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ASSOCIATES**
SURVEYORS & TOWN PLANNERS



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22 November 2022

The Chief Executive Officer
Blackall-Tambo Regional Council
PO Box 21
BLACKALL QLD 4472

Dear Sir,

**APPLICATION FOR A DEVELOPMENT PERMIT FOR
RECONFIGURING A LOT BY SUBDIVISION (1 LOT INTO 3 LOTS)**

Property Description: Lot 2 on RP611230
Property Address: 87 Thistle Street, Blackall, Qld, 4472
Development Type: Reconfiguring a Lot by Subdivision (1 Lot into 3 Lots)
Local Government: Blackall Tambo Regional Council
Planning Instrument: Blackall-Tambo Region Planning Scheme 2020
Our Reference: 400522
Applicant: Blackall Tambo Regional Council

On behalf of Blackall Tambo Regional Council, please find attached our formal application for a Development Permit for Reconfiguring a Lot by Subdivision (1 Lot into 3 Lots) on land identified as Lot 2 on RP611230 situated at 87 Thistle Street, Blackall, Qld, 4472.

Please find attached the Planning Report 400522, together with Development Application Form 1.

In respect of payment of the relevant application fee, the applicant will be in contact with Council shortly to arrange payment.

We look forward to receiving a favourable decision in relation to the above application in due course.

Yours faithfully,

Andrew Bell
Director / Registered Surveyor / Senior Town Planner
MURRAY & ASSOCIATES (QLD) PTY LTD

Sunshine Coast

15-17 Currie Street
PO Box 246 Nambour 4560
Phone (07) 5441 2188
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Chinchilla

39 Heeney Street
PO Box 243 Chinchilla 4413
Phone (07) 4662 8100

**Company owner's consent to the making of a development application
under the *Planning Act 2016***

I, Alastair Rutherford, Acting Chief Executive Officer of Blackall-Tambo Regional Council, the company being the owner of the premises identified as Lot 2 on RP611230 situated at 87 Thistle Street, Blackall, Qld, 4472, consent to the making of a development application under the Planning Act 2016 by Murray & Associates (Qld) Pty Ltd, on the premises described above for a Development Permit for Reconfiguring a Lot by Subdivision (1 Lot into 3 Lots).

Company seal *[if used]*

Company Name and ACN: Blackall-Tambo Regional Council

wlr/...

Signature

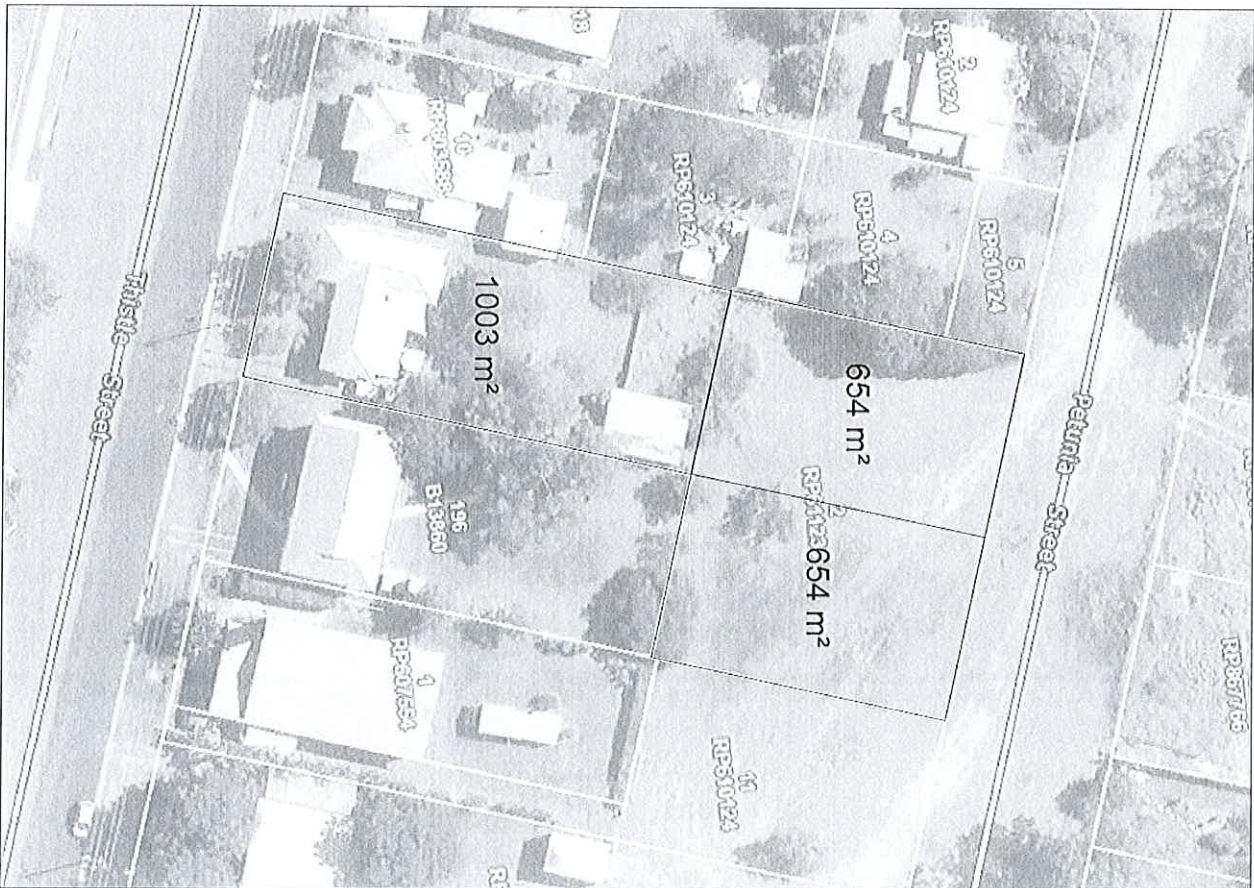
22/11/2022

Date

PLANNING REPORT
No. 400522

Application for a Development Permit for Reconfiguring a
Lot by Subdivision (1 Lot into 3 Lots)

