

DIRECTORS

C.R. Andrews L.S., B.App.Sc.(Math), B.Surv., QSSA
A.R. Bell BRTP (Hons), BBST (Surv), M.P.I.A., MDIA
B.W. Bell BRTP, M.P.I.A., CPP, MDIA
A.J. Campbell L.S., B.Surv., Grad.Dip.Surv.Prac., QSSA
I.K. Smith L.S., B.App.Sc.(Surv.), Grad.Dip.Surv.Prac.,
Grad.Dip.Hum.(Geog), QSSA

ASSOCIATES

D.E. Cook B.Urb.Reg.Plan., M.P.I.A., CPP, MDIA
K.L. Kenna L.S., B.Eng (Surv & S.I.S.), QSSA
F.M. Murray L.S., QSSA

www.mursurv.com info@mursurv.com

Murray & Associates (Qld) Pty Ltd

**MURRAY &
ASSOCIATES**
SURVEYORS & TOWN PLANNERS



ACN 075 543 154 ABN 81 075 543 154

22 January 2024

The Chief Executive Officer
Blackall-Tambo Regional Council
PO Box 21
BLACKALL QLD 4472
Attention: Development Assessment

Dear Sir/Madam,

APPLICATION FOR A DEVELOPMENT PERMIT FOR RECONFIGURING A LOT VIA SUBDIVISION (1 LOT INTO 2 LOTS)

Property Description: Lot 189 on B13811
Property Location: 31 Hospital Rd, Blackall QLD 4472
Proposed Development: Reconfiguring a Lot via Subdivision (1 Lot into 2 Lots)
Local Government: Blackall-Tambo Regional Council
Planning Scheme: Blackall-Tambo Regional Council Planning Scheme
Our Reference: 400712
Applicant: Morcom Surveyors

On behalf of Morcom Surveyors, please find attached our Application for a Development Permit for Reconfiguring a Lot via Subdivision (1 Lot into 2 Lots) on land described as Lot 189 on B13811, situated at 31 Hospital Rd, Blackall QLD 4472.

In support of this application, please find attached:

- Completed DA Form 1 and Signed Company Owner Consent; and
- A digital copy of Planning Report No. 400712 prepared by Murray & Associates (Qld) Pty Ltd.

Council's Assessment Fee will be provided upon receipt of an application Reference Number.

We look forward to receiving Council's favourable Decision Notice for this proposal in due course.

Yours faithfully,

Andrew Bell
Director / Registered Surveyor / Senior Town Planner
Murray & Associates (Qld) Pty Ltd

Sunshine Coast

15-17 Currie Street Nambour
2/9 First Ave Maroochydore
PO Box 246 Nambour 4560
Phone (07) 5441 2188 (N)
Phone (07) 5443 9646 (M)

Caboolture

4/75 King Street
PO Box 377 Caboolture 4510
Phone (07) 5495 1478

Gympie

24 Reef Street
PO Box 57 Gympie 4570
Phone (07) 5482 1484

Emerald

Unit 1, 17 Opal Street
PO Box 665 Emerald 4720
Phone (07) 4987 5363

Roma

22 Lewis Street
PO Box 1244 Roma 4455
Phone (07) 4622 1666

Chinchilla

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

PLANNING REPORT

No. 400712

Application for a Development Permit for Reconfiguring a Lot via
Subdivision (1 Lot into 2 Lots)



Prepared on Behalf of Morcom Surveyors

January 2024

Executive Summary

Murray & Associates (QLD) Pty Ltd were commissioned to prepare this Planning Report on behalf of Morcom Surveyors in support of an Application for a Development Permit for a Development Permit for Reconfiguring a Lot via Subdivision (1 Lot into 2 Lots) on land described as Lot 189 on B13811, situated at 31 Hospital Rd, Blackall QLD 4472 (Blackall Hospital).

The report evaluates the relevant town planning issues and requirements associated with the proposal and recommends / concludes the development can be approved subject to reasonable and relevant conditions.

Murray & Associates (QLD) Pty Ltd
Planning & Surveying Consultant

Contact: Andrew Bell
Address: PO Box 665
Emerald QLD 4720
Phone: (07) 4987 5363
Email: andrewb@mursurv.com

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1.0 Summary

SITE DETAILS

Address	31 Hospital Rd, Blackall QLD 4472
Real Property Description	Lot 189 on B13811
Subject Land Area	40,470m ²
Local Authority	Blackall-Tambo Regional Council
Current Registered Landowner	Central West Hospital and Health Service

PLANNING SCHEME DESIGNATIONS

Planning Scheme	Blackall-Tambo Regional Council Planning Scheme
Zone	Rural Zone
Zone Map	Blackall-Tambo Region Zone Map ZM001

