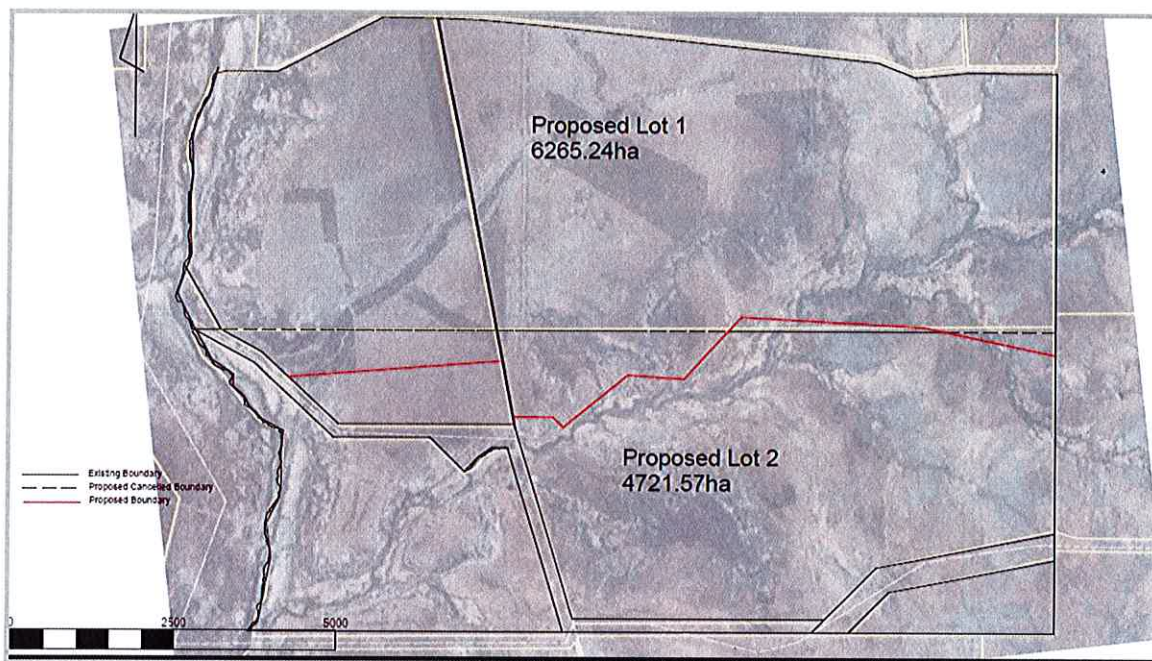


PLANNING REPORT No. 400187

Application for a Development Permit for Reconfiguration of Lots—
Boundary Realignment on land identified as Lots 1 and 2 on GW25



Prepared on Behalf of David Elmes

March 2021

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Figure 1 – Subject Site

Figure 2 – Extract from ZM-001

Appendices

Appendix A – Current Title Search

Appendix B – Survey Plan and SmartMap

Appendix C – Plan of Development

Appendix D – Code Assessment

Contact Details

Murray & Associates (Qld) Pty Ltd
Planning and Surveying Consultant

Contact: Andrew Bell
Address: PO Box 665
Emerald Qld 4720

Phone: (07) 4987 5363

Fax: (07) 4982 2808

Email: andrewb@mursurv.com

1.0 Summary

SITE DETAILS

Address Langlo Road, Scrubby Creek QLD

Real Property Description Lot 1 & 2 on GW25

Subject Land Area Lot 1 – 5734.8ha
Lot 2 – 5252.01ha

Local Authority Blackall-Tambo Regional Council

Registered Landowner's Lot 1 - David Samuel Elmes and Emma Dorothy Elmes
Lot 2 - Donna Louise Doyle

Planning Scheme

Zone Rural Zone

Zoning Map Zone Map ZM – ZM-001

APPLICATION DETAILS

Applicant David Elmes

Proposal Reconfiguration of Lots – Boundary Realignment

Application Type Development Permit

Level of Assessment Code Assessment

PROJECT TEAM

Town Planning Murray & Associates (Qld) Pty Ltd

2.0 Introduction

Murray & Associates (Qld) Pty Ltd have been commissioned to prepare this Planning Report on behalf of David Elmes, in support of a Development Application seeking Development Permit for Reconfiguration of Lots – Boundary Realignment on land identified as Lots 1 and 2 on GW25, Langlo Road, Scrubby Creek Qld.

David, Emma and Donna, as the current registered landowner's of the subject site, (refer to **Appendix A** for a copy of the Current Title Search) have provided written consent to this proposed development by signing the Individual Owner Consent Forms (Planning Act 2016), which accompany this planning report. Also accompanying this Planning Report is completed DA Form.

The subject site comprises a combined area of 10986.81ha and is situated within the Rural Zone, as shown on *ZM-001*, of the Blackall-Tambo Regional Council Planning Scheme. The proposed development triggers 'Code Assessment', as determined in accordance with Table 4.5.1 – Reconfiguring a Lot of the Blackall-Tambo Regional Council Planning Scheme.

This Planning Report provides an assessment of the development proposal against the applicable provisions of the Blackall-Tambo Regional Council Planning Scheme and should be read in conjunction with the supporting information included within the Figures and Appendices, together with the attached DA Form.

3.0 Characteristics of the Site and Surrounding Area

3.1 Overview

3.1.1 Location of the Subject Site

The subject site is situated 75km south-west of the township of Blackall and is legally described as Lots 1 and 2 on GW25. The subject site is located in an established rural area used for grazing livestock. Refer to **Figure 1** of this report, which provides a Locality Map of the subject site and surrounding area.