Lot 2 on RP611230 situated at 87 Thistle Street, Blackall, Qld, 4472



Prepared on Behalf of Blackall-Tambo Regional Council

November 2022



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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 87 Thistle Street, Blackall, Qld, 4472

Real Property Description Lot 2 on RP611230

Subject Land Area 2,310m²

Local Authority Blackall Tambo Regional Council

Registered Landowner's Blackall Tambo Regional Council

Planning Scheme

Zone Township Zone

APPLICATION DETAILS

Applicant Blackall Tambo Regional Council

Proposal Reconfiguring a Lot by Subdivision (1 Lot into 3 Lots)

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 Blackall Tambo Regional Council, in support of a development application seeking Development Permit for Reconfiguring a Lot by Subdivision (1 Lot into 3 Lots) on land identified as Lot 2 on RP611230 situated at 87 Thistle Street, Blackall, Qld, 4472.

Blackall Tambo Regional Council, as the current registered landowners of the subject site, (refer to **Appendix A** for a copy of the Current Title Searches) have provided their written consent to this proposed development.

The subject site, Lot 2 on RP611230, has a total area of 2,310m² and is situated within the Township Zone, as shown on *Tambo Zones and Precincts Map - ZM-002*, of the Blackall-Tambo Region Planning Scheme 2020.

Pursuant to section 44(3) of the *Planning Act 2016* (PA) and Schedule 10, Part 14, Section 21 of the *Planning Regulation 2017* (P Reg) and *Table 4.5.1* of the Blackall-Tambo Region Planning Scheme 2020, the proposed development requires 'Code Assessment'.

This Planning Assessment Report should be read in conjunction with the supporting information included within the Figures and Appendices of this report, as well as the attached IDAS development application forms.

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 at 87 Thistle Street, Blackall and is legally described as Lot 2 on RP611230. The subject site is included within the Township Zone of the town of Tambo. 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 Township Zone, as shown on *Tambo Zones and Precincts Map – ZM-002*, of the Blackall-Tambo Region Planning Scheme 2020. Please refer to **Figure 2** of this report, which contains an extract of the *Zones and Precincts Map – ZM-002* of the Blackall-Tambo Region Planning Scheme 2020.

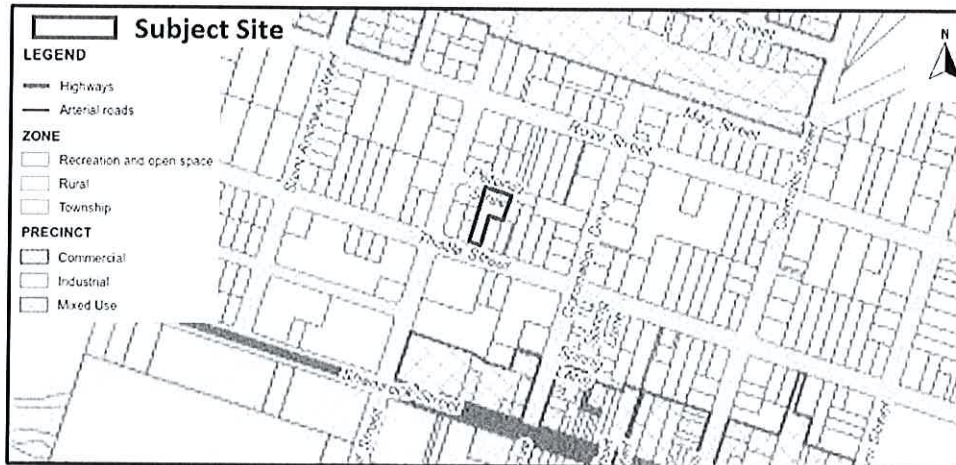


Figure 2 – Tambo Zones and Precincts Map – ZM-003

3.1.3 Physical and Natural Site Features

The subject site has the following characteristics:

- A dwelling house;
- A shed/carport;
- Shade trees and manicured yard within fence line; and
- Unmanicured, empty land outside fence line.

3.1.4 Dimensions, Easements and Topography

The subject site is flat and relatively regular in shape and comprises a total area of 2,310m².

No easements on the subject site.

For complete site dimensions refer to **Appendix B** of this report for a copy of the Survey Plan and SmartMap.

3.1.5 Services

The dwelling has existing connections to all necessary urban services for the use occurring on the land, including reticulated water, reticulated sewerage, telecommunications, and electricity. It also has a rainwater tank.

The newly proposed lots can be connected to the same services when dwelling houses, or buildings are constructed.

Vehicle access is achieved to the dwelling on-site via a driveway to Thistle Street. The proposed rear lots will gain access to Petunia Street.

4.0 Proposed Development

4.1 Development Overview

This application seeks approval for a Development Permit for Reconfiguring a Lot by Subdivision (1 Lot into 3 Lots) on land described as Lot 2 on RP611230, situated at 87 Thistle Street, Blackall, Qld, 4472.

