

# DA Form 1 – Development application details

Approved form (version 1.6 effective 2 August 2024) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving only building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot)**, use this form (*DA Form 1*) and parts 4 to 6 of *DA Form 2 – Building work details*.

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

**Note:** All terms used in this form have the meaning given under the *Planning Act 2016*, the *Planning Regulation 2017*, or the *Development Assessment Rules (DA Rules)*.

## PART 1 – APPLICANT DETAILS

### 1) Applicant details

Applicant name(s) <i>(individual or company full name)</i>	Blackall Tambo Regional Council C/- Murray & Associates (QLD) Pty Ltd
Contact name <i>(only applicable for companies)</i>	Andrew Bell
Postal address <i>(P.O. Box or street address)</i>	PO Box 665
Suburb	Emerald
State	QLD
Postcode	4720
Country	Australia
Contact number	(07) 4987 5363
Email address <i>(non-mandatory)</i>	andrewb@mursurv.com
Mobile number <i>(non-mandatory)</i>	-
Fax number <i>(non-mandatory)</i>	-
Applicant's reference number(s) <i>(if applicable)</i>	400878

### 1.1) Home-based business

Personal details to remain private in accordance with section 264(6) of *Planning Act 2016*

### 2) Owner's consent

#### 2.1) Is written consent of the owner required for this development application?

- Yes – the written consent of the owner(s) is attached to this development application  
 No – proceed to 3)

## PART 2 – LOCATION DETAILS

### 3) Location of the premises (complete 3.1) or 3.2, and 3.3) as applicable)

**Note:** Provide details below and attach a site plan for any or all premises part of the development application. For further information, see DA Forms Guide: Relevant plans.

#### 3.1) Street address and lot on plan

- Street address **AND** lot on plan (all lots must be listed), **or**  
 Street address **AND** lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).

a)	Unit No.	Street No.	Street Name and Type	Suburb
		53	Shamrock Street	Blackall
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4472	2	SP142683	Blackall Tambo Regional Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
		57-61	Shamrock Street	Blackall
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4472	2	RP607008	Blackall Tambo Regional Council

#### 3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)

**Note:** Place each set of coordinates in a separate row.

- Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

- Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56	<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

#### 3.3) Additional premises

- Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application  
 Not required

#### 4) Identify any of the following that apply to the premises and provide any relevant details

- In or adjacent to a water body or watercourse or in or above an aquifer

Name of water body, watercourse or aquifer:

- On strategic port land under the *Transport Infrastructure Act 1994*

Lot on plan description of strategic port land:

Name of port authority for the lot:

- In a tidal area

Name of local government for the tidal area (if applicable):

Name of port authority for tidal area (if applicable):

<input type="checkbox"/> On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>
Name of airport: <input type="text"/>
<input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>
EMR site identification: <input type="text"/>
<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>
CLR site identification: <input type="text"/>

**5) Are there any existing easements over the premises?**

*Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see [DA Forms Guide](#).*

- Yes – All easement locations, types and dimensions are included in plans submitted with this development application
- No

## PART 3 – DEVELOPMENT DETAILS

### Section 1 – Aspects of development

**6.1) Provide details about the first development aspect**

a) What is the type of development? *(tick only one box)*

- Material change of use     Reconfiguring a lot     Operational work     Building work

b) What is the approval type? *(tick only one box)*

- Development permit     Preliminary approval     Preliminary approval that includes a variation approval

c) What is the level of assessment?

- Code assessment     Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):*

Reconfiguring a Lot via Boundary Realignment (2 Lots into 2 Lots)

e) Relevant plans

**Note:** *Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms guide: Relevant plans](#).*

- Relevant plans of the proposed development are attached to the development application

**6.2) Provide details about the second development aspect**

a) What is the type of development? *(tick only one box)*

- Material change of use     Reconfiguring a lot     Operational work     Building work

b) What is the approval type? *(tick only one box)*

- Development permit     Preliminary approval     Preliminary approval that includes a variation approval

c) What is the level of assessment?

- Code assessment     Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):*

e) Relevant plans

**Note:** *Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).*

- Relevant plans of the proposed development are attached to the development application



**6.3) Additional aspects of development**

- Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
- Not required

**6.4) Is the application for State facilitated development?**

- Yes - Has a notice of declaration been given by the Minister?
- No

**Section 2 – Further development details****7) Does the proposed development application involve any of the following?**

Material change of use  Yes – complete division 1 if assessable against a local planning instrument

Reconfiguring a lot  Yes – complete division 2

Operational work  Yes – complete division 3

Building work  Yes – complete *DA Form 2 – Building work details*

**Division 1 – Material change of use**

**Note:** This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.

**8.1) Describe the proposed material change of use**

Provide a general description of the proposed use	Provide the planning scheme definition <i>(include each definition in a new row)</i>	Number of dwelling units <i>(if applicable)</i>	Gross floor area (m <sup>2</sup> ) <i>(if applicable)</i>

**8.2) Does the proposed use involve the use of existing buildings on the premises?**

Yes

No

**8.3) Does the proposed development relate to temporary accepted development under the Planning Regulation?**

Yes – provide details below or include details in a schedule to this development application

No

Provide a general description of the temporary accepted development	Specify the stated period dates under the Planning Regulation

**Division 2 – Reconfiguring a lot**

**Note:** This division is only required to be completed if any part of the development application involves reconfiguring a lot.

**9.1) What is the total number of existing lots making up the premises?**

Two (2)

**9.2) What is the nature of the lot reconfiguration? *(tick all applicable boxes)***

Subdivision *(complete 10)*

Dividing land into parts by agreement *(complete 11)*

Boundary realignment *(complete 12)*

Creating or changing an easement giving access to a lot from a constructed road *(complete 13)*



**10) Subdivision**

10.1) For this development, how many lots are being created and what is the intended use of those lots:

Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				

10.2) Will the subdivision be staged?

- Yes – provide additional details below  
 No

How many stages will the works include?

What stage(s) will this development application apply to?

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?

Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment

12.1) What are the current and proposed areas for each lot comprising the premises?

Current lot		Proposed lot	
Lot on plan description	Area (m <sup>2</sup> )	Lot on plan description	Area (m <sup>2</sup> )
Lot 2 on SP142683	3108	Lot 13	1906
Lot 2 on RP607008	937	Lot 12	2137

12.2) What is the reason for the boundary realignment?

The purpose of the proposed boundary realignment is to create a useable lot behind the existing built form of the Universal Hotel Information Centre. Lot 2 on SP142683 has a large amount of vacant land behind the Universal Hotel Information Centre and Lot 2 on RP607008 is completely vacant as the width of the lot is such that a structure cannot be accommodated on the land. The boundary realignment seeks to rearrange the boundaries such that each lot has a configuration that results in a useable parcel of land.

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements)

Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement

## Division 3 – Operational work

**Note:** This division is only required to be completed if any part of the development application involves operational work.

14.1) What is the nature of the operational work?

- Road work                                       Stormwater                                       Water infrastructure  
 Drainage work                                       Earthworks                                       Sewage infrastructure  
 Landscaping                                       Signage                                       Clearing vegetation  
 Other – please specify: \_\_\_\_\_

14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)

- Yes – specify number of new lots: \_\_\_\_\_  
 No



14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)

\$

## PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application

Blackall Tambo Regional Council

16) Has the local government agreed to apply a superseded planning scheme for this development application?

- Yes – a copy of the decision notice is attached to this development application
- The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- No

## PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?

**Note:** A development application will require referral if prescribed by the Planning Regulation 2017.

- No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

Matters requiring referral to the **Chief Executive of the Planning Act 2016:**

- Clearing native vegetation
- Contaminated land (*unexploded ordnance*)
- Environmentally relevant activities (ERA) (*only if the ERA has not been devolved to a local government*)
- Fisheries – aquaculture
- Fisheries – declared fish habitat area
- Fisheries – marine plants
- Fisheries – waterway barrier works
- Hazardous chemical facilities
- Heritage places – Queensland heritage place (*on or near a Queensland heritage place*)
- Infrastructure-related referrals – designated premises
- Infrastructure-related referrals – state transport infrastructure
- Infrastructure-related referrals – State transport corridor and future State transport corridor
- Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
- Infrastructure-related referrals – near a state-controlled road intersection
- Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
- Koala habitat in SEQ region – key resource areas
- Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
- Ports – Brisbane core port land – environmentally relevant activity (ERA)
- Ports – Brisbane core port land – tidal works or work in a coastal management district
- Ports – Brisbane core port land – hazardous chemical facility
- Ports – Brisbane core port land – taking or interfering with water
- Ports – Brisbane core port land – referable dams
- Ports – Brisbane core port land – fisheries
- Ports – Land within Port of Brisbane's port limits (*below high-water mark*)
- SEQ development area
- SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- SEQ regional landscape and rural production area or SEQ rural living area – community activity
- SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- SEQ regional landscape and rural production area or SEQ rural living area – combined use
- SEQ northern inter-urban break – tourist activity or sport and recreation activity



- SEQ northern inter-urban break – community activity
- SEQ northern inter-urban break – indoor recreation
- SEQ northern inter-urban break – urban activity
- SEQ northern inter-urban break – combined use
- Tidal works or works in a coastal management district
- Reconfiguring a lot in a coastal management district or for a canal
- Erosion prone area in a coastal management district
- Urban design
- Water-related development – taking or interfering with water
- Water-related development – removing quarry material *(from a watercourse or lake)*
- Water-related development – referable dams
- Water-related development – levees *(category 3 levees only)*
- Wetland protection area

