



PLANNING REPORT

To accompany an application to reconfigure and amalgamate 3 lots into 2 at 125 Shamrock Street, Blackall.
(Lots 1/RP603923, Lot 1/SP309900 & Lot 3/RP886772).

Prepared on behalf of Barcoo Retirement Village.

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Introduction:

This planning report has been prepared for Barcoo Retirement Village Incorporated to support an application for reconfiguration of land at 125 Shamrock Street, Blackall. The site is situated in the centre of Blackall. (see Figure 1 – Locality Plan).



Figure 1 - Locality Plan (Site contained within pink polygon).

It is proposed to create two new lots, one of 6650m² and one of 1020m² (see proposal plan in Appendix 1)

Subject Site and Proposed Land Use

The subject land is described as Lots 1/RP603923, Lot 1/SP309900 & Lot 3/RP886772. The combined area of the subject land of this application is 7670m². Access to the proposed Lots will not change from their current configuration, the proposal does not change any boundaries adjoining street frontages.

The subject site has gentle slopes that drain towards Shamrock Street and Coronation Drive.

A brief review of the overlays in the planning scheme reveals the site is within the Township Zone and is part of the Commercial Precinct. (see Figure 2 – Zoning).

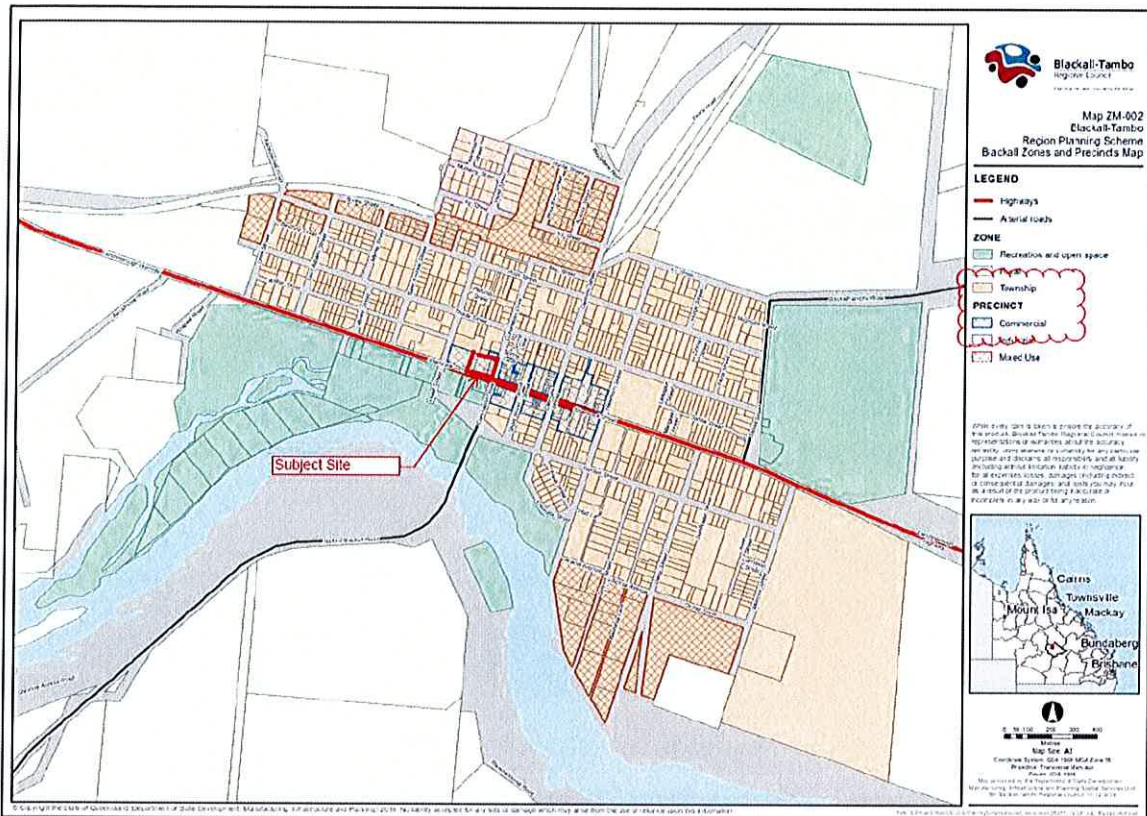


Figure 2 - Zoning

No changes to the current use of the existing allotment(s) are proposed.