The proposed development seeks to complete a logical infill subdivision to create two (2) new allotments, as demonstrated by the Plan of Development, Plan No. 400282 prepared by Murray & Associates (QLD) Pty Ltd included at **Appendix C** of this report. The purpose of the subdivision is to better reflect the current use of the land. The dwelling house is separated onto its' own lot, with the opportunity for further development on the two (2) newly created lots. Overall, the proposed development is representative of a functional and practical lot layout, as discussed below.

4.1.1 Proposed Lot Areas

The subject site comprises a total combined area of 2,310m², following approval of the proposed development, the following areas will apply for each newly created allotment:

Proposed Lot number	Area
Lot 1	1,003m ²
Lot 2	654m ²
Lot 3	654m ²

Table 6.3.3.1 – Acceptable outcomes for lot sizes and frontages stipulates a minimum 800m² lot size and 20m frontage for newly created lots in the Township Zone that is not within a specified precinct. It is acknowledged that proposed Lot 2 & 3 do not meet the minimum lot size outlined in Table 6.3.3.1. Despite this, the proposed lots are adequate size to wholly contain a



dwelling house and associated shed. Furthermore, the lot size is reflective of the other lots on Petunia Street. The lots represent a logical subdivision, that despite not being compliant with the minimum lot size, do allow for the provision of all necessary infrastructure and services that allow for the functioning of the Township Zone.

As such, the establishment of proposed Lots 3 & 4 will not drastically alter the subdivision pattern of the area.

4.1.2 Provision of Services

Proposed Lot 1 will retain the existing connections to the dwelling house.

Proposed Lots 2 and 3 will be connected to all urban services.

4.1.3 Vehicle Access

Access is to continue to be afforded to the dwelling on Proposed Lot 1 via the driveway access to Thistle Street. The newly proposed Lots 2 & 3 will have new accesses from Petunia Street.

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 and in accordance with Schedule 10 of the Planning Regulation 2017, it is noted that this application does not require referral to DSDMIP for assessment by SARA in relation to matters of State interest.



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'.

Given the proposal requires 'Code Assessment', an assessment of the proposed development in respect of the Strategic Framework is not required.

6.2 Purpose and Overall Outcomes of the Township Zone

Purpose statement

The purpose of the Township zone code is to provide for:

- 1) *small to medium urban areas in a rural area; and*
- 2) *a variety of uses and activities to service local residents, including, business, community, education, industrial, open space, recreation, residential or retail uses or activities; and*
- 3) *tourist attractions and short-term accommodation, if appropriate for the area.*

Overall outcomes

The purpose of the code will be achieved through the following overall outcomes: A range of residential, retail, commercial, industrial, administrative or cultural uses are provided.

- 1) *A range of residential dwelling types and densities that reflect local housing needs are provided.*
- 2) *Development promotes safe, convenient and attractive living environments for residents.*
- 3) *Development protects and enhances the local or historic character of a town.*
- 4) *Existing heritage and character buildings are to be retained and new business is encouraged to use these buildings (if vacant) to help keep the town centre consistent with the historic amenity of the township.*
- 5) *Commercial and retail development are encouraged to locate in the Commercial precinct.*
- 6) *Industrial development appropriate for a township setting are located in the Industrial precinct or Mixed Use precinct*
- 7) *Development serves the needs of local residents, residents of the surrounding area and visitors.*
- 8) *Development is designed to maximise energy efficiency, water conservation and public and active transport use.*
- 9) *Development has access to infrastructure and essential services.*



- 10) *The location and type of industrial development is carefully considered to mitigate impacts on sensitive land uses.*
- 11) *Natural features such as creeks, gullies, waterways, wetlands, habitats, vegetation and bushland are retained and enhanced and any unavoidable impacts are minimised through locational, design, operational and management approaches.*
- 12) *Development responds to land constraints including topography, bushfire and flooding.*

Commercial precinct

The purpose of the zone will also be achieved through the following additional overall outcomes for the Commercial precinct:

- 13) *This precinct accommodates and promotes the commercial, professional, government and retail uses that service the region and western Queensland, which are consolidated in the Blackall and Tambo town centres respectively.*
- 14) *New developments create a highly attractive and permeable pedestrian-based built form that achieves a high standard of design and blends with the existing town character and streetscape.*
- 15) *New commercial buildings make provision for on-site handling of goods, car parking for staff and clients, landscaping and shade areas in keeping with the existing streetscape.*
- 16) *New business is encouraged to use existing buildings to help consolidate the Commercial precinct.*
- 17) *Development in the Commercial precinct makes use of or positively contributes to the heritage and character attributes within the precinct.*

Industrial precinct

The purpose of the zone will also be achieved through the following additional overall outcomes for the Industrial precinct:

- 1) *This precinct enables the establishment of a wide range of industrial activities in a manner compatible with the scale and character of the area.*
- 2) *Industrial activities are established and consolidated in this precinct to minimise potential conflict with nearby sensitive land uses.*
- 3) *Industrial activities manage impacts to maintain acceptable levels of safety and amenity for sensitive land uses.*
- 4) *The location of industrial development does not compromise the safety or efficiency of the local and state-controlled road network.*

Mixed Use precinct

The purpose of the zone will also be achieved through the following additional overall outcomes for the Mixed Use precinct:



- 1) *This precinct functions as a transition space between residential and non-residential areas.*
- 2) *Development manages impacts to maintain acceptable levels of safety and amenity for sensitive land uses, while offering the opportunity for small scale, low impact industrial uses to establish, which are compatible with residential and other sensitive land uses.*
- 3) *Where impacts are manageable and compatible, industrial uses and residential uses may be co-located on the same lot in this precinct.*
- 4) *Development in this precinct*
- 5) *Development does not compromise the safety or efficiency of the local and state-controlled road network.*

Comment

The proposed development achieves the outcomes sought by the Township Zone given:

- The proposed development seeks to complete a logical infill subdivision to create two (2) new allotments;
- Each proposed new lot is of sufficient size to accommodate a future residential use; and
- The allotment with the dwelling is provided with appropriate infrastructure including reticulated water and sewer, electricity and telecommunications and stormwater. The new lots can be connected to all urban services.