**Matters requiring referral to the local government:**

- Airport land
- Environmentally relevant activities (ERA) *(only if the ERA has been devolved to local government)*
- Heritage places – Local heritage places

**Matters requiring referral to the Chief Executive of the distribution entity or transmission entity:**

- Infrastructure-related referrals – Electricity infrastructure

**Matters requiring referral to:**

- The **Chief Executive of the holder of the licence**, if not an individual
- The **holder of the licence**, if the holder of the licence is an individual
- Infrastructure-related referrals – Oil and gas infrastructure

**Matters requiring referral to the Brisbane City Council:**

- Ports – Brisbane core port land

**Matters requiring referral to the Minister responsible for administering the Transport Infrastructure Act 1994:**

- Ports – Brisbane core port land *(where inconsistent with the Brisbane port LUP for transport reasons)*
- Ports – Strategic port land

**Matters requiring referral to the relevant port operator, if applicant is not port operator:**

- Ports – Land within Port of Brisbane’s port limits *(below high-water mark)*

**Matters requiring referral to the Chief Executive of the relevant port authority:**

- Ports – Land within limits of another port *(below high-water mark)*

**Matters requiring referral to the Gold Coast Waterways Authority:**

- Tidal works or work in a coastal management district *(in Gold Coast waters)*

**Matters requiring referral to the Queensland Fire and Emergency Service:**

- Tidal works or work in a coastal management district *(involving a marina (more than six vessel berths))*

**18) Has any referral agency provided a referral response for this development application?**

- Yes – referral response(s) received and listed below are attached to this development application
- No

Referral requirement	Referral agency	Date of referral response

Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application *(if applicable)*.

## PART 6 – INFORMATION REQUEST

### 19) Information request under the DA Rules

- I agree to receive an information request if determined necessary for this development application  
 I do not agree to accept an information request for this development application

**Note:** By not agreeing to accept an information request I, the applicant, acknowledge:

- that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties
- Part 3 under Chapter 1 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules or
- Part 2 under Chapter 2 of the DA Rules will still apply if the application is for state facilitated development

Further advice about information requests is contained in the [DA Forms Guide](#).

## PART 7 – FURTHER DETAILS

### 20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)

- Yes – provide details below or include details in a schedule to this development application  
 No

List of approval/development application references	Reference number	Date	Assessment manager
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			

### 21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)

- Yes – a copy of the receipted QLeave form is attached to this development application  
 No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid  
 Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

### 22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?

- Yes – show cause or enforcement notice is attached  
 No



## 23) Further legislative requirements

### Environmentally relevant activities

23.1) Is this development application also taken to be an application for an environmental authority for an **Environmentally Relevant Activity (ERA)** under section 115 of the *Environmental Protection Act 1994*?

- Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below
- No

**Note:** Application for an environmental authority can be found by searching "ESR/2015/1791" as a search term at [www.qld.gov.au](http://www.qld.gov.au). An ERA requires an environmental authority to operate. See [www.business.qld.gov.au](http://www.business.qld.gov.au) for further information.

Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			

- Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.

### Hazardous chemical facilities

23.2) Is this development application for a **hazardous chemical facility**?

- Yes – *Form 536: Notification of a facility exceeding 10% of schedule 15 threshold* is attached to this development application
- No

**Note:** See [www.business.qld.gov.au](http://www.business.qld.gov.au) for further information about hazardous chemical notifications.

### Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation that the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

- Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)
- No

**Note:** 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.  
2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

### Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

- Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter
- No

**Note:** The environmental offset section of the Queensland Government's website can be accessed at [www.qld.gov.au](http://www.qld.gov.au) for further information on environmental offsets.

### Koala habitat in SEQ Region

23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work which is assessable development under Schedule 10, Part 10 of the Planning Regulation 2017?

- Yes – the development application involves premises in the koala habitat area in the koala priority area
- Yes – the development application involves premises in the koala habitat area outside the koala priority area
- No

**Note:** If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at [www.desi.qld.gov.au](http://www.desi.qld.gov.au) for further information.



### Water resources

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the *Water Act 2000*?**

Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development

No

**Note:** Contact the Department of Resources at [www.resources.qld.gov.au](http://www.resources.qld.gov.au) for further information.

DA templates are available from [planning.statedevelopment.qld.gov.au](http://planning.statedevelopment.qld.gov.au). If the development application involves:

- Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1
- Taking or interfering with water in a watercourse, lake or spring: complete DA Form 1 Template 2
- Taking overland flow water: complete DA Form 1 Template 3.

### Waterway barrier works

23.7) Does this application involve **waterway barrier works?**

Yes – the relevant template is completed and attached to this development application

No

DA templates are available from [planning.statedevelopment.qld.gov.au](http://planning.statedevelopment.qld.gov.au). For a development application involving waterway barrier works, complete DA Form 1 Template 4.

### Marine activities

23.8) Does this development application involve **aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants?**

Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*

No

**Note:** See guidance materials at [www.daf.qld.gov.au](http://www.daf.qld.gov.au) for further information.

### Quarry materials from a watercourse or lake

23.9) Does this development application involve the **removal of quarry materials from a watercourse or lake under the *Water Act 2000*?**

Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

No

**Note:** Contact the Department of Resources at [www.resources.qld.gov.au](http://www.resources.qld.gov.au) and [www.business.qld.gov.au](http://www.business.qld.gov.au) for further information.

### Quarry materials from land under tidal waters

23.10) Does this development application involve the **removal of quarry materials from land under tidal water under the *Coastal Protection and Management Act 1995*?**

Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

No

**Note:** Contact the Department of Environment, Science and Innovation at [www.desi.qld.gov.au](http://www.desi.qld.gov.au) for further information.

### Referable dams

23.11) Does this development application involve a **referable dam** required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the *Water Supply Act*)?

Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the *Water Supply Act* is attached to this development application

No

**Note:** See guidance materials at [www.resources.qld.gov.au](http://www.resources.qld.gov.au) for further information.



### **Tidal work or development within a coastal management district**

23.12) Does this development application involve **tidal work or development in a coastal management district**?

- Yes – the following is included with this development application:
- Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)
  - A certificate of title

No

**Note:** See guidance materials at [www.desi.qld.gov.au](http://www.desi.qld.gov.au) for further information.

### **Queensland and local heritage places**

23.13) Does this development application propose development on or adjoining a place entered in the **Queensland heritage register** or on a place entered in a local government's **Local Heritage Register**?

Yes – details of the heritage place are provided in the table below

No

**Note:** See guidance materials at [www.desi.qld.gov.au](http://www.desi.qld.gov.au) for information requirements regarding development of Queensland heritage places.

For a heritage place that has cultural heritage significance as a local heritage place and a Queensland heritage place, provisions are in place under the Planning Act 2016 that limit a local categorising instrument from including an assessment benchmark about the effect or impact of, development on the stated cultural heritage significance of that place. See guidance materials at [www.planning.statedevelopment.qld.gov.au](http://www.planning.statedevelopment.qld.gov.au) for information regarding assessment of Queensland heritage places.

Name of the heritage place:

Place ID:

### **Decision under section 62 of the Transport Infrastructure Act 1994**

23.14) Does this development application involve new or changed access to a state-controlled road?

Yes – this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)

No

### **Walkable neighbourhoods assessment benchmarks under Schedule 12A of the Planning Regulation**

23.15) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?

Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered

No

**Note:** See guidance materials at [www.planning.statedevelopment.qld.gov.au](http://www.planning.statedevelopment.qld.gov.au) for further information.

## PART 8 – CHECKLIST AND APPLICANT DECLARATION

### 24) Development application checklist

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17

Yes

**Note:** See the *Planning Regulation 2017* for referral requirements

If building work is associated with the proposed development, Parts 4 to 6 of [DA Form 2 – Building work details](#) have been completed and attached to this development application

Yes

Not applicable

Supporting information addressing any applicable assessment benchmarks is with the development application

**Note:** This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see [DA Forms Guide: Planning Report Template](#).

Yes

Relevant plans of the development are attached to this development application

**Note:** Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).

Yes

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)

Yes

Not applicable



**25) Applicant declaration**

- By making this development application, I declare that all information in this development application is true and correct
- Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*

**Note:** It is unlawful to intentionally provide false or misleading information.

**Privacy** – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager’s and/or referral agency’s website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the Planning Regulation 2017, and the access rules made under the *Planning Act 2016* and Planning Regulation 2017; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

**PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY**

Date received:  Reference number(s):

**Notification of engagement of alternative assessment manager**

Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

**QLeave notification and payment**

*Note: For completion by assessment manager if applicable*

Description of the work	
QLeave project number	
Amount paid (\$)	Date paid (dd/mm/yy)
Date receipted form sighted by assessment manager	
Name of officer who sighted the form	

## PLANNING REPORT

No. 400878

Application for a Development Permit for Reconfiguring a Lot via Boundary Realignment (2 Lots into 2 Lots)



Prepared on Behalf of Blackall-Tambo Regional Council

October 2024

## **Executive Summary**

Murray & Associates (QLD) Pty Ltd were commissioned to prepare this Planning Report on behalf of Blackall-Tambo Regional Council in support of an Application for a Development Permit for Reconfiguring a Lot via Boundary Realignment (2 Lots into 2 Lots) on land described as Lot 2 on SP142683 & Lot 2 on RP607008, situated at 53 & 57-61 Shamrock Street, Blackall QLD 4472.