Compliance with the Planning Scheme

The site is currently zoned Township (see Figure 2). Within this zone, the proposed development (i.e. the reconfiguring of a lot) is code assessable, with assessment being against the Reconfiguring a Lot Code and the Township Zone code.

The Reconfiguring a Lot Code includes the following in its purpose:

- (1) Facilitate the creation of lots, of a size and dimension, that allow the intended uses within zones and precincts to be achieved.
- (2) Ensure that future lots are resilient to the impacts of flood and bushfire.
- (3) Prevent, minimise or mitigate the adverse impacts of development on the cultural heritage, water quality and biodiversity values of an area.
- (4) Ensure that the reconfiguring of lots does not adversely impact on the Blackall-Tambo Region's economy.

(extract from Planning Scheme for Blackall - Tambo Region Planning Scheme | Page 68)

Each lot affected by the reconfiguration has water supply, stormwater disposal, sustainable effluent and waste disposal, power and access to the road network, to appropriate standards.

The following describes the extent of compliance with the requirements of the Reconfiguring a Lot Code and Township Zone Code.

Reconfiguring a Lot Code - Planning Scheme Section 6.3.3

| What we want to achieve (Performance Outcomes) | One way to achieve it (Acceptable Outcomes) | Code Assessment |
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| Lot size and configuration | | |
| PO1 The proposed lots are of a size and dimension to meet the outcomes for development in the zones and precincts in respect of: (a) preserving land for agriculture, animal production and environmental conservation in the Rural zone; (b) achieving a safe and pleasant residential environment in the Township zone; (c) consistency with the nature and layout of existing subdivision patterns; and (d) providing a variety of lot sizes for residential living, industry and commerce. | AO1 Allotment dimensions comply with Table 6.3.3.1. | Complies with AO1 proposed lot sizes are > 600m² Refer Appendix 1 – Proposal Plan 60382-PRO-001. |
| PO2 Lots created through reconfiguring, will not lead to diminished productivity of rural land, or compromise the long-term viability of rural activities in the Rural zone. | | N/A |
| PO3 The layout of lots, roads and infrastructure: (a) provides connections to and is integrated with environmental corridors, open space and movement networks in the surrounding area; and (b) contributes to efficient use of land and infrastructure. | | No change to a) connection with environmental corridors, open space and movement networks in the surrounding area. b) new lot layout creates a more usable space for the proposed lots. |

| Roads and accesses | | |
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| <p>PO4 Roads are constructed and upgraded to provide for the safe and efficient movement of:</p> <ul style="list-style-type: none"> (a) vehicles to and from the site (b) emergency vehicles accessing each proposed lot (c) pedestrians and cyclists. | <p>AO4.1 New road infrastructure is designed and constructed in accordance with the standards detailed in the <i>Capricorn Municipal Development Guidelines</i> (including Standard Drawings and Specifications, Construction Specifications and Procedures, Design Specifications and Purchase Specifications).</p> <p>AO4.2 Any pre-existing roads, part of or within the development site, are upgraded to the standards detailed in the <i>Capricorn Municipal Development Guidelines</i> (including Standard Drawings and Specifications, Construction Specifications and Procedures, Design Specifications and Purchase Specifications).</p> | <p>N/A no change to roads or access</p> |
| <p>PO5 Each proposed lot has a legal point of access from the local or State controlled road network.</p> | | <p>Complies with PO5, no change to existing access.</p> |
| Stormwater | | |
| <p>PO6 The development is planned, designed, constructed and managed to avoid:</p> <ul style="list-style-type: none"> (a) adverse impacts on surrounding development; and (b) compromising the natural health and functioning of adjoining waters. | <p>AO6 A site stormwater quality management plan (SQMP) is prepared and implemented, which provides for achievable stormwater quality treatment measures meeting design objectives listed in Table 6.4.3.1 (construction phase).</p> | <p>No change to stormwater runoff is proposed.</p> |