6.3 Relevant Codes

In accordance with the Blackall-Tambo Region Planning Scheme 2020, the proposed development requires assessment against the Reconfiguring a Lot Code. An assessment of this code is attached within **Appendix D** of this report.

7.0 Conclusions and Recommendations

This application provides justification for development approval for Development Permit for Reconfiguring a Lot by Subdivision (1 Lot into 3 Lots) on land identified as Lot 2 on RP611230 on the following grounds:

- The proposed development seeks to complete a logical infill subdivision to create two (2) new allotments;
- Each proposed lot is of sufficient size to accommodate a future residential use;
- The allotment with the dwelling is provided with appropriate infrastructure including reticulated water and sewer, electricity and telecommunications and stormwater. The new lots can be connected to all urban services.
- The proposed subdivision will in no way alter the amenity of the locality; and
- The proposal provides justification against all applicable elements of the Blackall-Tambo Region Planning Scheme 2020.

Thus, it is recommended that Council issue approval for Development Permit for Reconfiguring a Lot by Subdivision (1 Lot into 3 Lots), New Road and Access Easement on land identified as Lot 2 on RP611230 situated at 87 Thistle Street, Blackall, Qld, 4472.

Current Title Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	30397041	Search Date:	22/11/2022 08:33
Date Title Created:	02/08/1973	Request No:	42896463
Previous Title:	30283026		

ESTATE AND LAND

Estate in Fee Simple
LOT 2 REGISTERED PLAN 611230
Local Government: BLACKALL TAMBO

REGISTERED OWNER

BLACKALL-TAMBO REGIONAL COUNCIL

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by Deed of Grant No. 10262028 (ALLOT 9 SEC 3)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

** End of Current Title Search **

Survey Plan and SmartMap

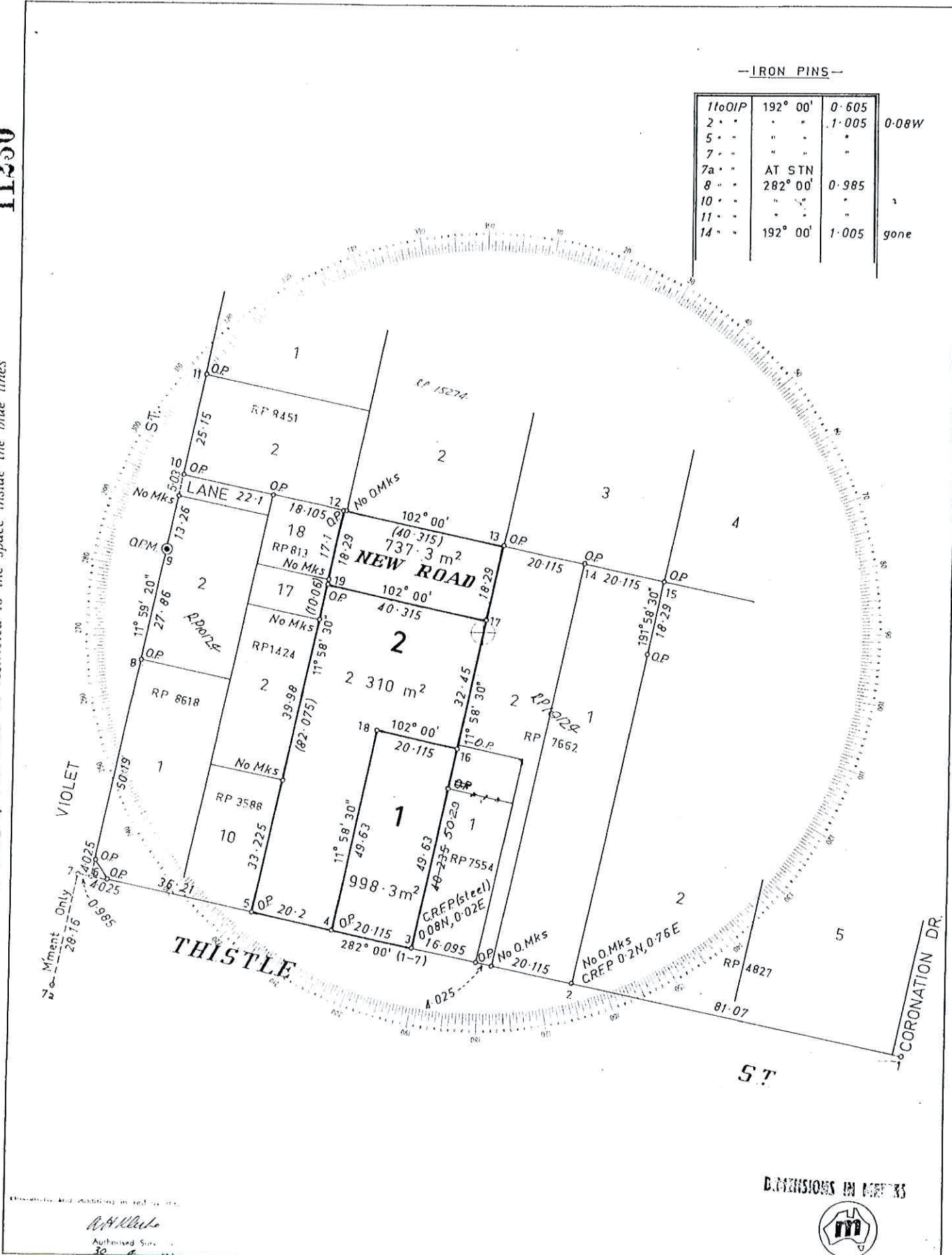
This plan MUST NOT BE FOLDED but may be rolled.

