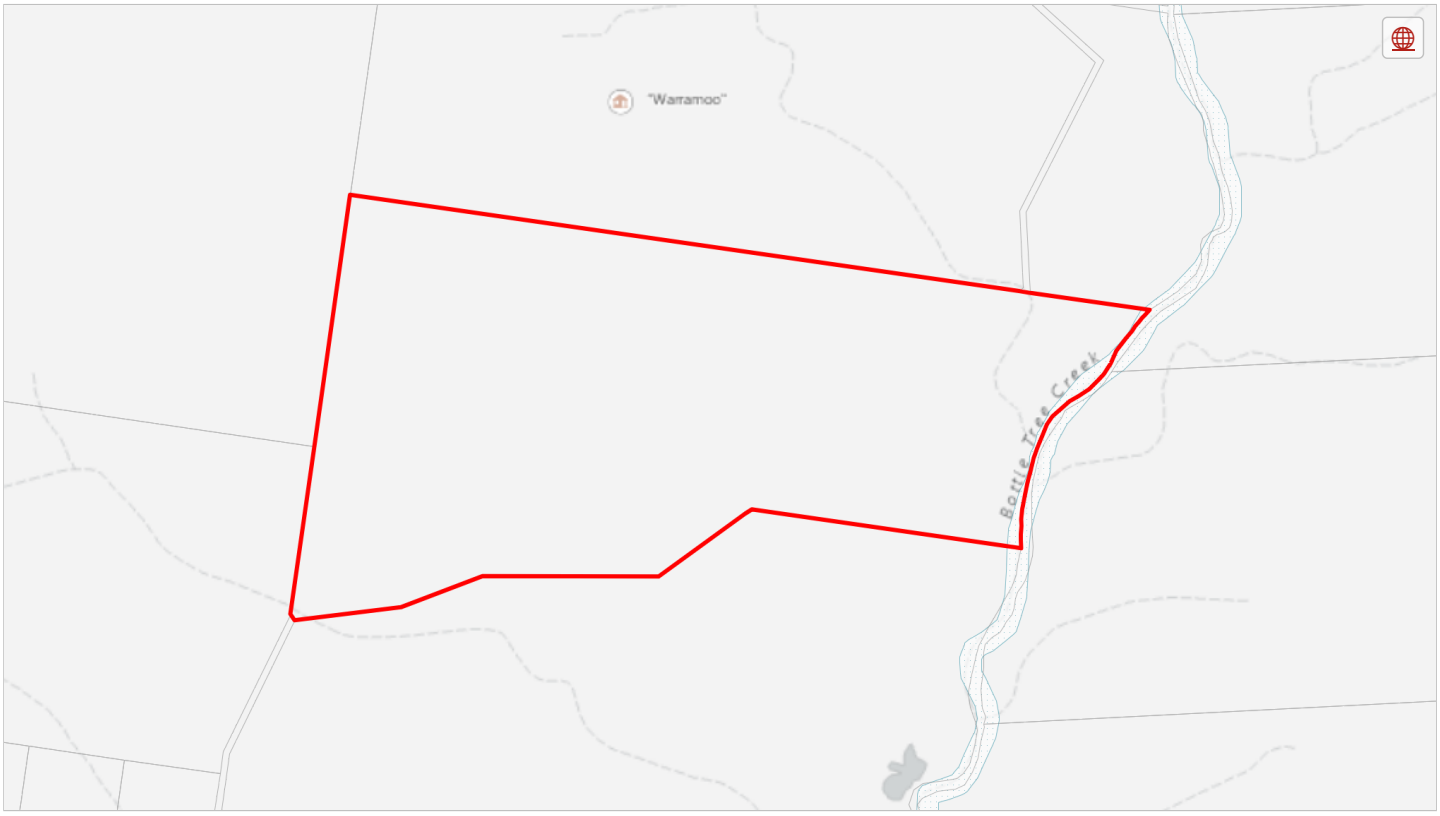


Selected Property
Property Boundary
Exploration Permit - Coal (EPC)
Exploration Permit - Mineral (EPM)
Authority to Prospect (ATP)
Mineral Development Licence (MDL)
Mining Lease Access
Mining Lease (ML)
Potential Commercial Areas (PCA)
Petroleum Facility Licence (PFL)
Petroleum Leases (PL)
Petroleum Pipeline Licence (PPL)
Separation Area
Resource Processing Area
Transport Route Separation Area
Transport Separation Area

