

Stormwater

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Essential Services (Hospital, Medical Facilities, Residential Care, NDIS Accommodation, Communal Space, Educational Facility, Commercial Retail)	992	m ² Impervious	2.00	CR Table 2.2	\$1,984.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Existing lawful use	277	m ² Impervious	2.00	CR Table 2.2	\$554.00

Levied Charges

Development Description	Water Supply	Sewerage	Transport	Parks & Land for Community Facilities	Stormwater	Total
Essential Services (Hospital, Medical Facilities, Residential Care, NDIS Accommodation, Communal Space), & Educational Facility (Childcare), & Retail (Commercial Retail)	\$700,273.00	\$385,919.00	\$343,018.00	\$0.00	\$1,430.00	\$1,430,640.00
Total	\$700,273.00	\$385,919.00	\$343,018.00	\$0.00	\$1,430.00	\$1,430,640.00

** In accordance with Section 3.3 of the Charges Resolution, the discount may not exceed the adopted charge. Any surplus discounts will not be refunded, except at South Burnett Regional Council's discretion.*

INFORMATION NOTICE

Authority and Reasons for Charge	This Infrastructure Charges Notice has been given in accordance with section 119 of the <i>Planning Act 2016</i> to support the Local government's long-term infrastructure planning and financial sustainability.
Appeals	Pursuant to section 229 and Schedule 1 of the <i>Planning Act 2016</i> a person may appeal an Infrastructure Charges Notice. Attached is an extract from the <i>Planning Act 2016</i> that details your appeal rights.
Automatic Increase Provision of charge rate (\$)	<p>An infrastructure charge levied by South Burnett Regional Council is to be increased by the difference between the Producer Price Index (PPI) applicable at the time the infrastructure charge was levied, and PPI applicable at the time of payment of the levied charge, adjusted by reference to the 3-yearly PPI average¹. If the levied charge is increased using the method described above, the charge payable is the amount equal to the sum of the charge as levied and the amount of the increase.</p> <p>However, the sum of the charge as levied and the amount of the increase is not to exceed the maximum adopted charge the Authority could have levied for the development at the time the charge is paid.</p>
GST	The Federal Government has determined that contributions made by developers to Government for infrastructure and services under the <i>Planning Act 2016</i> are GST exempt.
Making a Payment	<p>This Infrastructure Charges Notice cannot be used to pay your infrastructure charges.</p> <p>To pay the levied charge, you must request an Itemised Breakdown showing the total levied charge payable at the time of payment. An Itemised Breakdown must be presented at the time of payment.</p> <p>An Itemised Breakdown may be requested by emailing info@southburnett.qld.gov.au</p> <p>Payment can be made at any of the following South Burnett Regional Council Offices:</p>

¹ 3-yearly PPI average is defined in section 114 of the *Planning Act 2016* and means the PPI adjusted according to the 3-year moving average quarterly percentage change between financial quarters. PPI Index is the producer price index for construction 6427.0 (ABS PPI) index number 3101 – Road and Bridge construction index for Queensland published by the Australian Bureau of Statistics.

- 69 Hart Street, Blackbutt, 4314;
- 45 Glendon Street, Kingaroy, 4610;
- 42 Stephens Street West, Murgon, 4605;
- 48 Drayton Street, Nanango, 4615;
- McKenzie Street, Wondai, 4606; or
- via other methods identified on the Itemised Breakdown.

Enquiries

Enquiries regarding this Infrastructure Charges Notice should be directed to the SOUTH BURNETT REGIONAL COUNCIL, Department of Planning and Land Management, during office hours, Monday to Friday by phoning (07) 4189 9100 or email at info@southburnett.qld.gov.au

INFRASTRUCTURE CHARGES NOTICE

(Section 119 of the Planning Act 2016)

APPLICANT: Ethos Health Care Pty Ltd
C/- Isaac Consulting Pty Ltd
2/47 Warner Street
FORTITUDE VALLEY QLD 4006

APPLICATION: **STAGE 3**
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT
- RESIDENTIAL CARE FACILITY (GENERAL CARE UNITS, NDIS UNITS, PALLIATIVE CARE UNITS AND DEMENTIA CARE UNITS)
- HEALTH CARE SERVICES
- HOSPITAL (PLUS 42 X ANCILLARY SHORT TERM STAFF ACCOMMODATION, CAFE/FLOREST)
- CHILD CARE CENTRE (50 ENROLMENTS)

DATE: 6/3/2024

FILE REFERENCE: MCU23/0024

AMOUNT OF THE LEVIED CHARGE: **\$563,154.00** **Total**
(Details of how these charges were calculated are shown overleaf)

	\$274,106.00	Water Supply Network
	\$151,038.00	Sewerage Network
	\$134,256.00	Transport Network
	\$0.00	Parks and Land for Community Facilities Network
	\$3,754.00	Stormwater Network

AUTOMATIC INCREASE OF LEVIED CHARGE: The amount of the levied charge is subject to an automatic increase. Refer to the Information Notice attached to this notice for more information on how the increase is worked out.

LAND TO WHICH CHARGE APPLIES: Lots 4 & 5 on SP146001, Lot 1 on RP57027, Lots 2 & 3 on RP7925 & Lot 1 on RP42037

SITE ADDRESS: 25 & 31 Markwell St & 7 Glendon St, Kingaroy

PAYABLE TO: **South Burnett Regional Council**

WHEN PAYABLE: Material Change of Use – When the change happens.
(In accordance with the timing stated in Section 122 of the Planning Act 2016)

OFFSET OR REFUND: Not Applicable.

This charge is made in accordance with South Burnett Regional Council's **Charges Resolution (No. 3) 2019**

DETAILS OF CALCULATION

Water Supply

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Essential Services (Residential Care)	5,594	m ² GFA	49.00	CR Table 2.2	\$274,106.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Existing lawful use	0	m ² GFA	\$49.00	CR Table 2.2	\$0.00

Sewerage

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Essential Services (Residential Care)	5,594	m ² GFA	27.00	CR Table 2.2	\$151,038.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Existing lawful use	0	m ² GFA	\$27.00	CR Table 2.2	\$0.00

Transport

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Essential Services (Residential Care)	5,594	m ² GFA	24.00	CR Table 2.2	\$134,256.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Existing lawful use	0	m ² GFA	\$24.00	CR Table 2.2	\$0.00

Parks and Land for Community Facilities

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Essential Services (Residential Care)	5,594	m ² GFA	0.00	CR Table 2.2	\$0.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Existing lawful use	0	m ² GFA	\$0.00	CR Table 2.2	\$0.00

Stormwater

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Essential Services (Residential Care)	1,877	m ² Impervious	2.00	CR Table 2.2	\$3,754.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Existing lawful use	0	m ² Impervious	2.00	CR Table 2.2	\$0.00

Levied Charges

Development Description	Water Supply	Sewerage	Transport	Parks & Land for Community Facilities	Stormwater	Total
Essential Services (Residential Care)	\$274,106.00	\$151,038.00	\$134,256.00	\$0.00	\$3,754.00	\$563,154.00
Total	\$274,106.00	\$151,038.00	\$134,256.00	\$0.00	\$3,754.00	\$563,154.00

** In accordance with Section 3.3 of the Charges Resolution, the discount may not exceed the adopted charge. Any surplus discounts will not be refunded, except at South Burnett Regional Council's discretion.*

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- via other methods identified on the Itemised Breakdown.

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PROPOSED HEALTH PRECINCT REDEVELOPMENT

CNR MARKWELL & GLENDON STREETS
KINGARROY QUEENSLAND 4610

FOR ETHOS HEALTH CARE



KINGARROY HEALTH PRECINCT PROJECT INFORMATION		
SITE AREA (TOTAL)	9,477 m ²	
LAND PARCELS	LOT 1 RP42037 / LOT 2 RP1925 / LOT 3 RP1925 / LOT 4 SP148001 / LOT 1 RP57027 / LOT 5 SP148001	
LOCAL AUTHORITY	SOUTH BURNETT REGIONAL COUNCIL	
SBRC PLANNING OVERLAYS / REGULATIONS	- COMMUNITY FACILITIES (EXISTING LAND PARCELS) - PRINCIPAL CENTRE (ADDITIONAL LAND PARCELS) - 3 + 8KM AIRPORT ENVYRONS - REGIONAL INFRASTRUCTURE	
EXISTING USE BREAKDOWN (GFA)	3,546.48m ² (37.42%)	
PROPOSED USE BREAKDOWN (GFA) -	Calculations based on SBRC town plan documents	
	STAGE 1	HOSPITAL 4,356.3m ² MEDICAL FACILITIES 1,236.3m ² RESIDENTIAL CARE 8,147.8m ² NDIS ACCOMMODATION 2,750.4m ² COMMUNAL SPACE 360.0m ² 16,850.8m²
	STAGE 2	HOSPITAL/ANCIUARY 1,437.0m ² CHILD CARE 350.0m ² RETAIL 190.0m ² STAFF (SHORT TERM) 4,311.5m ² RESIDENTIAL CARE 5,083.8m ² NDIS ACCOMMODATION 2,058.2m ² COMMUNAL SPACE 206.7m ² 14,237.2m²
	STAGE 3	RESIDENTIAL CARE 5,594.5m ² 5,594.5m²
	TOTAL GFA	36,723m²
SITE COVER	TOTAL SITE COVER	8,007.48m ² (84%)
OCCUPANCY	STAGE 1	RESIDENTIAL CARE 106 ROOMS PALLIATIVE CARE 11 NDIS 22 (2 CARER) SHORT TERM / STAFF 3 UNITS
	STAGE 2	RESIDENTIAL CARE 66 ROOMS PALLIATIVE CARE 13 DEMENTIA 10 NDIS 22 (2 CARER) SHORT TERM / STAFF 39 UNITS
	STAGE 3	RESIDENTIAL CARE 69 ROOMS
TOTAL OCCUPANCY		RESIDENTIAL CARE 231 ROOMS PALLIATIVE CARE 13 DEMENTIA 10 NDIS 44 (4 CARER) SHORT TERM 42 UNITS TOTAL UNITS RESIDENTIAL CARE 314 OTHER 88
CAR PARKING PROVISIONS	SEE ATTACHED CALCULATIONS	
BUILDING HEIGHT	7 STOREYS (6 LEVELS + TRAFFICABLE ROOF)	

KINGARROY HEALTH PRECINCT - CARPARKING REQUIREMENTS

STAGE ONE	
	AREA (GFA) m ²
HOSPITAL	2,800m ²
HEALTH SERVICES	
• RADIOLOGY	800m ²
• MEDICAL CTR	500m ²
• PATHOLOGY	100m ²
RESIDENTIAL CARE	
• GENERAL ROOMS	106 ROOMS
• PALLIATIVE ROOMS	11 ROOMS
• NDIS ACCOMMODATION	22 SUITES
SHORT TERM STAFF ACCOMMODATION	3 UNITS
CARS PROVIDED (STAGE 1)	70
TEMPORARY CARSPACES PROVIDED ON COMPLETION OF STAGE 1	43
NETT CARS PROVIDED (STAGE 1)	113

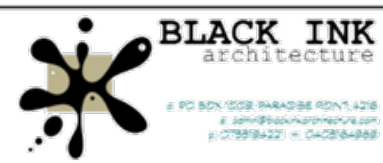
STAGE TWO	
	AREA (GFA) m ²
HEALTH SERVICES	
• ALLIED HEALTH	120m ²
• ONCOLOGY	
RESIDENTIAL CARE	
• GENERAL ROOMS	93 ROOMS
• PALLIATIVE ROOMS	2 ROOMS
• DEMENTIA ROOMS	10 ROOMS
• NDIS ACCOMMODATION	22 SUITES
SHORT TERM STAFF ACCOMMODATION	39 UNITS
CHILDCARE CENTRE 50 CHILDREN	1,000m ²
CARS PROVIDED (STAGE 2)	54

STAGE THREE	
	AREA (GFA) m ²
RESIDENTIAL CARE	
• GENERAL ROOMS	92 ROOMS
CARS PROVIDED (STAGE 3)	109
LESS TEMPORARY CARSPACES	73
NETT CARS PROVIDED (STAGE 3)	36