| Service provision | | |
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| <p>PO7 A potable water supply and adequate sewerage services are available to each lot in a development that will be used for residential, commercial or industrial purposes.</p> | <p>AO7.1 All lots within the Township zone, where reticulated water and sewerage is available, are connected to the reticulated water and sewerage service.</p> <p>AO7.2 All lots within the Rural zone have a potable water supply and on site sewerage is provided generally in accordance with the Queensland Plumbing and Wastewater Code.</p> | <p>Complies with AO7.1</p> <p>N/A</p> |
| <p>PO8 An electricity supply and telecommunications services are available to each lot in a development that will be used for residential, commercial or industrial purposes.</p> | | <p>Complies with PO8, electricity and telecommunications are already connect and not proposed to change.</p> |
| Biodiversity | | |
| <p>PO9 The creation of new lots avoids significant adverse impacts on the region's important biodiversity identified in SPP mapping – Environment and Heritage (Biodiversity) and maintains and enhances ecological connectivity.</p> | | <p>N/A</p> |
| Flood | | |
| <p>PO10 Lot design in areas of flood hazard: (a) maintains personal safety and minimises property impacts at all times, through siting and layout of lots and access; (b) provides safe egress from all building areas in flood emergency.</p> | <p>AO10 Reconfiguring of a lot or lots involving land identified as a mapped flood area in Schedule 2 – Flood mapping is sited and designed so that:</p> | <p>No proposed change to lots accessibility during a flood event</p> |

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| | <p>(a) all new lots contain:</p> <p>(i) a building envelope located outside of the mapped flood area in Schedule 2 – Flood mapping; or</p> <p>(ii) can achieve the flood immunity level of 1% Annual Exceedance Probability (AEP); and</p> <p>(b) there is at least one (1) evacuation route that achieves safe egress for emergency evacuations during all floods.</p> <p>(c)</p> | |
| Bushfire | | |
| <p>PO11 A separation distance from hazardous vegetation, to effectively mitigate bushfire hazard risk, can be established at the edge of the proposed lot(s).</p> | <p>AO11.1 No new lots are created within the bushfire prone area.</p> <p>Editor's note— Bushfire prone areas are identified on SPP mapping – Safety and Resilience to Hazards (Natural Hazards Risk and Resilience – Bushfire Prone Area).</p> <p>OR</p> <p>AO11.2 Lots are separated from hazardous vegetation by a distance that:</p> <p>(a) achieves radiant heat flux level of 29kW/m² at all boundaries; and</p> <p>(b) is contained wholly within the development site.</p> | <p>Complies with AO11.1 new lot(s) lie outside of the prone area. Refer Appendix 2 – Safety and Resilience to Hazards</p> |
| <p>PO12 Where reconfiguring of a lot is undertaken in the Township zone, other than the Industrial precinct of the Township</p> | <p>AO12.1 Lot boundaries are separated from hazardous vegetation by a public road which:</p> | <p>Complies with AO12.1.</p> |

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| <p>zone at Tambo, a constructed perimeter road with reticulated water supply is established between the lots and the hazardous vegetation and is readily accessible at all times for the type of fire fighting vehicles servicing the area.</p> <p>The access is available for both firefighting and maintenance/defensive works.</p> | <ul style="list-style-type: none"> (a) has a two lane sealed carriageway; (b) contains a reticulated water supply; (c) is connected to other public roads at both ends and at intervals of no more than 500m; (d) accommodates geometry and turning radii in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; (e) a minimum of 4.8m vertical clearance above the road; (f) is designed to ensure hydrants and water access points are not located within parking bay allocations; and (g) incorporates roll-over kerbing. <p>AO12.2 Fire hydrants are designed and installed in accordance with AS2419.1 2017, unless otherwise specified by the relevant water entity.</p> | |
| <p>PO13.1 Where the reconfiguring of a lot is undertaken anywhere that PO12 does not apply:</p> <ul style="list-style-type: none"> (a) A constructed perimeter road or a formed, all weather fire trail is established between either, the lots or building envelope/s, and hazardous vegetation; and (b) The road or fire trail is readily accessible at all times for the type of fire fighting vehicles servicing the area; and (c) Access is available for both firefighting and maintenance/hazard reduction works. <p>OR</p> | <p>AO13 Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has:</p> <ul style="list-style-type: none"> (a) a reserve or easement width of at least 20m; (b) a minimum trafficable (cleared and formed) width of 4 metres capable of accommodating a 15 tonne vehicle and | <p>N/A</p> |