Overlay - OM-013 - Waterway Corridors

Overlay Layers
Waterway Corridors

More Information
Part 8: Overlay Codes



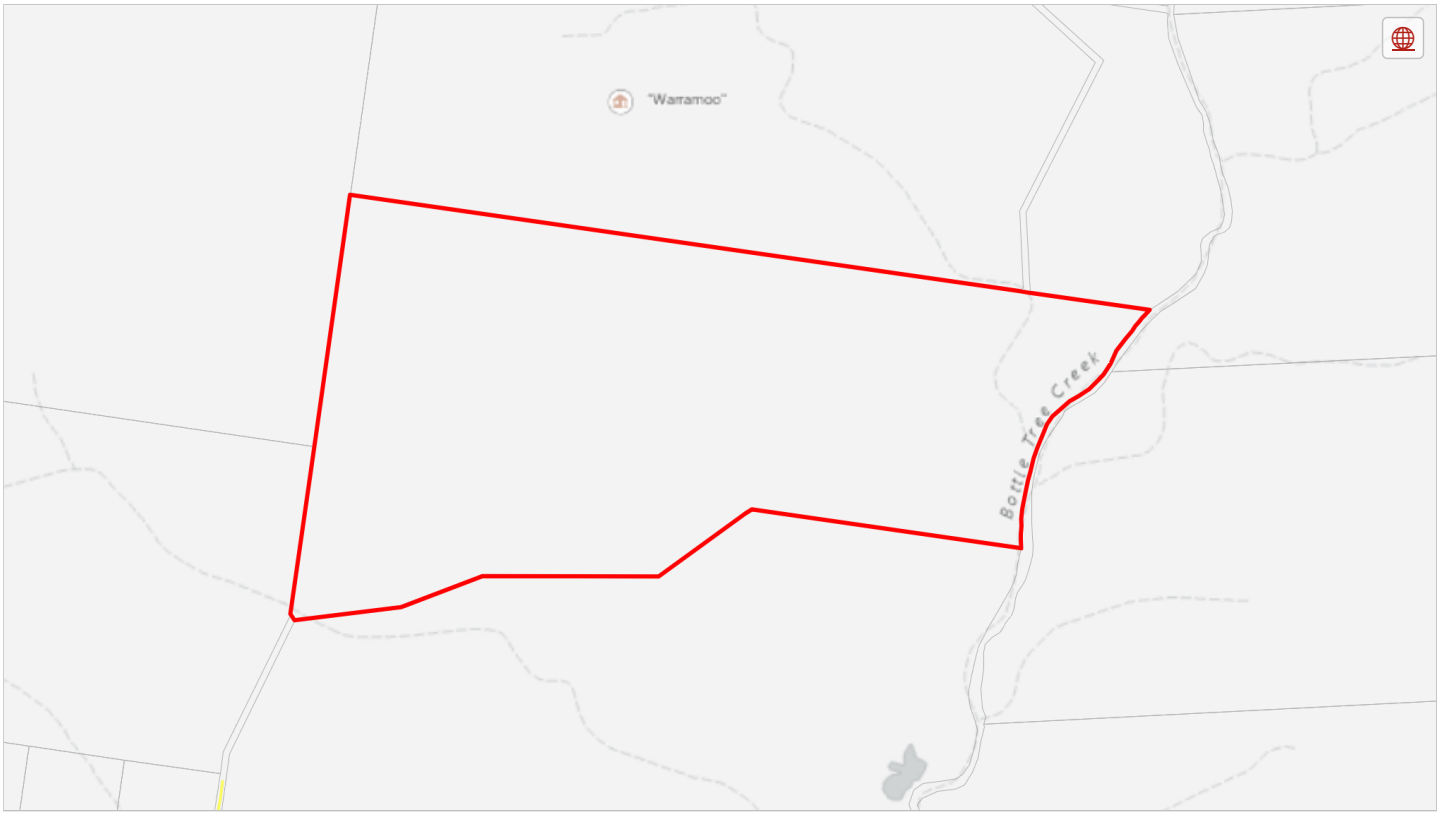
Selected Property | Property Boundary | Waterway Corridor