STAGES ONE TO THREE	
	CARS REQD
TOTAL CARS PROVIDED	203
(163 CARSPACES ON SITE +20 KERBSIDE PARKS) + 3 AMBULANCE BAYS	



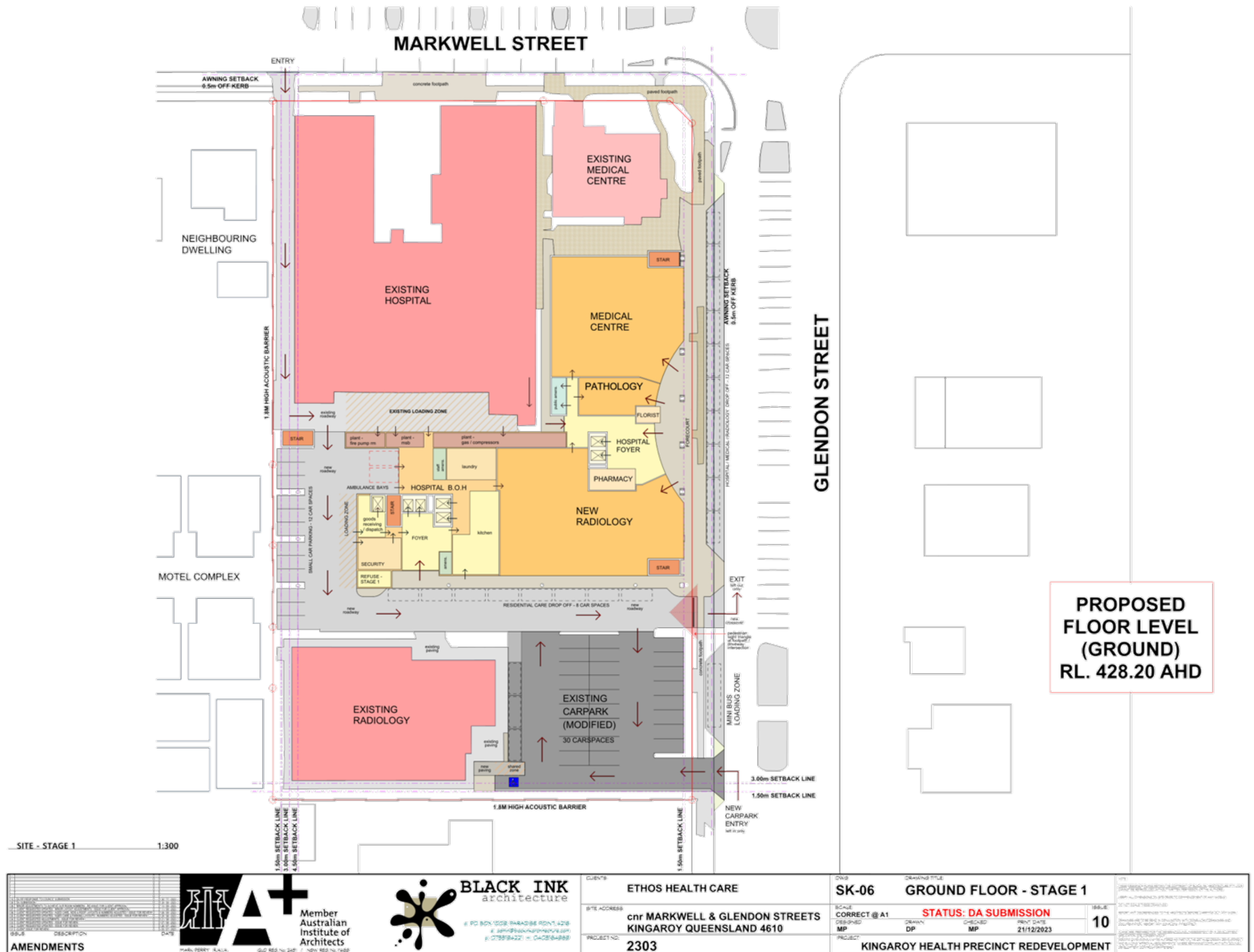
NO.	DESCRIPTION	DATE
1	AMENDMENTS	



CLIENTS	ETHOS HEALTH CARE
SITE ADDRESS	cnr MARKWELL & GLENDON STREETS KINGARROY QUEENSLAND 4610
PROJECT NO.	2303

DWG	SK-01	COVER SHEET
SCALE	CORRECT @ A1	STATUS: DA SUBMISSION
DESIGNED	MP	CHECKED
DRAWN	DP	PRINT DATE
		15/01/2024
PROJECT	KINGARROY HEALTH PRECINCT REDEVELOPMENT	

ISSUE	10
15/01/2024 15/01/2024 15/01/2024	





ACCOMMODATION BREAKDOWN

LEVEL 1				
TYPE	STAGE 1	STAGE 2	STAGE 3	TOTAL
PALLIATIVE CARE		13		13
RECOVERY BEDS	8			8
RECOVERY CHAIRS	12			12
INFUSION CHAIRS		16		16
STAFF		10		10
		(TK3 + IN2)		

PROPOSED FLOOR LEVEL (LEVEL 1) RL. 432.70 AHD

LEVEL 1 - STAGE 1 1:300



NO.	DESCRIPTION	DATE

Member Australian Institute of Architects

PHIL FERRY (AUSA) GLO REG. NO. 2401 / NEW REG. NO. 7488

BLACK INK architecture

PO BOX 1008 PARADISE RD/114218
0810360490/0810360490
075594221 # 040264888

CLIENT: **ETHOS HEALTH CARE**

BITE ADDRESS: **cnr MARKWELL & GLENDON STREETS KINGAROY QUEENSLAND 4610**

PROJECT NO: **2303**

DATE: **SK-07** DRAWING TITLE: **LEVEL 1 PLAN - STAGE 1**

SCALE: **CORRECT @ A1** STATUS: **DA SUBMISSION**

DESIGNED: **MP** DRAWN: **DP** CHECKED: **MP** PRINT DATE: **30/11/2023**

PROJECT: **KINGAROY HEALTH PRECINCT REDEVELOPMENT**

ISSUE: **10**

DATE: **30/11/2023**

DESCRIPTION: **REVISIONS**



ACCOMMODATION BREAKDOWN

LEVEL 2				
TYPE	STAGE 1	STAGE 2	STAGE 3	TOTAL
RESIDENTIAL CARE	25	22	32	79
DEMENTIA CARE		10		10
PALLIATIVE CARE	10*			SEE NOTE
STAFF		10		10
		(TK3 + 9K2)		

* NOTE - STAGE 1 PALLIATIVE CARE BEDS REVERT TO AGED CARE BEDS ON COMPLETION OF STAGE 2

PROPOSED FLOOR LEVEL (LEVEL 2) RL. 437.20 AHD

LEVEL 2 - STAGE 1 1:300



NO.	DESCRIPTION	DATE



CLIENT:	ETHOS HEALTH CARE
BITE ADDRESS:	cnr MARKWELL & GLENDON STREETS KINGAROY QUEENSLAND 4610
PROJECT NO.:	2303

DATE:	SK-08	DRAWING TITLE:	LEVEL 2 PLAN - STAGE 1
SCALE:	CORRECT @ A1	STATUS:	DA SUBMISSION
DESIGNED:	MP	CHECKED:	MP
DRAWN:	DP	PRINT DATE:	30/11/2023
PROJECT:	KINGAROY HEALTH PRECINCT REDEVELOPMENT		

ISSUE:	10
DATE:	30/11/2023
BY:	MP
CHECKED BY:	MP
DATE:	30/11/2023



ACCOMMODATION BREAKDOWN

LEVEL 3				
TYPE	STAGE 1	STAGE 2	STAGE 3	TOTAL
RESIDENTIAL CARE	41	22	30	93
STAFF		10		10
		(1x3 + 9x2)		

PROPOSED FLOOR LEVEL (LEVEL 3) RL. 441.70 AHD

LEVEL 3 - STAGE 1 1:300



NO.	DESCRIPTION	DATE

AMENDMENTS



CLIENTS	ETHOS HEALTH CARE
BITE ADDRESS	cnr MARKWELL & GLENDON STREETS KINGAROY QUEENSLAND 4610
PROJECT NO.	2303

DATE	SK-09	DRAWING TITLE	LEVEL 3 PLAN - STAGE 1
SCALE	CORRECT @ A1	STATUS:	DA SUBMISSION
DESIGNED	MP	CHECKED	MP
DRAWN	DP	PRINT DATE	30/11/2023
PROJECT	KINGAROY HEALTH PRECINCT REDEVELOPMENT		

ISSUE	10
DATE	30/11/2023
DESCRIPTION	



ACCOMMODATION BREAKDOWN

LEVEL 4				
TYPE	STAGE 1	STAGE 2	STAGE 3	TOTAL
RESIDENTIAL CARE	41	49	30	120

PROPOSED FLOOR LEVEL (LEVEL 4) RL. 445.60 AHD

LEVEL 4 - STAGE 1 1:300



NO.	DESCRIPTION	DATE

AMENDMENTS



CLIENTS	ETHOS HEALTH CARE
BITE ADDRESS	cnr MARKWELL & GLENDON STREETS KINGARROY QUEENSLAND 4610
PROJECT NO.	2303

DATE	30/11/2023
DRAWING TITLE	SK-10 LEVEL 4 PLAN - STAGE 1
SCALE	CORRECT @ A1
DESIGNED	MP
DRAWN	DP
CHECKED	MP
STATUS:	DA SUBMISSION
PROJECT	KINGARROY HEALTH PRECINCT REDEVELOPMENT

ISSUE	10
DATE	30/11/2023
DESCRIPTION	



NDIS CARER ROOM ALLOCATION

CARER #1	ROOMS	N01 - N07 N28 - N30
CARER #2	ROOMS	N08 - N17
CARER #3	ROOMS	N18 - N27
CARER #4	ROOMS	N31 - N40

ACCOMMODATION BREAKDOWN

LEVEL 5

TYPE	STAGE 1	STAGE 2	STAGE 3	TOTAL
STAFF	3	9		12
NDS	20	20		40
NDIS CARER	2	2		4

TOTAL - ALL LEVELS

TYPE	STAGE 1	STAGE 2	STAGE 3	TOTAL
RESIDENTIAL CARE	107	93	92	292
DEMENTIA		10		10
PALLIATIVE CARE	10	-2 (NH)		12
RECOVERY BEDS	8			8
RECOVERY CHAIRS	12			12
INFUSION CHAIRS		16		16
STAFF	3	39		42
NDS	20	20		40
NDIS CARER	2	2		4

PROPOSED FLOOR LEVEL (LEVEL 5) RL. 449.50 AHD

LEVEL 5 - STAGE 1 1:300



AMENDMENTS

NO.	DESCRIPTION	DATE




CLIENTS	ETHOS HEALTH CARE
BITE ADDRESS	cnr MARKWELL & GLENDON STREETS KINGAROO QUEENSLAND 4610
PROJECT NO.	2303

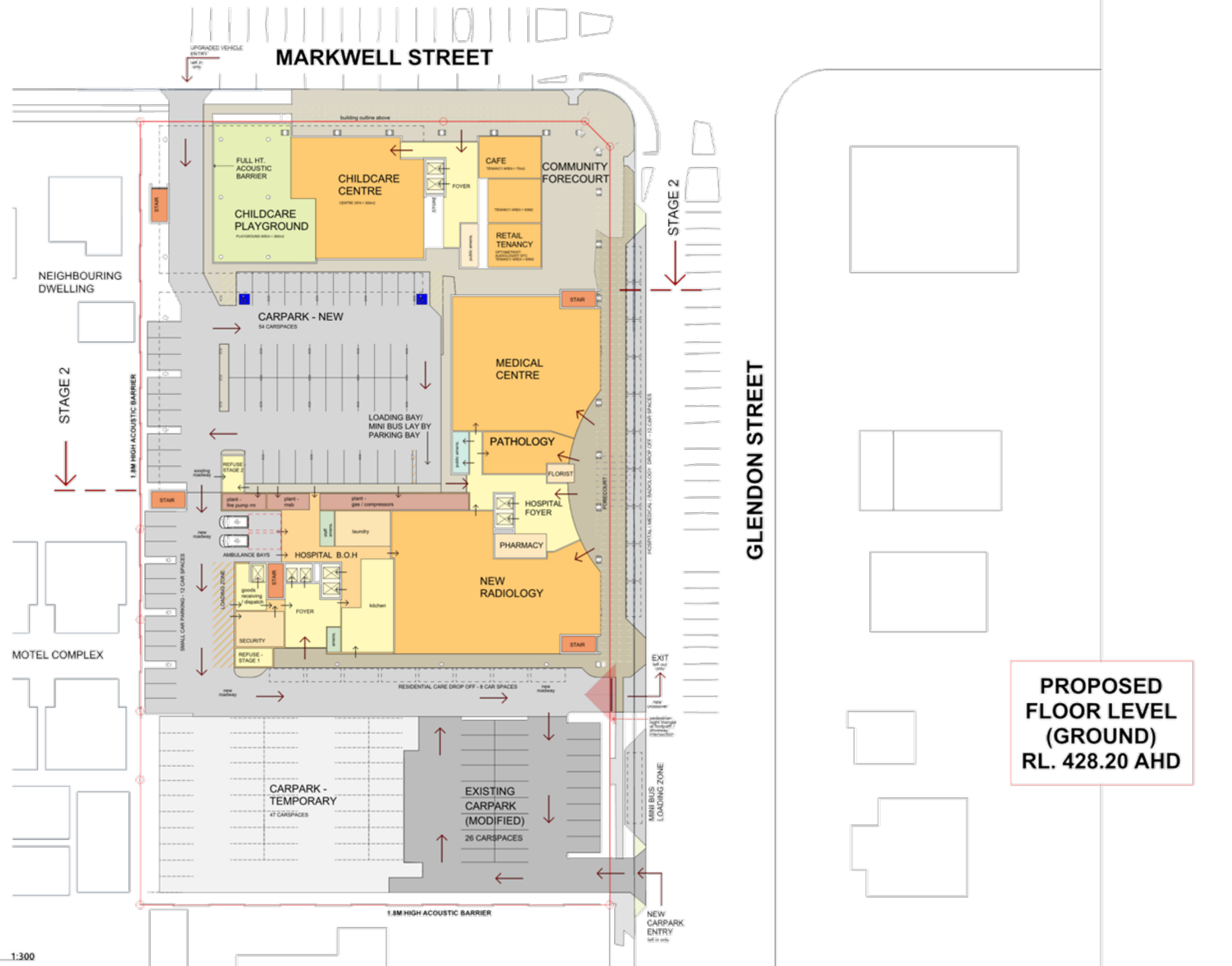
DATE	30/11/2023
DRAWING TITLE	SK-11 LEVEL 5 PLAN - STAGE 1
SCALE	CORRECT @ A1
DESIGNED	MP
CHECKED	MP
PROJECT	KINGAROO HEALTH PRECINCT REDEVELOPMENT