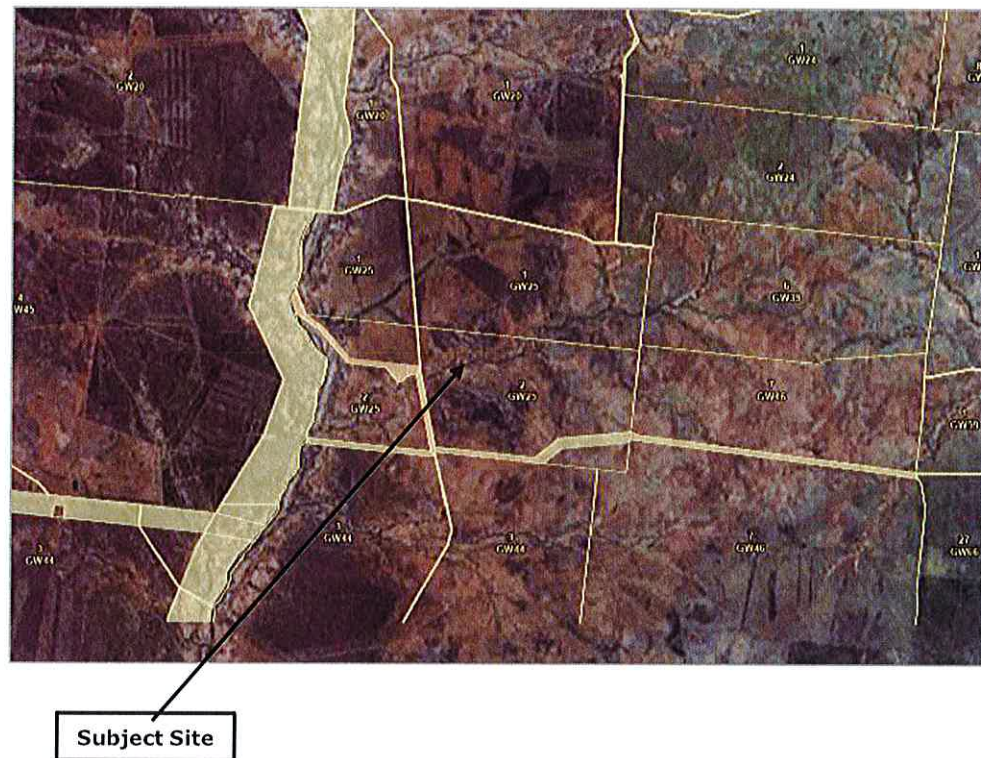


Figure 1 – Subject Site

3.1.2 Land Zoning

The subject site is situated within the Rural Zone, as shown on *Zone Map – ZM-001*, of the Blackall- Tambo Regional Council Planning Scheme. Please refer to **Figure 2** of this report, which contains an extract of the *Zone Map – ZM-001* of the Blackall Tambo Regional Council Planning Scheme.

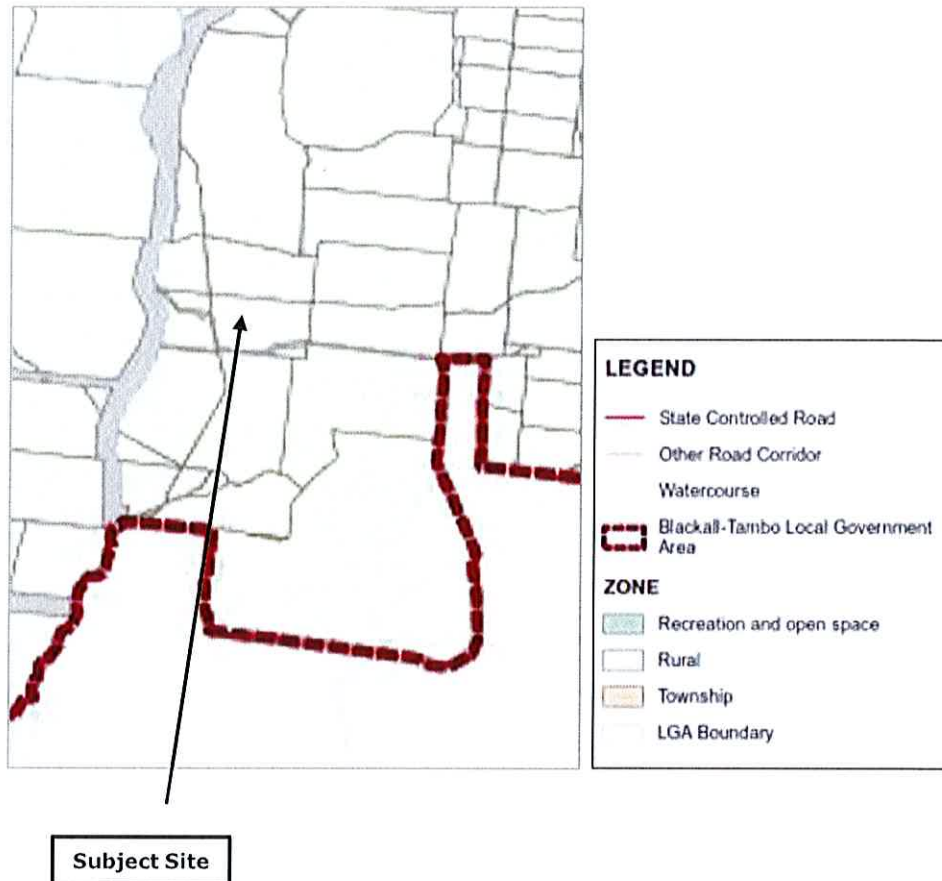


Figure 2 – Zone Map – ZM-001

3.1.3 Physical and Natural Site Features

The subject site has the following characteristics:

- Is traversed by Langlo Road (north-south), an all-weather dirt road;
- Has a stock route, Graf Road, connecting to Langlo River;
- The southern boundary is traversed by East-West Road;
- Lot 2 contains a house and associated structures on the southern side of Garden Waterhole;
- Is undulating country which slopes towards the Langlo River;
- The subject site is surrounded by other rural lots used for livestock grazing.

3.1.4 Dimensions, Easements and Topography

The subject site is irregular in shape and comprises a total area of 10986.81ha. For complete site dimensions, refer to the Survey Plan and SmartMap included within Appendix B of this report.

The subject site is not burdened by any easements. The subject site does not benefit from any easements.

3.1.5 Access and Services

Lots 1 and 2 both have vehicle access from Langlo Road.

The house on Lot 2 is connected to:

- Rainwater tanks providing water to the house;
- Reticulated electricity;
- Telecommunications; and
- an on-site effluent management, treatment and disposal system.

Lot 1 does not have a habitable building and therefore does not require electricity, telecommunications or an on-site effluent management, treatment and disposal system.

Livestock are watered via surface water captured in dams and bore water pumped to tanks.

4.0 Proposed Development

4.1 Development Overview

The proposed development seeks a Development Permit for Reconfiguration of Lots – Boundary Realignment on land identified as Lots 1 and 2 on GW25, situated at Langlo Road, Scrubby Creek Qld.

A Plan of Development has been prepared by Murray & Associates (Qld) Pty Ltd and is included at **Appendix C** of this report. The proposed development seeks to rearrange the boundaries to reflect new fencing that has recently been completed.

4.1.1 Lot Sizes

Proposed Lot Number	Area
Lot 1	6265.24ha
Lot 2	4721.57ha

4.1.2 Provision of Services

No change is proposed to the services to each existing lot.

Lot 1 does not require any services as it is solely used for grazing livestock.

Lot2 will retain the existing services connected to the house.

4.1.3 Vehicle Access

Lots 1 and 2 will retain the existing vehicle accesses to Langlo Road.

No new accesses are proposed.