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| <p>PO13.2</p> <p>If, as a result of the location and context of the development, a fire trail would not serve a practical fire management purpose, a fire trail is not required.</p> | <p>which is at least 6 metres clear of vegetation;</p> <ul style="list-style-type: none"> (c) no cut or fill embankments or retaining walls adjacent to the 4 metres wide trafficable path; (d) a minimum of 4.8 metres vertical clearance; (e) turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; (f) a maximum gradient of 12.5%; (g) a cross fall of no greater than 10 degrees; (h) drainage and erosion control devices in accordance with the <i>IECA 2008 Best Practice Erosion and Sediment Control</i> (as amended); (i) vehicular access at each end which is connected to the public road network at intervals of no more than 500 metres; (j) designated fire trail signage; (k) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; and (l) if a fire trail, has an access easement that is granted in favour of Blackall-Tambo Regional Council and Queensland Fire and Emergency Services. | |
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| <p>PO14 The development design responds to the potential threat of bushfire and establishes clear evacuation routes which demonstrate an acceptable or tolerable risk to people.</p> | <p>AO14 The lot layout: (a) minimises the length of the development perimeter exposed to, or adjoining hazardous vegetation; (b) avoids the creation of potential bottle-neck points in the movement network; (c) establishes direct access to a safe assembly /evacuation area in the event of an approaching bushfire; and (d) ensures roads likely to be used in the event of a fire are designed to minimise traffic congestion.</p> | <p>N/A</p> |
| <p>PO15 Critical infrastructure does not increase the potential bushfire hazard.</p> | <p>AO15 Critical or potentially hazardous infrastructure such as water supply, electricity, gas and telecommunications are undergrounded.</p> | <p>Complies with AO15.</p> |
| <p>Local heritage places</p> | | |
| <p>PO16 Development maintains an intact context and setting that is compatible with the cultural heritage significance of the local heritage places identified in Table SC3.1–Local Heritage Place of Schedule 3.</p> | | <p>N/A</p> |

| Stock Route Network | | |
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| <p>PO17 The stock route network identified in SPP mapping – Economic Development (Agriculture – Stock Route Network) is protected from incompatible development on adjoining sites.</p> <p>Note—Pasturage rights exist where the mapped Stock Route Network adjoins a term lease for pastoral purposes. Section 432 of the <i>Land Act 1994</i> provides guidance on the extent to which the pasturage rights overlap the adjoining lease area in this instance.</p> | <p>AO17.1 No new allotments are created within or adjacent to the stock route network.</p> <p>OR</p> <p>AO17.2 (a) Proposed lots fronting a stock route are large enough to ensure any development can be sited a minimum of 800m from the stock route; and (b) any new accesses across the stock route are limited to no more than one access per 200m of lot frontage.</p> | <p>N/A</p> |
| Petroleum/high pressure gas pipelines | | |
| <p>PO18 The integrity of pipelines carrying petroleum and gas is maintained</p> | <p>AO18 No development is located closer than 200m from a pipeline or pipeline easement identified on SPP mapping – Safety and Resilience to Hazards (Emissions and Hazardous Activities – High Pressure Gas Pipelines).</p> | <p>N/A</p> |
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Township Code - Planning Scheme Section 5.2.1.3

| What we want to achieve (Performance Outcomes) | One way to achieve it (Acceptable Outcomes) | Code Response |
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| For assessable development | | |
| PO1 Hotel, rooming accommodation, relocatable home park and short-term accommodation uses are provided in a location where: (a) it can be serviced with infrastructure (b) is complementary to the existing character of the area; (c) does not have an adverse impact on residential amenity in terms of privacy, safety, noise, odour and fumes, lighting and traffic generation; (d) does not lead to a reduced quality of accommodation experiences available within the location. | | N/A |
| PO2 The industrial precinct and existing industrial land uses are protected from encroachment by incompatible land uses. | | N/A |
| PO3 Uses are compatible with, and complementary to, the existing residential uses. | | Yes |
| PO4 Where adjoining a residential use, non-residential uses are located and designed to avoid impacts on existing levels of residential amenity including privacy, safety, noise, odour and fumes, lighting and traffic generation. | AO4.1 Commercial uses are located in the commercial precinct and industrial uses are located in the industrial precinct. AO4.2 | No change of use is proposed to either lot. |