ISSUE	10
STATUS	DA SUBMISSION



**PROPOSED
FLOOR LEVEL
(LEVEL 6)
RL. 453.40 AHD**

<p>ROOF - STAGE 1 1:300</p> 		 <p>Member Australian Institute of Architects</p>	 <p>BLACK INK architecture</p> <p># PO BOX 1008 PARADISE RD N1 4218 # 081036049000@blackink.com.au # 075594221 # 0408164888</p>	<p>CLIENTS: ETHOS HEALTH CARE</p> <p>BITE ADDRESS: cnr MARKWELL & GLENDON STREETS KINGAROY QUEENSLAND 4610</p> <p>PROJECT NO: 2303</p>	<p>DWG: SK-12 DRAWING TITLE: ROOF PLAN - STAGE 1</p> <p>SCALE: CORRECT @ A1 STATUS: DA SUBMISSION</p> <p>DESIGNED: MP DRAWN: DP CHECKED: MP PRINT DATE: 30/11/2023</p> <p>PROJECT: KINGAROY HEALTH PRECINCT REDEVELOPMENT</p>	<p>ISSUE: 10</p> <p>DATE: 30/11/2023</p> <p>BY: [Signature]</p> <p>FOR: [Signature]</p>
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**PROPOSED
FLOOR LEVEL
(GROUND)
RL. 428.20 AHD**

SITE - STAGE 2 1:300



NO.	DESCRIPTION	DATE

Member
Australian
Institute of
Architects

BLACK INK
architecture

PO BOX 1008 PARADISE RD N1 4218
2390@blackinkarchitecture.com.au
0755944221 # 0420564888

CLIENT: **ETHOS HEALTH CARE**

SITE ADDRESS: **cnr MARKWELL & GLENDON STREETS
KINGAROY QUEENSLAND 4610**

PROJECT NO: **2303**

DWG: **SK-13** DRAWING TITLE: **GROUND FLOOR - STAGE 2**

SCALE: **CORRECT @ A1** STATUS: **DA SUBMISSION**

DESIGNED: **MP** DRAWN: **DP** CHECKED: **MP** PRINT DATE: **15/01/2024**

PROJECT: **KINGAROY HEALTH PRECINCT REDEVELOPMENT**

NO.	DESCRIPTION	DATE

ISSUE: **10**



ACCOMMODATION BREAKDOWN

LEVEL 1	STAGE 1	STAGE 2	STAGE 3	TOTAL
PALLIATIVE CARE		13		13
RECOVERY BEDS	8			8
RECOVERY CHAIRS	12			12
INFUSION CHAIRS		16		16
STAFF		10		10
		(TK3 + RN2)		

PROPOSED FLOOR LEVEL (LEVEL 1) RL. 432.70 AHD

LEVEL 1 - STAGE 2 1:300



NO.	DESCRIPTION	DATE

AMENDMENTS



CLIENTS	ETHOS HEALTH CARE
BITE ADDRESS	cnr MARKWELL & GLENDON STREETS KINGAROY QUEENSLAND 4610
PROJECT NO.	2303

DATE	30/11/2023
DRAWING TITLE	SK-14 LEVEL 1 PLAN - STAGE 2
SCALE	CORRECT @ A1
DESIGNED	MP
DRAWN	DP
CHECKED	MP
STATUS:	DA SUBMISSION
PROJECT	KINGAROY HEALTH PRECINCT REDEVELOPMENT

ISSUE	10
DATE	30/11/2023



ACCOMMODATION BREAKDOWN

LEVEL 2				
TYPE	STAGE 1	STAGE 2	STAGE 3	TOTAL
RESIDENTIAL CARE	25	22	32	79
DEMENTIA CARE	10			10
PALLIATIVE CARE	10			10
STAFF				10

* NOTE - STAGE 1 PALLIATIVE CARE BEDS REVERT TO AGED CARE BEDS ON COMPLETION OF STAGE 2

PROPOSED FLOOR LEVEL (LEVEL 2) RL. 437.20 AHD

LEVEL 2 - STAGE 2 1:300



NO.	DESCRIPTION	DATE

AMENDMENTS



CLIENTS	ETHOS HEALTH CARE
BITE ADDRESS	cnr MARKWELL & GLENDON STREETS KINGAROY QUEENSLAND 4610
PROJECT NO.	2303

DATE	30/11/2023
DRAWING TITLE	SK-15 LEVEL 2 PLAN - STAGE 2
SCALE	CORRECT @ A1
DESIGNED	MP
CHECKED	MP
PRINT DATE	30/11/2023
PROJECT	KINGAROY HEALTH PRECINCT REDEVELOPMENT

ISSUE	10
DATE	30/11/2023
DESCRIPTION	



ACCOMMODATION BREAKDOWN

LEVEL 3				
TYPE	STAGE 1	STAGE 2	STAGE 3	TOTAL
RESIDENTIAL CARE	41	22	30	93
STAFF		10		10
		(1x3 + 9x2)		

PROPOSED FLOOR LEVEL (LEVEL 3) RL. 441.70 AHD

LEVEL 3 - STAGE 2 1:300



NO.	DESCRIPTION	DATE

AMENDMENTS



CLIENT: **ETHOS HEALTH CARE**

BITE ADDRESS: **cnr MARKWELL & GLENDON STREETS KINGAROY QUEENSLAND 4610**

PROJECT NO: **2303**

DWG: **SK-16** DRAWING TITLE: **LEVEL 3 PLAN - STAGE 2**

SCALE: **CORRECT @ A1** STATUS: **DA SUBMISSION**

DESIGNED: **MP** DRAWN: **DP** CHECKED: **MP** PRINT DATE: **30/11/2023**

PROJECT: **KINGAROY HEALTH PRECINCT REDEVELOPMENT**

ISSUE	NO.	DATE

10



ACCOMMODATION BREAKDOWN

LEVEL 4				
TYPE	STAGE 1	STAGE 2	STAGE 3	TOTAL
RESIDENTIAL CARE	41	49	30	120

PROPOSED FLOOR LEVEL (LEVEL 4) RL. 445.60 AHD

LEVEL 4 - STAGE 2 1:300



NO.	DESCRIPTION	DATE

AMENDMENTS



CLIENTS	ETHOS HEALTH CARE
BITE ADDRESS	cnr MARKWELL & GLENDON STREETS KINGAROY QUEENSLAND 4610
PROJECT NO.	2303

CLIENTS	ETHOS HEALTH CARE
DWG	SK-17
DRAWING TITLE	LEVEL 4 PLAN - STAGE 2
SCALE	CORRECT @ A1
DESIGNED	MP
DRAWN	DP
CHECKED	MP
PRINT DATE	30/11/2023
PROJECT	KINGAROY HEALTH PRECINCT REDEVELOPMENT

ISSUE	10
DATE	30/11/2023



NDIS CARER ROOM ALLOCATION

CARER #1	ROOMS	N01 - N07 N28 - N30
CARER #2	ROOMS	N08 - N17
CARER #3	ROOMS	N18 - N27
CARER #4	ROOMS	N31 - N40

ACCOMMODATION BREAKDOWN

LEVEL 5

TYPE	STAGE 1	STAGE 2	STAGE 3	TOTAL
STAFF	3	9		12
NDIS	20	20		40
NDIS CARER	2	2		4

TOTAL - ALL LEVELS

TYPE	STAGE 1	STAGE 2	STAGE 3	TOTAL
RESIDENTIAL CARE	107	93	92	292
DEMENTIA		10		10
PALLIATIVE CARE	10	+2 (HW)		12
RECOVERY BEDS	8			8
RECOVERY CHAIRS	12			12
INFUSION CHAIRS		16		16
STAFF	3	39		42
NDIS	20	20		40
NDIS CARER	2	2		4

PROPOSED FLOOR LEVEL (LEVEL 5) RL. 449.50 AHD

LEVEL 5 - STAGE 2 1:300



NO.	DESCRIPTION	DATE

AMENDMENTS



CLIENT:	ETHOS HEALTH CARE
BITE ADDRESS:	cnr MARKWELL & GLENDON STREETS KINGAROY QUEENSLAND 4610
PROJECT NO.:	2303

DATE:	30/11/2023
DRAWING TITLE:	SK-18 LEVEL 5 PLAN - STAGE 2
SCALE:	CORRECT @ A1
DESIGNED:	MP
DRAWN:	DP
CHECKED:	MP
PROJECT:	KINGAROY HEALTH PRECINCT REDEVELOPMENT

ISSUE:	10
STATUS:	DA SUBMISSION



ROOF - STAGE 2 1:300



NO.	DESCRIPTION	DATE

Member
Australian
Institute of
Architects

MARK PERRY (AUSA) QLD REG. NO. 240 / NSW REG. NO. 7488

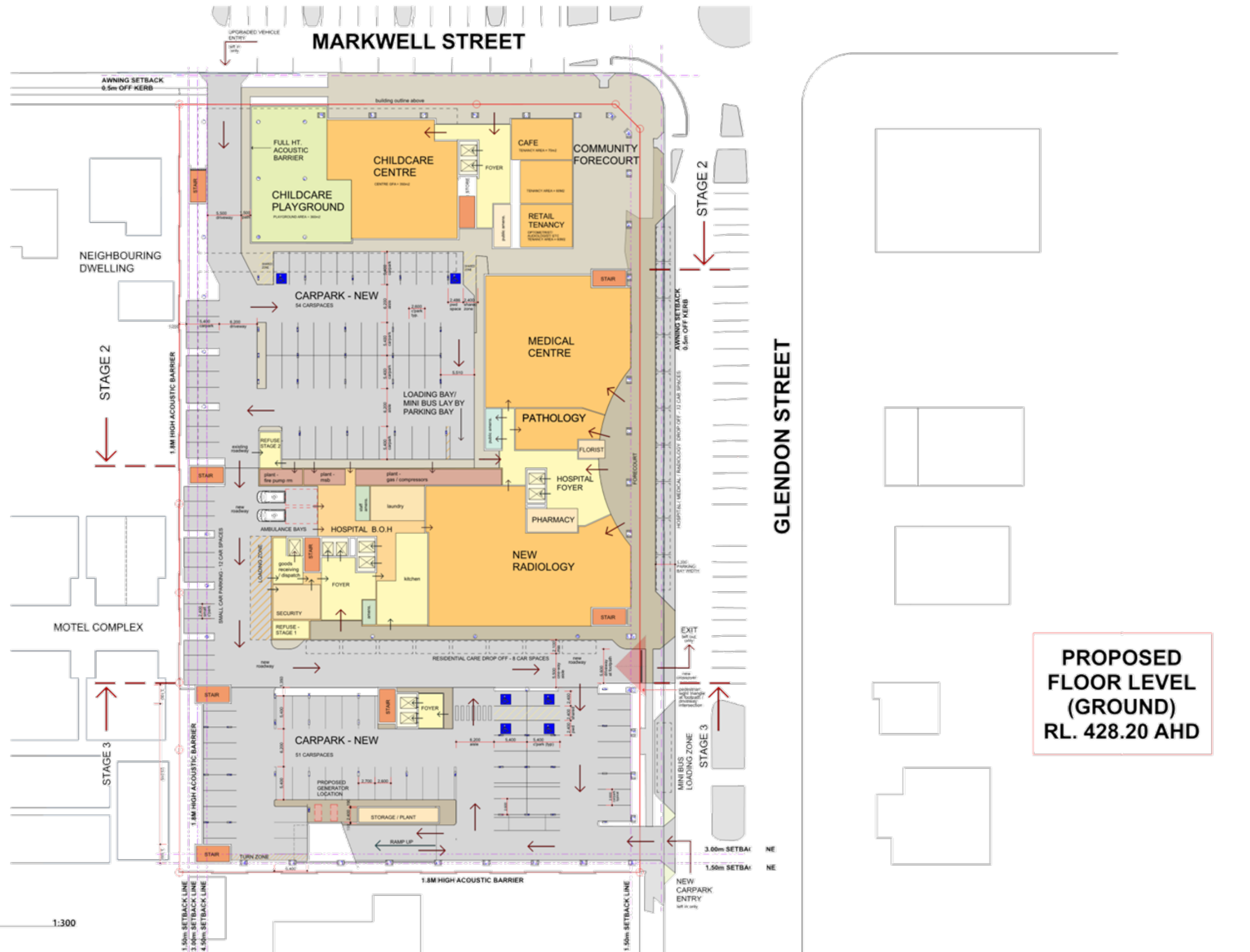
BLACK INK
architecture

PO BOX 1008 PARADISE RD N1, 4218
E 2894@BLACKINKARCHITECTURE.COM
P 075594221 M 0408164888

CLIENT	ETHOS HEALTH CARE
BITE ADDRESS	cnr MARKWELL & GLENDON STREETS KINGAROY QUEENSLAND 4610
PROJECT NO.	2303

DATE	DRAWING TITLE
SK-19	LEVEL 6 (ROOF) - STAGE 2
SCALE	CORRECT @ A1
DESIGNED MP	DRAWN DP
CHECKED MP	PRINT DATE 30/11/2023
PROJECT KINGAROY HEALTH PRECINCT REDEVELOPMENT	