11230

Drawing of Plan must be restricted to the space inside the blue lines

— IRON PINS —

1 to OIP	192° 00'	0.605	
2 "	"	1.005	0-08W
5 "	"	"	"
7 "	"	"	"
7a "	AT STN	"	"
8 "	282° 00'	0.985	"
10 "	"	"	"
11 "	"	"	"
14 "	192° 00'	1.005	gone



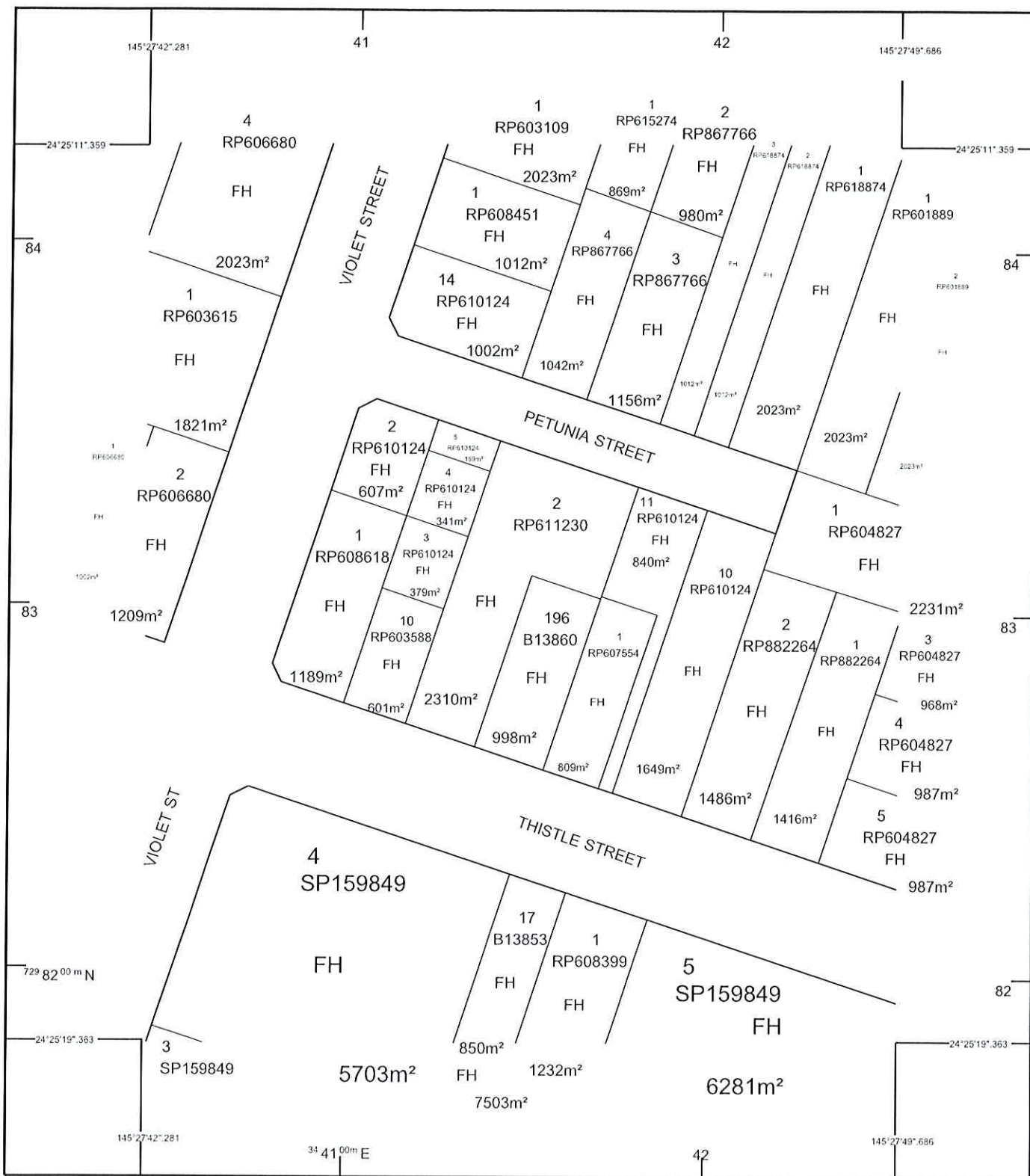
DIMENSIONS IN METRES



Lots 1 & 2 of Sec 3
 Cancelling ALLOT 9 ON SO PLAN B 138.1
 Surveyed by AH. KLERKX 7/2/1972
 Orig. Portion SECTION 3
 Orig. Grant 30268
 Town of BLACKALL
 Parish of BLACKALL
 SCALE 1: 750 chains to an inch
 REGISTERED PLAN 11230
 CISP