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| | Non-residential uses do not overlook the living areas of any adjoining residential use. | |
| <p>PO5 Dual Occupancy is located on appropriately sized lots to avoid impacts on residential amenity and safety.</p> | <p>AO5 Dual Occupancy are located on a site with an area of at least:</p> <p>(a) 2000m² where not connected to reticulated sewerage network; or (b) 800m² where connection is available to reticulated sewerage network.</p> | N/A |
| <p>PO6 Multiple dwellings, residential care facilities, retirement facilities and rooming accommodation are of a scale, density and character that is complementary and compatible with the surrounding residential area.</p> | <p>AO6.1 Multiple dwellings are located on lots with a minimum area of 1000m².</p> <p>AO6.2 The number of dwellings contained in a multiple dwelling and/or retirement facility is calculated as follows: (a) one bedroom units per 350m² of site area; and (b) units comprising more than one bedroom per 400m² of site area.</p> | <p>This proposal is in line with existing surrounding residential area. Complies with AO6.1 and AO6.2</p> |

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| <p>PO7 Low impact industry use involving commercial-use chiller box/es for the storage of animal carcasses (for example, associated with macropod harvesting):</p> <p>(a) does not have an adverse impact on surrounding residential or accommodation uses in terms of amenity, noise, odour and fumes, lighting and traffic generation; and</p> <p>(b) are serviced by reliable electricity and water required for the use; and</p> <p>(c) are designed and installed/constructed so that the chiller box/es may be readily unsecured and removed from the site, if necessary to protected public health and safety in response to an incident.</p> | | N/A |
| For assessable development in the Commercial precinct | | |
| <p>PO8 Hours of operation are consistent with maintaining a reasonable level of amenity for nearby land in a residential precinct.</p> | <p>AO8 Hours of operation are limited to 6am to 10pm.</p> | Complies with AO8 |
| <p>PO9 New buildings maintain and enhance the existing streetscape and relationship with adjoining buildings.</p> | <p>AO9.1 Where adjoining an existing awning, a new awning connection is made at the same or very similar height to provide connectivity for weather protection.</p> <p>AO9.2 A footpath is provided in accordance with Council's minimum standards for all development.</p> | The development will comply with AO9.1 and AO9.2. |

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| <p>PO10 Waste disposal and servicing areas are screened from public view and do not have adverse amenity impacts on adjoining properties.</p> | | <p>Waste disposal will not be changed from current arrangement.</p> |
| <p>PO11 Development is designed and located so that adverse impacts on privacy and amenity on nearby residential uses are minimised.</p> | <p>AO11.1 Buildings are set back 2m from any boundary shared with a residential use, or half the height of that part of the building, whichever is the greater.</p> <p>AO11.2 A 1.8m high solid screen fence is provided along all boundaries shared with a residential use.</p> <p>AO11.3 Windows that have a direct view into an adjoining residential use are provided with fixed screening that is a maximum of 50% transparent to obscure views and maintain privacy for residents.</p> | <p>No changes are proposed that would affect privacy or amenities.</p> |
| <p>PO12 New uses developed in the Commercial precinct do not detract from the precinct's predominant commercial nature.</p> | | <p>No new uses are proposed.</p> |

Outcome of Proposal

The proposed reconfiguration will result in one less lot. No additional accesses to the highway (Shamrock Street) are proposed and no changes to existing accesses are required or proposed. No additional clearing of vegetation is required or proposed for this ROL. The proposed ROL does not conflict with the relevant State Planning Instruments.

Conclusion

The proposal sufficiently complies with relevant planning scheme codes and state development assessment requirement and is not compromised by the constraints identified in the overlay maps. In summary, the application can be approved.