APPLICATION DETAILS

Applicant	Morcom Surveyors C/- Murray & Associates (Qld) Pty Ltd
Proposal	Reconfiguring a Lot via Subdivision (1 Lot into 2 Lots)
Application Type	Development Permit
Level of Assessment	Code Assessable (Table 4.5.1)



2.0 Introduction

Murray & Associates (Qld) Pty Ltd have been commissioned to prepare this Planning Report on behalf of the Morcom Surveyors in support of an Application for a Development Permit for Reconfiguring a Lot via Subdivision (1 Lot into 2 Lots) on land described as Lot 189 on B13811, situated at 31 Hospital Rd, Blackall QLD 4472.

Central West Hospital and Health Service as the current registered landowners of the respective properties, have provided written consent to the proposed development by signing the Company Owners Consent Form (Planning Act 2016), which accompany this planning report. Also accompanying this planning report is completed DA Form 1 – Development Application Details.

The subject site incorporates an area of 40,470m² and is situated within the Rural Zone in accordance with Zone Map ZM001 of the Blackall-Tambo Regional Council Planning Scheme. In accordance with Table 4.5.1 of the Blackall-Tambo Regional Council Planning Scheme, the proposed development is Code Assessable.

The purpose of this Town Planning Report is to provide a detailed overview of the proposed development in relation to the subject site, the local area, and the applicable planning regulations. In this regard, an assessment has been undertaken of the development and overlay codes of the Blackall-Tambo Regional Council Planning Scheme and should be read in conjunction with the supporting information included within the Figures and Appendices of this report, as well as the attached DA Form 1.

3.0 Characteristics of the Site and Surrounding Area

3.1 Overview

3.1.1 Location of Subject Site

The subject site is situated at 31 Hospital Rd, Blackall. The site forms the Blackall Hospital.

The subject site is situated approximately 255m south of Blackall's main road (Landsborough Highway). A Locality Map is provided below, which identifies the subject site in relation to the surrounding area (**Figure 1**).



Figure 1 – Locality Map

3.1.2 Zoning Designation

The subject site is included in the Rural Zone, in accordance with Zone Map ZM001 of the Blackall-Tambo Regional Council Planning Scheme. An extract of Zone Map ZM001 is provided over the page (**Figure 2**).