5.0 State Planning

5.1 Referral Agencies

The Planning Act 2016 and the Planning Regulation 2017 provide the legislative framework within Queensland for authorities (Local and State Government) to assess development applications. Matters that require assessment may be delegated to the Department of State Development, Manufacturing Infrastructure and Planning (DSDMIP) for assessment by the State Assessment and Referral Agency (SARA).

Following a review of the SARA DA Online Mapping System, it is acknowledged that this application does not require referral to DSDMIP for assessment by SARA.

5.2 State Planning Policy

The State Planning Policy (SPP) outlines the Queensland Government's policies regarding matters of state interest in land use planning and development. The SPP only applies to development assessment if the planning scheme has not yet appropriately integrated the SPP. If a discrepancy arises between a local planning scheme and a state planning policy, the state planning policy overrides the planning scheme. As outlined within Part 2 of the Blackall-Tambo Regional Council Planning Scheme, the SPP has been incorporated into the planning scheme. In light of the above, an assessment of the proposed development against the SPP is not required.

6.0 Local Planning Matters

6.1 Level of Assessment and Strategic Framework

As stated under Section 1.0 and Section 2.0 of this report, the proposed development requires 'Code Assessment', as confirmed in accordance with Table 4.5.1 Reconfiguring a Lot of the Blackall-Tambo Regional Council Planning Scheme.

An assessment of the proposed development in relation to Part 3 - Strategic Framework of the Blackall-Tambo Regional Council Planning Scheme is not required for the development.

6.2 Purpose and Overall Outcomes of the Rural Zone

5.2.2.1 Purpose statement

The purpose of the Rural zone code is to:

- (1) provide for rural uses and activities; and*
- (2) provide for other uses and activities that are compatible with— (a) existing and future rural uses and activities; and*
(b) the character and environmental features of the zone; and
- (3) maintain the capacity of land for rural uses and activities by protecting and managing significant natural resources and processes.*

5.2.2.2 Overall outcomes

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

- (1) The establishment of a wide range of rural activities is facilitated, including cropping, intensive horticulture, intensive animal industry, animal husbandry and animal keeping and other compatible primary production uses.*
- (2) Areas for broadscale primary production are conserved and lot fragmentation is avoided where possible.*
- (3) Uses that have impacts such as noise or odour may be appropriate where land-use conflicts can be minimised.*
- (4) Development is reflective of, and responsive to, the environmental constraints of the land.*
- (5) Development embraces sustainable land-management practices and contributes to the amenity and landscape of the area.*
- (6) Residential and other development is appropriate only where directly associated with the rural nature of the zone.*
- (7) The establishment of outdoor recreation and small-scale tourism facilities in suitable locations is facilitated in a manner that does not significantly compromise the rural productivity of the land.*

(8) Natural features such as creeks, gullies, waterways and wetlands are retained, managed and enhanced where possible.

(9) The viability of existing and future rural uses and activities is protected from the intrusion of incompatible uses.

(10) Areas identified as having significant values for biological diversity, water catchment, ecological functioning and historical or cultural values (for example national parks) are protected from development.

(11) Nature-based tourism or recreational activities are facilitated, where a demonstrated need exists and such activities do not detrimentally affect the environmental and cultural values of the area.

Comment

The proposed development does not compromise the rural zone given:

- Each lot will continue to be used for rural activities.
- Each lot has a lot size which will ensure each property remains viable for agricultural activities.
- The proposed boundary realignment will ensure existing fences separating the two properties are the boundary.
- Each lot has existing connections/access to all necessary infrastructure for the use of the land to continue.
- The proposed boundary realignment will have no impact on the environment or Council infrastructure.

6.4 Relevant Codes

The following codes of the Blackall-Tambo Regional Council Planning Scheme are applicable to this proposed development:

- Rural Zone Code; and
- Reconfiguring a Lot Code.

An assessment of these codes is attached within **Appendix D** of this report.

7.0 Conclusions and Recommendations

This application provides justification for development approval for Development Permit for Reconfiguration of Lots – Boundary Realignment on land identified as Lots 1 and 2 on GW25, on the following grounds:

- The proposal boundary realignment will not affect the viability of either lot.
- The proposed boundary realignment reflects the position of fencing separating the two (2) properties.
- The proposed development is consistent with the existing rural amenity of the locality.
- The final intended land use of the proposed lots will integrate with the surrounding land uses.
- All proposed lots have connections/access to all necessary infrastructure.
- The proposed subdivision does not jeopardise any matters of State Interest.
- The proposal development generally complies with or is appropriately justified against all applicable elements of the Blackall-Tambo Regional Council Planning Scheme.

Thus, it is recommended that Council issue approval for Development Permit for Reconfiguration of Lots – Boundary Realignment on land identified as Lots 1 and 2 on GW25.

Current Title Search

CURRENT TITLE SEARCH

DEPARTMENT OF RESOURCES, QUEENSLAND

Request No: 36662461

Search Date: 19/03/2021 09:27

Title Reference: 51213735

Date Created: 12/03/2020

Previous Title: 51202975

REGISTERED OWNER

Dealing No: 720046906 08/05/2020

DAVID SAMUEL ELMES

EMMA DOROTHY ELMES

JOINT TENANTS

ESTATE AND LAND

Estate in Fee Simple

LOT 1

CROWN PLAN GW25

Local Government: BLACKALL TAMBO

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by Deed of Grant No. 40077283 (Lot 1 on CP GW25)
2. MORTGAGE No 720046907 08/05/2020 at 16:22
SUNCORP-METWAY LIMITED A.C.N. 010 831 722

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
712565162	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	02/07/2009 10:23	CURRENT
712722740	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	11/09/2009 09:34	CURRENT

UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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Requested By: D-ENQ GLOBALX

CURRENT TITLE SEARCH

DEPARTMENT OF RESOURCES, QUEENSLAND

Request No: 36662442

Search Date: 19/03/2021 09:26

Title Reference: 51213736

Date Created: 12/03/2020

Previous Title: 51202975

REGISTERED OWNER

Dealing No: 720024079 24/04/2020

DONNA LOUISE DOYLE

ESTATE AND LAND

Estate in Fee Simple

LOT 2 CROWN PLAN GW25
Local Government: BLACKALL TAMBO

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 40077283 (Lot 2 on CP GW25)

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
712565162	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	02/07/2009 10:23	CURRENT
712722740	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	11/09/2009 09:34	CURRENT