Yours Sincerely,

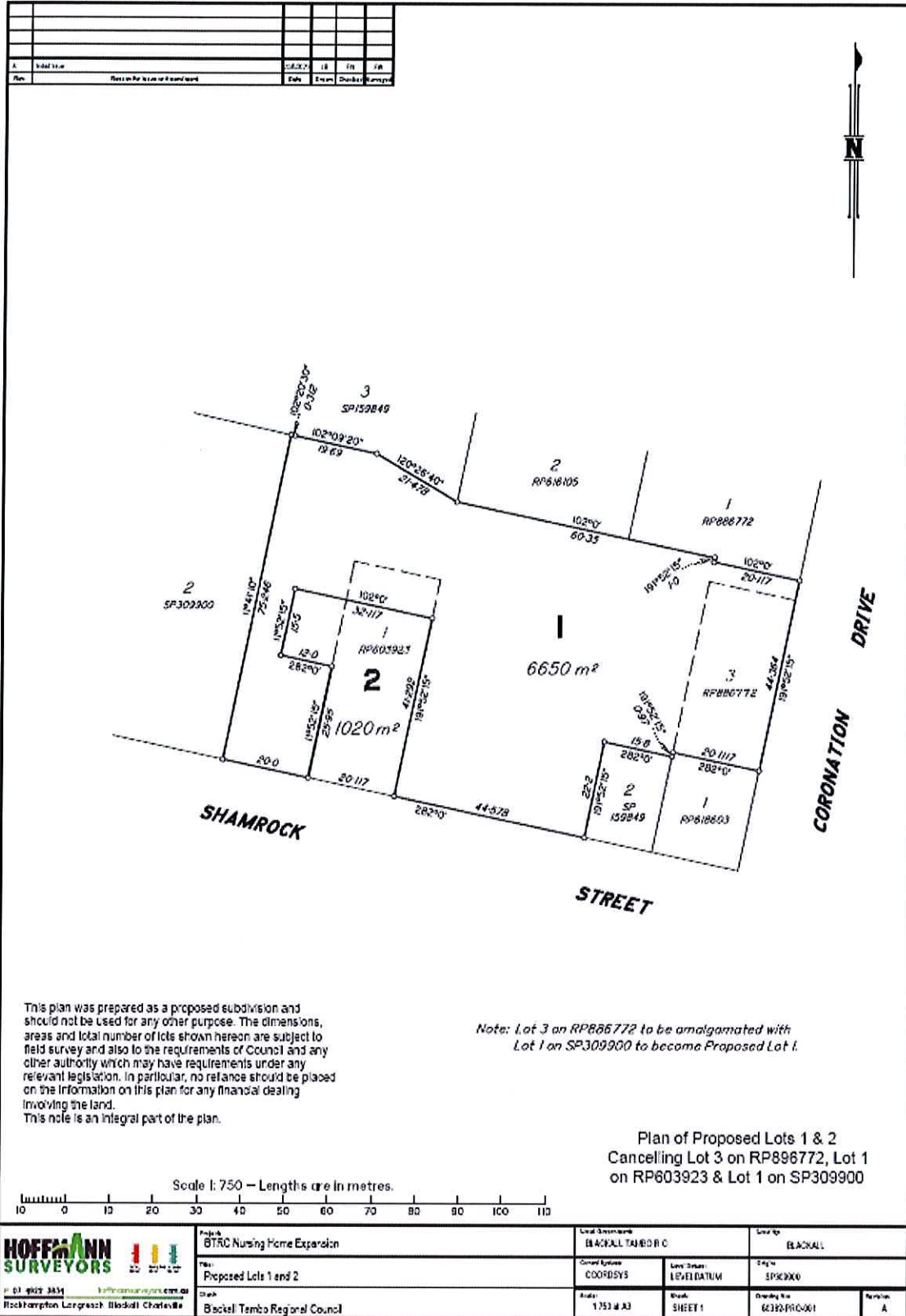


Fraser Webb

28th May 2020

Appendices:

Appendix 1 – Proposal Plan 60382-PRO-001.



Appendix 2 – Safety and Resilience to Hazards.