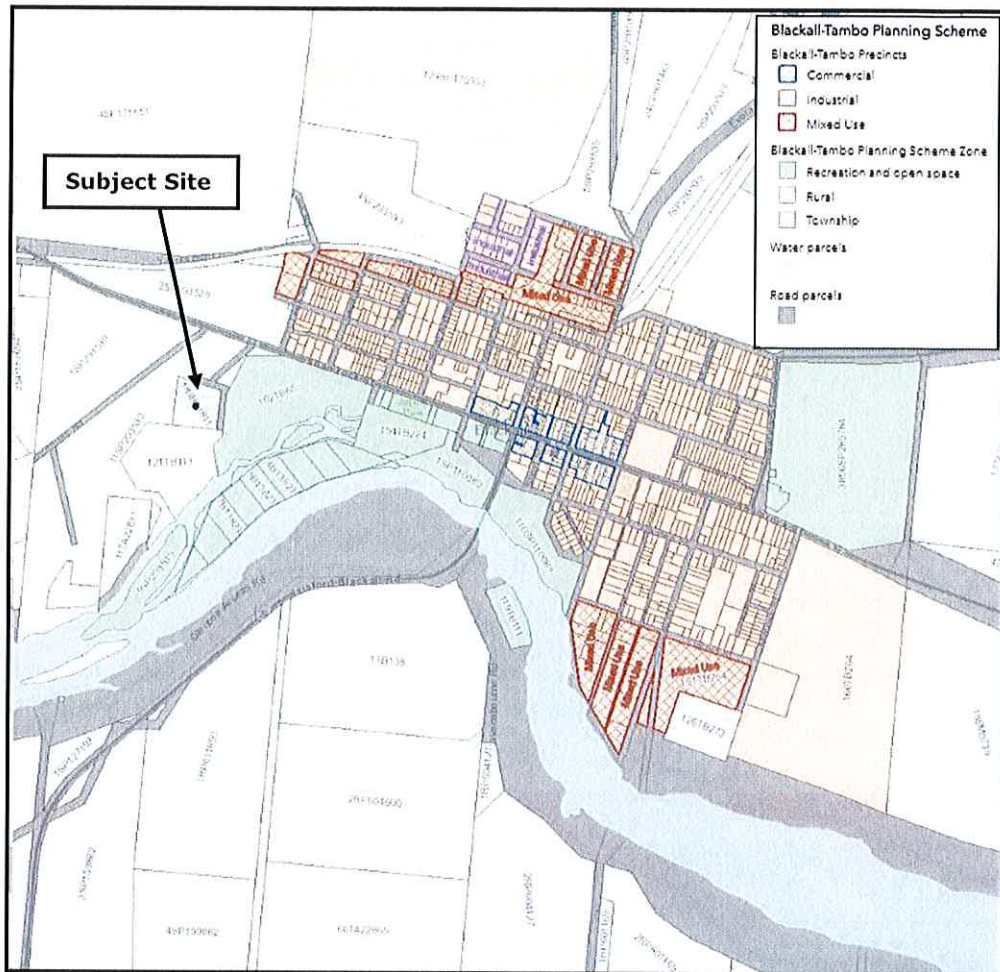


Figure 2 – Zone Map ZM001

3.1.3 Surrounding Land Uses

The subject site is surrounded by the following land uses (**Figure 2**):

Direction	Land Use
North	➤ Rural Zone and Landsborough Highway
East	➤ Recreation and Open Space Zone and Blackall township
South	➤ Rural Zone, Recreation and Open Space Zone and seasonal waterway
West	➤ Rural Zone

3.1.4 Current Registered Landowner

The Current Registered Landowner of the subject site is Central West Hospital and Health Service, as confirmed by the Current Title Search (**Appendix A**).

3.1.5 Dimensions, Easements and Topography

The subject site is regular in shape and comprises an area of 40,470m² of generally flat topography. For complete site dimensions, refer to the Survey Plan and SmartMap (**Appendix B**).

3.1.6 Existing Built Form

The subject site contains the Blackall Hospital, providing 24-hour emergency service.

3.1.7 Access & Services

The subject site has frontage to Hospital Road, which is an asphalt, urban standard road inclusive of drainage channel. No upgrades to Hospital Road are required to cater for the proposed one (1) Lot into two (2) Lot subdivision.

The subject site has existing connections to the following infrastructure:

- Reticulated water supply;
- Reticulated sewerage;
- Stormwater infrastructure;
- Reticulated telecommunications; and
- Reticulated electricity.

4.0 Proposed Development

4.1 Reconfiguring a Lot

4.1.1 Development Overview

Application for a Development Permit for Reconfiguring a Lot via Subdivision (1 Lot into 2 Lots) on land described as Lot 189 on B13811, situated at 31 Hospital Rd, Blackall QLD 4472.

A Proposal Plan has been prepared by Morcom Surveyors (**Appendix C**). The purpose of the proposed subdivision is to separate the old hospital buildings from the new hospital buildings. This will enable the old buildings to potentially be used for another community service.

1.1.2 Built Design

As demonstrated by the Proposal Plan, the proposed development will consist of:

- Proposed Lot 1 - 32,910m²
- Proposed Lot 2 - 7,570m²

The proposed lot sizes are well below the outlined minimum of 5000ha for a Rural Zoned allotment, as outlined in Table 6.3.3.1 of the Blackall-Tambo Regional Planning Scheme. Notwithstanding this, the proposed lots are a suitable size to accommodate the existing buildings and associated infrastructure servicing those buildings. Further, given the surrounding lot pattern to the site, the site cannot be amalgamated with any adjoining land to create a viable agricultural lot. As a result, the proposed subdivision does not represent fragmentation of viable rural land, and the subdivision of the land represents an opportunity to create an additional lot with established buildings for another community service activity.

4.1.3 Access, Proposed Easement, Parking and Services

No changes to the existing access and service arrangements (outlined in **Section 3.1.7**) are proposed. Each proposed lot will have individual service connections to ensure each lot can operate separate from the other.

4.1.5 Stormwater

The proposed development does not increase the amount of impervious area onsite and therefore, will not increase sheet flow velocity or depth during rain events. Stormwater is to be sufficiently dealt with, as currently is, via overland sheet flow toward legal points of discharge (Hospital Road) with no adverse impacts placed upon surrounding lots and land uses.

5.0 Triggered Overlays

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

- Flood Hazard:
 - Blackall 1% AEP

Flood hazard

Despite the subject site residing in the Blackall 1% AEP Flood Hazard area, the proposed development is able to be undertaken with no adverse impacts upon this overlay. The existing built form of the Blackall Hospital has been designed in a flood-sensitive manner. No changes to the existing compliant built form are proposed.



6.0 Development Assessment

6.1 Level of Assessment & Strategic Framework

As stated under Section 1.0 and 2.0 of this report, the proposed development is 'Code Assessable', as determined in accordance with Part 4, Table 4.5.1 Reconfiguring a lot of the Blackall-Tambo Regional Council Planning Scheme.