Overlay - OM-015 - Road Hierarchy

Overlay Layers

More Information

Part 8: Overlay Codes



Selected Property

Property Boundary

Proposed Roads

Proposed Collector

Proposed Feeder

Roads

Access

Arterial

Collector

Feeder

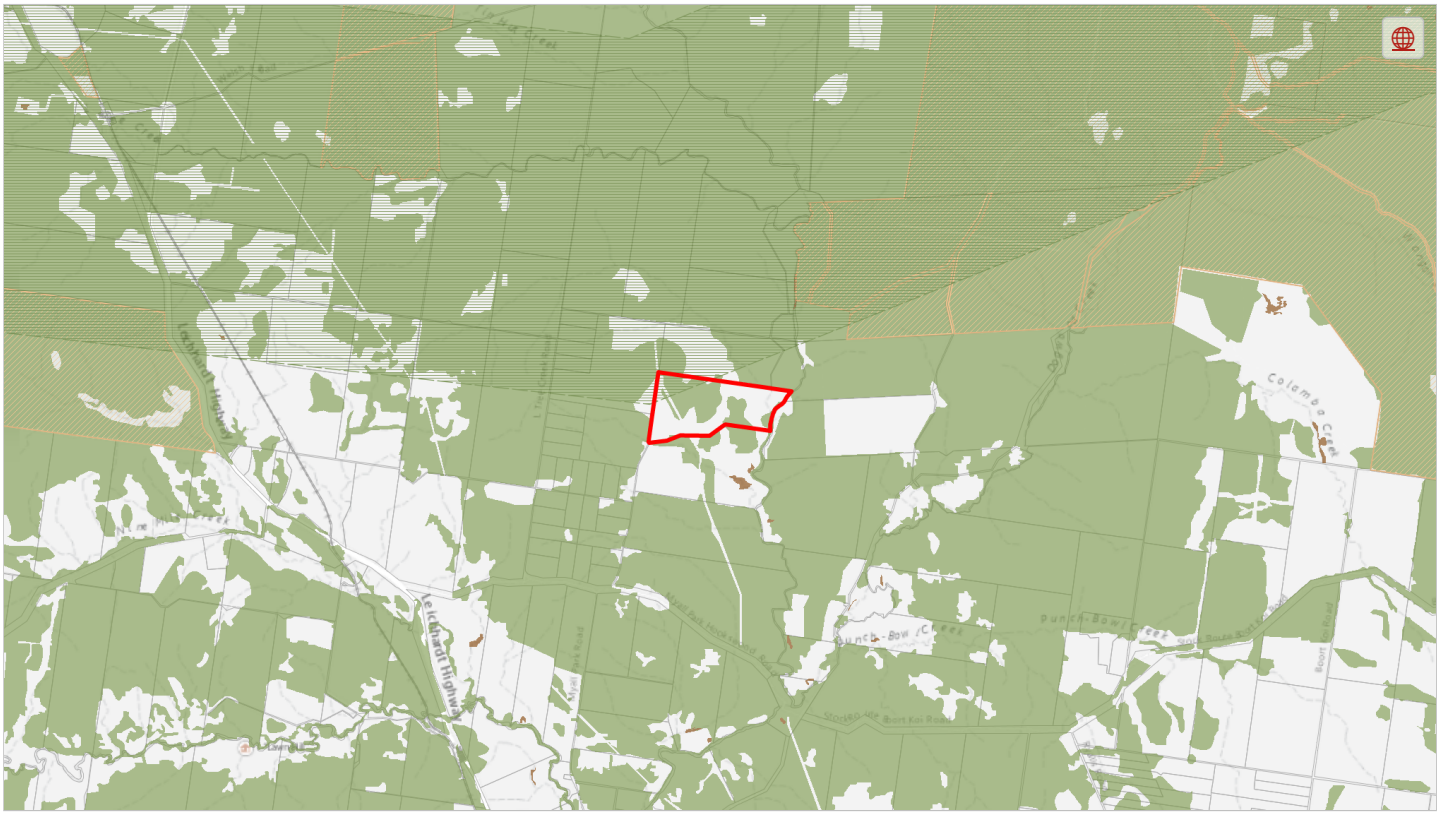
State Controlled Arterial

Unformed

Strategic Plan - SPM-002 - Natural Environment

Strategic Plan Layers
Major Biodiversity Corridors
Significant Vegetation

More Information
Part 3: Strategic Plan



Selected Property | Major Biodiversity Corridors | Minor Biodiversity Corridors | Minor Biodiversity Corridors