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](mailto:andrewb@mursurv.com)

---

<b>1.0</b>	<b>Summary</b> .....	<b>4</b>
<b>2.0</b>	<b>Introduction</b> .....	<b>5</b>
<b>3.0</b>	<b>Characteristics of the Site and Surrounding Area</b> .....	<b>6</b>
3.1	Overview.....	6
3.1.1	Location of Subject Site .....	6
3.1.2	Zoning Designation .....	6
3.1.3	Surrounding Land Uses .....	7
3.1.4	Current Registered Landowner .....	7
3.1.5	Dimensions, Easements and Topography.....	7
3.1.6	Existing Built Form .....	8
3.1.7	Access & Services.....	8
<b>4.0</b>	<b>Proposed Development</b> .....	<b>9</b>
4.1	Reconfiguring a Lot.....	9
4.1.1	Development Overview .....	9
4.1.2	Built Design.....	9
4.1.3	Access, Proposed Easement, Parking and Services .....	10
4.1.5	Stormwater .....	10
<b>5.0</b>	<b>Triggered Overlays</b> .....	<b>11</b>
<b>6.0</b>	<b>Development Assessment</b> .....	<b>12</b>
6.1	Level of Assessment & Strategic Framework .....	12
6.2	Relevant Codes .....	12
6.3	Township Zone Code.....	12
<b>7.0</b>	<b>State Planning Matters</b> .....	<b>14</b>
7.1	Referral for Matters of State Interest .....	14
7.2	State Planning Policy.....	14
<b>8.0</b>	<b>Conclusions and Recommendations</b> .....	<b>15</b>

## Figures

Figure 1 – Locality Map

Figure 2 – Zone Map

## Appendices

Appendix A – Current Title Search

Appendix B – Survey Plan and SmartMap

Appendix C – Plan of Development 400878

Appendix D – Code Assessment



## 1.0 Summary

SITE DETAILS	
<b>Address</b>	53 & 57-61 Shamrock Street, Blackall QLD 4472
<b>Real Property Description</b>	Lot 2 on SP142683 & Lot 2 on RP607008
<b>Subject Land Area</b>	Lot 2 on SP142683: 3,108m <sup>2</sup> Lot 2 on RP607008: 937m <sup>2</sup> Total: 4,045m <sup>2</sup>
<b>Local Authority</b>	Blackall-Tambo Regional Council
<b>Current Registered Landowner</b>	Lot 2 on SP142683: FG & SA Russell Superannuation Pty Ltd Lot 2 on RP607008: Red Ridge (Interior Queensland) Ltd
PLANNING SCHEME DESIGNATIONS	
<b>Planning Scheme</b>	Blackall-Tambo Regional Council Planning Scheme
<b>Zone</b>	Township Zone (Commercial Precinct)
<b>Zone Map</b>	Blackall-Tambo Region Zone Map ZM001
APPLICATION DETAILS	
<b>Applicant</b>	Blackall-Tambo Regional Council C/- Murray & Associates (Qld) Pty Ltd
<b>Proposal</b>	Reconfiguring a Lot via Boundary Realignment (2 Lots into 2 Lots)
<b>Application Type</b>	Development Permit
<b>Level of Assessment</b>	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 Blackall-Tambo Regional Council (BTRC) in support of an Application for a Development Permit for Reconfiguring a Lot via Boundary Realignment (2 Lots into 2 Lots) on land described as Lot 2 on SP142683 & Lot 2 on RP607008, situated at 53 & 57-61 Shamrock Street, Blackall QLD 4472.

The current registered landowners of the respective properties have provided written consent to the proposed development by signing the relevant 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 4,045m<sup>2</sup> and is situated within the Township Zone within the Commercial Precinct, in accordance with Zone Map ZM001 of the BTRC 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 BTRC 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

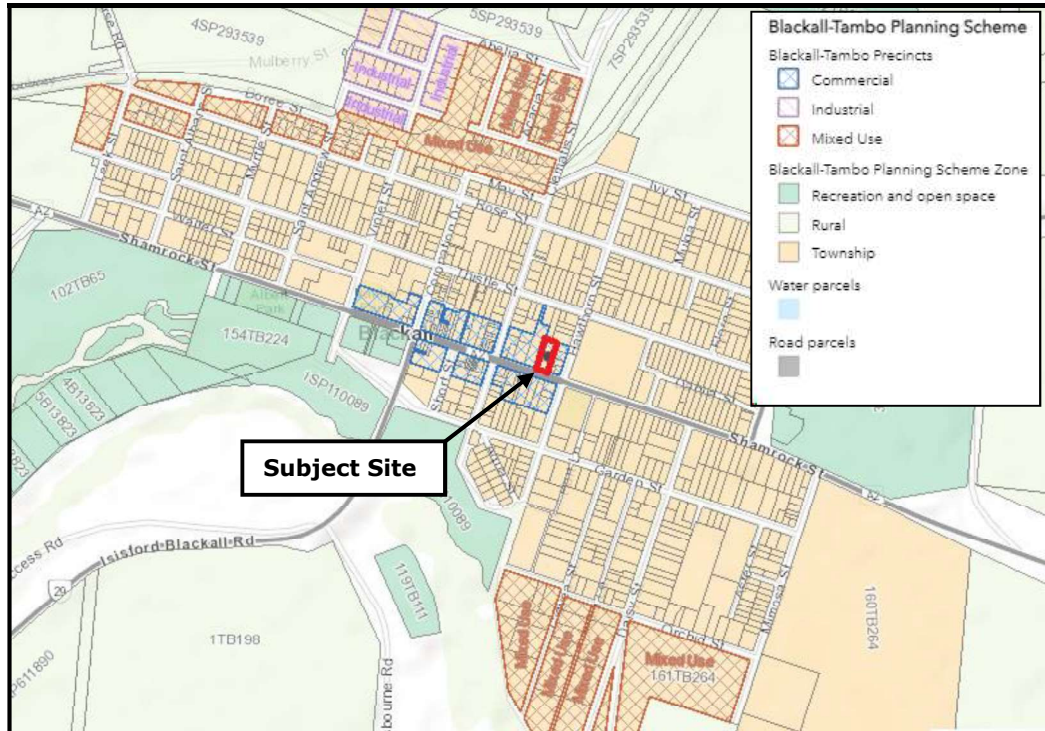
The subject site is situated at 53 & 57-61 Shamrock Street, Blackall. 57-61 is Shamrock Street hosts the Universal Hotel Information Centre and 53 Shamrock Street to the west is vacant. The rear of the lot behind the Universal Hotel is empty. The site is along the main road of Blackall. A Locality Map 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 Township Zone within the Commercial Precinct, in accordance with Zone Map ZM001 of the BRTC 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 Township zoned land in all directions and central to the Commercial Precinct of Blackall. The use onsite (Universal Hotel Information Centre) is well positioned to service customers and locals alike.

### **3.1.4 Current Registered Landowner**

The Current Registered Landowners of the subject site are listed at **Appendix A**.

### **3.1.5 Dimensions, Easements and Topography**

The subject site is regular in shape and comprises an area of 4,045m<sup>2</sup> 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 Universal Hotel, a small scale homestead style former hotel that now hosts an information centre selling souvenirs and hosting art displays.

### **3.1.7 Access & Services**

The subject site has frontage to Shamrock Street, which is an asphalt, urban standard road inclusive of drainage channel. No upgrades to Shamrock Street are required to cater for the proposed boundary realignment.

Lot 2 on SP142683 has existing connections to the following infrastructure:

- Reticulated water supply;
- Reticulated sewerage;
- Telecommunications; and
- Reticulated electricity.

Lot 2 on RP607008 does not have connections to any infrastructure.

## 4.0 Proposed Development

### 4.1 Reconfiguring a Lot

#### 4.1.1 Development Overview

Application for a Development Permit for Reconfiguring a Lot via Boundary Realignment (2 Lots into 2 Lots) on land described as Lot 2 on SP142683 & Lot 2 on RP607008, situated at 53 & 57-61 Shamrock Street, Blackall QLD 4472.

Plan of Development 400878 has been prepared by Murray & Associates (QLD) Pty Ltd (**Appendix C**). The purpose of the proposed boundary realignment is to create a useable lot behind the existing built form of the Universal Hotel Information Centre. Lot 2 on SP142683 has a large amount of vacant land behind the Universal Hotel Information Centre and Lot 2 on RP607008 is completely vacant as the width of the lot is such that a structure cannot be accommodated on the land. The boundary realignment seeks to rearrange the boundaries such that each lot has a configuration that results in a useable parcel of land.

#### 1.1.2 Built Design

As demonstrated by Plan of Development 400878, the proposed development will consist of:

- Proposed Lot 12 – 2,137m<sup>2</sup>
- Proposed Lot 13 – 1,906m<sup>2</sup>

The proposed lot sizes are well in excess of the outlined minimum of 600m<sup>2</sup> for a Township Zoned allotment within the Commercial Precinct, as outlined in Table 6.3.3.1 of the Blackall-Tambo Regional Planning Scheme. The proposed lots are a suitable size to accommodate the existing buildings and associated infrastructure servicing those buildings. The proposed boundary realignment does not represent fragmentation of commercial land. The proposed realignment of land represents an opportunity to create an additional lot with for another community service/commercial 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.

Proposed Lot 13 will retain the existing connections to services.

Proposed Lot 12 will be connected to necessary services at the time a future use occurs on the land.

#### **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 (Shamrock Street) 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

The proposed development does not create any additional lots and therefore is not increasing the risk to people or property.