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

6.2 Relevant Codes

As stipulated in accordance with Part 5, Table 5.5.10 of the Blackall-Tambo Regional Council Planning Scheme, the following codes are applicable to a development of this nature:

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

Code assessments of the above relevant Codes has been undertaken by Murray & Associates (Qld) Pty Ltd and can be found in **Appendix D**.

6.3 Rural Zone Code

The subject site is situated within the Rural Zone. The overall outcomes of the Rural Zone Code, along with an assessment of the proposal against the code is provided over the page:

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 subdivision aims to separate the old hospital buildings from the new hospital buildings. This will enable the new hospital to operate independent of the old buildings and create an opportunity for a new community service to be established in the old hospital buildings.

The proposed subdivision will have no adverse impacts on surrounding land uses and transport infrastructure. No changes to existing services or access arrangements are proposed. The Blackall Hospital will continue 24/7 emergency services as is. The old hospital building located on proposed Lot 2 is not used in association with the hospital services provided and will be able to be used for another commercial or community activity.

The site does not contain any broadscale agricultural activities and has been used solely for community activities. The subdivision of the land does not represent fragmentation of rural land.



7.0 State Planning Matters

7.1 Referral for Matters of State Interest

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, Infrastructure, Local Government and Planning (DSDILGP) for assessment by the State Assessment and Referral Agency (SARA).

After reviewing the SARA DA Online Mapping System, it is acknowledged that this application does not require referral to DSDILGP for assessment by SARA.

7.2 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 SPP, the SPP overrides the planning scheme. As outlined within Part 2 of the Blackall-Tambo Regional Council Planning Scheme, the SPP has been fully incorporated into the planning scheme. In light of the above, an assessment of the proposed development against the SPP is not required.

8.0 Conclusions and Recommendations

On behalf of Morcom Surveyors, this application provides justification for approval of the proposed development on the following grounds:

- The subdivision represents a logical subdivision of existing buildings and services to create to opportunity for an additional activity to operate from the land;
- The subject site is connected to all infrastructure services, including reticulated water, sewerage, electricity, and telecommunications;
- Stormwater flows are appropriately managed to mitigate adverse impacts to surrounding properties as a result of the proposal;
- The proposed development is in accordance with the applicable elements of the Blackall-Tambo Regional Council Planning Scheme.

Thus, considering the evidence and justifications given in this report and associated appendices, it is recommended that Council issue a favourable decision when considering the proposed Development Permit for Reconfiguring a Lot via Subdivision (1 Lot into 2 Lots) on land described as Lot 189 on B13811, situated at 31 Hospital Rd, Blackall QLD 4472.

Current Title Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	50307512	Search Date:	10/01/2024 14:33
Date Title Created:	10/04/2000	Request No:	46769140
Previous Title:	40024364		

ESTATE AND LAND

Estate in Fee Simple
LOT 189 CROWN PLAN B13811
Local Government: BLACKALL TAMBO

REGISTERED OWNER

Dealing No: 716637523 20/07/2015
CENTRAL WEST HOSPITAL AND HEALTH SERVICE

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 40024364 (Lot 189 on CP B13811)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