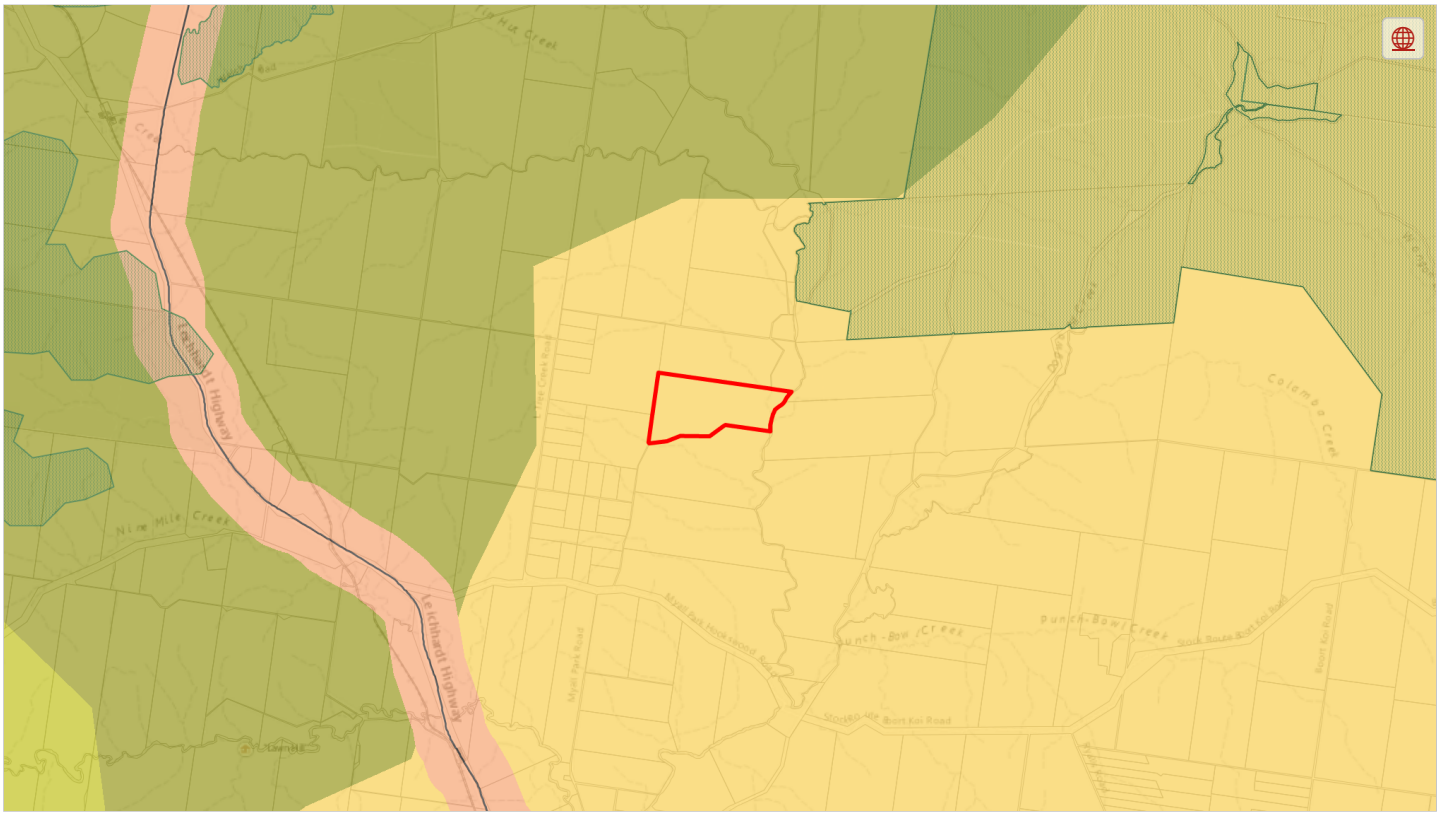
Wildflower Area | Protected Area | Environmental Reserve | State Forests | Wetland | Significant Vegetation

Urban Area | Property Boundary

Strategic Plan - SPM-003 - Community Identity And Landscape Character

Strategic Plan Layers
Land Character

More Information
Part 3: Strategic Plan



Selected Property | Landing Ground | Airport Enterprise Area | Mountain Peaks | Significant Waterway Crossing

Register of the National Estate | Queensland Heritage Register | Known Cemeteries and Burial Sites | Waterbodies

High Lansdcape Value Areas | High Lansdcape Value Areas

Major Roads
Highways | Main Road

Scenic Routes

District Park
District Park | District Sports Reserve

Land Character
Forested Uplands | Grazed Uplands | Forested and Woodland Downs | Open Downs

Property Boundary

Disclaimer

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The positional accuracy for all parcels boundaries ranges from +- 0.25m in urban areas to +- 28.00m in rural areas.

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