CROWN COPYRIGHT RESERVED
 REGISTRAR OF TITLES, QUEENSLAND





STANDARD MAP NUMBER
7949-22131



MAP WINDOW POSITION & NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION	
DCDB Lot/Plan	2 RP611230
Area/Volume	2310m ²
Tenure	FREEHOLD
Local Government	BLACKALL TAMBO REGIONA
Locality	BLACKALL
Segment/Parcel	45412/35

CLIENT SERVICE STANDARDS	
PRINTED	22/11/2022
DCDB	21/11/2022
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SmartMap

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



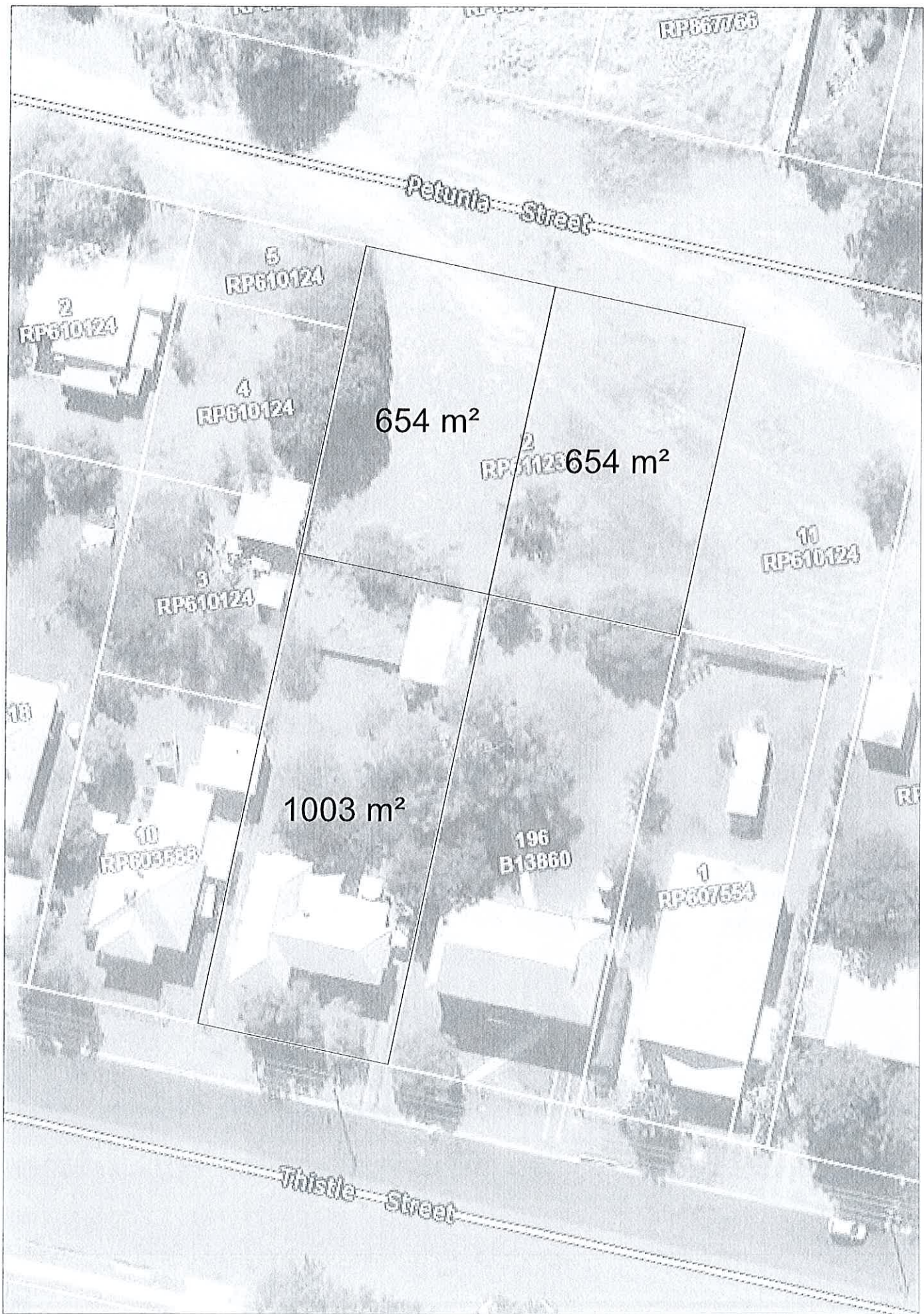
Queensland Government

(c) The State of Queensland, (Department of Resources) 2022.



Plan of Development

Prepared by Murray & Associates (Qld) Pty Ltd



Petunia Street

RP807654

2
RP610124

5
RP610124

4
RP610124

654 m²

2
RP610124 654 m²

3
RP610124

11
RP610124

1003 m²

10
RP803558

196
B13860

1
RP807654

Whistle Street

Code Assessment

Prepared by Murray & Associates (Qld) Pty Ltd

Blackall – Tambo Region Planning Scheme

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
For assessable development		
<p>PO1 Hotel, rooming accommodation, relocatable home park and short-term accommodation uses are provided in a location where:</p> <ul style="list-style-type: none"> (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.
<p>PO2 The industrial precinct and existing industrial land uses are protected from encroachment by incompatible land uses.</p>		N/A. The site is not located in a Precinct.
<p>PO3 Uses are compatible with, and complementary to, the existing residential uses.</p>		N/A. No new uses are proposed.
<p>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.</p>	<p>AO4.1 Commercial uses are located in the commercial precinct and industrial uses are located in the industrial precinct.</p> <p>AO4.2</p>	N/A. No new uses are proposed.