V10 THIS DRAWING IS A PRELIMINARY DESIGN AND SHOULD NOT BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE ARCHITECT. ANY CHANGES TO THIS DRAWING MUST BE APPROVED BY THE ARCHITECT.	ISSUE 10
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SITE - STAGE 3 1:300



NO.	DESCRIPTION	DATE

Member
Australian
Institute of
Architects

BLACK INK
architecture

PO BOX 1008 PARADISE RD N1 4218
3810@blackinkarchitecture.com.au
0755944221 # 0408544888

CLIENT: **ETHOS HEALTH CARE**

SITE ADDRESS: **cnr MARKWELL & GLENDON STREETS KINGAROY QUEENSLAND 4610**

PROJECT NO: **2303**

DWG NO: **SK-20** DRAWING TITLE: **GROUND FLOOR - STAGE 3**

SCALE: **CORRECT @ A1** STATUS: **DA SUBMISSION**

DESIGNED	DRAWN	CHECKED	PRINT DATE
MP	DP	MP	15/01/2024

PROJECT: **KINGAROY HEALTH PRECINCT REDEVELOPMENT**

NO.	DESCRIPTION	DATE
10		



ACCOMMODATION BREAKDOWN

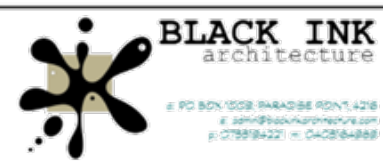
LEVEL 1	STAGE 1	STAGE 2	STAGE 3	TOTAL
PALLIATIVE CARE		13		13
RECOVERY BEDS	8			8
RECOVERY CHAIRS	12			12
INFUSION CHAIRS		16		16
STAFF		10		10
		(TK3 + BK2)		

PROPOSED FLOOR LEVEL (LEVEL 1) RL. 432.70 AHD

LEVEL 1 - STAGE 3 1:300



NO.	DESCRIPTION	DATE



CLIENT: ETHOS HEALTH CARE
 BITE ADDRESS: cnr MARKWELL & GLENDON STREETS KINGAROY QUEENSLAND 4610
 PROJECT NO: 2303

DWG: SK-21
 DRAWING TITLE: LEVEL 1 PLAN - STAGE 3
 SCALE: CORRECT @ A1
 DESIGNED: MP
 DRAWN: DP
 CHECKED: MP
 PRINT DATE: 30/11/2023
 STATUS: DA SUBMISSION

ISSUE	NO.	DATE
	10	



ACCOMMODATION BREAKDOWN

LEVEL 2				
TYPE	STAGE 1	STAGE 2	STAGE 3	TOTAL
RESIDENTIAL CARE	25	22	32	79
DEMENTIA CARE	10			10
PALLIATIVE CARE	10			SEE NOTE
STAFF		10		10
		(1x3 + 9x2)		

* NOTE - STAGE 1 PALLIATIVE CARE BEDS REVERT TO AGED CARE BEDS ON COMPLETION OF STAGE 2

PROPOSED FLOOR LEVEL (LEVEL 2) RL. 437.20 AHD

LEVEL 2 - STAGE 3 1:300



NO.	DESCRIPTION	DATE



CLIENTS	ETHOS HEALTH CARE
BITE ADDRESS	cnr MARKWELL & GLENDON STREETS KINGAROY QUEENSLAND 4610
PROJECT NO.	2303

CLIENTS	ETHOS HEALTH CARE
DWG	SK-22
DRAWING TITLE	LEVEL 2 PLAN - STAGE 3
SCALE	CORRECT @ A1
DESIGNED	MP
CHECKED	DP
PRINT DATE	30/11/2023
PROJECT	KINGAROY HEALTH PRECINCT REDEVELOPMENT

ISSUE	10
DATE	30/11/2023



ACCOMMODATION BREAKDOWN

LEVEL 3				
TYPE	STAGE 1	STAGE 2	STAGE 3	TOTAL
RESIDENTIAL CARE	41	22	30	93
STAFF		10		10
		(1x3 + 9x2)		

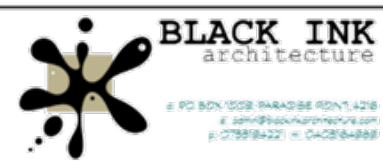
**PROPOSED FLOOR LEVEL (LEVEL 3)
RL. 441.70 AHD**

LEVEL 3 - STAGE 3 1:300



NO.	DESCRIPTION	DATE

AMENDMENTS



CLIENTS	ETHOS HEALTH CARE
BITE ADDRESS	cnr MARKWELL & GLENDON STREETS KINGAROY QUEENSLAND 4610
PROJECT NO.	2303

DATE	30/11/2023
DRAWING TITLE	SK-23 LEVEL 3 PLAN - STAGE 3
SCALE	CORRECT @ A1
DESIGNED	MP
DRAWN	DP
CHECKED	MP
PRINT DATE	30/11/2023
PROJECT	KINGAROY HEALTH PRECINCT REDEVELOPMENT

ISSUE	10
DATE	30/11/2023
DESCRIPTION	



ACCOMMODATION BREAKDOWN

LEVEL 4	STAGE 1	STAGE 2	STAGE 3	TOTAL
TYPE				
RESIDENTIAL CARE	41	49	30	120

**PROPOSED FLOOR LEVEL (LEVEL 4)
RL. 445.60 AHD**

LEVEL 4 - STAGE 3 1:300



NO.	DESCRIPTION	DATE



CLIENTS	ETHOS HEALTH CARE
BITE ADDRESS	cnr MARKWELL & GLENDON STREETS KINGAROY QUEENSLAND 4610
PROJECT NO.	2303

CLIENTS	ETHOS HEALTH CARE
DWG	SK-24
DRAWING TITLE	LEVEL 4 PLAN - STAGE 3
SCALE	CORRECT @ A1
DESIGNED	MP
DRAWN	DP
CHECKED	MP
PRINT DATE	30/11/2023
PROJECT	KINGAROY HEALTH PRECINCT REDEVELOPMENT

ISSUE	10
DATE	30/11/2023



NDIS CARER ROOM ALLOCATION

CARER #1	ROOMS	N01 - N07 N28 - N30
CARER #2	ROOMS	N08 - N17
CARER #3	ROOMS	N18 - N27
CARER #4	ROOMS	N31 - N40

ACCOMMODATION BREAKDOWN

LEVEL 5				
TYPE	STAGE 1	STAGE 2	STAGE 3	TOTAL
STAFF	3	9		12
NDIS	20	20		40
NDIS CARER	2	2		4

TOTAL - ALL LEVELS

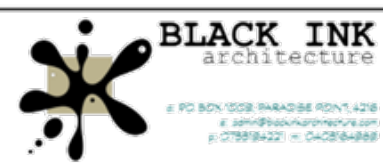
TYPE	STAGE 1	STAGE 2	STAGE 3	TOTAL
RESIDENTIAL CARE	107	93	92	292
DEMENTIA		10		10
PALLIATIVE CARE	10	+2 (NHS)		12
RECOVERY BEDS	8			8
RECOVERY CHAIRS	12			12
INFUSION CHAIRS		16		16
STAFF	3	39		42
NDIS	20	20		40
NDIS CARER	2	2		4

PROPOSED FLOOR LEVEL (LEVEL 5) RL. 449.50 AHD

LEVEL 5 - STAGE 3 1:300



NO.	DESCRIPTION	DATE



CLIENT: ETHOS HEALTH CARE
 SITE ADDRESS: cnr MARKWELL & GLENDON STREETS KINGARROY QUEENSLAND 4610
 PROJECT NO: 2303

DWG: SK-25
 DRAWING TITLE: LEVEL 5 PLAN - STAGE 3
 SCALE: CORRECT @ A1
 DESIGNED: MP
 DRAWN: DP
 CHECKED: MP
 PRINT DATE: 30/11/2023
 PROJECT: KINGARROY HEALTH PRECINCT REDEVELOPMENT

ISSUE	NO.	DATE	DESCRIPTION



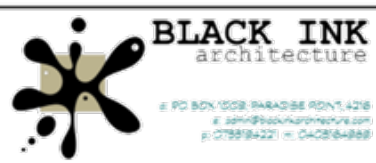
**PROPOSED
FLOOR LEVEL
(LEVEL 6)
RL. 453.40 AHD**

ROOF - STAGE 3 1:300



NO.	DESCRIPTION	DATE

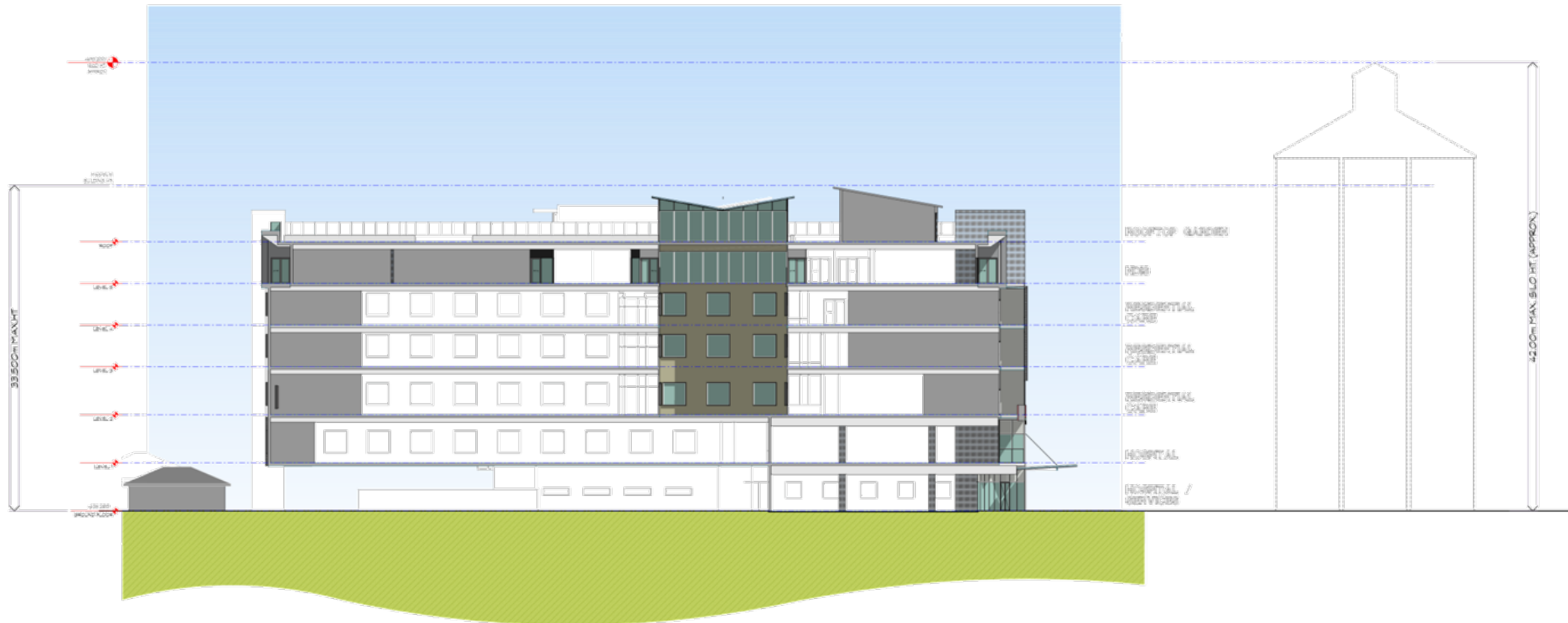
AMENDMENTS



CLIENTS	ETHOS HEALTH CARE
BITE ADDRESS	cnr MARKWELL & GLENDON STREETS KINGAROY QUEENSLAND 4610
PROJECT NO.	2303

DATE	SK-26	DRAWING TITLE	ROOF PLAN - STAGE 3
SCALE	CORRECT @ A1	STATUS	DA SUBMISSION
DESIGNED	MP	DRAWN	DP
CHECKED	MP	PRINT DATE	30/11/2023
PROJECT	KINGAROY HEALTH PRECINCT REDEVELOPMENT		