UNREGISTERED DEALINGS - NIL

** End of Current Title Search **

COPYRIGHT THE STATE OF QUEENSLAND (DEPARTMENT OF RESOURCES) [2021]
Requested By: D-ENQ GLOBALX

Survey Plan and SmartMap

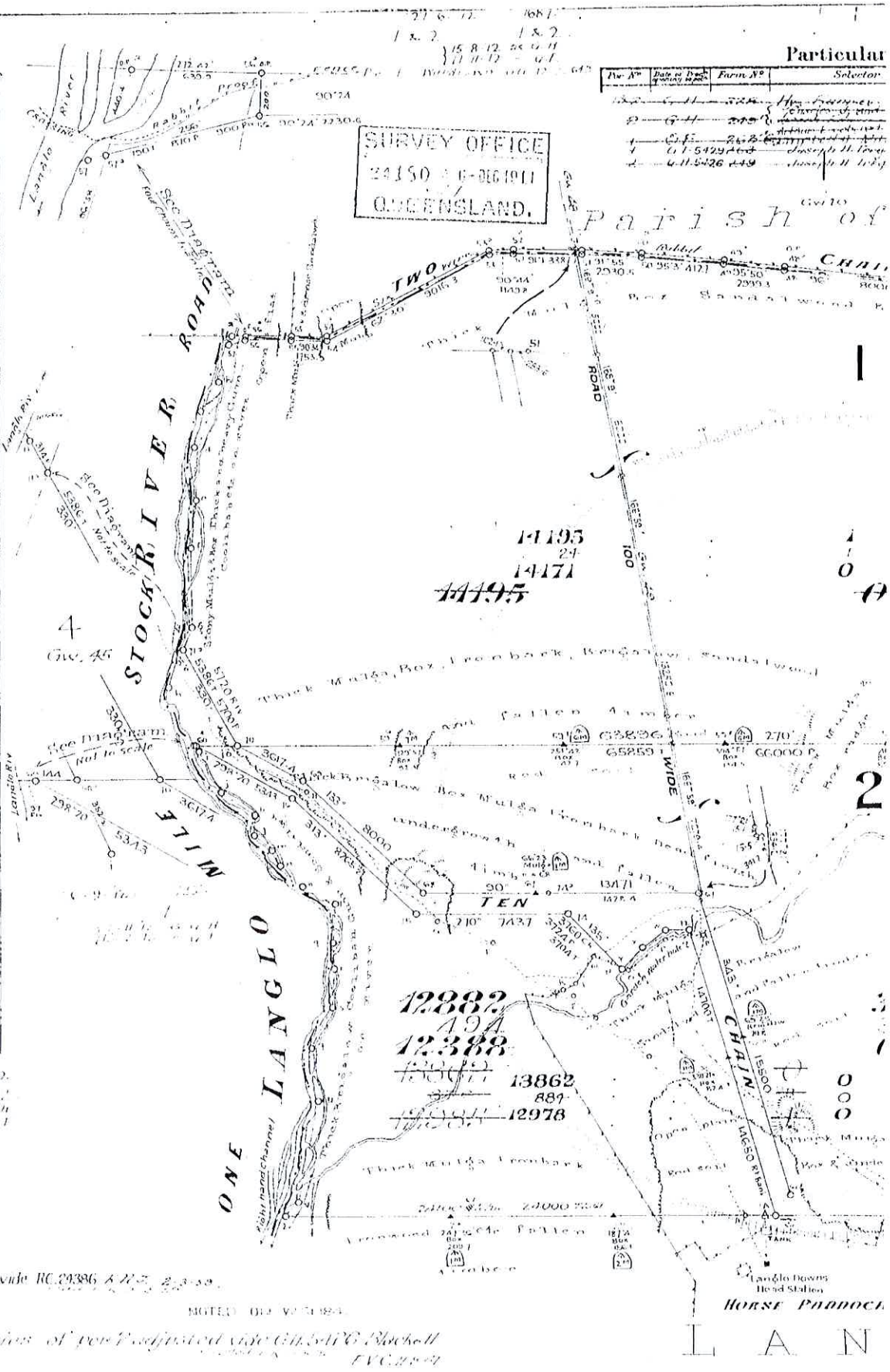
Reference to Traverse and Road Sections.

Line	Bearing	Dist
1	180°	2300
2	270	1000
3	328 56	10096
4	305 30	3245
5	318 39	1473
6	302 50	4800
7	250 50	2040
8	115 26	5825
9	224 28	4220
10	181 30	5130
11	67 34	634
12	52 06	1648
13	110	1034
14	116	130
15	48 27	2365
16	16 14	1265
17	91 54	875
18	105	12500
19	182	600
20	196 58	440
21	180	18820
22	212 19	1700
23	190 30	1800
24	178 17	2600
25	185 15	2370
26	178	3880
27	170	3000
28	200 30	1014
29	162 50	3127
30	152 50	3013
31	151	2780
32	173 30	1000
33	181 30	265
34	130 50	1130
35	152 15	800
36	134 20	1470
37	118 11	1810
38	184 20	1510
39	178 10	1250
40	183 10	1870
41	206 50	2280
42	117 50	2630
43	151 20	5020
44	273 51	934
45	0	500
46	90 25	307
47	357 29	2043
48	15 56	2085
49	15 17	2043
50	6 5	200
51	6 7	200
52	6 5	200
53	6 45	200
54	5 20	200
55	3 25	201
56	1 28	201
57	0 57	201
58	340 38	205
59	340 32	209
60	0 29	200
61	0 24	200
62	26 30	1224
63	25	1414
64	201 30	1074
65	215 30	1003
66	265	1700
67	233 36	1600
68	274 15	1600
69	315	1414

No	Date of Dep.	Farm No	Selecter
1	6-11-22	222	Mr. Farmer
2	6-11-22	222	Mr. Farmer
3	6-11-22	222	Mr. Farmer
4	6-11-22	222	Mr. Farmer
5	6-11-22	222	Mr. Farmer
6	6-11-22	222	Mr. Farmer
7	6-11-22	222	Mr. Farmer
8	6-11-22	222	Mr. Farmer
9	6-11-22	222	Mr. Farmer
10	6-11-22	222	Mr. Farmer

SURVEY OFFICE
24150 G-061011
QUEENSLAND.

Parish of



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12978

Forbions 15/2 adjusted vide RC 29386 & N.S. 2, 3, 50.

NOTED 01/10/1924

Adjusted meridian observations of 1902 adjusted vide G.H.S.H.C. Blackett
F.V.C. 21/1/24

Adjusted meridian observations on GW 25
11 05 17 03 20 18 on 53 07 04 12 on 25 15 11 11 on 58 02 18 18
14 18 31 14 on 22 50 11 on 24 12 10 03 18

I hereby certify that I in person made, and on the 8th Nov 1902
completed the survey represented by this plan on which are written
the bearings and lengths of the lines surveyed by me, and that the
survey has been executed in accordance with the existing re-
gulations of the Survey General's Department.

