

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

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1.0 Summary

SITE DETAILS	
Address	53 & 57-61 Shamrock Street, Blackall QLD 4472
Real Property Description	Lot 2 on SP142683 & Lot 2 on RP607008
Subject Land Area	Lot 2 on SP142683: 3,108m ² Lot 2 on RP607008: 937m ² Total: 4,045m ²
Local Authority	Blackall-Tambo Regional Council
Current Registered Landowner	Lot 2 on SP142683: FG & SA Russell Superannuation Pty Ltd Lot 2 on RP607008: Red Ridge (Interior Queensland) Ltd
PLANNING SCHEME DESIGNATIONS	
Planning Scheme	Blackall-Tambo Regional Council Planning Scheme
Zone	Township Zone (Commercial Precinct)
Zone Map	Blackall-Tambo Region Zone Map ZM001
APPLICATION DETAILS	
Applicant	Blackall-Tambo Regional Council C/- Murray & Associates (Qld) Pty Ltd
Proposal	Reconfiguring a Lot via Boundary Realignment (2 Lots 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 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 4,045m² 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**).

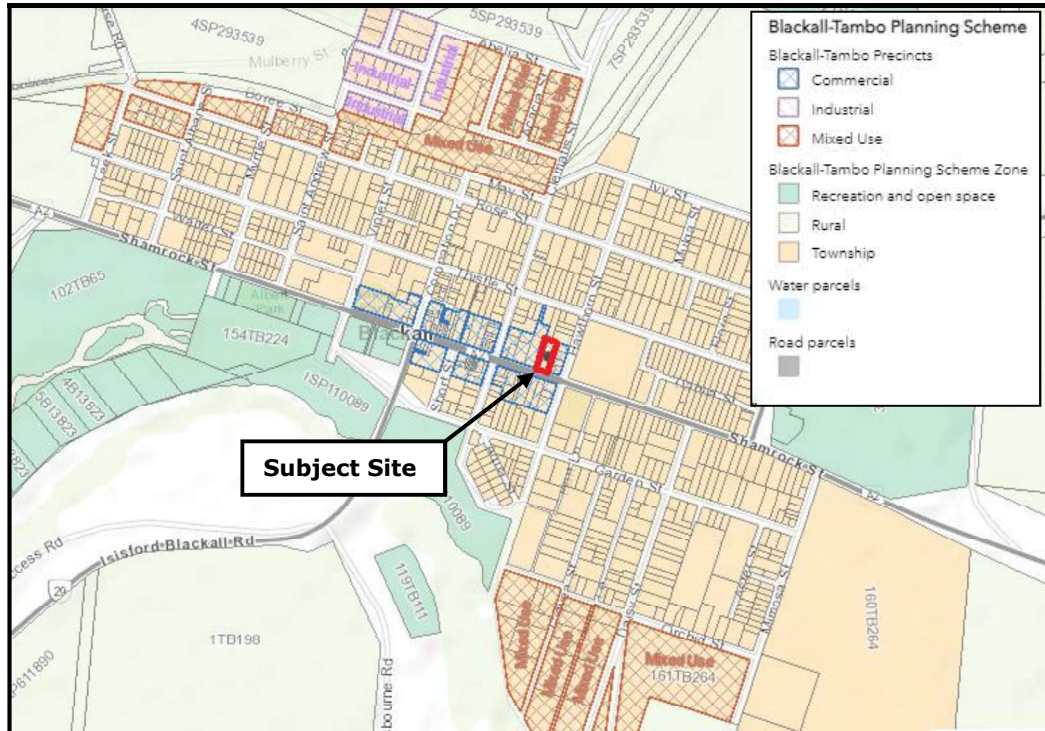


Figure 2 – Zone Map ZM001

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 4,045m² 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 – 2,137m²
- Proposed Lot 13 – 1,906m²

The proposed lot sizes are well in excess of the outlined minimum of 600m² 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

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

Title Reference:	30463192	Search Date:	09/10/2024 09:37
Date Title Created:	01/10/1979	Request No:	49591164
Previous Title:	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