ISSUE	10
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SECTION 01



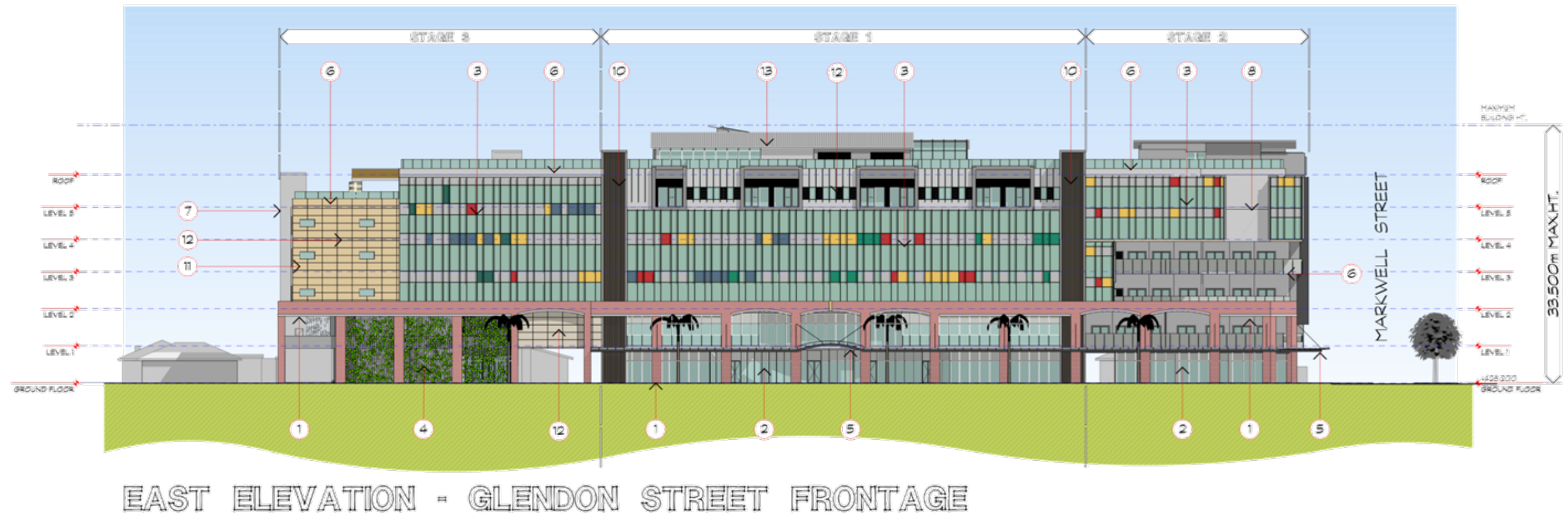
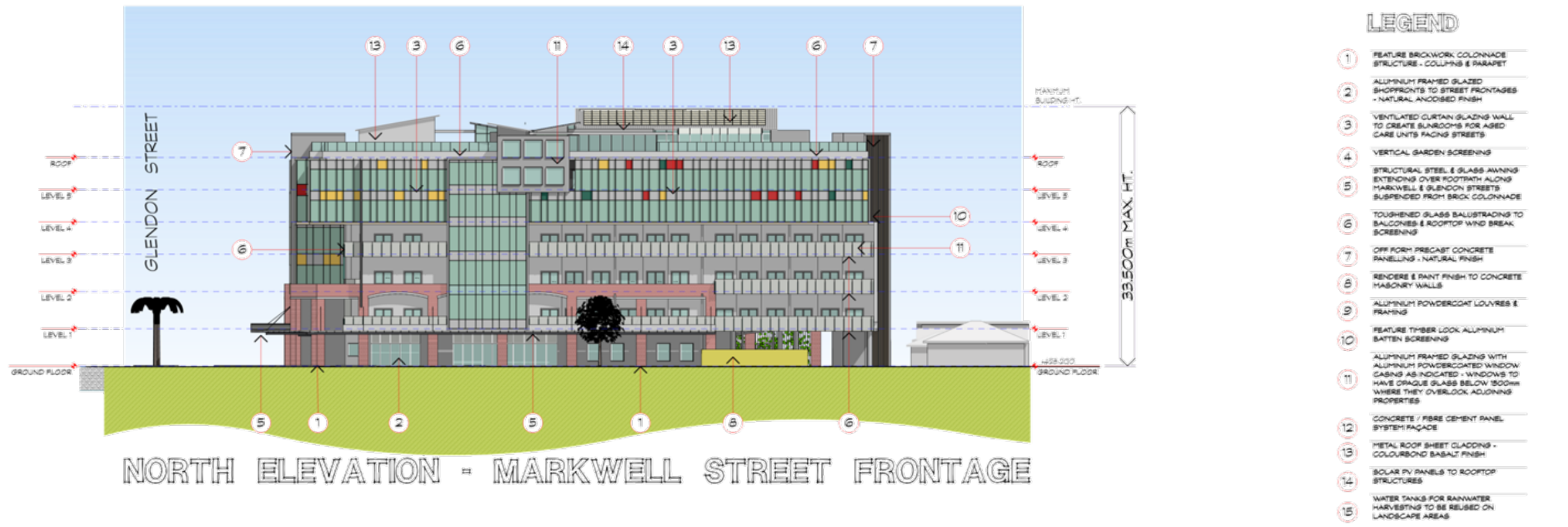
NO.	DESCRIPTION	DATE



CLIENT	ETHOS HEALTH CARE
BITE ADDRESS	cnr MARKWELL & GLENDON STREETS KINGAROY QUEENSLAND 4610
PROJECT NO.	2303

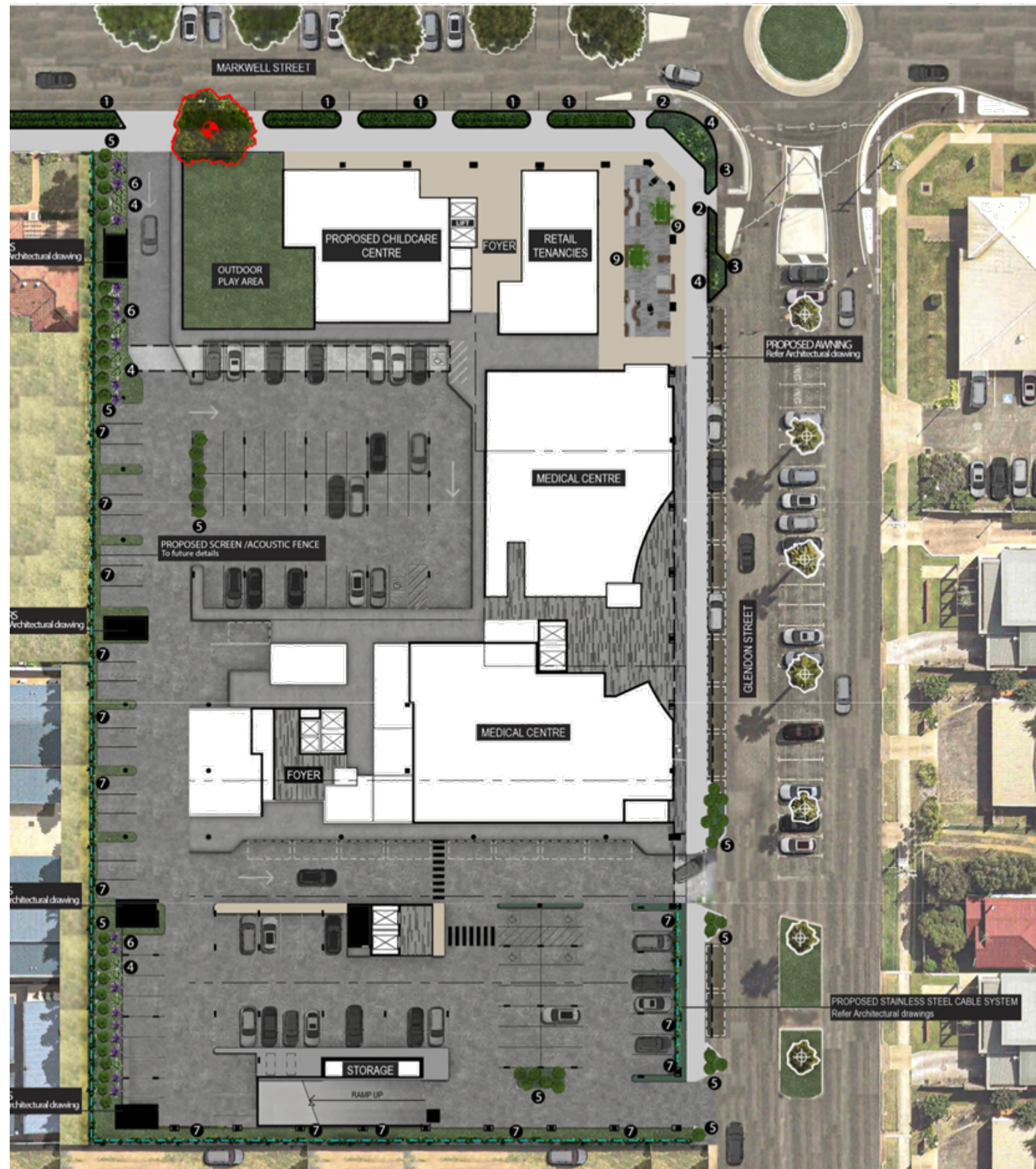
DATE	SK-29	DRAWING TITLE	SECTION S01
SCALE	CORRECT @ A1	STATUS:	DA SUBMISSION
DESIGNED	MP	CHECKED	MP
DRAWN	DP	PRINT DATE	5/10/2023
PROJECT	KINGAROY HEALTH PRECINCT REDEVELOPMENT		

ISSUE	09
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			CLIENTS	ETHOS HEALTH CARE	DWG	SK-30	CREATING TITLE	ELEVATIONS 1	<small>THIS DRAWING IS THE PROPERTY OF BLACK INK ARCHITECTURE AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF BLACK INK ARCHITECTURE. ANY UNAUTHORIZED USE OF THIS DRAWING IS STRICTLY PROHIBITED. ALL RIGHTS RESERVED. © 2023 BLACK INK ARCHITECTURE. ALL RIGHTS RESERVED.</small>
			SITE ADDRESS cnr MARKWELL & GLENDON STREETS KINGAROY QUEENSLAND 4610 PROJECT NO: 2303	SCALE CORRECT @ A1 DESIGNED MP PROJECT	STATUS: DA SUBMISSION DRAWN DP CHECKED MP PRINT DATE 5/10/2023	ISSUE 09			

GROUND FLOOR LANDSCAPE CONCEPT PLAN



LANDSCAPE INTENT AND DESIGN OBJECTIVES

- STREETScape INCLUDING COMMUNITY FORECOURT (2 , 3 , 4 , 5)**
 Objective is to reinvigorate footpaths and public space to the Markwell and Glendon Street corner along with street lighting to contribute to a vibrant town centre and as described in the Kingaroy Centre Retail Design Guide by South Burnett Regional Council (SBRC). Provide flowering plants and hedge to the road reserves adjacent to the subject site so as to improve the streetscape amenity including visually pleasant sight.
 Proposed street plants are to be drought hardy and frost tolerant and as recommended in SBRC's Branching Out - Guide to tree Planting in the South Burnett; Refer Proposed Planting Schedule (ie: Dodonaea rupicola Rock Hop Bush, Diets grandiflora Wild Iris)
- UNDERCROFT CLIMBERS TO WIRE TRELLIS (7)**
 Objective of this is to have significant vegetated screening to the carpark undercroft so as to provide visual amenity for the users of the carpark. The proposed climber species must be low maintenance yet vigorous to cover the nominated area, and should be the appropriate species to accommodate low light levels on the southern side of the proposed building, as well as the hot sun on the western side of the proposed building. Allow for irrigation of these climbers so as to ensure longevity and mature heights are achieved. Proposed trellis structure to be stainless steel cabling structure; Refer Proposed Planting Schedule (ie: Cissus antarctica, Trachelospermum jasminoides, Creeper : Hedera)
- GROUND FLOOR MASS PLANTING (4 , 5 , 6)**
 Objective of this planting is to provide dense and layered mass planting to ground floor planting areas including species capable of tolerating low light levels, so as to provide visual interest and amenity. Ensure feature planting through to provide interest and visual points of references. Plant choices to be shade tolerant and resilient. Supply plants with irrigation and fertigation; Refer Proposed Planting Schedule