** End of Current Title Search **

Survey Plan and SmartMap

SELECTOR _____

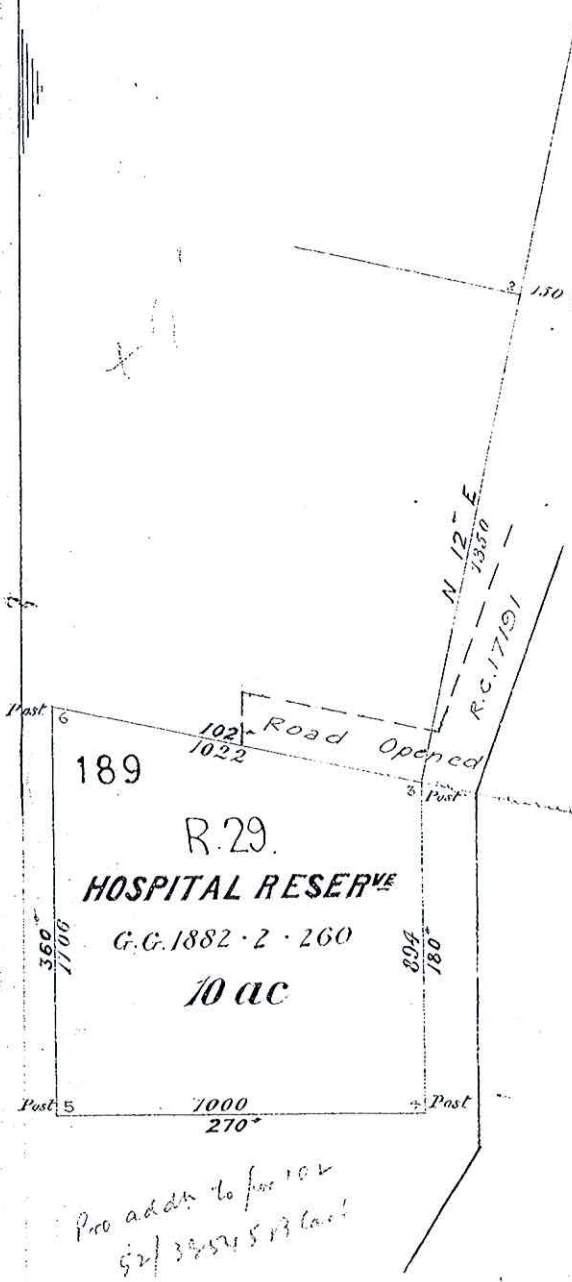
No. of Selection _____

1875
21.4
7.3.82

XV

For Additional Plan & Document Notings Refer to CISP

102
Tb65



Pro add to post 102
52/34545 13 last

Exd charted

DESCRIPTIONS AS INDICATED HEREON HAVE BEEN CONVERTED TO LOT(S) ON PLAN B.13811
Authorised Watson Senior Draftsman
Date 22.1.5.187.

Vol 6 fol 290

I hereby certify, on honour, that this survey has been carried out with the theodolite, and that the boundaries shown on the diagram accord with those marked and defined on the ground.

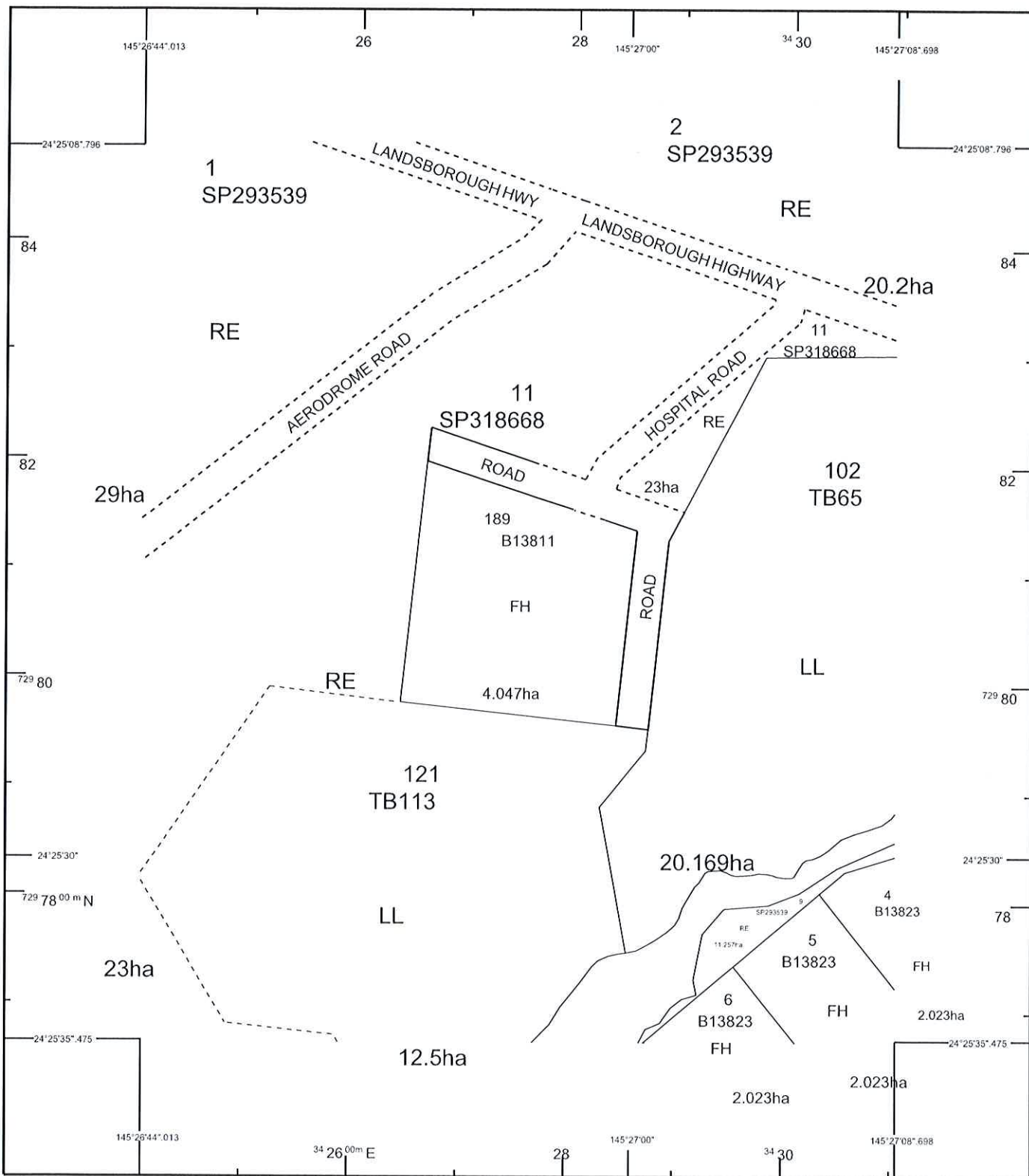
SCALE A chains to one inch. George Watson Surveyor.