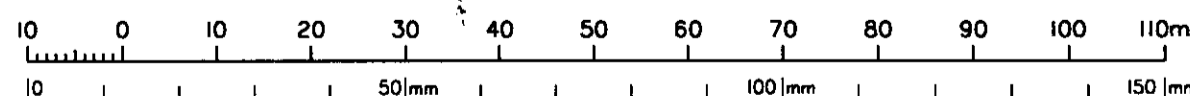
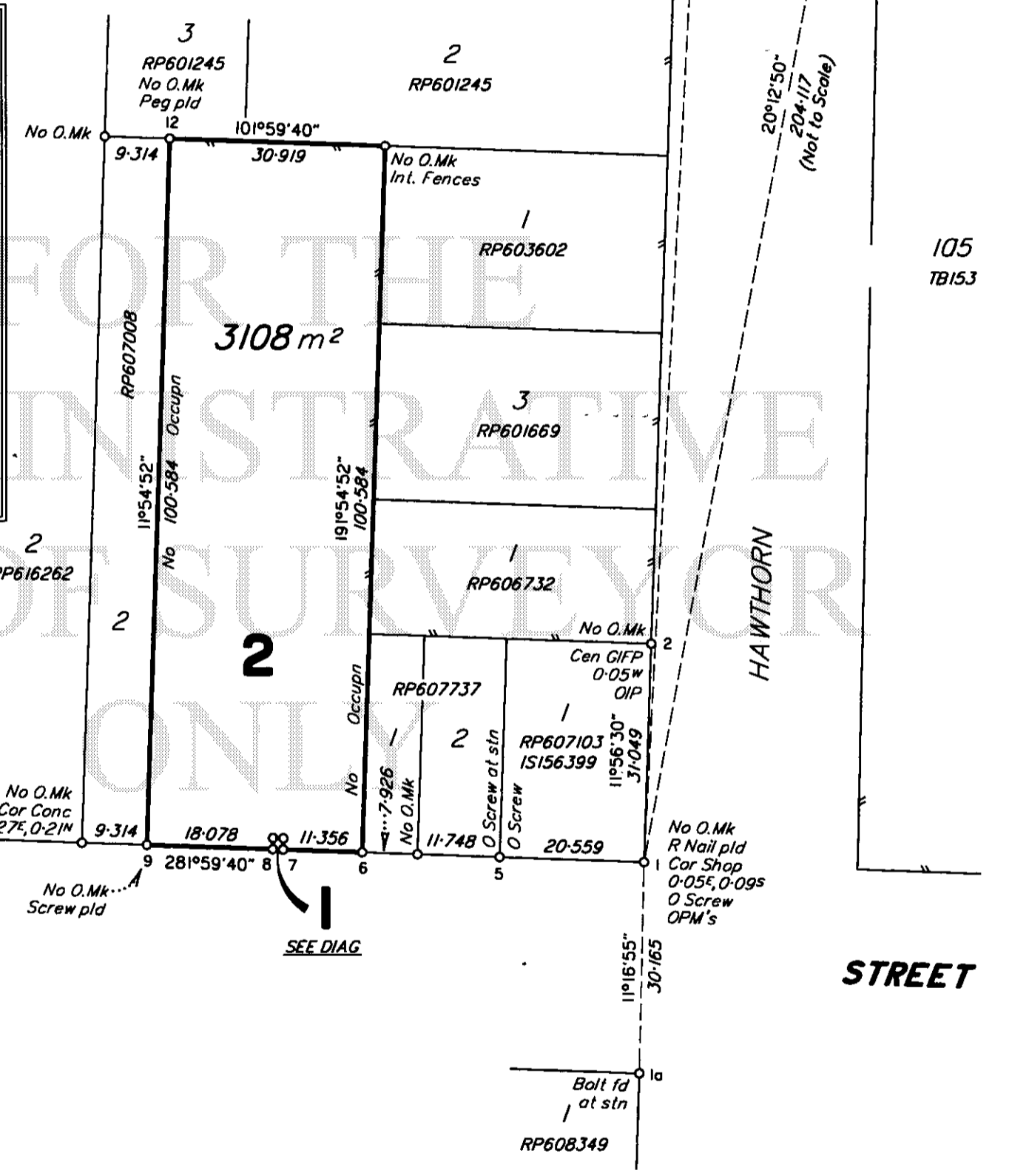
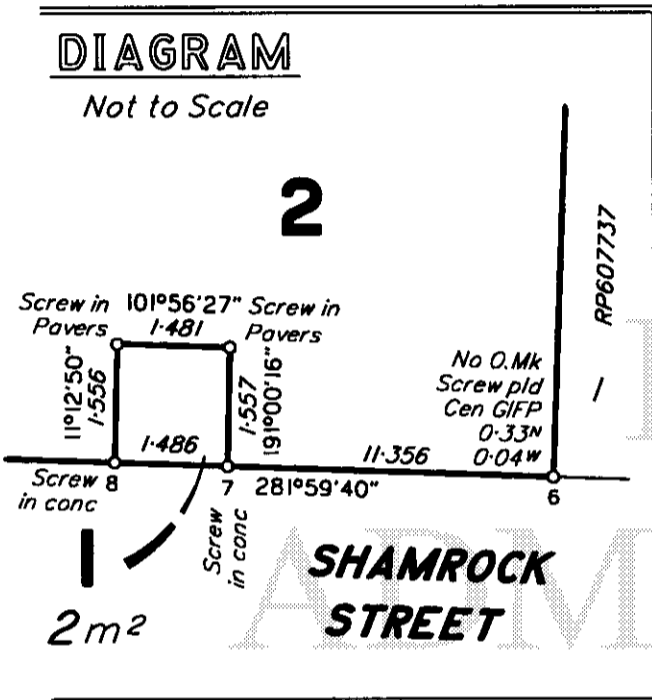
PERMANENT MARKS

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



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.

16.11.01 Date
A. J. Hoffmann Licensed Surveyor

Plan of Lots 1 and 2

Cancelling Lot 1 on RP607008

PARISH: **BLACKALL** COUNTY: *Tambo*

Meridian: *IS61388*

F/N's: *No*

Scale: **1:800**
Format: **STANDARD**



SP142683

Plan Status:

State copyright reserved.

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 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 23rd day of November, 2001

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 :