## 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 4, Table 4.5.1 of the Blackall-Tambo Regional Council Planning Scheme, the following codes are applicable to a development of this nature:

- Reconfiguring a Lot Code; and
- Township 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 Township Zone Code

The subject site is situated within the Township Zone. The overall outcomes of the Township 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) A range of residential, retail, commercial, industrial, administrative or cultural uses are provided.*
- (2) A range of residential dwelling types and densities that reflect local housing needs are provided.*
- (3) Development promotes safe, convenient and attractive living environments for residents.*
- (4) Development protects and enhances the local or historic character of a town.*
- (5) 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.*

- (6) Commercial and retail development are encouraged to locate in the Commercial precinct.
- (7) Industrial development appropriate for a township setting are located in the Industrial precinct or Mixed Use precinct.
- (8) Development serves the needs of local residents, residents of the surrounding area and visitors.
- (9) Development is designed to maximise energy efficiency, water conservation and public and active transport use.
- (10) Development has access to infrastructure and essential services.
- (11) The location and type of industrial development is carefully considered to mitigate impacts on sensitive land uses.
- (12) 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.
- (13) 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:*

- (14) *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.*
- (15) *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.*
- (16) *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.*
- (17) *New business is encouraged to use existing buildings to help consolidate the Commercial precinct.*
- (18) *Development in the Commercial precinct makes use of or positively contributes to the heritage and character attributes within the precinct.*

#### Comment

The proposed boundary realignment aims to rearrange boundaries to enable vacant land to be utilised.

The proposed boundary realignment will have no adverse impacts on surrounding land uses and transport infrastructure. No changes to existing services or access arrangements are proposed. The Universal Hotel Information Centre will continue existing services. The new lot will be able to accommodate a commercial use in the future.

## 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 and the Planning Regulation, 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 Blackall-Tambo Regional Council, this application provides justification for approval of the proposed development on the following grounds:

- The boundary realignment represents a logical rearrangement of boundaries to create to opportunity for an additional activity to operate from the land;
- The proposed development is in accordance with the applicable elements of the Blackall-Tambo Regional Council Planning Scheme and State Planning Policy.

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 Boundary Realignment (2 Lots into 2 Lots) on land described as Lot 2 on SP142683 & Lot 2 on RP607008, situated at 53 & 57-61 Shamrock Street, Blackall QLD 4472.

**Current Title Search**

Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

<b>Title Reference:</b> 50375643	<b>Search Date:</b> 09/10/2024 09:36
<b>Date Title Created:</b> 03/12/2001	<b>Request No:</b> 49591147
<b>Previous Title:</b> 30258234	

#### ESTATE AND LAND

Estate in Fee Simple

LOT 2 SURVEY PLAN 142683

Local Government: BLACKALL TAMBO

#### REGISTERED OWNER

Dealing No: 722440750 28/04/2023

FG & SA RUSSELL SUPERANNUATION PTY LTD A.C.N. 611 802 272 TRUSTEE  
UNDER INSTRUMENT 722440750

#### EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 10273085 (ALLOT 7 SEC 6)

#### ADMINISTRATIVE ADVICES

NIL

#### UNREGISTERED DEALINGS

NIL

\*\* End of Current Title Search \*\*

Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

<b>Title Reference:</b>	<b>30463192</b>	<b>Search Date:</b>	09/10/2024 09:37
<b>Date Title Created:</b>	01/10/1979	<b>Request No:</b>	49591164
<b>Previous Title:</b>	30282123, 30282124, 30282125, 30282126, 30282127, 30282128		

#### ESTATE AND LAND

Estate in Fee Simple

LOT 2 REGISTERED PLAN 607008

Local Government: BLACKALL TAMBO

#### REGISTERED OWNER

Dealing No: 722379422 29/03/2023

RED RIDGE (INTERIOR QUEENSLAND) LTD A.C.N. 140 551 435

#### EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by Deed of Grant No. 10273085 (ALLOT 7 SEC 6)

#### ADMINISTRATIVE ADVICES

NIL

#### UNREGISTERED DEALINGS

NIL

\*\* End of Current Title Search \*\*

**Survey Plan and SmartMap**



SURVEY PLAN

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	O Screw	IS156399	161°58'	2.316
2	OIP (N&C)	RP607103	101°57'20"	1.006
5	O Screw	IS156399	186°45'	2.059
7	Screw in conc		159°22'25"	1.397
8	Screw in conc		220°01'30"	1.333
10	O Screw	IS156399	225°55'20"	2.937
11	O A in conc	RP608737	328°23'15"	1.375

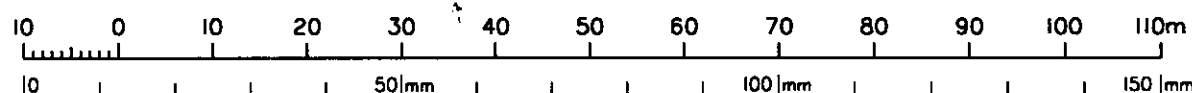
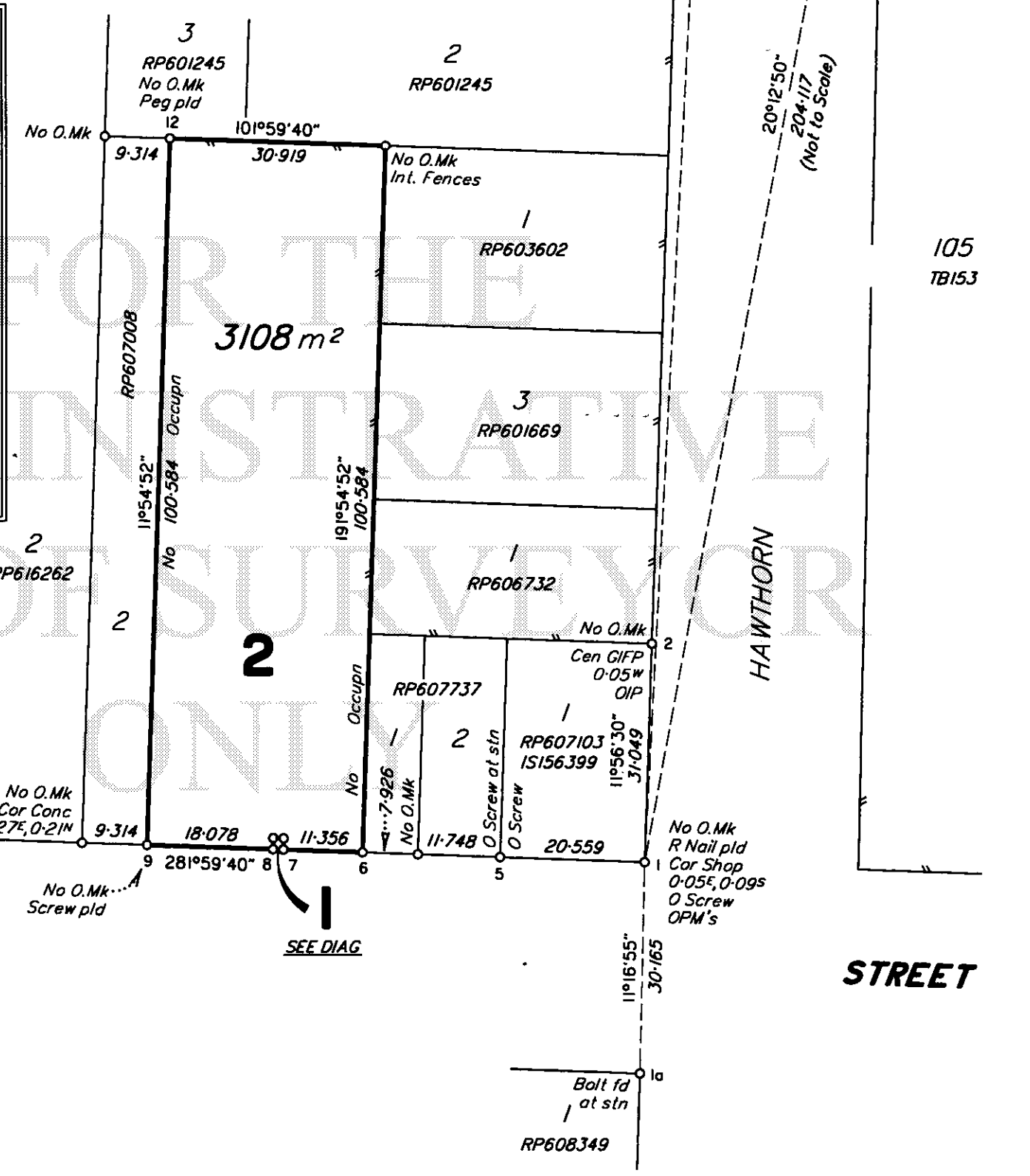
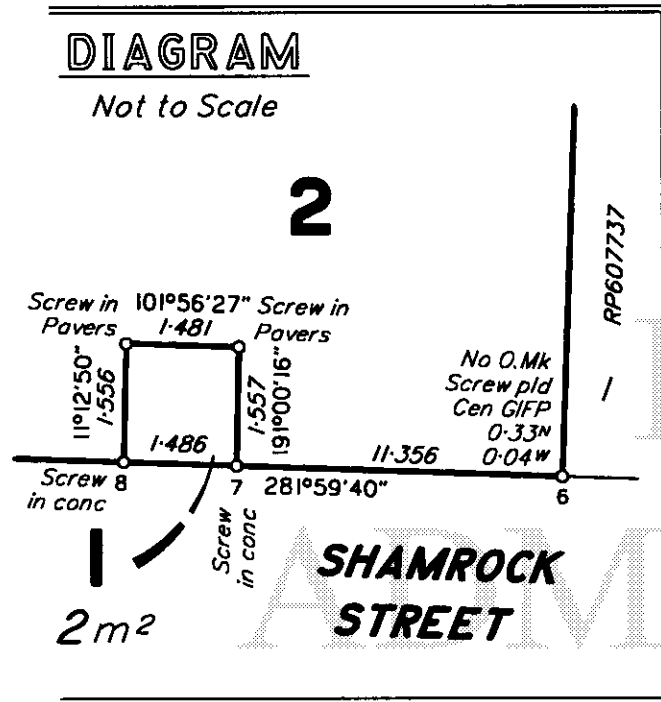
PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO	N=C
1-OPM	IS156399	55°50'40"	5.405	16436	N=C
1-OPM	IS156399	33°55'35"	10.492	65954	N=C
3-PM fd		At Station		65951	



DIAGRAM

Not to Scale



State copyright reserved.