H. S. Blakeney
Surveyor

Meridian Observations

(This form can also be adapted to stellar observations)

Page No	Station No	Date	Lat	Long	Bearing of R.O.	Apparent meridian	True meridian	Time	H. Cor. Sun	Observed Altitude	True Altitude	Declination
1	A	10/11/02	25° 29' S	145° 44' E	90°	90°	270	4 28 15	26 54 48	26 37 30	73° 23' 50"	6° 0' 0"
2	B	10/11/02	25° 29' S	145° 44' E	90°	90°	270	4 38 15	26 54 48	18 2 10	73 1 4 6	6 0 0
3	C	10/11/02	25° 29' S	145° 44' E	90°	90°	270	4 48 15	26 54 48	20 11 0	62 40 20 5	53 0 0
4	D	10/11/02	25° 29' S	145° 44' E	90°	90°	270	4 58 15	26 54 48	23 2 50	65 45 0 6	0 0 0

NOTE - Observing stations are shown by a triangle used.

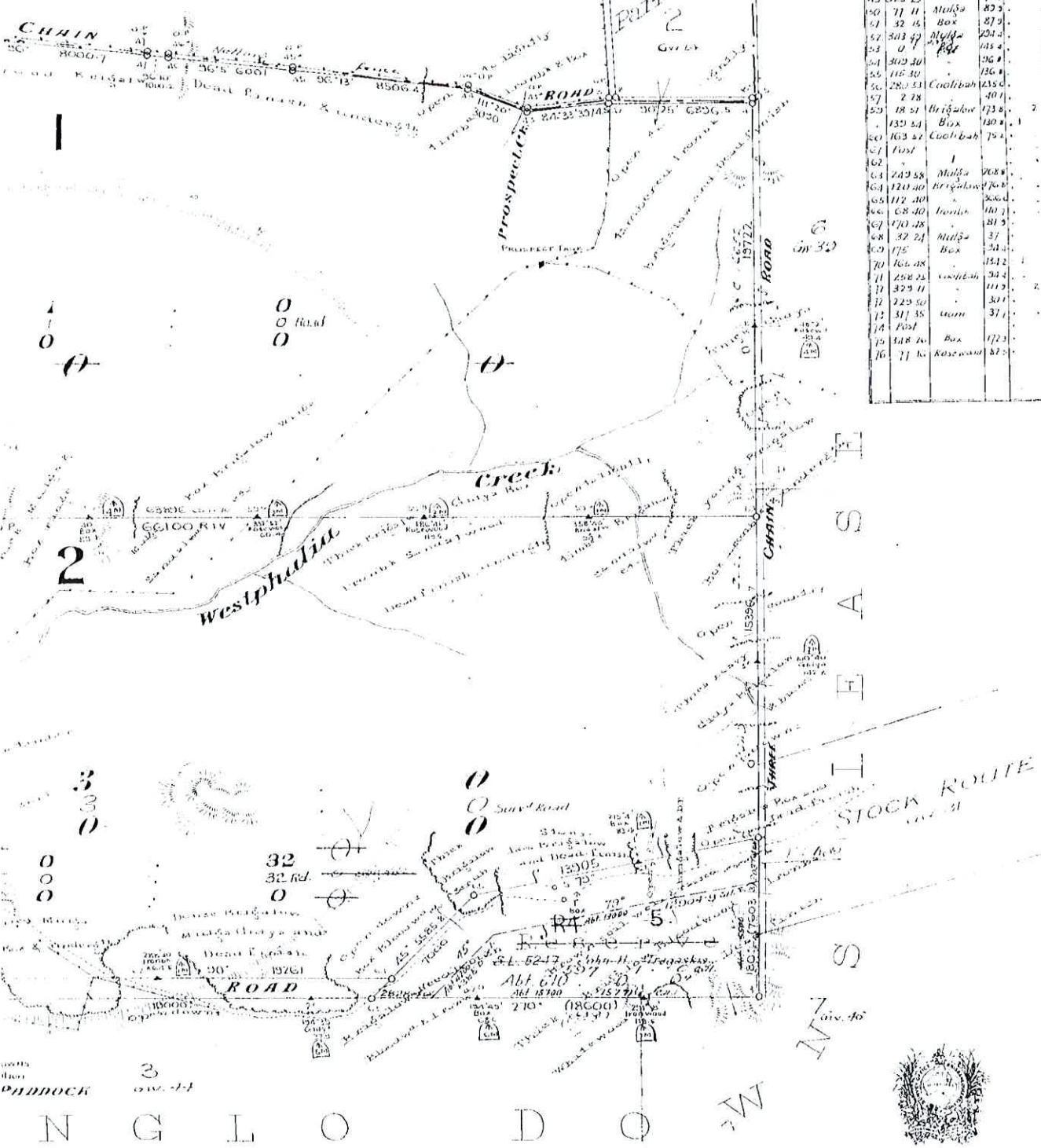
GW 25

Particulars

Subsector	Band or Parcel No.	Remarks
Prospect Hill	11 324 11	
Prospect Hill	11 324 12	
Prospect Hill	11 324 13	
Prospect Hill	11 324 14	
Prospect Hill	11 324 15	
Prospect Hill	11 324 16	
Prospect Hill	11 324 17	
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Prospect Hill	11 324 99	
Prospect Hill	11 324 100	

4- G.F. 5420 - The Public Curator -
 2- G.H. 5426 - The Public Curator -
 1- G.F. 5423 John - D. & Williams & Charles H. & Albert G. Tregaskis & Sylvia H. Hawley
 2- G.H. 5425 John - D. & Williams & Charles H. & Albert G. Tregaskis & Sylvia H. Hawley
 1- G.F. 5428 John - D. & Williams & Charles H. & Albert G. Tregaskis & Sylvia H. Hawley
 1- G.F. 5429 John - D. & Williams & Charles H. & Albert G. Tregaskis & Sylvia H. Hawley

of Beehool



No.	Bearing	From	Links	Marks
2	310° 57'	Coatibah	32.1	7
	11° 56'		125.8	7
3	72° 5'	Shoatibah	133.8	
	71° 7'		77.1	
4	81° 20'	humbk	152.6	1
	72° 11'		125.6	
43	304° 58'	Box	77.1	
44		Post		
45	10° 49'		116.5	
46	285° 22'		168.7	
47	89° 57'		167.4	
48	291° 47'		49	
49	325° 29'		78.2	
50	71° 11'	Mills	87.2	
51	32° 15'	Box	87.2	
52	343° 49'	Mills	124.4	
53	0° 7'	Box	141.4	
54	309° 30'		26.1	
55	116° 30'		126.4	
56	283° 53'	Coatibah	125.6	
57	7° 18'		40.1	
58	18° 57'	Bridge	173.8	2
59	132° 54'	Box	120.4	
60	163° 22'	Coatibah	79.4	
61		Post		
62				
63	242° 58'	Mills	208.8	
64	120° 40'	humbk	170.4	
65	117° 40'		266.4	
66	68° 40'	humbk	110.2	
67	170° 48'		31.1	
68	82° 24'	Mills	31.1	
69	175°	Box	15.12	
70	164° 48'		15.12	
71	258° 23'	Coatibah	24.2	2
72	325° 11'		119.2	
73	225° 50'		31.1	
74	311° 45'	humbk	31.1	
75	348° 24'	Box	172.2	
76	71° 15'	Koatibah	87.2	