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 \$

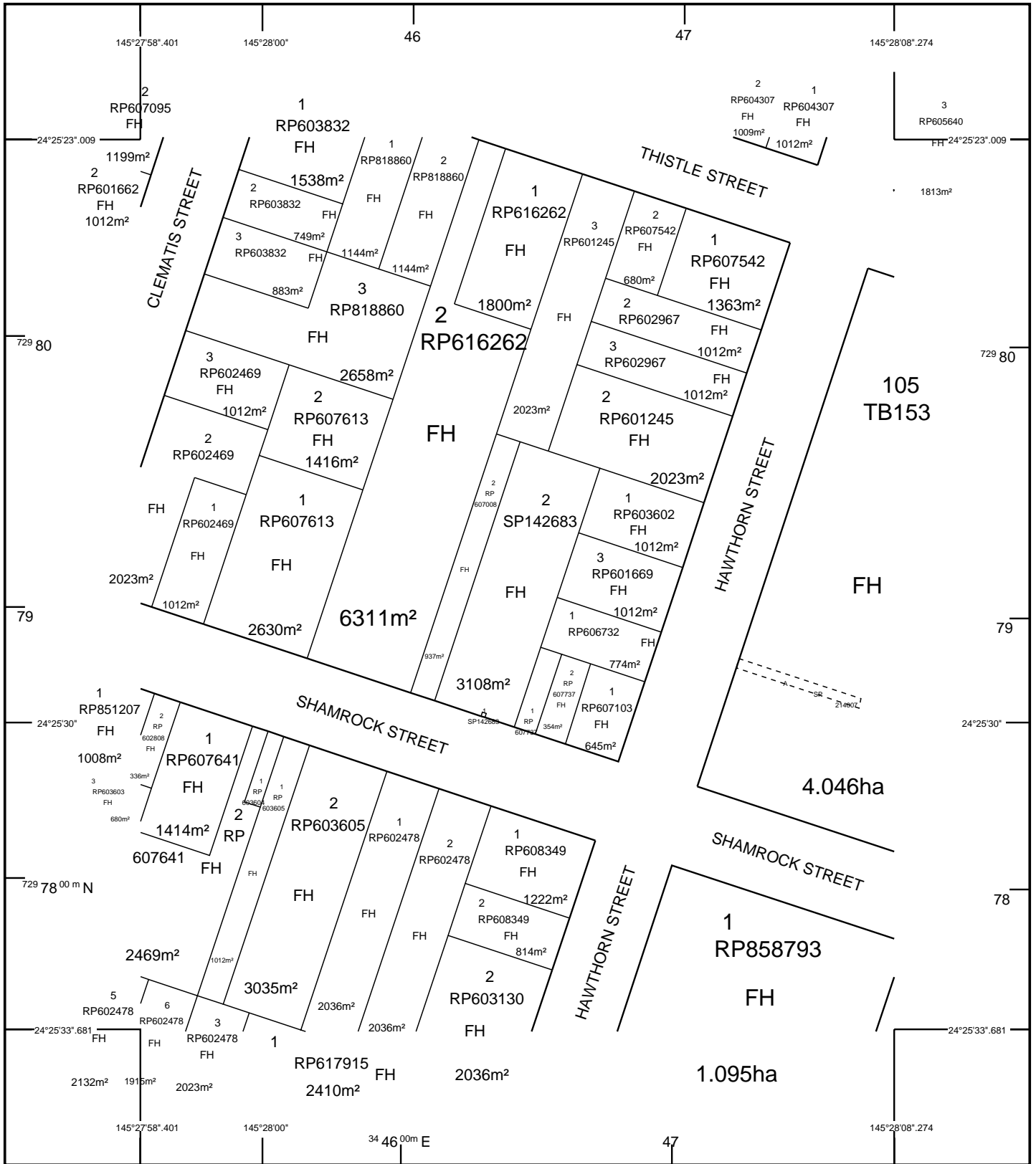
Photocopy \$

Postage \$

TOTAL \$

14. Insert Plan Number

SP142683

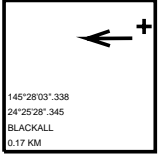


STANDARD MAP NUMBER
7949-22132



SmartMap

MAP WINDOW POSITION & NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

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

CLIENT SERVICE STANDARDS

PRINTED 09/10/2024
DCDB 08/10/2024

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<https://www.qld.gov.au/housing/buying-owning-home/property-land-valuations/smartmaps>

I, Peter Fitzalan Bekkers of Barcardine
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 *Barcardine* this *15th* 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 —

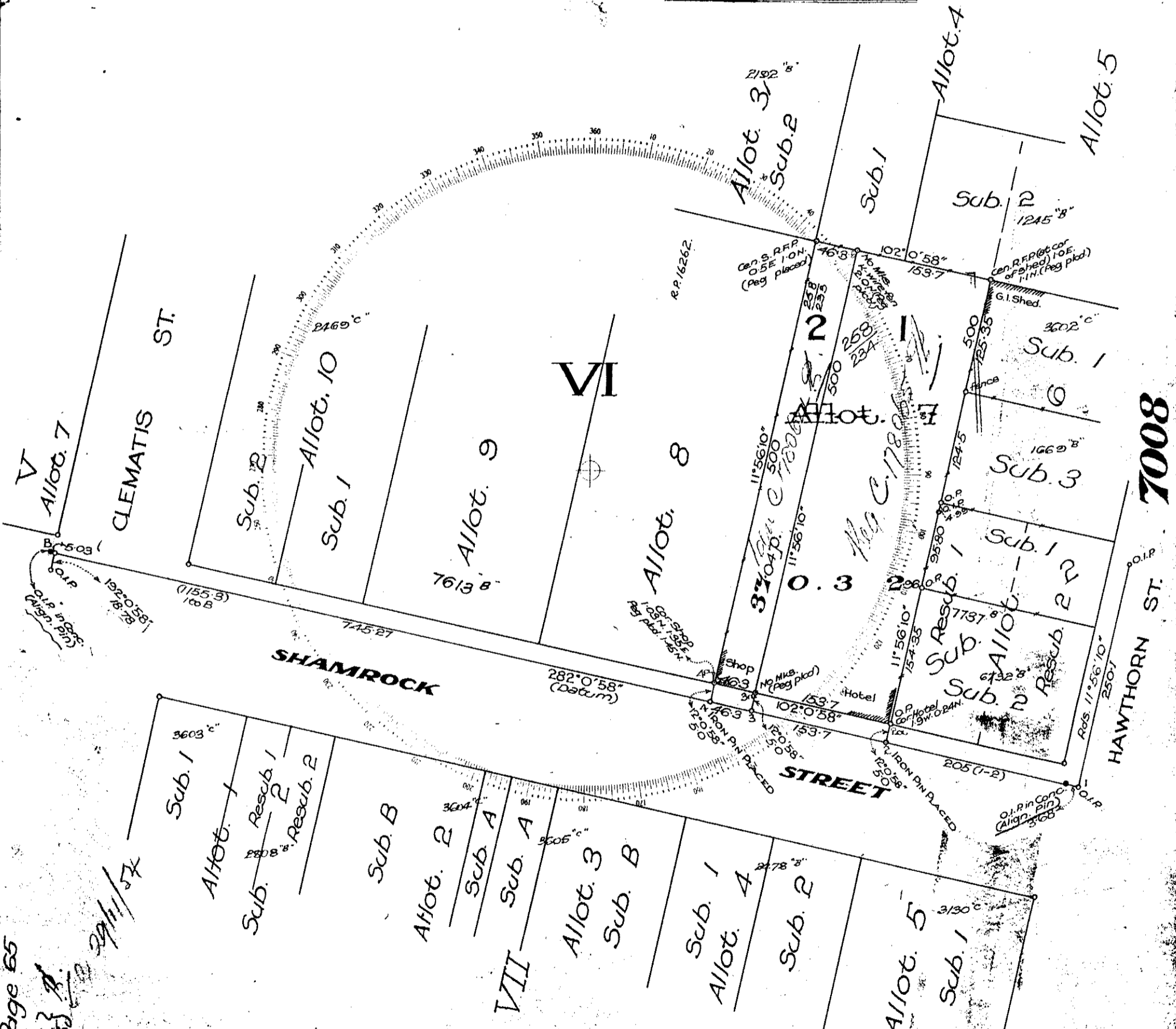
CTC 39413 Vol. 249 Fol. 166
For Additional Plan & Document Notings Refer to CISP