I, Anthony Joseph HOFFMANN, hereby certify that I have surveyed the land comprised in this plan personally, that the plan is accurate and that the said survey was performed in accordance with the Surveyors Act 1977 and the Surveyors Regulation 1992 and that the said survey was completed on 30/10/2001.

*A. J. Hoffmann*  
Licensed Surveyor

16.11.01  
Date

Plan of Lots 1 and 2

Cancelling Lot 1 on RP607008

Scale: 1:800  
Format: STANDARD



SP142683

PARISH: BLACKALL COUNTY: Tambo

Meridian: IS61388

F/N's: No

Plan Status:

LB 01/529

2878



RN 400 NT

705221288

\$316.60  
28/11/2001 10:14

WARNING : Folded or Mutilated Plans will not be accepted.  
Plans may be rolled.  
Information may not be placed in the outer margins.

Registered

s. Lodged by

A.C. FOX & ASSOCIATES  
P.O. BOX 1459  
ROCKHAMPTON, QLD. 4700  
PH: 49274400.

(Include address, phone number, reference, and Lodger Code)

1. Certificate of Registered Owners or Lessees.

I/We BARRY RICHARD MUIR & JENNY MARGARET MUIR

(Names in full)

\* as Registered Owners of this land agree to this plan and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.

\* as Lessees of this land agree to this plan.

*[Signature]*

Signature of \*Registered Owners \*Lessees

\* Rule out whichever is inapplicable

2. Local Government Approval.

\* BLACKALL SHIRE COUNCIL

hereby approves this plan in accordance with the : INTERGRATED PLANNING ACT 1997  
%

Dated this 23<sup>RD</sup> day of November, 2001

*[Signature]*  
*G.L. Wheelhouse*

# CHIEF EXECUTIVE OFFICER  
# MAYOR

\* Insert the name of the Local Government. % Insert Integrated Planning Act 1997 or  
# Insert designation of signatory or delegation Local Government (Planning & Environment) Act 1990

3. Plans with Community Management Statement :

CMS Number :

Name :

4. References :

Dept File :

Local Govt :

Surveyor : 2878

6. Existing

Title Reference	Lot	Plan
30258234	1	RP607008

Created

Lots	Ernts	Road
1 & 2		

Allot 7 of Section 6

1 & 2

Orig

Lots

7. Portion Allocation :

8. Map Reference :

{ Town Map BLACKALL

9. Locality :

Town of Blackall

10. Local Government :

BLACKALL S C

11. Passed & Endorsed :

By : A J Hoffmann

Date : 16.11.01

Signed : *[Signature]*

Designation : Licensed Surveyor

12. Building Format Plans only.

I certify that :

\* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road;  
\* Part of the building shown on this plan encroaches onto adjoining \* lots and road

Licensed Surveyor/Director \* Date

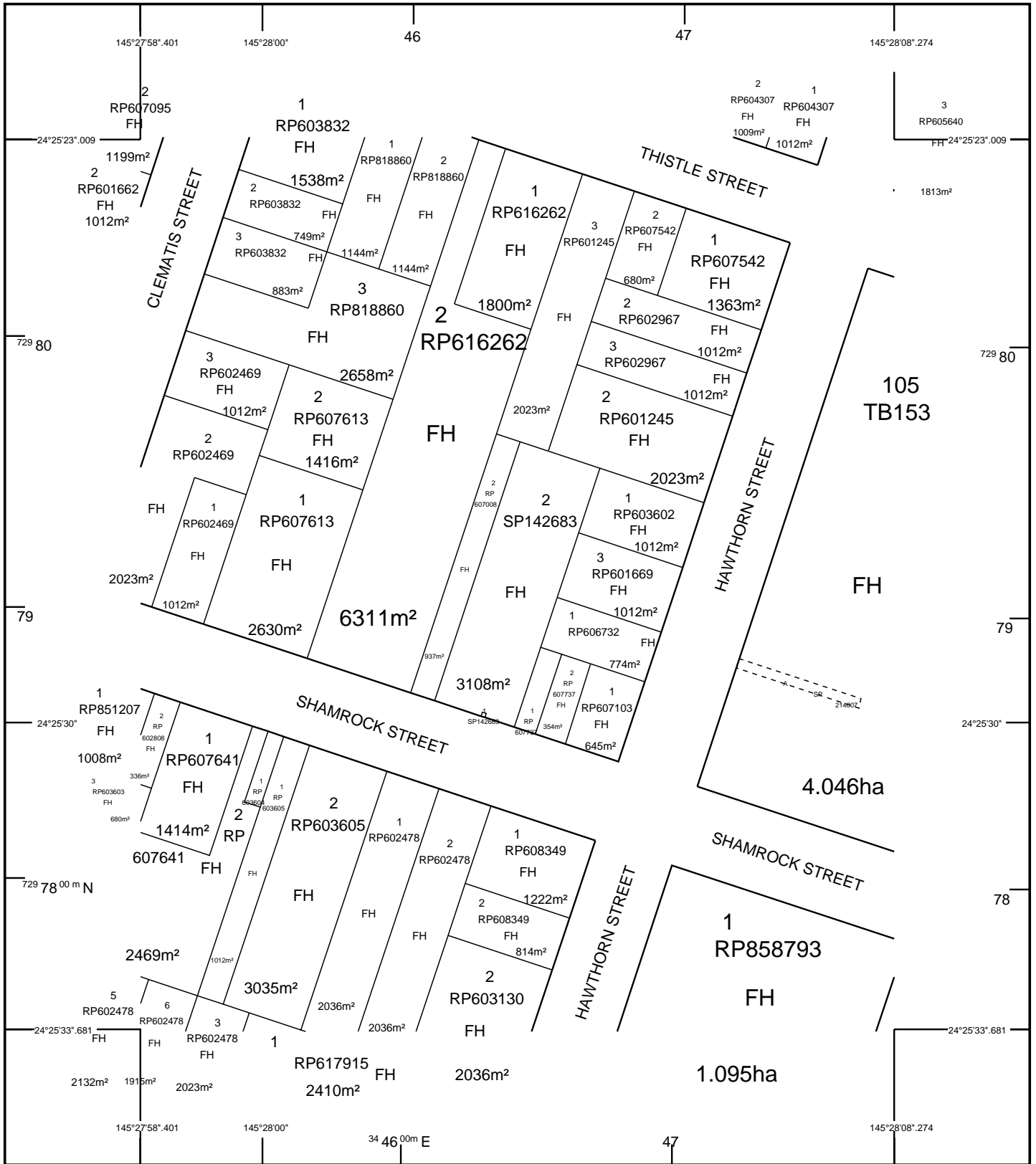
\* delete words not required

13. Lodgement Fees :

Survey Deposit	\$
Lodgement	\$
..... New Titles	\$
Photocopy	\$
Postage	\$
TOTAL	\$

14. Insert Plan Number

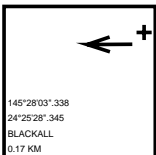
SP142683



STANDARD MAP NUMBER  
7949-22132



MAP WINDOW POSITION & NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB  
Lot/Plan 2/SP142683  
Area/Volume 3108m<sup>2</sup>  
Tenure FREEHOLD  
Local Government BLACKALL TAMBO REGIONAL  
Locality BLACKALL  
Segment/Parcel 45414/61

CLIENT SERVICE STANDARDS

PRINTED 09/10/2024

DCDB 08/10/2024

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 Resources best efforts, RESOURCES 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>

**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.



I, Peter Fitzalan Bekkers of Barcauldine  
 Authorized Surveyor, do hereby solemnly and sincerely declare that I have faithfully  
 and truly surveyed, measured, and marked on the ground the parcel of land herein referred  
 to, and that the measurements and boundaries given in this plan are correct, and do not  
 to the best of my belief in any way interfere with the rights or property of any persons,  
 owners, or occupiers of land adjoining the above land, and described in the said plan;  
 and I make this solemn declaration conscientiously believing the same to be true, and by  
 virtue of the provisions of the "Oaths Act of 1867."

*Peter Fitzalan Bekkers*  
 Authorized Surveyor.