For Additional Plan & Document Notings Refer to CISP

— On Langlo Downs & Resumption —

— O.L. 63. — PLAN OF

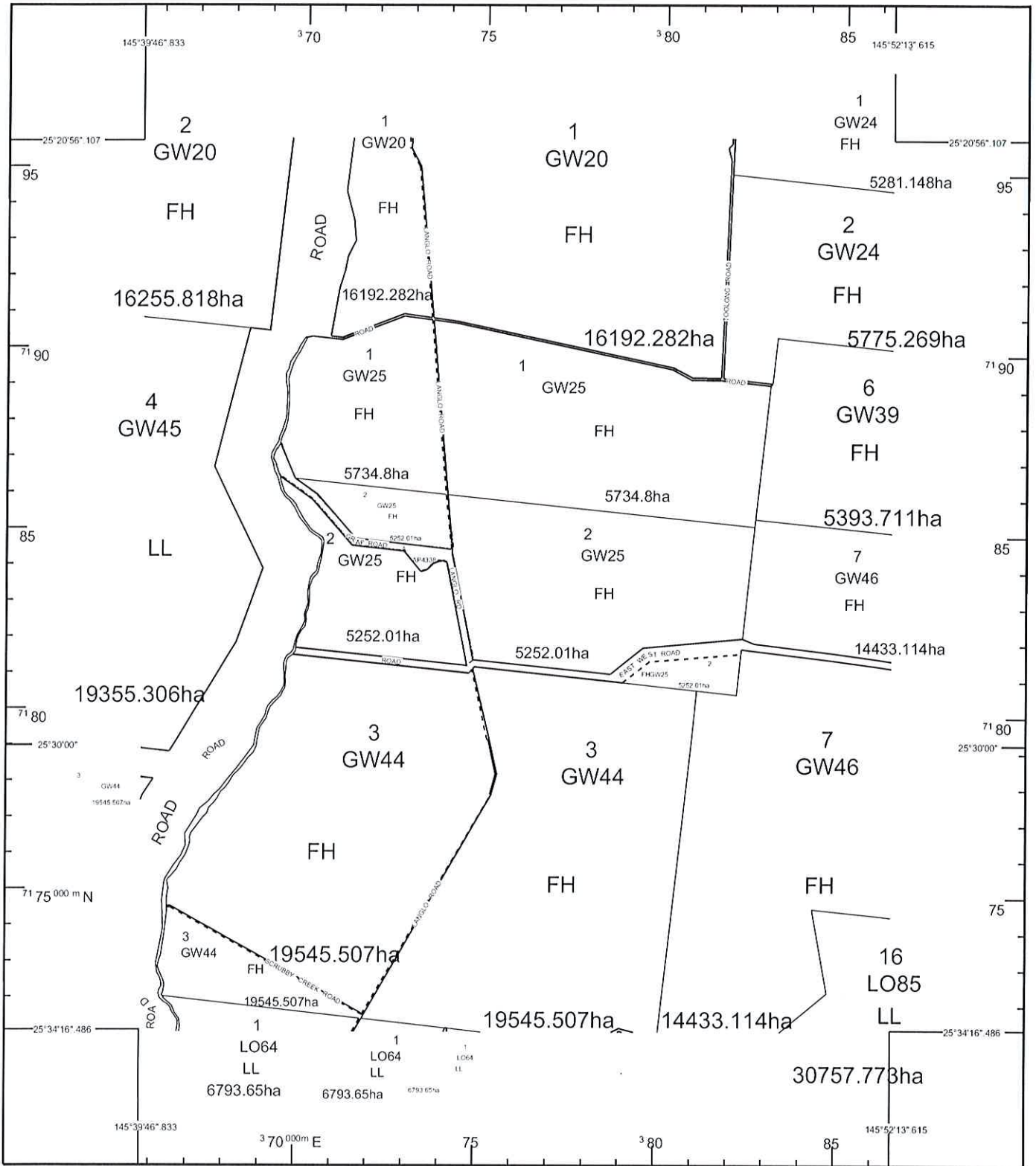
PORTION No. 1 and 2 & 5
 PARISH OF WESTPHALIA
 County of Glanworth
 Land Agents }
 District of } Blackhall

Date of Instructions 11 324 11
 Date of transmission of plans to L.O. Tamba 21 5 11
 Examined by C.N.H. 12 12 11 Chartered by 12 11 11 (Tamba Shure)
 Voucher No. 10000 Passed for payment 10/12/11
 Sides Register Vol. Fol. 10/12/11

Scale 40 Chains to an Inch.

Cut. No. **CW. 25.**

GW. 25



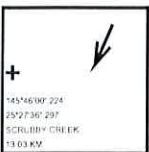
STANDARD MAP NUMBER
8047-23342



SmartMap

An External Product of
SmartMap Information Services
Based upon an extraction from the
Digital Cadastral Data Base

MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	2/GW25
Area/Volume	5252.01ha
Tenure	FREEHOLD
Local Government	BLACKALL TAMBO REGIONAL
Locality	SCRUBBY CREEK
Segment/Parcel	47131/9

CLIENT SERVICE STANDARDS

PRINTED (dd/mm/yyyy) 29/03/2021

DCDB 27/03/2021 (Lots with an area less than 5.000ha are not shown)

Users of the information recorded in this document (the Information) accept all responsibility and risk associated with the use of the Information and should seek independent professional advice in relation to dealings with property.

Despite Department of Natural Resources, Mines and Energy (DNRME)'s best efforts, DNRME makes no representations or warranties in relation to the Information, and, to the extent permitted by law, exclude or limit all warranties relating to correctness, accuracy, reliability, completeness or currency and all liability for any direct, indirect and consequential costs, losses, damages and expenses incurred in any way (including but not limited to that arising from negligence) in connection with any use of or reliance on the Information.