- 
PROPOSED SCREEN / ACOUSTIC FENCE
 To future details
- 
EXISTING TREES - REMOVED
 Refer Existing Tree Schedule
- 
EXISTING TREES - RETAINED
 Refer Existing Tree Schedule

PROPOSED KINGARROY HEALTH PRECINCT REDEVELOPMENT
 CNR MARKWELL AND GLENDON ST, KINGARROY

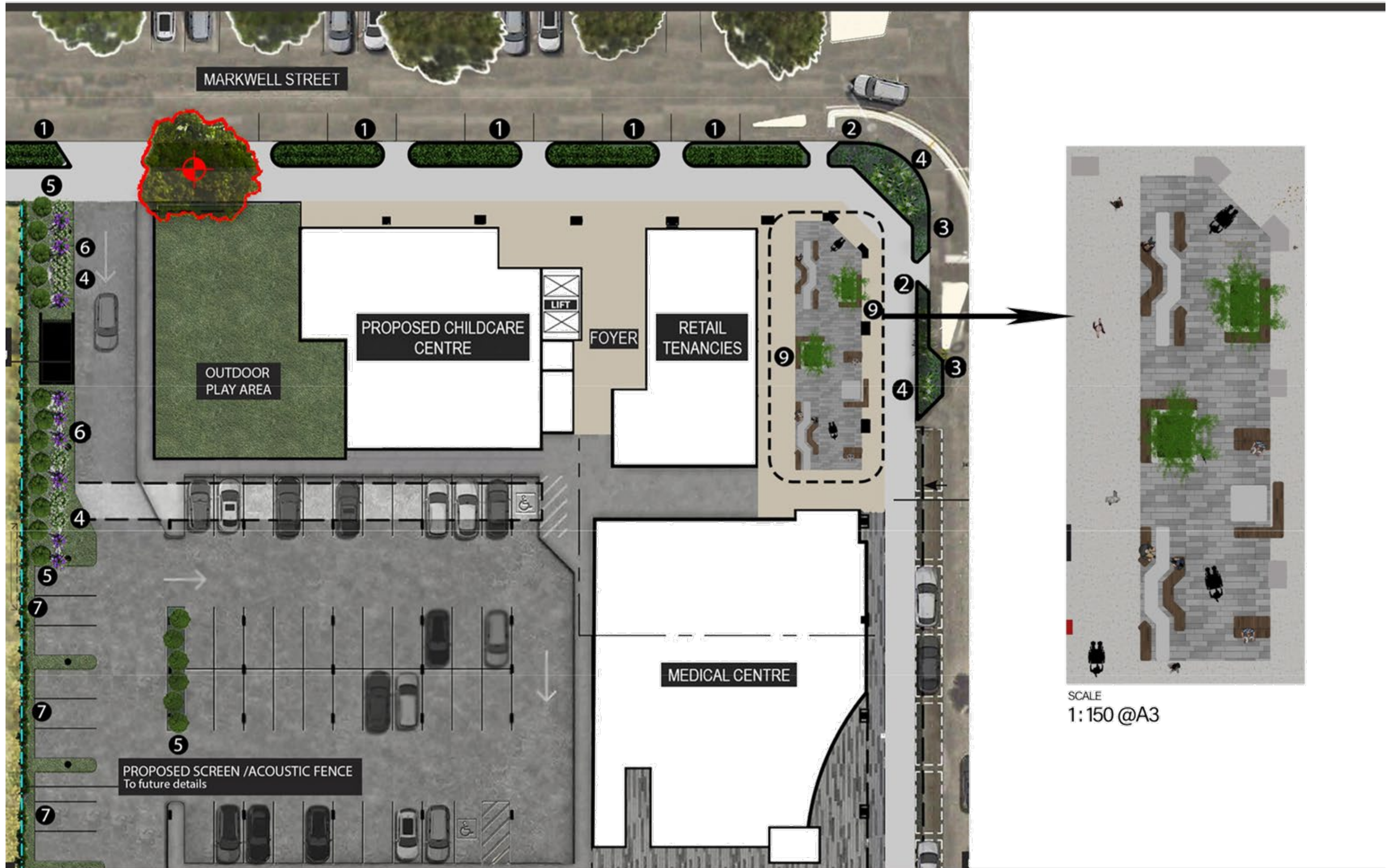
DATE:
 FEB, 2024

SHEET NO.
 2

SCALE
 1:600 @A3



GROUND FLOOR BLOW UP LANDSCAPE PLAN



SCALE
1:150 @A3

PROPOSED KINGAROY HEALTH PRECINCT REDEVELOPMENT
CNR MARKWELL AND GLENDON ST, KINGAROY

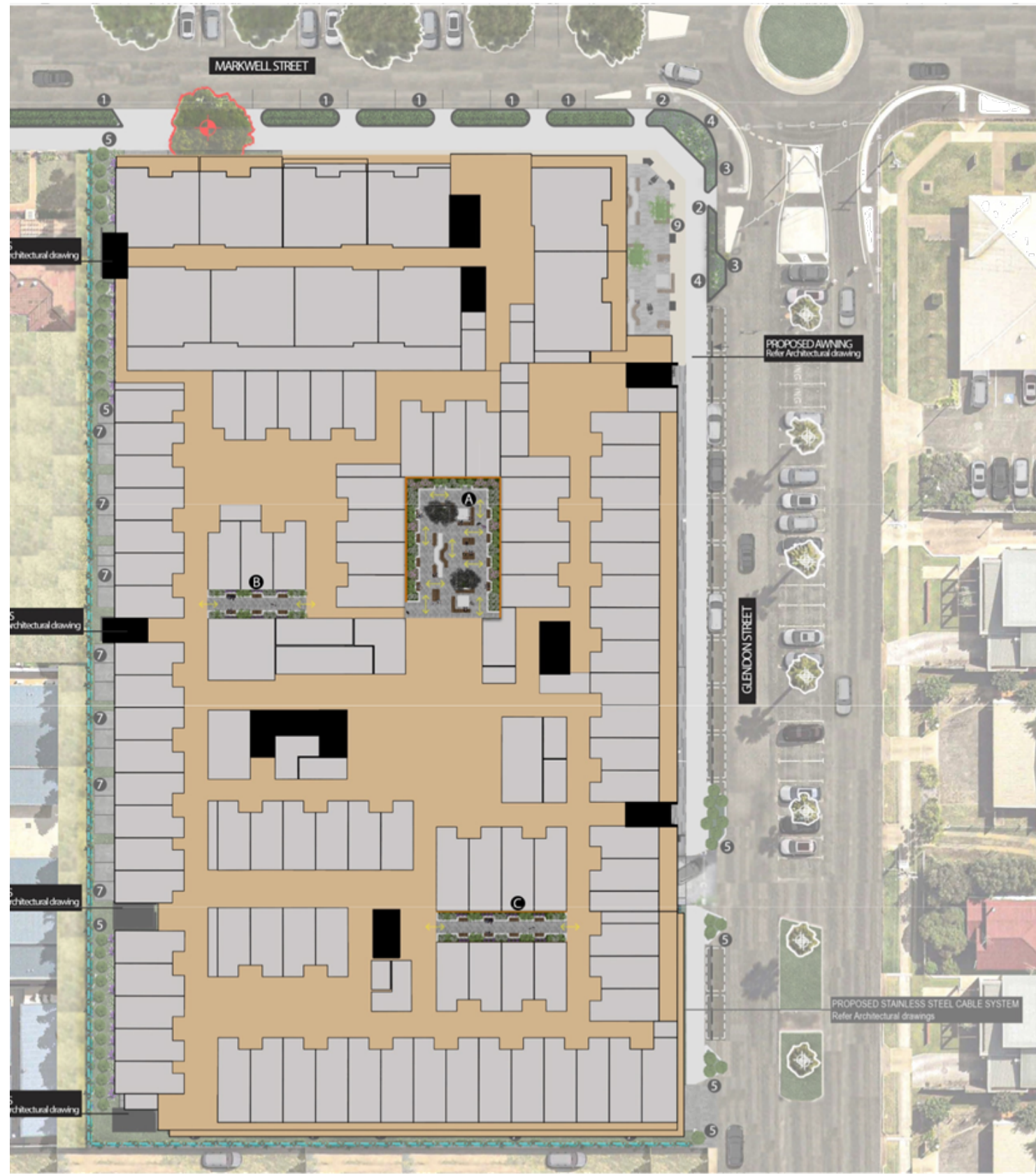
DATE
FEB, 2024

SHEET NO.
3

SCALE
1:300 @A3



LEVEL 2 LANDSCAPE CONCEPT PLAN



LANDSCAPE INTENT AND DESIGN OBJECTIVES

● **MAIN LIGHT WELL DESIGN OBJECTIVES**

Objective of this space is to create a visually pleasing green space so as to be an internal park/break out space for movement and light physical exercise, have access to fresh air, walk, and sit with visiting family and friends.

- Spatial demand to maximise area for occupants over large planting areas
- Users will be sitting in wheelchairs, walkers or external non-fixed seating for flexibility
- Priority on a walking circuit/s with rest stops and passive opportunities throughout
- Clearance for pathways to be minimum 1.5m wide
- Any fixed seating will be considered and located so as to minimise impacts on physically challenged users
- Two large shrubs is contained in podium planters
- Plant height including small trees should not exceed 4 m (ie. max of one floor above planter location) at full maturation
- Other small shrubs are planted along the walls to maintain maximum open spaces in the middle.
- Plant choices to be shade tolerant, resilient, and supplied with irrigation and fertigation

● **SECONDARY LIGHT WELL DESIGN OBJECTIVES**

Objective of this space is to create a visually pleasing secondary green spaces to the main light well, appropriate for an additional break out space and passive recreational opportunities with other residence users, visiting family and friends.

- Planting along the wall and designing resting area in between the planting areas make a space that is comfortable for walking as well as sitting.
- Maximum plantation of flowering plant to make a visually pleasant sight to the users.
- To be visually pleasing when viewed from within and from above
- Clearance for pathways to be minimum 1.5m wide.
- Plant choices to be shade tolerant, resilient, and supplied with irrigation and fertigation.



PEDESTRIAN CIRCULATION

PROPOSED KINGAROY HEALTH PRECINCT REDEVELOPMENT
CNR MARKWELL AND GLENDON ST, KINGAROY

DATE:
FEB, 2024

SHEET NO.
4

SCALE
1:600 @A3



LEVEL 2 BLOW UP LANDSCAPE PLA

LANDSCAPE INTENT AND DESIGN OBJECTIVES

● **MAIN LIGHT WELL DESIGN OBJECTIVES**

- Objective of this space is to create a visually pleasing green space so as to be an internal park/break out space for movement and light physical exercise, have access to fresh air, walk, and sit with visiting family and friends.
- Spatial demand to maximise area for occupants over large planting areas
- Users will be sitting in wheelchairs, walkers or external non-fixed seating for flexibility
- Priority on a walking circuit/s with rest stops and passive opportunities throughout
- Clearance for pathways to be minimum 1.5m wide
- Any fixed seating will be considered and located so as to minimise impacts on physically challenged users
- Two large shrubs is contained in podium planters
- Plant height including small trees should not exceed 4 m (ie. max of one floor above planter location) at full maturation
- Other small shrubs are planted along the walls to maintain maximum open spaces in the middle.
- Plant choices to be shade tolerant, resilient, and supplied with irrigation and fertigation