Made and Signed at Barcauldine this 15<sup>th</sup> day of July  
 1954 before me

Signature of Registrar of Titles  
 or of a Magistrate: *J. H. ...*

**THIS PLAN should be ROLLED not folded.**  
 — FOR OFFICE USE ONLY —

CTC 39413 Vol. 249 Fol. 166

**For Additional Plan &  
 Document Notings  
 Refer to CISP**

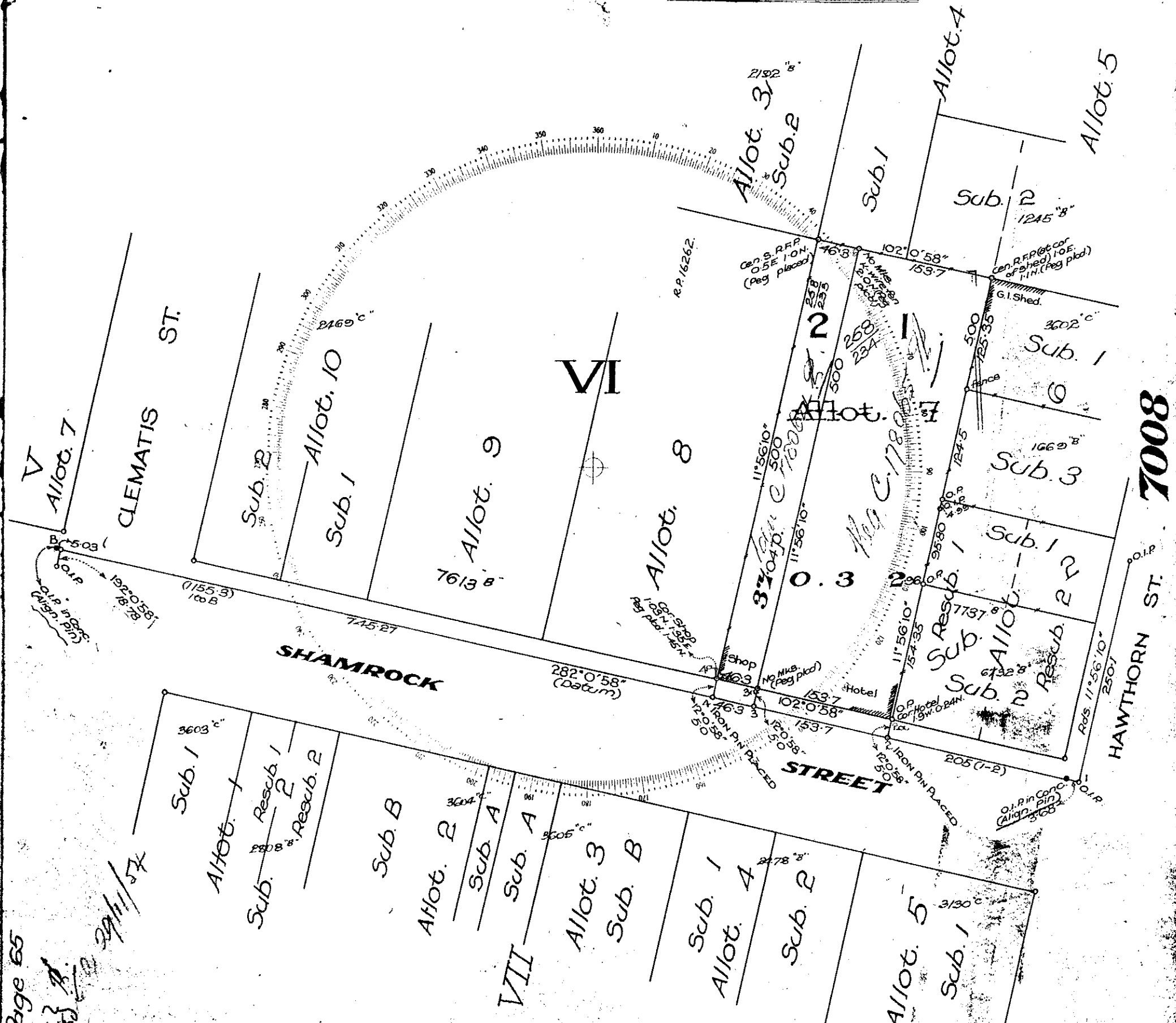
The Council of the SHIRE of  
BLACKALL certifies that all the  
 requirements of this Council, the Local Government  
 Acts, 1936 to 1948 and all By-laws have been complied  
 with and approves this Plan of Subdivision subject to

Dated this 24<sup>th</sup> day of AUGUST 1954  
*W. H. Hart* Chairman  
 or Mayor  
*D. J. ...* Town or  
 Shire  
 Clerk.

C174438

**AMENDED DESCRIPTION**  
 Note: This description takes effect upon  
 amendment of the current Title Deed  
 which will be evidenced by a further  
 notation.

Survey of Lot (s) 1 to 2  
 TITLES CONVERTED  
 on R.P. 607008



Calc. Bk. No. 12 Page 65  
 Exd. 20/10/54  
 Passed 12/11/54

**RECEIVED**  
 20 SEP 1954  
 at 12.10 P.M.

2560'  
 10.0  
 2.0.0  
 15.0 Regn  
 5.0 part fee  
 3.10.0 Ints lodged

bald 11 JAN 1955  
 FEES SHORT 15.0 End on Mge  
 16.0 " Lease  
 3090/10.0

FOR LOT DESCRIPTION  
 SEE ABOVE  
**TOWN OF BLACKALL**

SCALE 1 chains to an inch.

As Proprietor of this land, I agree to this Plan of subdivision,  
 and dedicate the new roads shown hereon to public use.

Signature of Proprietor: *A. N. Jones*

Particulars entered in Register Book,  
 Vol. 249 Folio 166E  
 the 13 day of Jan  
 1955 at 3.51 p.m.

*A. N. Jones*

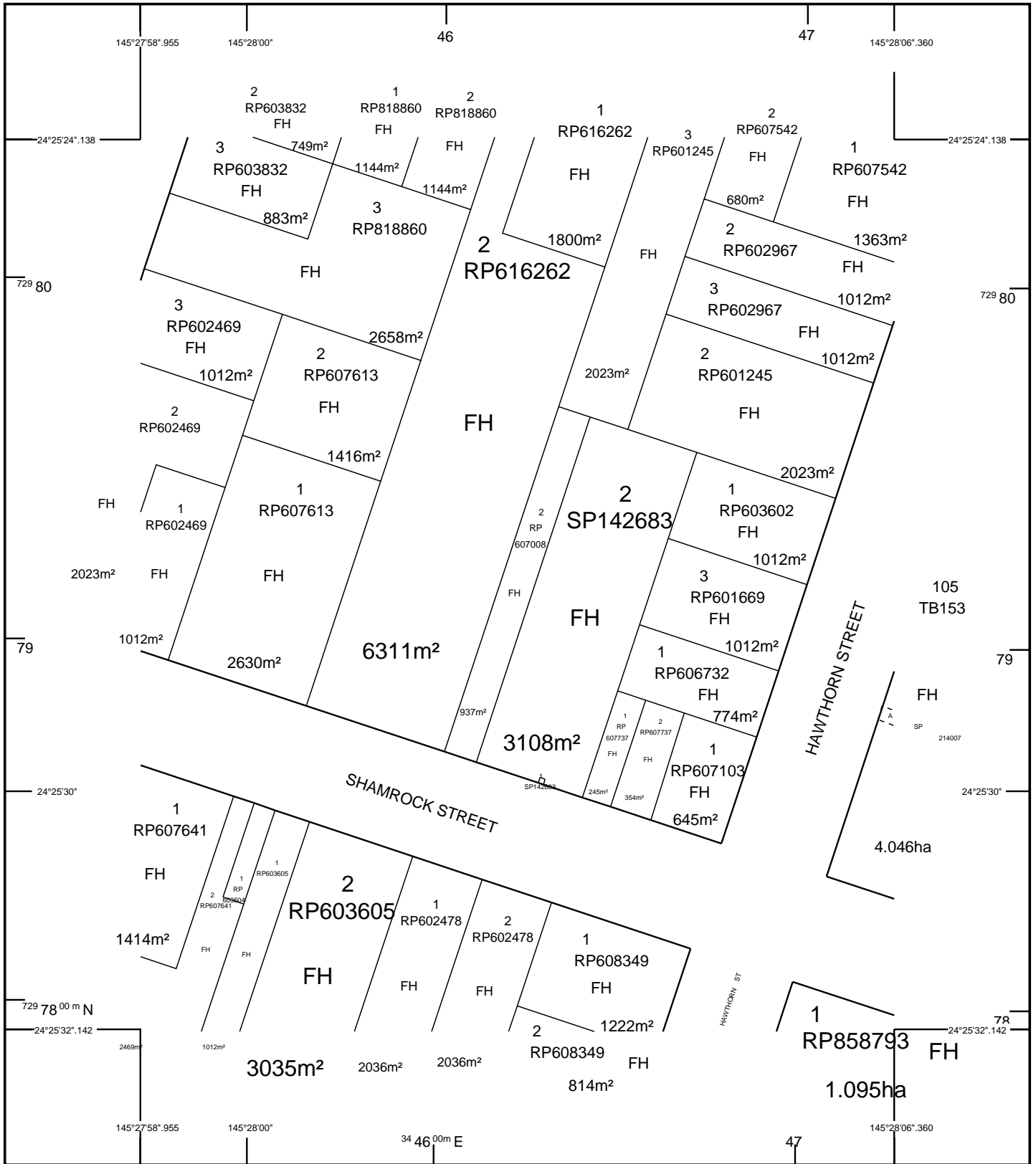
D.J. BARRY & WOODOCK  
 SOLS. & ESTATE AGENTS

**SURVEY**  
 OF SUBDIVISIONS 1 & 2

ALLOTMENT OR PORTION NO. 17  
 SECTION VI  
 COUNTY OF Tambo  
 PARISH OF Blackall

Cat. No. 7008

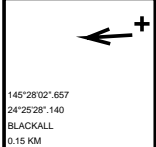
CISP  
 M.F.