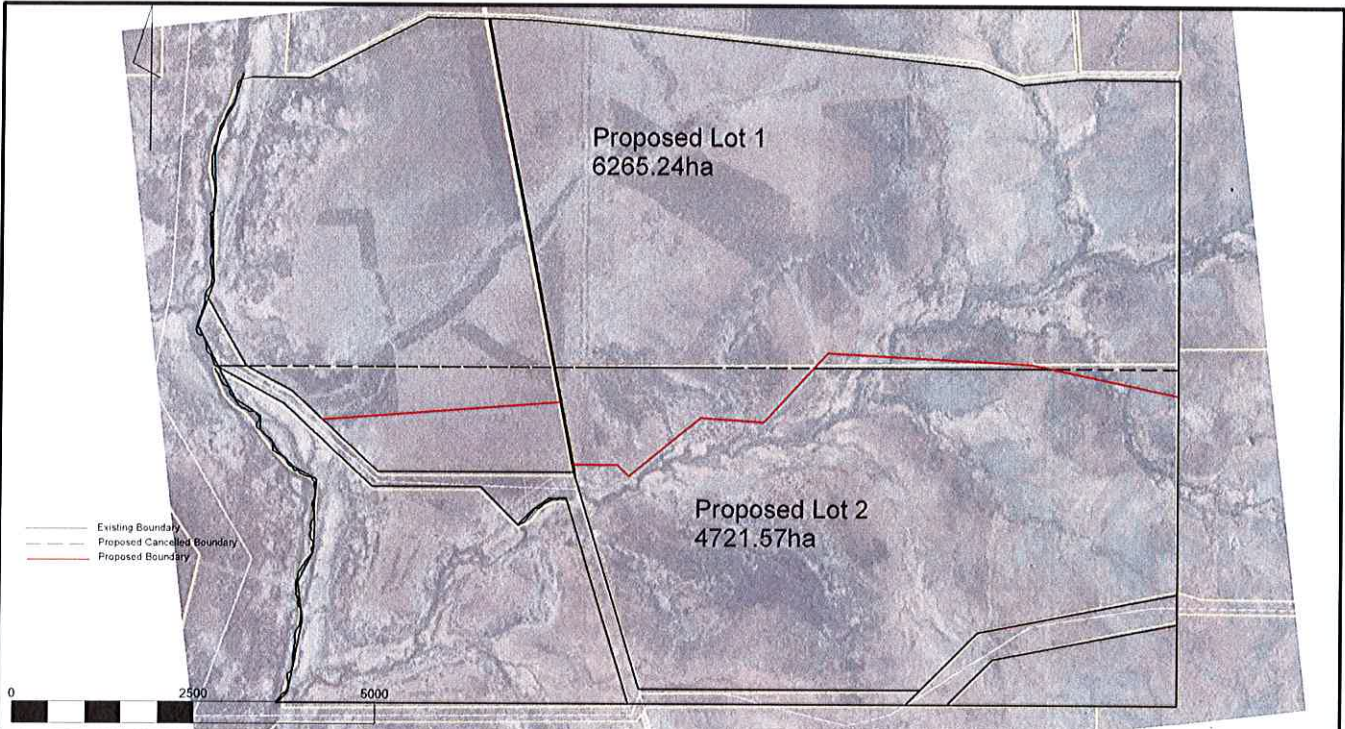
For further information on SmartMap products visit
<https://www.qld.gov.au/housing/buying-owning-home/property-land-valuations/smartmaps>



Queensland
Government
(c) The State of Queensland,
(Department of
Natural Resources,
Mines and Energy) 2021.

Plan of Development

Prepared by Murray & Associates (Qld) Pty Ltd



MURRAY & ASSOCIATES
SURVEYORS & TOWN PLANNERS



ACN 075 543 154

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Branch Offices at Maroochydhore Caboolture Chinchilla Roma Gympie & Emerald

PROJECT

**Proposed Subdivision
Lots 1 and 2 on GW25
Blackall-Tambo Regional
Council**

CLIENT

Elmes

Details	Scale: A3 1:50000	F.W.	Date: 22/03/21
	Drawn: ARB	F.B.	
Notes		Level Bk	File: 400187
		Acc. Bk	
Licensed Surveyor			Job & Plan No.: 400187_01

Code Assessment

Prepared by Murray & Associates (Qld) Pty Ltd

DEVELOPMENT APPLICATION

Application for a Development Permit for Reconfiguration of Lots – Boundary Realignment

RURAL ZONE CODE

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSED SOLUTION
PO1 Development: (a) does not conflict with existing rural land uses or the scenic and cultural values of the area; and b) maintains the long-term production values of the land for its purposes.		Complies. Each proposed lot will continue to be used for rural activities.
PO2 Tourist uses that support the primary rural uses on the site are limited in scale and do not threaten the viability of traditional rural uses.		Not applicable. The proposed development is for a boundary realignment.
PO3 New development does not jeopardise existing or potential extractive industry, mining operations or other rural activities.	AO3 AO3 Residential and other sensitive land uses are separated from an existing or approved: (a) intensive animal industry use by at least 1,000m; (b) extractive industry operation by: i. 1,000m from a hard rock extractive industry; ii. 200m from a sand or gravel extractive industry; and iii. 250m from a haul route for any existing or approved operation. (c) mining activities by: i. 1,000m; and ii. 250m from a haul route for an existing or approved operation.	Not applicable. The proposed development is for a boundary realignment.
PO4 Extractive industry is adequately separated from sensitive land uses to minimise potential for nuisance or complaint.	AO4 AO4 New extractive uses and activities are not established within 1000 metres of existing residential and other sensitive land uses.	Not applicable. The proposed development is for a boundary realignment.

PO5	<p>Extractive industry provides rehabilitation of the site over the life of the project and the premises will be safe and useable upon completion.</p>	<p>AO5.1</p> <p>AO5.2</p>	<p>Development is undertaken in accordance with a management and rehabilitation plan which satisfies Council the premises will be safe and useable upon completion, including the following will be appropriately undertaken:</p> <p>(a) progressive rehabilitation works;</p> <p>(b) appropriate clean-up works (including areas of possible soil or water contamination);</p> <p>(c) provision of stable and usable final landform and soil profiles; and</p> <p>(d) revegetation of the site using suitable native species.</p> <p>Rehabilitation of the site is completed within 6 months of cessation of the extractive industry.</p>	<p>Not applicable. The proposed development is for a boundary realignment.</p>
PO6	<p>Development is located to protect sensitive land uses from the impacts of previous activities that may cause risk to people or property including land containing former mining activities and hazards e.g. disused underground mines, tunnels and shafts.</p> <p>Editor's note—Mapping and information of reported abandoned mines is available through the Abandoned Mine Land Project administered by the Department of Natural Resources, Mines and Energy. For further information and contacts refer to https://www.qld.gov.au/environment/land/management/abandoned-mines.</p>			<p>Not applicable. The proposed development is for a boundary realignment.</p>
PO7	<p>Development is controlled and managed to protect agricultural assets from the intrusion or impacts of biosecurity hazards including the introduction or spread of weeds and pest animals.</p>	<p>AO7.1</p>	<p>Development is undertaken in accordance with a Property Pest Management Plan which satisfies Council the premises will be effectively managed of weeds and pest animals.</p>	<p>The proposed boundary realignment has been designed to follow existing fences separating the two lots.</p>