Surveyed under written instructions from Surveyor-General, No. _____ dated 23 August 1887. Transmitted to the Surveyor-General with my Letter No. _____ dated _____ 1887.

7949-22133.

George Watson Surveyor.

SURVEY LOT 189
OF PORTION Nos. Hospital Res.
TOWN or BLACKALL
PARISH OF Blackall
COUNTY OF Tambo
DISTRICT OF MITCHELL
Cat. No. B138



STANDARD MAP NUMBER
7949-22133



MAP WINDOW POSITION & NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB:	
Lot/Plan	189/B13811
Area Volume	4.047ha
Tenure	FREEHOLD
Local Government	BLACKALL TAMBO REGIONA
Locality	BLACKALL
Segment/Parcel	45280/6

CLIENT SERVICE STANDARDS

PRINTED 10/01/2024

DCDB: 09/01/2024

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SmartMap

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



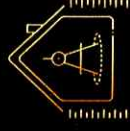
Queensland Government

(c) The State of Queensland, (Department of Resources) 2024.



Proposal Plan

Prepared by Murray & Associates (Qld) Pty Ltd



**MORCOM
SURVEYORS**

120 CONSTANCE AVE
PO BOX 9
ROCKYVIEW
QLD, 4701
tony@asmorcom.com.au 0457 376 288

**PROPOSAL PLAN
RECONFIGURING
LOT 189
B13811**

MERIDIAN : IS208269
DATUM : -
SURVEYED : TONY MORCOM
06-12-2023
LOCALITY : BLACKALL
BLACKALL TAMBO REGIONAL COUNCIL

DRAWING : 23141
VERSION : 01



SCALE 1:1000 @ A3



Code Assessment

Prepared by Murray & Associates (Qld) Pty Ltd

Assessment benchmarks for Rural zone code

Development Permit for Reconfiguring a Lot via Subdivision (1 Lot into 2 Lots) on land described as Lot 189 on B13811, situated at 31 Hospital Rd, Blackall QLD 4472.		
What we want to achieve (Performance Outcomes)	One way to achieve it (Acceptable Outcomes)	Assessment & Comment
For assessable development		
<p>PO1</p> <p>Development:</p> <p>(a) does not conflict with existing rural land uses or the natural, scenic and cultural values of the area; and</p> <p>(b) maintains the long-term production values of the land for rural purposes.</p>	<p>AO1</p>	<p>Complies.</p> <p>The proposed subdivision relates solely to land used as the Blackall Hospital. Whilst the proposed lots are significantly below the minimum lot size given the nature of the use occurring on the site and the presence of established buildings and structures, the site has no rural productivity value and as such a subdivision will not result in any fragmentation and/or impacts on the long term rural production values of the area.</p>
<p>PO2</p> <p>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.</p>	<p>AO2</p>	<p>NA</p> <p>No tourist use proposed.</p>

<p>PO3</p> <p>New development does not jeopardise existing or potential extractive industry, mining operations or other rural activities.</p>	<p>AO3</p> <p>Residential and other sensitive land uses are separated from an existing or approved:</p> <ul style="list-style-type: none"> (a) intensive animal industry use by at least 1,000m; (b) extractive industry operation by: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> i. 1,000m; and ii. 250m from a haul route for an existing or approved operation. 	<p>Complies.</p> <p>The proposed 1 into 2 will have no adverse impacts on surrounding extractive resource industries.</p>
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<p>PO4</p> <p>Extractive industry is adequately separated from sensitive land uses to minimise potential for nuisance or complaint.</p>	<p>AO4</p> <p>New extractive uses and activities are not established within 1000 metres of existing residential and other sensitive land uses.</p>	<p>NA</p> <p>No extractive resources proposed.</p>
<p>PO5</p> <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>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: (a) progressive rehabilitation works; (b) appropriate clean-up works (including areas of possible soil or water contamination); (c) provision of stable and usable final landform and soil profiles; and (d) revegetation of the site using suitable native species.</p> <p>AO5.2</p> <p>Rehabilitation of the site is completed within 6 months of cessation of the extractive</p>	<p>NA</p> <p>No extractive industry proposed.</p>