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 *24th* day of *AUGUST* 1954
W. H. Hart Chairman or Mayor
D. J. Barry 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 *12/1/1955*

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

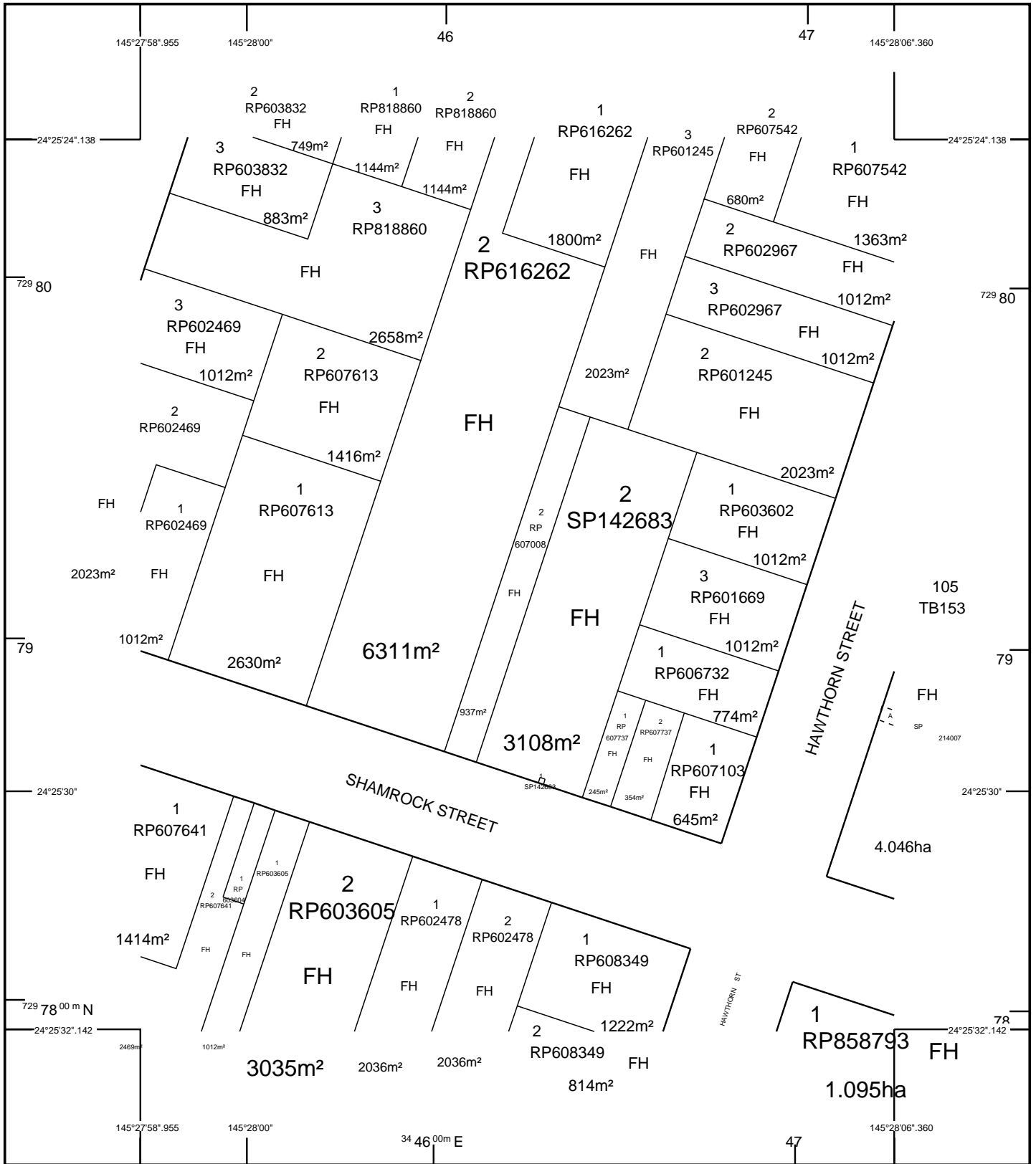
paid 11 JAN 1955
FEES SHORT 15.0 End on Mge
16.0 Lease
3090/10.0

FOR LOT DESCRIPTION SEE ABOVE

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 *D. J. Barry*

Particulars entered in Register Book, Vol. *249* Folio *166E* the *13* day of *Jan* 1955 at *3.51 p.m.*
D. J. Barry
D. J. BARRY & WOODOCK SOLS. & ESTATE AGENTS

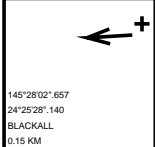
SURVEY
OF SUBDIVISIONS *1 & 2*
ALLOTMENT OR PORTION NO. *17*
SECTION *VI*
COUNTY OF *Tambo*
PARISH OF *Blackall*
Cat. No. *7008*



STANDARD MAP NUMBER
7949-22132



MAP WINDOW POSITION & NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB
Lot/Plan 2/RP607008
Area/Volume 937m²
Tenure FREEHOLD
Local Government BLACKALL TAMBO REGIONAL
Locality BLACKALL
Segment/Parcel 45414/32

CLIENT SERVICE STANDARDS

PRINTED 09/10/2024

DCDB 08/10/2024

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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.



Plan of Development 400878

Prepared by Murray & Associates (Qld) Pty Ltd



CLIENT		Blackall-Tambo Regional Council		PROJECT		<p align="center">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</p>	
REV.	Scale 1:600	Date	08.10.24	Drawn	ARB	File	400878
Datum	IS318897	Contour Interval:	XX	Registered	ABELL	Job & Plan No.	400878
				Notes: 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.			