● **SECONDARY LIGHT WELL DESIGN OBJECTIVES**

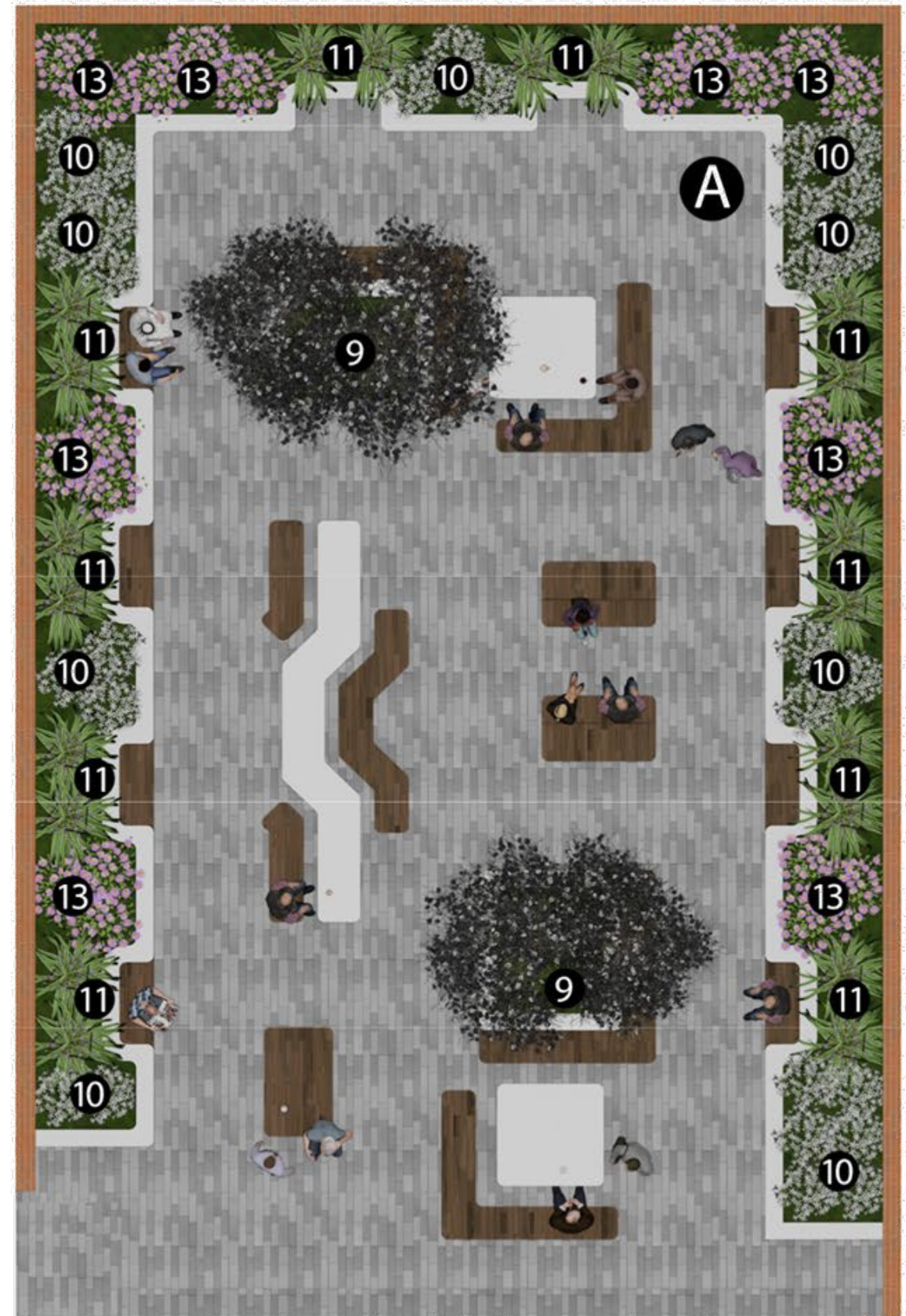
- Objective of this space is to create a visually pleasing secondary green spaces to the main light well, appropriate for an additional break out space and passive recreational opportunities with other residence users, visiting family and friends.
- Planting along the wall and designing resting area in between the planting areas make a space that is comfortable for walking as well as sitting.
- Maximum plantation of flowering plant to make a visually pleasant sight to the users.
- To be visually pleasing when viewed from within and from above
- Clearance for pathways to be minimum 1.5m wide.
- Plant choices to be shade tolerant, resilient, and supplied with irrigation and fertigation.



PEDESTRIAN CIRCULATION



LEVEL 2 BLOW UP (A, B & C) LANDSCAPE PLA



PROPOSED KINGARROY HEALTH PRECINCT REDEVELOPMENT
 CNR MARKWELL AND GLENDON ST, KINGARROY

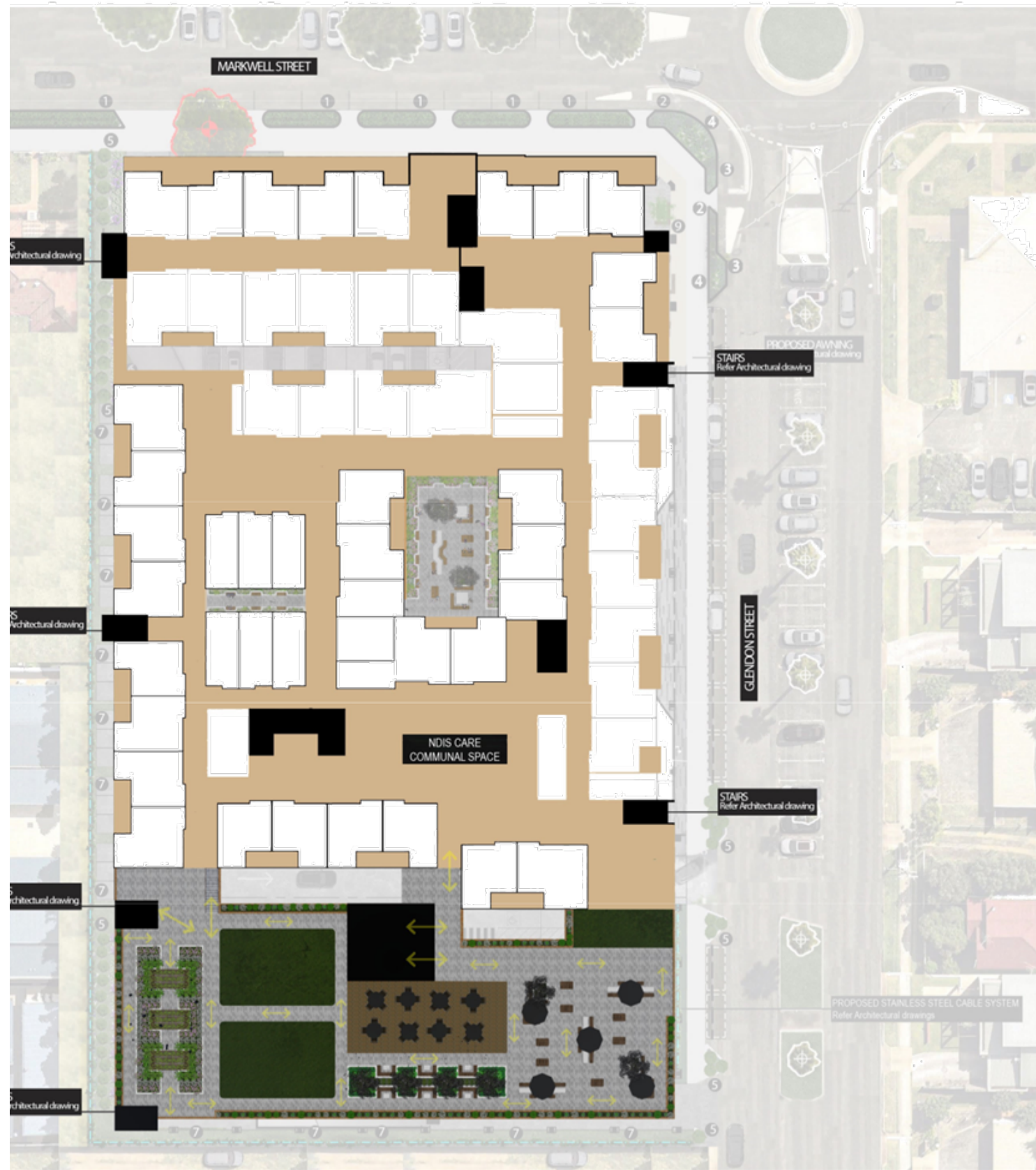
DATE
 FEB, 2024

SHEET NO.
 6

SCALE
 1:75@A3



LEVEL 5 LANDSCAPE CONCEPT PLAN



LANDSCAPE INTENT AND DESIGN OBJECTIVES

● **NDIS LEVEL 5 - ROOFTOP GARDEN AREA**

Large multi functional rooftop space to provide outdoor passive recreational opportunities for NDIS residents, staff, family and friends, and visitors within the climatic and maintenance limitations of such an appropriate space given the use. Site appropriate limited active recreational opportunities through exercise via walking circuit/s.

- Fully covered gazebo area to provide cover during inclement weather, and protection from sun
- Wind/sound barriers are required to the edges
- Given significant wind, climatic and maintenance issues along with leaf, seed and flower drop posing a risk for NDIS residents, only tall shrubs are proposed.
- Temperature control can be enhanced by including garden misters in planter areas that can be circulated using natural airflow to reduce ambient temperatures
- Priority on a walking circuit/s with rest stops and passive opportunities throughout
- Seating areas to provide breakout, outdoor passive recreational opportunities. Users will be sitting in wheelchairs, walkers or external non-fixed seating for flexibility
- Use of umbrellas to create removable sun protection in seating areas
- Pathways for NDIS residents need to accommodate any physical limitations or equipment, minimum 2m wide
- Large grassed area available on roof top.
- Seating and tables and walking paths need to be accessible by residents in wheelchairs and other assistance tools (ie: Walkers)
- Plant choices to be shade tolerant, resilient, and supplied with irrigation and fertigation



PEDESTRIAN CIRCULATION

PROPOSED KINGAROY HEALTH PRECINCT REDEVELOPMENT
CNR MARKWELL AND GLENDON ST, KINGAROY

DATE:
FEB, 2024

SHEET NO.
7

SCALE
1:600 @A3



LEVEL 5 BLOW UP LANDSCAPE PLA



LANDSCAPE INTENT AND DESIGN OBJECTIVES

● **NDIS LEVEL 5 - ROOFTOP GARDEN AREA**

- Large multi functional rooftop space to provide outdoor passive recreational opportunities for NDIS residents, staff, family and friends, and visitors within the climatic and maintenance limitations of such an appropriate space given the use. Site appropriate limited active recreational opportunities through exercise via walking circuit/s.
- Fully covered gazebo area to provide cover during inclement weather, and protection from sun
- Wind/sound barriers are required to the edges
- Given significant wind, climatic and maintenance issues along with leaf, seed and flower drop posing a risk for NDIS residents, only tall shrubs are proposed.
- Temperature control can be enhanced by including garden misters in planter areas that can be circulated using natural airflow to reduce ambient temperatures
- Priority on a walking circuit/s with rest stops and passive opportunities throughout
- Seating areas to provide breakout, outdoor passive recreational opportunities. Users will be sitting in wheelchairs, walkers or external non-fixed seating for flexibility
- Use of umbrellas to create removable sun protection in seating areas
- Pathways for NDIS residents need to accommodate any physical limitations or equipment, minimum 2m wide
- Large grassed area available on roof top.
- Seating and tables and walking paths need to be accessible by residents in wheelchairs and other assistance tools (ie: Walkers)
- Plant choices to be shade tolerant, resilient, and supplied with irrigation and fertigation
- Random plantation of three plants, on light well edges and building edges, that are Babingtonia bidwillii dwarf form, baeckea vigata miniture (5), Liriope muscati CV (2) and Crinum flaccidum (10)