<p>PO5 Dual Occupancy is located on appropriately sized lots to avoid impacts on residential amenity and safety.</p>	<p>Non-residential uses do not overlook the living areas of any adjoining residential use.</p>	
<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>AO5 Dual Occupancy are located on a site with an area of at least: (a) 2000m² where not connected to reticulated sewerage network; or (b) 800m² where connection is available to reticulated sewerage network.</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>N/A. No new uses are proposed.</p>
		<p>N/A. No new uses are proposed.</p>

<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> <ul style="list-style-type: none"> (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 (b) are serviced by reliable electricity and water required for the use; and (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. 		N/A. No new uses are proposed.
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>	N/A. No new uses are proposed.
<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>	N/A. No new uses are proposed. No new buildings are proposed either.

<p>PO10 Waste disposal and servicing areas are screened from public view and do not have adverse amenity impacts on adjoining properties.</p>		<p>N/A. No new uses are proposed.</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>All existing buildings located on the land will be located within the proposed boundaries. No buildings will be located over a proposed boundary.</p>
<p>PO12 New uses developed in the Commercial precinct do not detract from the precinct's predominant commercial nature.</p>		<p>N/A. No new uses are proposed.</p>
<p>For assessable development in the Industrial precinct</p>		
<p>PO13 Industrial development does not result in sensitive land uses located outside of the Industrial precinct being affected by industrial air, noise and odour emissions.</p>		<p>N/A. The site is not located in a Precinct.</p>
<p>PO14 Uses, other than Industrial uses are consistent with and make a positive contribution to the economy and character</p>		<p>N/A. The site is not located in a Precinct.</p>

<p>of the Industrial precinct, and do not detract from the Commercial precinct as being the primary location for commercial development.</p>		
<p>PO15 Sensitive land uses (other than Caretaker's accommodation) are not established within the Industrial precinct.</p>		<p>N/A. The site is not located in a Precinct.</p>
<p>PO16 Adverse impacts on the health, safety or amenity of nearby land in the Township zone or sensitive land uses are minimised. Editor's note—Applicants should have regard to relevant legislative, industry and licensing requirements.</p>	<p>AO16.1 Development achieves the noise generation levels set out in the <u>Environmental Protection (Noise) Policy 2019</u>. AO16.2 Development achieves the air quality objectives set out in the <u>Environmental Protection (Air) Policy 2019</u>.</p>	<p>N/A. The site is not located in a Precinct.</p>
<p>PO17 Development does not compromise the viability of the primary use of the site.</p>	<p>AO17 No more than one (1) caretaker's accommodation dwelling is established on the site.</p>	<p>N/A. The site is not located in a Precinct.</p>
<p>For assessable development in the Mixed Use precinct</p>		
<p>PO18 Development does not have an adverse impact on residential amenity in terms of privacy, safety, noise, odour and fumes, lighting and traffic generation.</p>		<p>N/A. The site is not located in a Precinct.</p>
<p>PO19 Non-residential uses are compatible with and do not detract from the domestic scale, intensity, form and character of the precinct.</p>	<p>AO19.1 New buildings and structures comply with the building heights stated in A04 of the General Development Code. AO19.2</p>	<p>N/A. The site is not located in a Precinct.</p>

<p>PO20 For non-residential uses, hours of operation are consistent with maintaining a reasonable level of amenity for nearby residential uses and does not prejudice the future use of other and in the Mixed Use precinct for residential use.</p>	<p>The scale of ancillary buildings comply with AO8 of the General Development Code.</p>	
<p>PO21 Development does not compromise the viability of the primary use of the site.</p>	<p>AO20 Hours of operation are limited to 7am to 6pm.</p>	<p>N/A. The site is not located in a Precinct.</p>
<p>PO22 Waste disposal and servicing areas are screened from public view and do not have adverse amenity impacts on adjoining properties.</p>	<p>AO21 No more than one (1) caretaker's accommodation dwelling is established on the site.</p>	<p>N/A. The site is not located in a Precinct.</p>
		<p>N/A. The site is not located in a Precinct.</p>

RECONFIGURING A LOT CODE

Application for a Development Permit for Reconfiguring a Lot by Subdivision (1 Lot into 3 Lots) on land identified as Lot 2 on RP611230 situated at 87 Thistle Street, Blackall, Qld, 4472

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES		COMMENT
Lot size and configuration				
PO1	<p>The proposed lots are of a size and dimension to meet the outcomes for development in the zones and precincts in respect of:</p> <ul style="list-style-type: none"> a) preserving land for agriculture, 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	<p>Allotment dimensions comply with Table 6.3.3.1.</p>	<p>Table 6.3.3.1 – Acceptable outcomes for lot sizes and frontages stipulates a minimum 800m² lot size and 20m frontage for newly created lots in the Township Zone that is not within a specified precinct. It is acknowledged that proposed Lot 2 & 3 do not meet the minimum lot size outlined in Table 6.3.3.1. Despite this, the proposed lots are adequate size to wholly contain a dwelling house and associated shed. Furthermore, the lot size is reflective of the other lots on Petunia Street. The lots represent logical subdivisions, that despite not being compliant with the minimum lot size, do allow for the provision of all necessary infrastructure and services that allow for the functioning of the Township Zone.</p> <p>As such, the establishment of proposed Lots 3 & 4 will not drastically alter the subdivision pattern of the area.</p>
PO2	<p>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.</p>	AO2	<p>No acceptable outcome provided.</p>	<p>Not applicable.</p> <p>The subject site is not included in the Rural Zone.</p>
PO3	<p>The layout of lots, roads and infrastructure:</p> <ul style="list-style-type: none"> a) provides connections to and is integrated with environmental corridors, open space and movement networks in the surrounding area; and 	AO3	<p>No acceptable outcome provided.</p>	<p>Complies – connections to current buildings and potential for connection to future buildings.</p>