MURRAY & ASSOCIATES
 SURVEYORS & 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 & Emerald

□ AV Air Valve	■ EPL Electricity Pillar	+ GAS Gas Infrastructure	● TPL Telstra Pillar
▲ BM Bench Mark	+ EPIT Electricity Pit	○ SMH Sewer Manhole	○ WM Water Meter
△ CP Control Point	□ FH Fire Hydrant	□ SV Scower Valve	□ WV Water Valve
● ELP Elect. Light Pole	■ GRATE Stormwater Grate	○ SWMH Stormwater Manhole	
□ EMH Electricity Manhole	▽ GATE Gate	○ T Tree	
● PP Power Pole	△ S Sign	■ TE Telstra Pit	

Code Assessment

Prepared by Murray & Associates (Qld) Pty Ltd

Assessment benchmarks for Reconfiguring a Lot Code

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		
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 in excess of the outlined minimum of 600m² 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>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.</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>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>
Roads and Accesses		
<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>(b) emergency vehicles accessing each proposed lot</p> <p>(c) pedestrians and cyclists.</p>	<p>AO4.1</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). A04.2 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).	NA No road upgrades required.
PO5 Each proposed lot has a legal point of access from the local or State controlled road network	A05	Complies. The proposed two (2) lots have direct access to Shamrock Street which is constructed to a suitable standard.
Stormwater		

<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>Lot 13 has existing connections to reticulated service networks.</p> <p>Lot 12 can be connected to all urban services at the time s future use occurs on the land.</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		
<p>PO9</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>AO9</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>
Flood		
<p>PO10</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>AO10</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>PO11</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>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).</p> <p>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.</p> <p>Editor's note—</p> <ul style="list-style-type: none"> • Where a separation distance is proposed to be achieved by utilising existing cleared developed areas external to the site, certainty must be established (through tenure or other means) that the land will remain cleared of hazardous vegetation. • For staged developments, temporary separation distances, perimeter roads or fire trails may be absorbed as 	<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"> • 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>PO12</p> <p>Where reconfiguring of a lot is undertaken in the Township zone, other than the Industrial precinct of the Township zone at Tambo, a constructed perimeter road with reticulated water supply is established between the lots and the hazardous vegetation and is readily accessible at all times for the type of fire fighting vehicles servicing the area.</p> <p>The access is available for both firefighting and maintenance/defensive works.</p>	<p>AO12.1</p> <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>NA</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>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 (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>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 (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>AO13 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>	
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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>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>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 realignment 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 realignment.</p>

Assessment benchmarks for Township Zone Code

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.		
What we want to achieve (Performance Outcomes)	One way to achieve It (Acceptable Outcomes)	Assessment & Comment
For assessable development		
PO1 Hotel, rooming accommodation, relocatable home park and short-term accommodation uses are provided in a location where: (a) it can be serviced with infrastructure (b) is complementary to the existing character of the area; (c) does not have an adverse impact on residential amenity in terms of privacy, safety, noise, odour and fumes, lighting and traffic generation; (d) does not lead to a reduced quality of accommodation experiences available within the location.	AO1 No acceptable outcome prescribed.	Not applicable. The proposed development is for a 2 lot into 2 lot boundary realignment.
PO2 The industrial precinct and existing industrial land uses are protected from encroachment by incompatible land uses.	AO2 No acceptable outcome prescribed.	Not applicable. The proposal is taking place within the Commercial Precinct.
PO3 Uses are compatible with, and complementary to, the existing residential uses.	AO3 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>PO4</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>A04.1</p> <p>Commercial uses are located in the commercial precinct and industrial uses are located in the industrial precinct.</p> <p>A04.2</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>PO5</p> <p>Dual Occupancy is located on appropriately sized lots to avoid impacts on residential amenity and safety.</p>	<p>A05</p> <p>Dual Occupancy are located on a site with an area of at least:</p> <p>(a) 2000m² where not connected to reticulated sewerage network; or</p> <p>(b) 800m² 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>PO6</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>AO6.1</p> <p>Multiple dwellings are located on lots with a minimum area of 1000m².</p> <p>AO6.2</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"> (a) one bedroom units per 350m² of site area; and (b) units comprising more than one bedroom per 400m² of site area. 	<p>Not applicable.</p> <p>The proposed development is for a 2 lot into 2 lot boundary realignment.</p>
<p>PO7</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"> (a) does not have an adverse impact on surrounding residential or accommodation uses in terms of amenity, noise, odour and fumes, lighting and traffic generation; and (b) are serviced by reliable electricity and water required for the use; and (c) are designed and installed/constructed so that the chiller box/es may be readily unsecured and removed from the site, if necessary 	<p>AO7</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.		
For assessable development in the Commercial precinct		
<p>PO8</p> <p>Hours of operation are consistent with maintaining a reasonable level of amenity for nearby land in a residential precinct.</p>	<p>AO8</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>PO9</p> <p>New buildings maintain and enhance the existing streetscape and relationship with adjoining buildings.</p>	<p>AO9.1 Where adjoining an existing awning, a new awning connection is made at the same or very similar height to provide connectivity for weather protection.</p> <p>AO9.2 A footpath is provided in accordance with Council's minimum standards for all development.</p>	<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>PO10</p> <p>Waste disposal and servicing areas are screened from public view and do not have adverse amenity impacts on adjoining properties.</p>	<p>AO10</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>PO11</p>	<p>AO11.1 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>AO11.2 A 1.8m high solid screen fence is provided along all boundaries shared with a residential use.</p> <p>AO11.3 Windows that have a direct view into an adjoining residential use are provided with fixed screening that is a maximum of 50% transparent to obscure views and maintain privacy for residents.</p>	<p>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>PO12</p> <p>New uses developed in the Commercial precinct do not detract from the precinct's predominant commercial nature.</p>	<p>AO12</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.