STANDARD MAP NUMBER  
7949-22132



MAP WINDOW POSITION & NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB  
Lot/Plan 2/RP607008  
Area/Volume 937m<sup>2</sup>  
Tenure FREEHOLD  
Local Government BLACKALL TAMBO REGIONAL  
Locality BLACKALL  
Segment/Parcel 45414/32

CLIENT SERVICE STANDARDS

PRINTED 09/10/2024

DCDB 08/10/2024

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 Resources best efforts, RESOURCES 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>

**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.



**Plan of Development 400878**

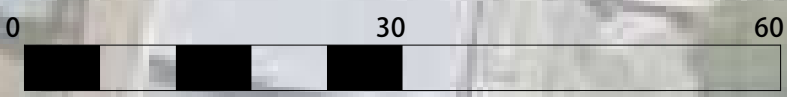
Prepared by Murray & Associates (Qld) Pty Ltd



LINESTYLES

- Existing Cadastral Boundary
- Proposed Boundary
- Cancelled Boundary

Shamrock Street



<b>CLIENT</b> Blackall-Tambo Regional Council			<b>PROJECT</b> Proposed Boundary Realignment Proposed Lots 12 and 13 Cancelling Lot 2 on RP607008 and Lot 2 on SP142683 Shamrock Street, Blackall L.G.A. Blackall-Tambo Regional Council		
REV.	Scale 1:600	Date			
	Drawn ARB	08.10.24			
Datum IS318897	Contour Interval: XX	File			
		400878			
Registered Surveyor <b>ABELL</b>		Job & Plan No.	Notes.		
		400878			
Underground services have been located from visible surface features only . A Dial Before You Dig search should be performed before the commencement of any excavation work. The property boundaries shown have not fully been investigated for the purposes of this survey. For an accurate determination of the boundaries, an identification survey will be required.					

<p><b>MURRAY &amp; ASSOCIATES</b>          SURVEYORS &amp; TOWN PLANNERS          ACN 075 543 154          Murray Building, 15-17 Currie St. Nambour Ph.(07)5441 2188 P.O. Box 246          Branch Offices at Maroochydore Caboolture Chinchilla Roma Gympie &amp; Emerald</p>	<table border="0" style="width: 100%; font-size: small;"> <tr> <td style="vertical-align: top;"> <ul style="list-style-type: none"> <li>□ AV Air Valve</li> <li>▲ BM Bench Mark</li> <li>△ CP Control Point</li> <li>● ELP Elect. Light Pole</li> <li>□ EMH Electricity Manhole</li> <li>● PP Power Pole</li> </ul> </td> <td style="vertical-align: top;"> <ul style="list-style-type: none"> <li>■ EPL Electricity Pillar</li> <li>● EPIT Electricity Pit</li> <li>□ FH Fire Hydrant</li> <li>■ GRATE Stormwater Grate</li> <li>▽ GATE Gate</li> <li>▲ S Sign</li> </ul> </td> <td style="vertical-align: top;"> <ul style="list-style-type: none"> <li>● GAS Gas Infrastructure</li> <li>● SMH Sewer Manhole</li> <li>□ SV Scower Valve</li> <li>○ SWMH Stormwater Manhole</li> <li>○ T Tree</li> <li>■ TE Telstra Pit</li> </ul> </td> <td style="vertical-align: top;"> <ul style="list-style-type: none"> <li>● TPL Telstra Pillar</li> <li>○ WM Water Meter</li> <li>○ WV Water Valve</li> </ul> </td> </tr> </table>	<ul style="list-style-type: none"> <li>□ AV Air Valve</li> <li>▲ BM Bench Mark</li> <li>△ CP Control Point</li> <li>● ELP Elect. Light Pole</li> <li>□ EMH Electricity Manhole</li> <li>● PP Power Pole</li> </ul>	<ul style="list-style-type: none"> <li>■ EPL Electricity Pillar</li> <li>● EPIT Electricity Pit</li> <li>□ FH Fire Hydrant</li> <li>■ GRATE Stormwater Grate</li> <li>▽ GATE Gate</li> <li>▲ S Sign</li> </ul>	<ul style="list-style-type: none"> <li>● GAS Gas Infrastructure</li> <li>● SMH Sewer Manhole</li> <li>□ SV Scower Valve</li> <li>○ SWMH Stormwater Manhole</li> <li>○ T Tree</li> <li>■ TE Telstra Pit</li> </ul>	<ul style="list-style-type: none"> <li>● TPL Telstra Pillar</li> <li>○ WM Water Meter</li> <li>○ WV Water Valve</li> </ul>
<ul style="list-style-type: none"> <li>□ AV Air Valve</li> <li>▲ BM Bench Mark</li> <li>△ CP Control Point</li> <li>● ELP Elect. Light Pole</li> <li>□ EMH Electricity Manhole</li> <li>● PP Power Pole</li> </ul>	<ul style="list-style-type: none"> <li>■ EPL Electricity Pillar</li> <li>● EPIT Electricity Pit</li> <li>□ FH Fire Hydrant</li> <li>■ GRATE Stormwater Grate</li> <li>▽ GATE Gate</li> <li>▲ S Sign</li> </ul>	<ul style="list-style-type: none"> <li>● GAS Gas Infrastructure</li> <li>● SMH Sewer Manhole</li> <li>□ SV Scower Valve</li> <li>○ SWMH Stormwater Manhole</li> <li>○ T Tree</li> <li>■ TE Telstra Pit</li> </ul>	<ul style="list-style-type: none"> <li>● TPL Telstra Pillar</li> <li>○ WM Water Meter</li> <li>○ WV Water Valve</li> </ul>		

**Code Assessment**

Prepared by Murray & Associates (Qld) Pty Ltd



**Assessment benchmarks for Reconfiguring a Lot Code**

<b>Application for a Development Permit for Reconfiguring a Lot via Boundary Realignment (2 Lots into 2 Lots) on land described as Lot 2 on SP142683 &amp; Lot 2 on RP607008, situated at 53 &amp; 57-61 Shamrock Street, Blackall QLD 4472</b>		
<b>What we want to achieve</b> (Performance Outcomes)	<b>One way to achieve It</b> (Acceptable Outcomes)	<b>Assessment &amp; Comment</b>
<b>For assessable development</b>		
<p><b>PO1</b></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"> <li>(a) preserving land for agriculture, animal production and environmental conservation in the Rural zone;</li> <li>(b) achieving a safe and pleasant residential environment in the Township zone;</li> <li>(c) consistency with the nature and layout of existing subdivision patterns; and</li> <li>(d) providing a variety of lot sizes for residential living, industry and commerce.</li> </ul>	<p><b>AO1</b></p>	<p>Complies PO1.</p> <p>The proposed lot sizes are well in excess of the outlined minimum of 600m<sup>2</sup> for a Township Zoned allotment within the Commercial Precinct, as outlined in Table 6.3.3.1 of the Blackall-Tambo Regional Planning Scheme.</p> <p>The proposed lots are a suitable size to accommodate the existing buildings and associated infrastructure servicing those buildings.</p> <p>The proposed boundary realignment does not represent fragmentation of commercial land. The proposed amalgamation of land represents an opportunity to create an additional lot suitable</p>

		for a community or commercial activity.
<p><b>PO2</b></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><b>AO2</b></p>	<p>Complies.</p> <p>No rural land or rural values will be adversely impacted as a result of the proposed development.</p>
<p><b>PO3</b></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><b>AO3</b></p>	<p>Complies.</p> <p>The proposed lot layout is legible and representative of site characteristics. The proposed new boundaries are non-obtrusive and do not run through any existing built form. Each lot can have individual service connections.</p>
<b>Roads and Accesses</b>		
<p><b>PO4</b></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>(b) emergency vehicles accessing each proposed lot</p> <p>(c) pedestrians and cyclists.</p>	<p><b>AO4.1</b></p> <p>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</p>	<p>NA</p> <p>No new road proposed.</p>

	Specifications).  <b>AO4.2</b> 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).	NA No road upgrades required.
<b>PO5</b>  Each proposed lot has a legal point of access from the local or State controlled road network	<b>AO5</b>	Complies.  The proposed two (2) lots have direct access to Shamrock Street which is constructed to a suitable standard.
<b>Stormwater</b>		

<p><b>PO6</b></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><b>AO6</b></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><b>NA</b></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>
---	--	---

**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**

All lots within the Township zone, where reticulated water and sewerage is available, are connected to the reticulated water and sewerage service.

**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.

Lot 13 has existing connections to reticulated service networks.

Lot 12 can be connected to all urban services at the time s future use occurs on the land.

NA

Site connected to the reticulated network of Blackall.

**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

**A08**

Complies.