DEVELOPMENT APPLICATION

Application for a Development Permit for Reconfiguration of Lots – Boundary Realignment

RECONFIGURING A LOT CODE

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSED SOLUTION
<i>Lot layout and configuration</i>		
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.	Proposed Lot 1 is above the minimum lot size. Proposed Lot 2 is just below the minimum lot size. The proposed development achieves PO1 in that each lot is a suitable size to continue to operate a viable rural activity. Further, the proposed boundary realignment will ensure the boundary fence between each lot is located on the boundary line.
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.		Complies. Each lot will continue to be used for rural activities.
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.		The proposed layout of the boundary realignment has been determined based on the position of existing fences on the land.
<i>Roads and accesses</i>		

PO4	Roads are constructed and upgraded to provide for the safe and efficient movement of: (a) vehicles to and from the site (b) emergency vehicles accessing each proposed lot (a) (c) pedestrians and cyclists.	A04.1 A04.2	New road infrastructure is designed and constructed in accordance with the standards detailed in the Capricorn Municipal Development Guidelines (including Standard Drawings and Specifications, Construction Specifications and Procedures, Design Specifications and Purchase Specifications). Any pre-existing roads, part of or within the development site, are upgraded to the standards detailed in the Capricorn Municipal Development Guidelines (including Standard Drawings and Specifications, Construction Specifications and Procedures, Design Specifications and Purchase Specifications).	Each lot will continue to have access from Langlo Road. No new accesses are proposed.
PO5	Each proposed lot has a legal point of access from the local or State controlled road network.			Each lot will continue to have access from Langlo Road.
Stormwater				
PO6	The development is planned, designed, constructed and managed to avoid: (a) adverse impacts on surrounding development; and (b) compromising the natural health and functioning of adjoining waters.	A06	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).	The proposed development will result in no change to the flow of stormwater over the land.
Service provision				
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.	A07.1 A07.2	All lots within the Township zone, where reticulated water and sewerage is available, are connected to the reticulated water and sewerage service. 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.	The house on Lot 2 will retain the existing water and sewage infrastructure. Proposed Lot 1 does not contain a habitable building. At the time a habitable building is built on the land water and sewerage infrastructure will be installed.
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.			The house on proposed Lot 2 has existing connections to electricity and telecommunications. No electricity or telecommunications connections are required to proposed Lot 1. At the time a habitable building is built on the land these connections will be installed.
Biodiversity				

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.			The proposed boundary realignment follows an existing fence line. No damage will be caused to any areas of biodiversity as a result of the boundary realignment.
Flood				
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.	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: (a) all new lots contain: (i) a building envelope located outside of the mapped flood area in Schedule 2 – Flood mapping; or (ii) can achieve the flood immunity level of 1% Annual Exceedance Probability (AEP); and (b) there is at least one (1) evacuation route that achieves safe egress for emergency evacuations during all floods.	The proposed development does not result in any additional allotments being created. It follows, the proposed development will not increase the risk to people or property as a result of flooding events.
Bushfire				
PO11	A separation distance from hazardous vegetation, to effectively mitigate bushfire hazard risk, can be established at the edge of the proposed lot(s).	AO11.1 AO11.2	No new lots are created within the bushfire prone area. Editor's note— Bushfire prone areas are identified on SPP mapping – Safety and Resilience to Hazards (Natural Hazards Risk and Resilience – Bushfire Prone Area). OR Lots are separated from hazardous vegetation by a distance that: (a) achieves radiant heat flux level of 29kW/m ² at all boundaries; and (b) is contained wholly within the development site. Editor's note— • Where a separation distance is proposed to be achieved by utilising existing cleared developed areas external to the site, certainty must be established (through tenure or other means) that the land will remain cleared of hazardous vegetation. • For staged developments, temporary separation distances, perimeter roads or fire trails may be absorbed as part of subsequent stages. • The achievement of a cleared separation distance may not be achievable where other provisions within the planning scheme require protection of certain ecological, slope, visual or character features or functions.	Not applicable. No new lots are created.

<p>PO12 Where reconfiguring of a lot is undertaken in the Township zone, other than the Industrial precinct of the Township 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. The access is available for both firefighting and maintenance/defensive works.</p>	<p>AO12.1 Lot boundaries are separated from hazardous vegetation by a public road which: (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> <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>Not applicable. The proposed development is in the Rural Zone.</p>
<p>PO13.1 Where the reconfiguring of a lot is undertaken anywhere that PO12 does not apply: (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. OR PO13.2 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>AO13 Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has: (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 which is at least 6 metres clear of vegetation; (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 IECA 2008 Best Practice Erosion and Sediment Control (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.</p>	<p>Fire breaks will exist along the boundary separating the two properties.</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.	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. Editor's note— For example, developments should avoid finger-like or hour-glass subdivision patterns or substantive vegetated corridors between lots. In order to demonstrate compliance with the performance outcome, a bushfire management plan prepared by a suitably qualified person may be required. The bushfire management plan should be developed in accordance with the Public Safety Business Agency (PSBA) guideline entitled Undertaking a Bushfire Protection Plan. Advice from the Queensland Fire and Emergency Services should be sought as appropriate.	Not applicable. This is a boundary realignment between two exiting lots.
PO15	Critical infrastructure does not increase the potential bushfire hazard.	AO15	Critical or potentially hazardous infrastructure such as water supply, electricity, gas and telecommunications are undergrounded.	Not applicable. No new infrastructure connections are required.
Local heritage places				
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.			The development does not impact any local heritage sites.
Stock Route Network				
PO17	The stock route network identified in SPP mapping – Economic Development (Agriculture – Stock Route Network) is protected from incompatible development on adjoining sites. Note—Pasturage rights exist where the mapped Stock Route Network adjoins a term lease for pastoral purposes. Section 432 of the Land Act 1994 provides guidance on the extent to which the pasturage rights overlap the adjoining lease area in this instance.	AO17.1	No new allotments are created within or adjacent to the stock route network. OR	No new allotments are created. The proposed boundary realignment will have no impact on the function of the stock routes passing through the property.
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.			

Petroleum/high pressure gas pipelines			
PO18	The integrity of pipelines carrying petroleum and gas is maintained	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).
			Not applicable. No gas pipelines pass through the subject site.