DIRECTORS

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Murray & Associates (Qld) Pty Ltd

**MURRAY &
ASSOCIATES**
SURVEYORS & TOWN PLANNERS



ACN 075 543 154 ABN 81 075 543 154

14 October 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 BOUNDARY REALIGNMENT (2 LOTS INTO 2 LOTS)

Property Description: Lot 2 on SP142683 & Lot 2 on RP607008
Property Location: 53 & 57-61 Shamrock Street, Blackall QLD 4472
Proposed Development: Reconfiguring a Lot via Boundary Realignment (2 Lots into
2 Lots)
Local Government: Blackall-Tambo Regional Council
Planning Scheme: Blackall-Tambo Regional Council Planning Scheme
Our Reference: 400878
Applicant: Blackall-Tambo Regional Council

On behalf of Blackall-Tambo Regional Council, please find attached our 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.

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. 400878 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

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

1. SHIRLEY ANN RUSSELL

[Insert name in full.]

Director/Secretary of the company mentioned below.



[Cross out the above where company owner's consent must come from both director and director/secretary]

1. FRANCIS GEORGE RUSSELL

[Insert name in full.]

Director of the company mentioned below.



Of **FG & SA RUSSELL SUPERANNUATION PTY LTD A.C.N. 611 802 272**

the company being the owner of the premises identified as follows:

Lot 2 on SP142683, situated at 53 Shamrock Street, Blackall QLD 4472

consent to the making of a development application under the *Planning Act 2016* by:

Blackall-Tambo Regional Council C/- Murray & Associates (QLD) Pty Ltd

on the premises described above for:

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

Company Name and ACN: **FG & SA RUSSELL SUPERANNUATION PTY LTD A.C.N. 611 802 272**

.....*A Russell*.....
Signature of Director/Secretary

.....11-10-2024.....
Date

[Cross out the above where company owner's consent must come from both director and director/secretary.]

Company Name and ACN: **FG & SA RUSSELL SUPERANNUATION PTY LTD A.C.N. 611 802 272**

.....*F-S Russell*.....
Signature of Director

.....11-10-2024.....
Date

.....*A Russell*.....
Signature of Director/Secretary

.....11-10-2024.....
Date

[Cross out the above where there is a sole director/secretary for the company giving the owner's consent.]

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

I, Louise Alice Campbell

[Insert name in full.]

Director/Secretary of the company mentioned below.

[Cross out the above where company owner's consent must come from both director and director/secretary]

I, Peter William Skewes

[Insert name in full.]

Director of the company mentioned below.

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

the company being the owner of the premises identified as follows:

Lot 2 on RP607008, situated at 57-61 Shamrock Street, Blackall QLD 4472

consent to the making of a development application under the *Planning Act 2016* by:

Blackall-Tambo Regional Council C/- Murray & Associates (QLD) Pty Ltd

on the premises described above for:

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

Company Name and ACN: **RED RIDGE (INTERIOR QUEENSLAND) LTD A.C.N. 140 551 435**

.....
Signature of Director/Secretary

.....
Date

[Cross out the above where company owner's consent must come from both director and director/secretary.]

Company Name and ACN: **RED RIDGE (INTERIOR QUEENSLAND) LTD A.C.N. 140 551 435**

.....
Signature of Director

.....
Date

.....
Signature of Director/Secretary

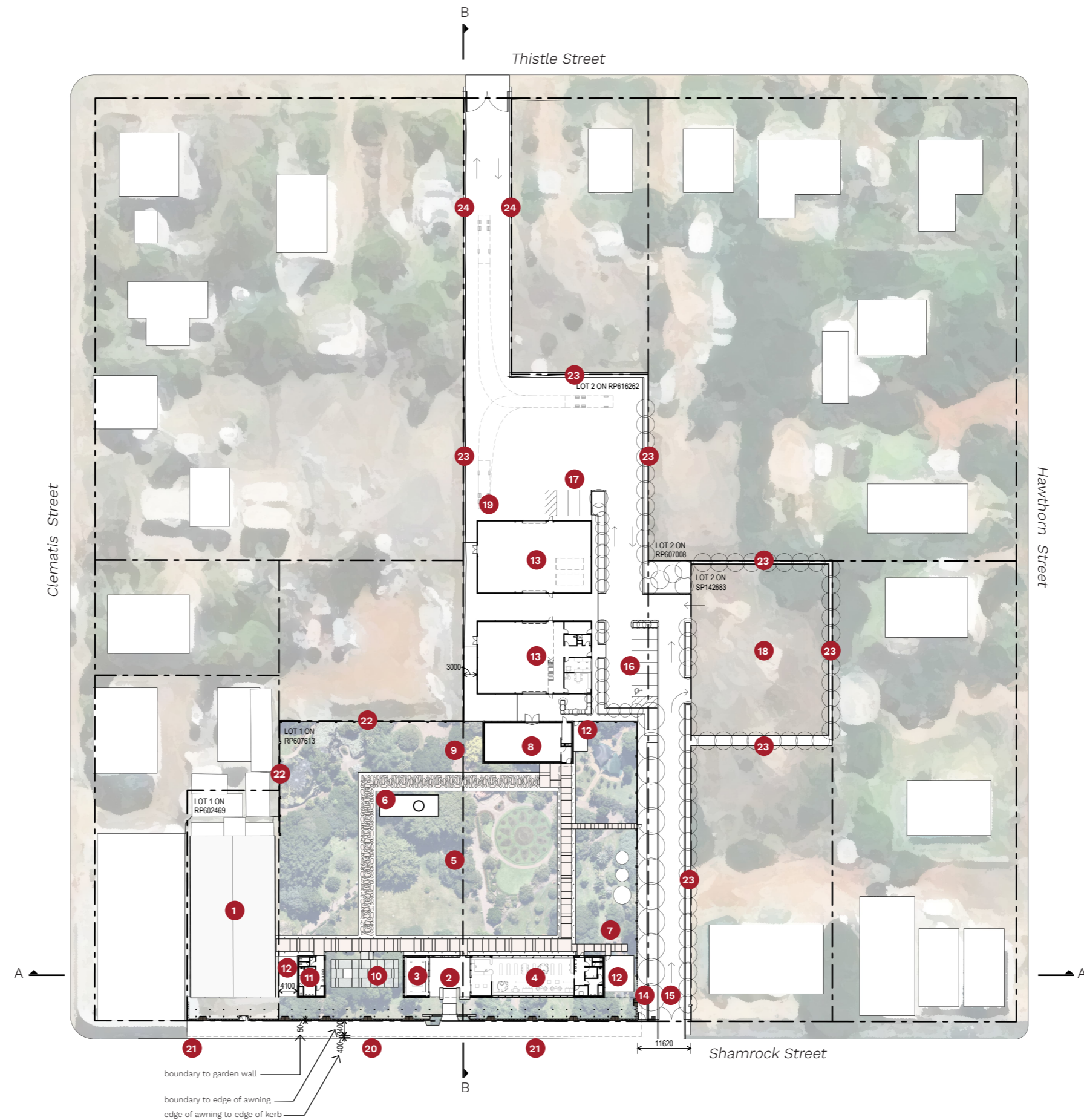
.....
Date

[Cross out the above where there is a sole director/secretary for the company giving the owner's consent.]