<b>Biodiversity</b>		
<p><b>PO9</b></p> <p>The creation of new lots avoids significant adverse impacts on the region's important biodiversity identified in SPP mapping – Environment and Heritage (Biodiversity) and maintains and enhances ecological connectivity.</p>	<p><b>AO9</b></p>	<p>Complies.</p> <p>The proposed reconfiguration has no adverse impacts on the existing biodiversity of the region.</p> <p>No construction is proposed.</p>
<b>Flood</b>		
<p><b>PO10</b></p> <p>Lot design in areas of flood hazard:</p> <p>(a) maintains personal safety and minimises property impacts at all times, through siting and layout of lots and access;</p> <p>(b) provides safe egress from all building areas in flood emergency.</p>	<p><b>AO10</b></p> <p>Reconfiguring of a lot or lots involving land identified as a mapped flood area in Schedule 2 – Flood mapping is sited and designed so that:</p> <p>(a) all new lots contain:</p> <p>(i) a building envelope located outside of the mapped flood area in Schedule 2 – Flood mapping; or</p> <p>(ii) can achieve the flood immunity level of 1% Annual Exceedance Probability (AEP); and</p> <p>(b) there is at least one (1) evacuation route that achieves safe egress for emergency evacuations during all floods.</p>	<p>Complies.</p> <p>No additional lots are created as a result of the proposed development.</p>

Bushfire		
<p><b>PO11</b></p> <p>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><b>AO11.1</b> 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).</p> <p><b>AO11.2</b> Lots are separated from hazardous vegetation by a distance that: (a) achieves radiant heat flux level of 29kW/m<sup>2</sup> at all boundaries; and (b) is contained wholly within the development site.</p> <p>Editor's note—</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• For staged developments, temporary separation distances, perimeter roads or fire trails may be absorbed as</li> </ul>	<p>Complies.</p> <p>No new lots are proposed within the bushfire prone area.</p> <p>Not applicable.</p> <p>No hazardous vegetation surrounding the subject site.</p>

	<p>part of subsequent stages.</p> <ul style="list-style-type: none"> <li>• 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.</li> </ul>	
<p><b>PO12</b></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><b>AO12.1</b></p> <p>Lot boundaries are separated from hazardous vegetation by a public road which:</p> <ul style="list-style-type: none"> <li>(a) has a two lane sealed carriageway;</li> <li>(b) contains a reticulated water supply;</li> <li>(c) is connected to other public roads at both ends and at intervals of no more than 500m;</li> <li>(d) accommodates geometry and turning radii in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines;</li> <li>(e) a minimum of 4.8m vertical clearance above the road;</li> <li>(f) is designed to ensure hydrants and water access points are not located within parking bay allocations; and</li> </ul>	<p>Not applicable.</p> <p>NA</p>



	<p>(g) incorporates roll-over kerbing.</p> <p><b>AO12.2</b> Fire hydrants are designed and installed in accordance with AS2419.1 2017, unless otherwise specified by the relevant water entity.</p>	
<p><b>PO13.1</b></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  (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> <p><b>PO13.2</b></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  (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>	<p><b>AO13</b> 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;  (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;</p>	<p>NA</p> <p>NA</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>	
--	--	--

**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.

N/A

<p><b>PO15</b></p> <p>Critical infrastructure does not increase the potential bushfire hazard.</p>	<p><b>AO15</b></p> <p>Critical or potentially hazardous infrastructure such as water supply, electricity, gas and telecommunications are undergrounded</p>	<p>NA</p>
<p><b>Local Heritage Places</b></p>		
<p><b>PO16</b></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><b>AO16</b></p>	<p>NA</p> <p>No local heritage places onsite or near the subject site.</p>
<p><b>Stock Route Network</b></p>		
<p><b>PO17</b></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><b>AO17.1</b></p> <p>No new allotments are created within or adjacent to the stock route network.</p> <p><b>AO17.2</b></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 realignment will have negligible impact on the surrounding traffic network, including any stock routes.</p>

<b>Petroleum/high pressure gas pipelines</b>		
<p><b>PO18</b></p> <p>The integrity of pipelines carrying petroleum and gas is maintained.</p>	<p><b>AO18</b></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 realignment.</p>

**Assessment benchmarks for Township Zone Code**

<b>Application for a Development Permit for Reconfiguring a Lot via Boundary Realignment (2 Lots into 2 Lots) on land described as Lot 2 on SP142683 &amp; Lot 2 on RP607008, situated at 53 &amp; 57-61 Shamrock Street, Blackall QLD 4472.</b>		
<b>What we want to achieve</b> (Performance Outcomes)	<b>One way to achieve It</b> (Acceptable Outcomes)	<b>Assessment &amp; Comment</b>
<b>For assessable development</b>		
<b>PO1</b>  Hotel, rooming accommodation, relocatable home park and short-term accommodation uses are provided in a location where:  (a) it can be serviced with infrastructure (b) is complementary to the existing character of the area; (c) does not have an adverse impact on residential amenity in terms of privacy, safety, noise, odour and fumes, lighting and traffic generation; (d) does not lead to a reduced quality of accommodation experiences available within the location.	<b>AO1</b>  No acceptable outcome prescribed.	Not applicable.  The proposed development is for a 2 lot into 2 lot boundary realignment.
<b>PO2</b>  The industrial precinct and existing industrial land uses are protected from encroachment by incompatible land uses.	<b>AO2</b>  No acceptable outcome prescribed.	Not applicable.  The proposal is taking place within the Commercial Precinct.
<b>PO3</b>  Uses are compatible with, and complementary to, the existing residential uses.	<b>AO3</b>  No acceptable outcome prescribed.	Complies.  The proposed boundary realignment will have no adverse impacts on surrounding land uses and

		<p>transport infrastructure. No changes to existing services or access arrangements are proposed.</p> <p>The Universal Hotel Information Centre will continue existing commercial services. The new lot will be able to accommodate a commercial use in the future.</p>
<p><b>PO4</b></p> <p>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><b>A04.1</b></p> <p>Commercial uses are located in the commercial precinct and industrial uses are located in the industrial precinct.</p> <p><b>A04.2</b></p> <p>Non-residential uses do not overlook the living areas of any adjoining residential use.</p>	<p>Not applicable.</p> <p>No new land use proposed.</p> <p>The proposed development is for a 2 lot into 2 lot boundary realignment.</p>
<p><b>PO5</b></p> <p>Dual Occupancy is located on appropriately sized lots to avoid impacts on residential amenity and safety.</p>	<p><b>A05</b></p> <p>Dual Occupancy are located on a site with an area of at least:</p> <p>(a) 2000m<sup>2</sup> where not connected to reticulated sewerage network; or</p> <p>(b) 800m<sup>2</sup> where connection is available to reticulated</p>	<p>Not applicable.</p> <p>The proposed development is for a 2 lot into 2 lot boundary realignment.</p>

	sewerage network.	
<p><b>PO6</b></p> <p>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><b>AO6.1</b></p> <p>Multiple dwellings are located on lots with a minimum area of 1000m<sup>2</sup>.</p> <p><b>AO6.2</b></p> <p>The number of dwellings contained in a multiple dwelling and/or retirement facility is calculated as follows:</p> <ul style="list-style-type: none"> <li>(a) one bedroom units per 350m<sup>2</sup> of site area; and</li> <li>(b) units comprising more than one bedroom per 400m<sup>2</sup> of site area.</li> </ul>	<p>Not applicable.</p> <p>The proposed development is for a 2 lot into 2 lot boundary realignment.</p>
<p><b>PO7</b></p> <p>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"> <li>(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</li> <li>(b) are serviced by reliable electricity and water required for the use; and</li> <li>(c) are designed and installed/constructed so that the chiller box/es may be readily unsecured and removed from the site, if necessary</li> </ul>	<p><b>AO7</b></p> <p>No acceptable outcome prescribed.</p>	<p>Not applicable.</p> <p>The proposed development is for a 2 lot into 2 lot boundary realignment.</p>



to protected public health and safety in response to an incident.		
<b>For assessable development in the Commercial precinct</b>		
<p><b>PO8</b></p> <p>Hours of operation are consistent with maintaining a reasonable level of amenity for nearby land in a residential precinct.</p>	<p><b>AO8</b></p> <p>Hours of operation are limited to 6am to 10pm.</p>	<p>Not applicable.</p> <p>The proposed development is for a 2 lot into 2 lot boundary realignment.</p>
<p><b>PO9</b></p> <p>New buildings maintain and enhance the existing streetscape and relationship with adjoining buildings.</p>	<p><b>AO9.1</b> 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><b>AO9.2</b> A footpath is provided in accordance with Council's minimum standards for all development.</p>	<p>Not applicable.</p> <p>The proposed development is for a 2 lot into 2 lot boundary realignment.</p> <p>No new built form proposed.</p>
<p><b>PO10</b></p> <p>Waste disposal and servicing areas are screened from public view and do not have adverse amenity impacts on adjoining properties.</p>	<p><b>AO10</b></p> <p>No acceptable outcome prescribed.</p>	<p>Not applicable.</p> <p>The proposed development is for a 2 lot into 2 lot boundary realignment.</p>
<p><b>PO11</b></p>	<p><b>AO11.1</b> Buildings are set back 2m</p>	<p>Complies.</p>

<p>Development is designed and located so that adverse impacts on privacy and amenity on nearby residential uses are minimised.</p>	<p>from any boundary shared with a residential use, or half the height of that part of the building, whichever is the greater.</p> <p><b>AO11.2</b> A 1.8m high solid screen fence is provided along all boundaries shared with a residential use.</p> <p><b>AO11.3</b> 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>The proposed development can take place with no adverse impacts placed on any surrounding infrastructure or land uses.</p> <p>The proposed development is for a 2 lot into 2 lot boundary realignment.</p> <p>No new built form is proposed.</p>
<p><b>PO12</b></p> <p>New uses developed in the Commercial precinct do not detract from the precinct's predominant commercial nature.</p>	<p><b>AO12</b></p> <p>No acceptable outcome prescribed.</p>	<p>Not applicable.</p> <p>No new uses proposed.</p> <p>The proposed development is for a 2 lot into 2 lot boundary realignment.</p>

Remaining Performance Outcomes **PO13 to PO22** of the Township Zone Code are related to development in the Industrial and Mixed-Use Precincts of Blackall & as such, are not relevant to the proposal.