	industry.	
<p>PO6</p> <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/abandonedmines.</p>	<p>AO6</p>	<p>NA</p> <p>No sensitive land use to be protected from previous activities within proposed development.</p>
<p>PO7</p> <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>Complies.</p> <p>The proposed 1 into 2 will have no adverse impacts on surrounding agricultural assets and will have no impacts upon weed and pest animal populations in the area.</p>

Assessment benchmarks for Reconfiguring a Lot Code

Development Permit for Reconfiguring a Lot via Subdivision (1 Lot into 2 Lots) on land described as Lot 189 on B13811, situated at 31 Hospital Rd, Blackall QLD 4472.		
What we want to achieve (Performance Outcomes)	One way to achieve it (Acceptable Outcomes)	Assessment & Comment
For assessable development		
<p>PO1</p> <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, 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. 	<p>AO1</p>	<p>Complies PO1.</p> <p>The proposed lot sizes are well below the outlined minimum of 5000ha for a Rural Zoned allotment, as outlined in Table 6.3.3.1 of the Blackall-Tambo Regional Planning Scheme. Notwithstanding this, the proposed lots are a suitable size to accommodate the existing buildings and associated infrastructure servicing those buildings. Further, given the surrounding lot pattern to the site, the site cannot be amalgamated with any adjoining land to create a viable agricultural lot. As a result, the proposed subdivision does not represent fragmentation of viable rural land, and the subdivision of the land represents an opportunity</p>

		to create an additional lot with established buildings for another community service activity.
<p>PO2</p> <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>	<p>AO2</p> <p>Complies.</p> <p>No rural land or rural values will be adversely impacted as a result of the proposed development. The proposal is a 1 Lot into 2 Lot subdivision of land which is currently used solely as Blackall Hospital. As a result, of recent re-development the buildings previously used for Blackall Hospital are no longer used and are vacant.</p> <p>Complies.</p> <p>The proposed lot layout is legible and representative of on-ground operations. The proposed new boundaries are non-obtrusive and do not run through any existing built form. Each lot can have individual service connections.</p>	
<p>PO3</p> <p>The layout of lots, roads and infrastructure:</p> <p>(a) provides connections to and is integrated with environmental corridors, open space and movement networks in the surrounding area; and</p> <p>(b) contributes to efficient use of land and infrastructure.</p>	<p>AO3</p>	
<p>Roads and Accesses</p>		
<p>PO4</p> <p>Roads are constructed and upgraded to provide for the safe and efficient movement of:</p> <p>(a) vehicles to and from the site</p>	<p>AO4.1</p> <p>New road infrastructure is designed and constructed in accordance with the standards detailed in the Capricorn Municipal Development</p>	<p>NA</p> <p>No new road proposed.</p>

<p>(b) emergency vehicles accessing each proposed lot (c) pedestrians and cyclists.</p>	<p>Guidelines (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 Capricorn Municipal Development Guidelines (including Standard Drawings and Specifications, Construction Specifications and Procedures, Design Specifications and Purchase Specifications).</p> <p>NA No road upgrades required.</p>
<p>PO5 Each proposed lot has a legal point of access from the local or State controlled road network</p>	<p>AO5 Complies. The proposed two (2) lots have direct access to Hospital Road, which then moves traffic north toward Landsborough Highway.</p>
<p>Stormwater</p>	

<p>PO6</p> <p>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.</p>	<p>AO6</p> <p>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>NA</p> <p>No change to the existing compliant stormwater management system is proposed.</p> <p>The proposed development does not seek to increase impervious surfaces onsite and will have no adverse impacts on the velocity and levels of sheet flow.</p>
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Service Provision		
<p>PO7</p> <p>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>A07.1 All lots within the Township zone, where reticulated water and sewerage is available, are connected to the reticulated water and sewerage service.</p> <p>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.</p>	<p>Complies.</p> <p>The existing Blackall Hospital is connected to the required reticulated service networks and has compliant access for vehicles including emergency vehicles.</p> <p>NA</p> <p>Site connected to the reticulated network of Blackall.</p>
<p>PO8</p> <p>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>A08</p>	<p>Complies.</p>

Biodiversity	
PO9	AO9
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.	Complies. The proposed subdivision has no adverse impacts on the existing biodiversity of the region. No construction is proposed.
Flood	
PO10	AO10
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.	Complies. The existing built form of the Blackall Hospital is designed in a flood sensitive-manner. The proposed subdivision will have no impact on the flood characteristics of the site and therefore, will not increase danger to any people or property. 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.