b. Proposed Site Plan

Legend

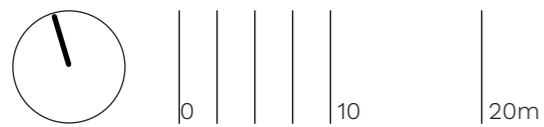
- 1 Existing Theatre, not in scope
(Proposed First Nations Interpretive Centre)
- 2 Entry
- 3 History & Genealogy
- 4 Library & Amenities
- 5 Interpretive/Museum Garden
- 6 Water Feature
- 7 Outdoor Play Area
- 8 Temporary Exhibition Space
- 9 Garden (future Exhibition zone)
- 10 Paving/events/catering space
- 11 Amenities
- 12 Plant/services
- 13 Collection Storage Areas for Social History Material
- 14 Footpath
- 15 Driveway
- 16 Carpark (6 cars)
- 17 Carpark (3 cars)
- 18 Overflow parking
- 19 Bin collection area
- 20 On-street bus parking for 1no. Coach
- 21 On-street car parking
- 22 2.4m high concrete block garden wall
- 23 1.8m high boundary fence
- 24 No fence



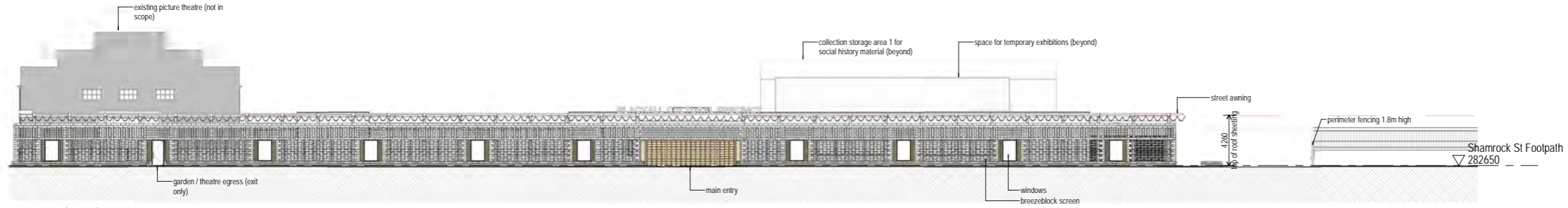
d. Proposed Precinct Plan

Legend

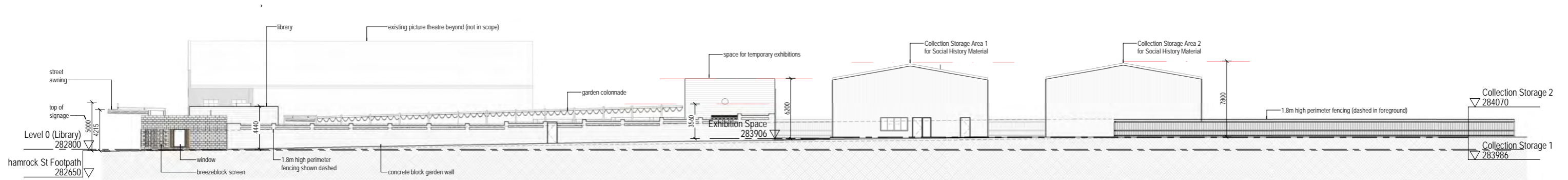
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(Proposed First Nations Interpretive Centre)
- 2 Entry
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- 4 Library & Amenities
- 5 Interpretive/Museum Garden
- 6 Water Feature
- 7 Outdoor Play Area
- 8 Space for Temporary Exhibitions
- 9 Garden (future Exhibition zone)
- 10 Paving/events/catering space
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- 13 Collection Storage Areas for Social History Material
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- 15 Driveway
- 16 Carpark (6 cars)
- 17 Carpark (3 cars)
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- 19 Bin collection area
- 20 On-street bus parking for 1no. Coach
- 21 On-street car parking
- 22 2.4m high concrete block boundary wall
- 23 1.8m high boundary fence