	b) contributes to efficient use of land and infrastructure.			
Roads and accesses				
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 c) pedestrians and cyclists.	AO4.1	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).	Not applicable – no new road infrastructure proposed.
		AO4.2	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).	Not applicable – no roads within development site boundaries.
PO5	Each proposed lot has a legal point of access from the local or State controlled road network.	AO5.1	No acceptable outcome provided.	Complies. Proposed Lot 1 will retain the existing access to Thistle Street. The two proposed Lots to Petunia Street will have a new vehicle access.
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	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).	Complies. The development will result in no change to the flow of stormwater.

	adjointing waters.			
Service provision				
P07	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	All lots within the Township zone, where reticulated water and sewerage is available, are connected to the reticulated water and sewerage service.	Complies. Proposed Lot 1 will retain the existing connections to infrastructure services. Proposed Lots 2 and 3 can be connected to all urban services. Not applicable – not in rural zone.
P08	An electricity supply and telecommunications services are available to each lot in a development that will be used for residential, commercial or industrial purposes.	A07.2	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.	Complies. Electricity supply is connected to the existing dwelling. Proposed Lots 2 and 3 can be connected to an electricity supply.
Biodiversity				
P09	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.	A08	No acceptable outcome provided.	Not applicable. No matters of environmental significance on site.
Flood				
P010	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.	A09	No acceptable outcome provided.	Not applicable. Not in a designated flood risk zone.
P010	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.	A010	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	Not applicable. Not in a designated flood risk zone.

			<p>Schedule 2 – Flood mapping; or 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.</p>	
<p>Bushfire</p> <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>A011.1</p> <p>A011.2</p>	<p>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>Lots are separated from hazardous vegetation by a distance that: (a) achieves radiant heat flux level of 29kW/m² at all boundaries; and (b) is contained wholly within the development site.</p> <p>Editor's note—</p> <ul style="list-style-type: none"> 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 	<p>Not applicable. Not in a designated bushfire risk zone.</p> <p>Not applicable – no hazardous vegetation identified on site. Not in a designated bushfire risk zone.</p>	

<p>PO12</p>	<p>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.</p> <p>The access is available for both firefighting and maintenance/defensive works.</p>	<p>AO12.1</p>	<ul style="list-style-type: none"> • 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. 	<p>Not applicable. No hazardous vegetation identified on site. Not in a designated bushfire risk zone.</p>
			<p>Lot boundaries are separated from hazardous vegetation by a public road which:</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 	

	<p>PO13.1</p> <p>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>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>AO12.2</p>	<p>points are not located within parking bay allocations; and incorporates roll-over kerbing.</p> <p>Fire hydrants are designed and installed in accordance with AS2419.1 2017, unless otherwise specified by the relevant water entity.</p>	
	<p>AO13</p>		<p>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 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 	<p>Not applicable. No hazardous vegetation identified on site. Not in a designated bushfire risk zone.</p>

			<p>Control (as amended); vehicular access at each end which is connected to the public road. network at intervals of no more than 500 metres;</p> <p>j) designated fire trail signage;</p> <p>k) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; and</p> <p>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>PO14</p>	<p>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>A014</p>	<p>The lot layout:</p> <p>a) minimises the length of the development perimeter exposed to, or adjoining hazardous vegetation;</p> <p>b) avoids the creation of potential bottle-neck points in the movement network;</p> <p>c) establishes direct access to a safe assembly /evacuation area in the event of an approaching bushfire; and</p> <p>d) ensures roads likely to be used in the event of a fire are designed to minimise traffic congestion.</p> <p>Editor's note— For example, developments should avoid finger-like or hour-glass subdivision patterns or substantive vegetated corridors between lots.</p> <p>In order to demonstrate compliance with the performance outcome, a bushfire management plan prepared by a suitably</p>	<p>Not applicable. Not in a designated bushfire risk zone.</p>

			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.	
PO15	Critical infrastructure does not increase the potential bushfire hazard.	A015	Critical or potentially hazardous infrastructure such as water supply, electricity, gas and telecommunications are undergrounded.	Not applicable. Not in a designated bushfire risk zone.
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.	A016	No acceptable outcome provided.	Not applicable. No local heritage identified surrounding, or on the subject site.
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.	A017.1 A017.2	No new allotments are created within or adjacent to the stock route network. OR 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.	Not applicable. Not on stock route.
Petroleum/high pressure gas pipelines				
PO18	The integrity of pipelines carrying petroleum and gas is maintained	A018	No development is located closer than 200m from a pipeline or pipeline easement identified on SPP	Not applicable. Development not taking place near pipeline for petroleum or high pressure gas.

			mapping - Safety and Resilience to Hazards (Emissions and Hazardous Activities - High Pressure Gas Pipelines).	
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