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

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).

Complies.

No new lots are proposed within the bushfire prone area.

AO11.2

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.

Not applicable.

No hazardous vegetation surrounding the subject 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

<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>part of subsequent stages.</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>AO12.1</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 points are not located within parking bay allocations; and 	<p>AO12.1</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 points are not located within parking bay allocations; and 	<p>Not applicable.</p> <p>A constructed perimeter road is already existent around the subject site.</p> <p>The existing perimeter road (Hospital Road) is of a standard suited to servicing (as it currently does) for the proposed 1 Lot into 2 Lot subdivision.</p>

	<p>(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>NA</p> <p>No fire hydrant required for a development of this nature.</p>
<p>PO13.1</p> <p>Where the reconfiguring of a lot is undertaken anywhere that PO12 does not apply:</p> <p>(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</p> <p>(b) The road or fire trail is readily accessible at all times for the type of fire fighting vehicles servicing the area; and</p> <p>(c) Access is available for both firefighting and maintenance/hazard reduction works.</p> <p>PO13.2</p> <p>Where the reconfiguring of a lot is undertaken anywhere that PO12 does not apply:</p> <p>(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</p> <p>(b) The road or fire trail is readily accessible at all times for the type of fire fighting vehicles servicing the area; and</p> <p>(c) Access is available for both firefighting and maintenance/hazard reduction works.</p>	<p>AO13</p> <p>Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has:</p> <p>(a) a reserve or easement width of at least 20m;</p> <p>(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;</p> <p>(c) no cut or fill embankments or retaining walls adjacent to the 4 metres wide trafficable path;</p> <p>(d) a minimum of 4.8 metres vertical clearance;</p> <p>(e) turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines;</p>	<p>NA</p> <p>No new perimeter road required. See responses to PO12 above.</p> <p>NA</p> <p>No fire trail is required for development of this nature. See responses to PO12 above.</p>

	<p>(f) a maximum gradient of 12.5%;</p> <p>(g) a cross fall of no greater than 10 degrees;</p> <p>(h) drainage and erosion control devices in accordance with the IECA 2008 Best Practice Erosion and Sediment Control (as amended);</p> <p>(i) 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>	
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<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>AO14</p> <p>The lot layout:</p> <ul style="list-style-type: none"> (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>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.</p>	<p>Complies.</p> <p>Clear and safe evacuation routes are provided to the hospital via Hospital Road (connecting to Landsborough Highway).</p> <p>There is a lack of mature vegetation surrounding the subject site and the bushfire risk is very low.</p>
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<p>PO15</p> <p>Critical infrastructure does not increase the potential bushfire hazard.</p>	<p>AO15</p> <p>Critical or potentially hazardous infrastructure such as water supply, electricity, gas and telecommunications are undergrounded</p>	<p>NA</p> <p>No critical infrastructure proposed, nor any being relocated.</p>
<p>Local Heritage Places</p>		
<p>PO16</p> <p>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>AO16</p>	<p>NA</p> <p>No local heritage places onsite or near the subject site.</p>
<p>Stock Route Network</p>		
<p>PO17</p> <p>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 Land Act 1994 provides guidance on the extent to which the pasturage rights overlap the adjoining lease area in this instance.</p>	<p>AO17.1</p> <p>No new allotments are created within or adjacent to the stock route network.</p> <p>AO17.2</p> <p>(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</p> <p>(b) any new accesses across the stock route are limited to no more than one access per 200m of lot frontage</p>	<p>NA</p> <p>No stock route near the subject site. The proposed 1 Lot into 2 Lot subdivision will have negligible impact on the surrounding traffic network, including any stock routes.</p>

Petroleum/high pressure gas pipelines

<p>PO18</p> <p>The integrity of pipelines carrying petroleum and gas is maintained.</p>	<p>AO18</p> <p>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>NA</p> <p>No petroleum or high-pressure gas pipelines within or near the subject site that will be impacted by the proposed 1 Lot into 2 Lot subdivision.</p>
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Table 6.3.3.1 – Acceptable outcomes for lot sizes and frontages

Zone/Precinct	Allotment Size	Road frontage
Township zone – Commercial precinct	600m ²	15 metres
Township zone – Industrial precinct	1000m ²	30 metres
Township zone – Mixed Use precinct	800m ²	20 metres
Township zone	800m ²	20 metres
Rural zone	5000ha	N/A
Recreation and Open Space zone.	Not applicable	Not applicable