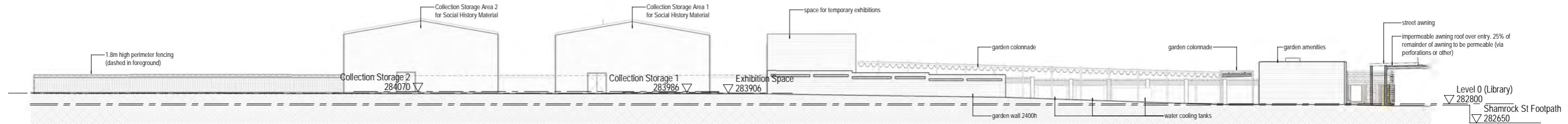
e. Proposed Site Elevations



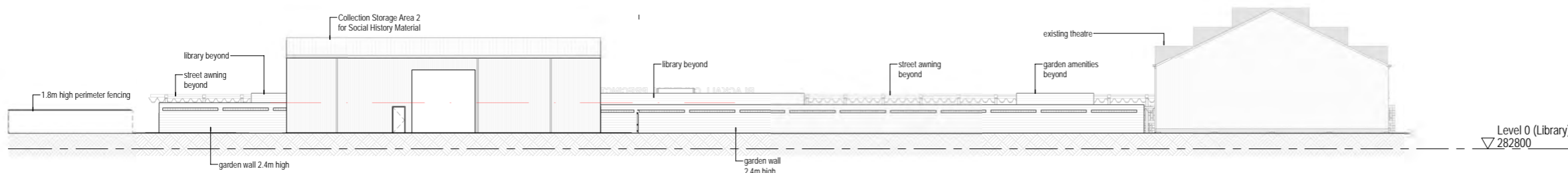
South Elevation



East Elevation



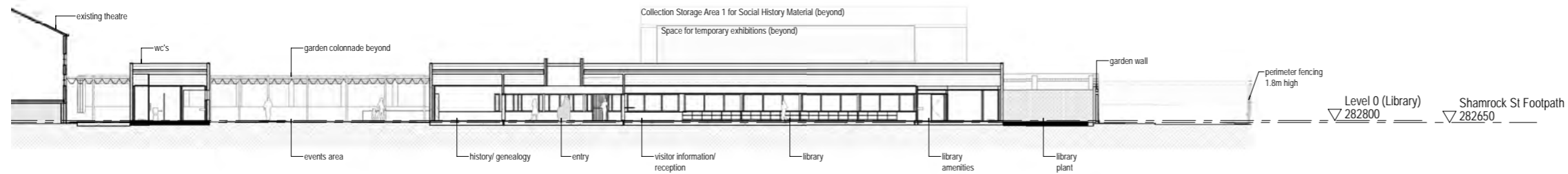
West Elevation



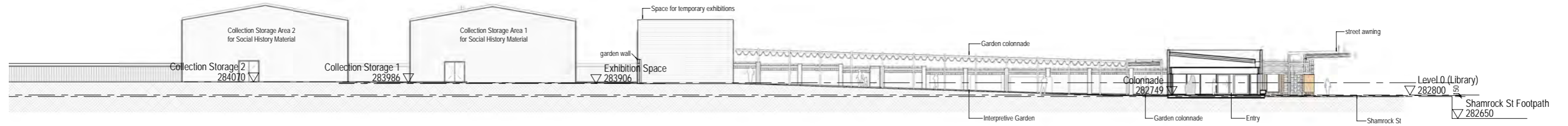
South Elevation



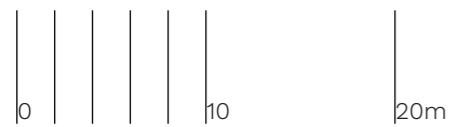
f. Proposed Sections



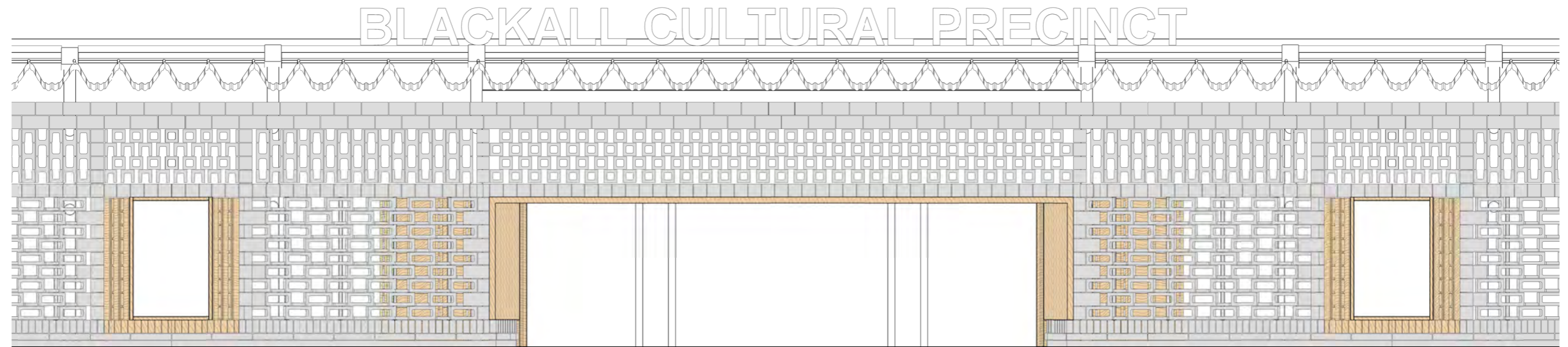
Site Section East - West



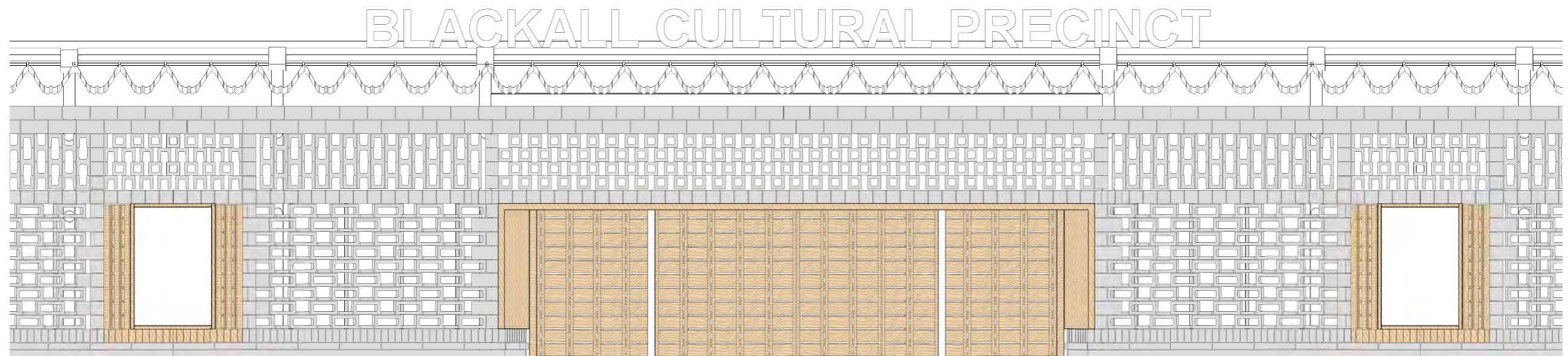
Site Section North - South



g. Main Entry Elevations



Shamrock Street Entry with Gates Open



Shamrock Street Entry with Gates Closed