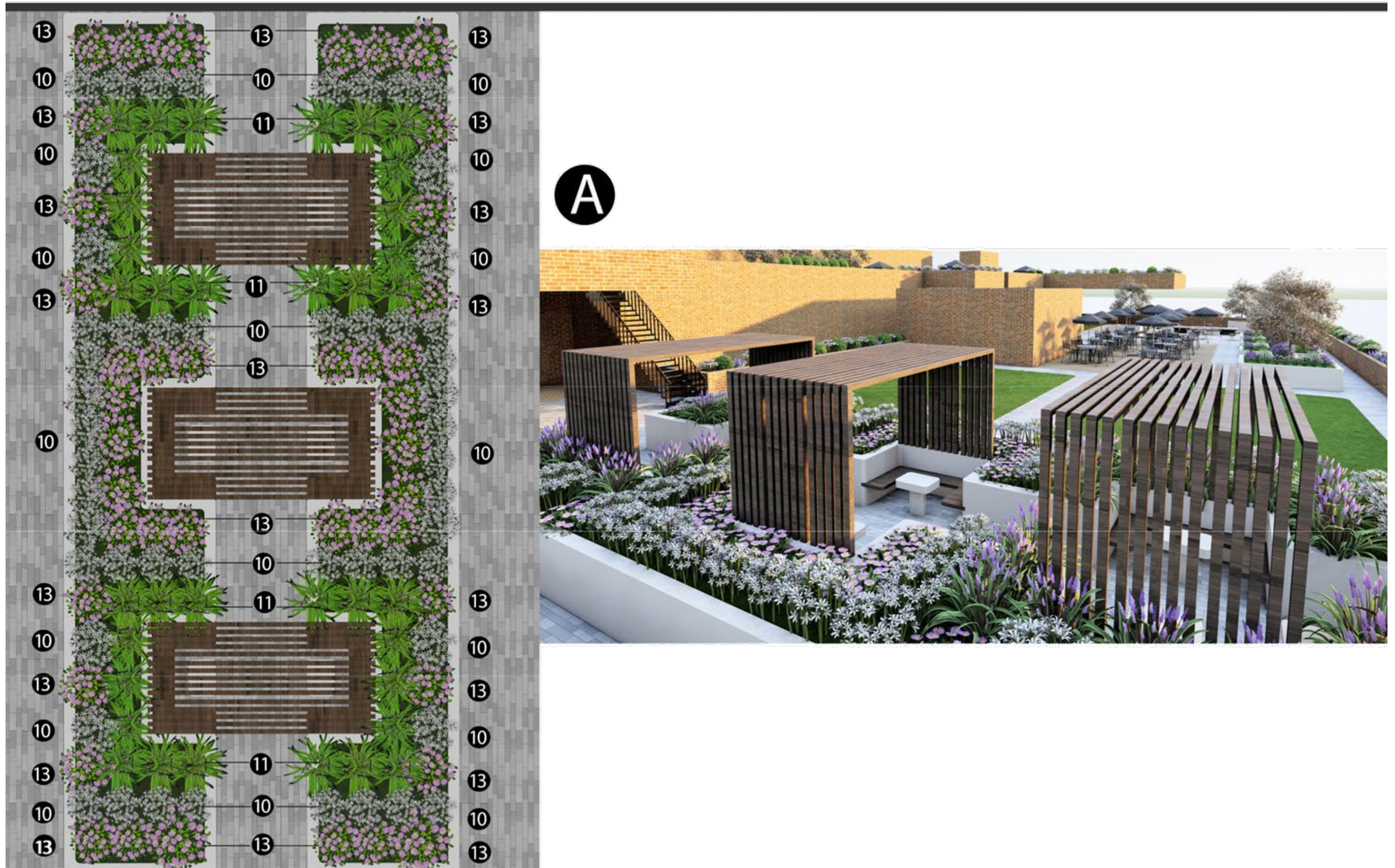
PEDESTRIAN CIRCULATION

PROPOSED KINGAROY HEALTH PRECINCT REDEVELOPMENT
 CNR MARKWELL AND GLENDON ST, KINGAROY

DATE: FEB, 2024 SHEET NO. 8 SCALE 1:300 @A3



LEVEL 5 SEATING AREA A BLOW UP LANDSCAPE PLAN AND PERSPECTIVE VIEW



PROPOSED KINGAROY HEALTH PRECINCT REDEVELOPMENT
CNR MARKWELL AND GLENDON ST, KINGAROY

DATE
FEB, 2024

SHEET NO.
9

SCALE
1:75 @A3



LEVEL 5 SEATING AREA B BLOW UP LANDSCAPE PLAN AND PERSPECTIVE VIEW



PROPOSED KINGAROY HEALTH PRECINCT REDEVELOPMENT
CNR MARKWELL AND GLENDON ST, KINGAROY

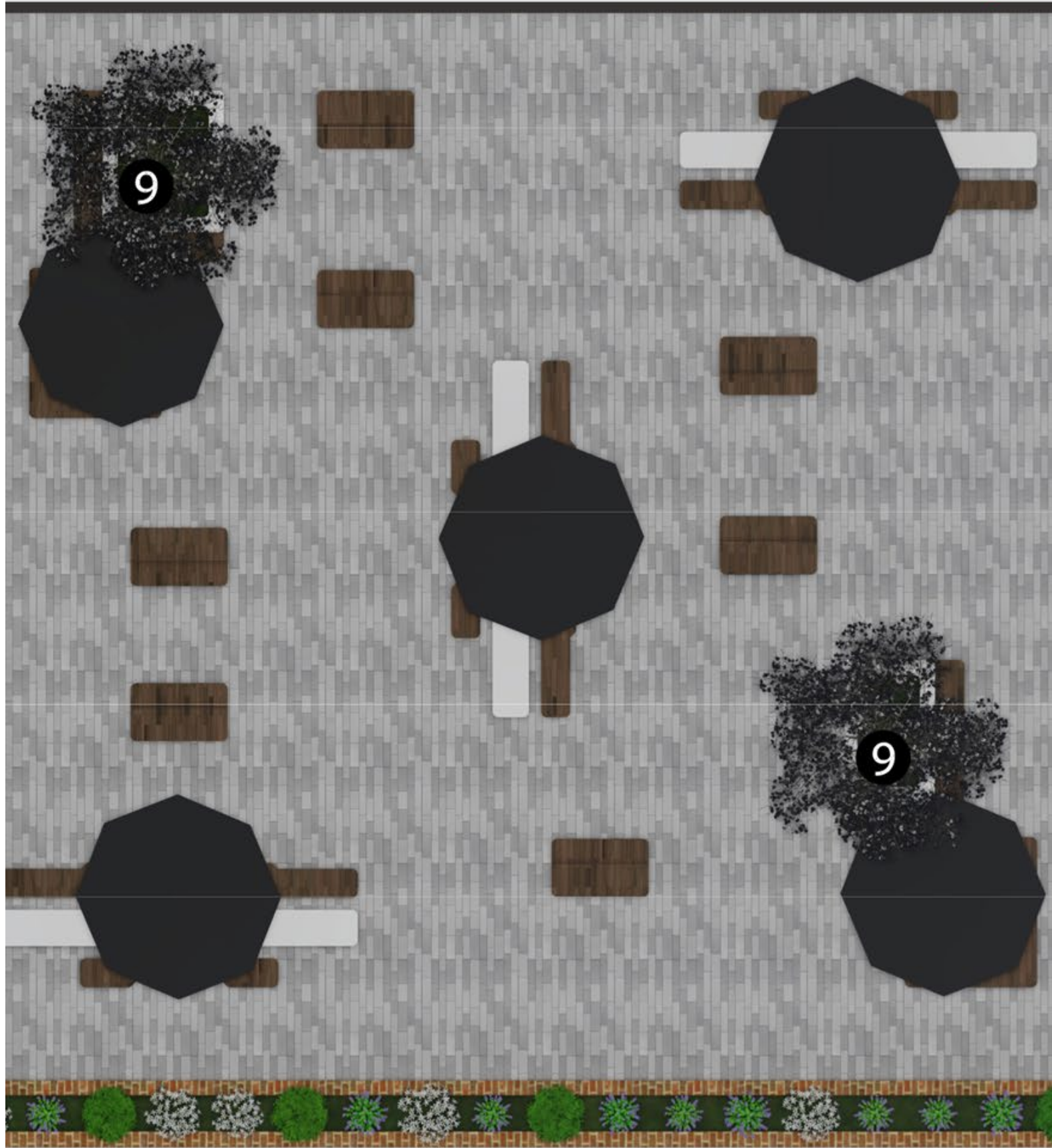
DATE
FEB, 2024

SHEET NO.
10

SCALE
1:75@A3



LEVEL 5 SEATING AREA C BLOW UP LANDSCAPE PLAN AND PERSPECTIVE VIEW

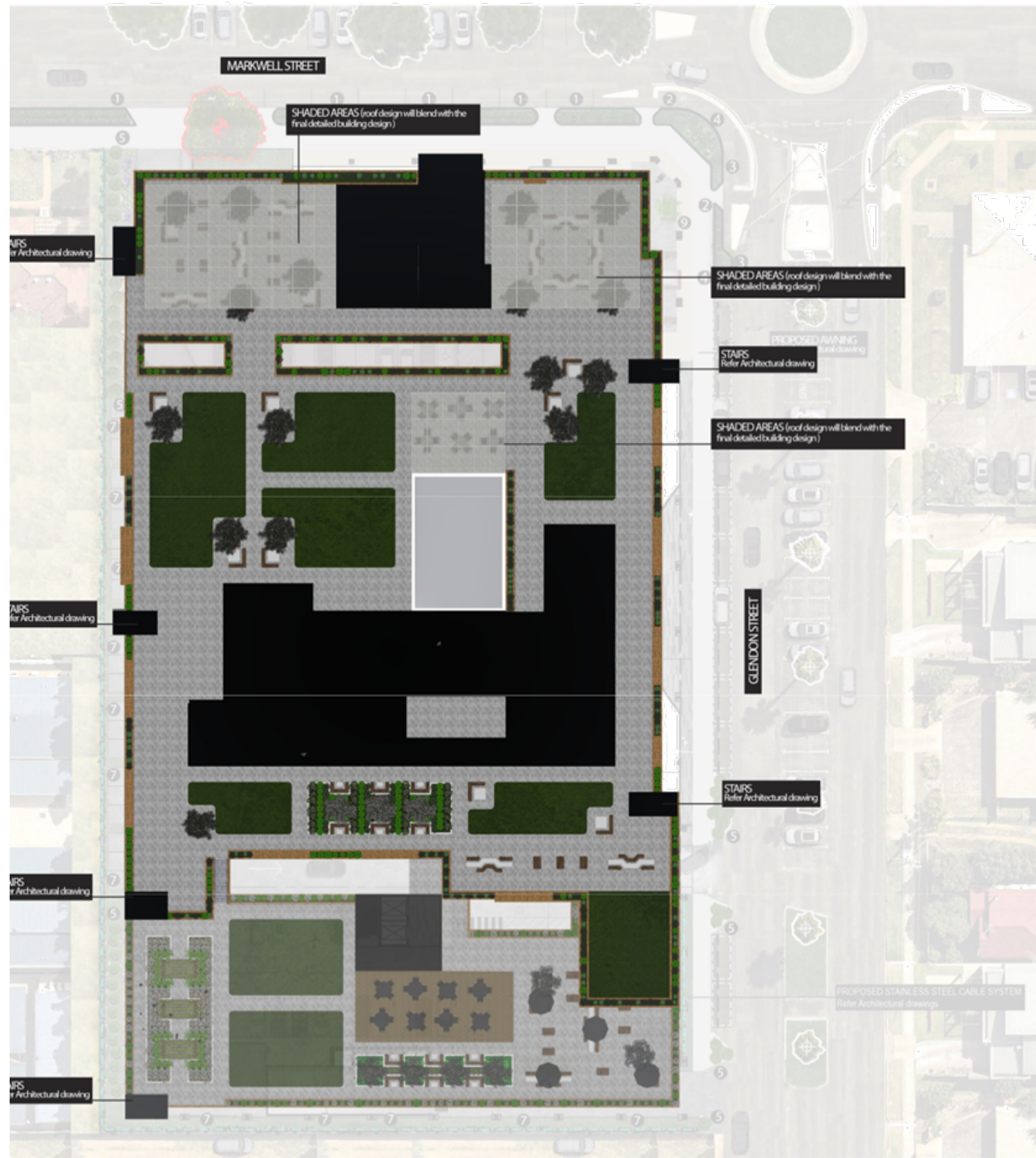


PROPOSED KINGAROY HEALTH PRECINCT REDEVELOPMENT
CNR MARKWELL AND GLENDON ST, KINGAROY

DATE: FEB, 2024 SHEET NO. 11 SCALE 1:75 @A3



LEVEL 6 LANDSCAPE CONCEPT PLAN (WITH SHADED DEVICES)



LANDSCAPE INTENT AND DESIGN OBJECTIVES

● MAIN ROOFTOP GARDEN LEVEL

- Very large multi functional rooftop space to provide outdoor passive recreational opportunities for residents, staff, family and friends visitors within the climatic and maintenance limitations of such an appropriate space given the use. Site appropriate limited active recreational opportunities through exercise via walking circuit/s
- Clearance for pathways to be minimum 1.5m wide
 - Priority on a walking circuit/s with rest stops and passive opportunities throughout
 - Seating areas to provide breakout, outdoor passive recreational opportunities. Users will be sitting in wheelchairs, walkers or external non-fixed seating for flexibility
 - Large shading devices where maximum sitting is provided to provide sun protection.
 - Use of umbrellas create removable sun protection in seating areas
 - Seating and tables and walking paths need to be accessible by residents in wheelchairs and other assistance tools (ie: Walkers)
 - Given significant wind, climatic and maintenance issues along with leaf, seed and flower drop posing a risk for NDIS residents, no big trees are proposed
 - Temperature control can be enhanced by including garden misters in planter areas that can be circulated using natural airflow to reduce ambient temperatures
 - Plant choices to be shade tolerant, resilient, and supplied with irrigation and fertigation
 - Roof design will be modified to ensure that it maximises solar panels and weather protection to residents
 - Random plantation of three plants , on light well edges and building edges , that are Babingtonia bidwillii dwarf form baeckea vigata miniture(5) , Liriope muscati CV(2) and Crinum flaccidum (10)

PROPOSED KINGAROY HEALTH PRECINCT REDEVELOPMENT
CNR MARKWELL AND GLENDON ST, KINGAROY

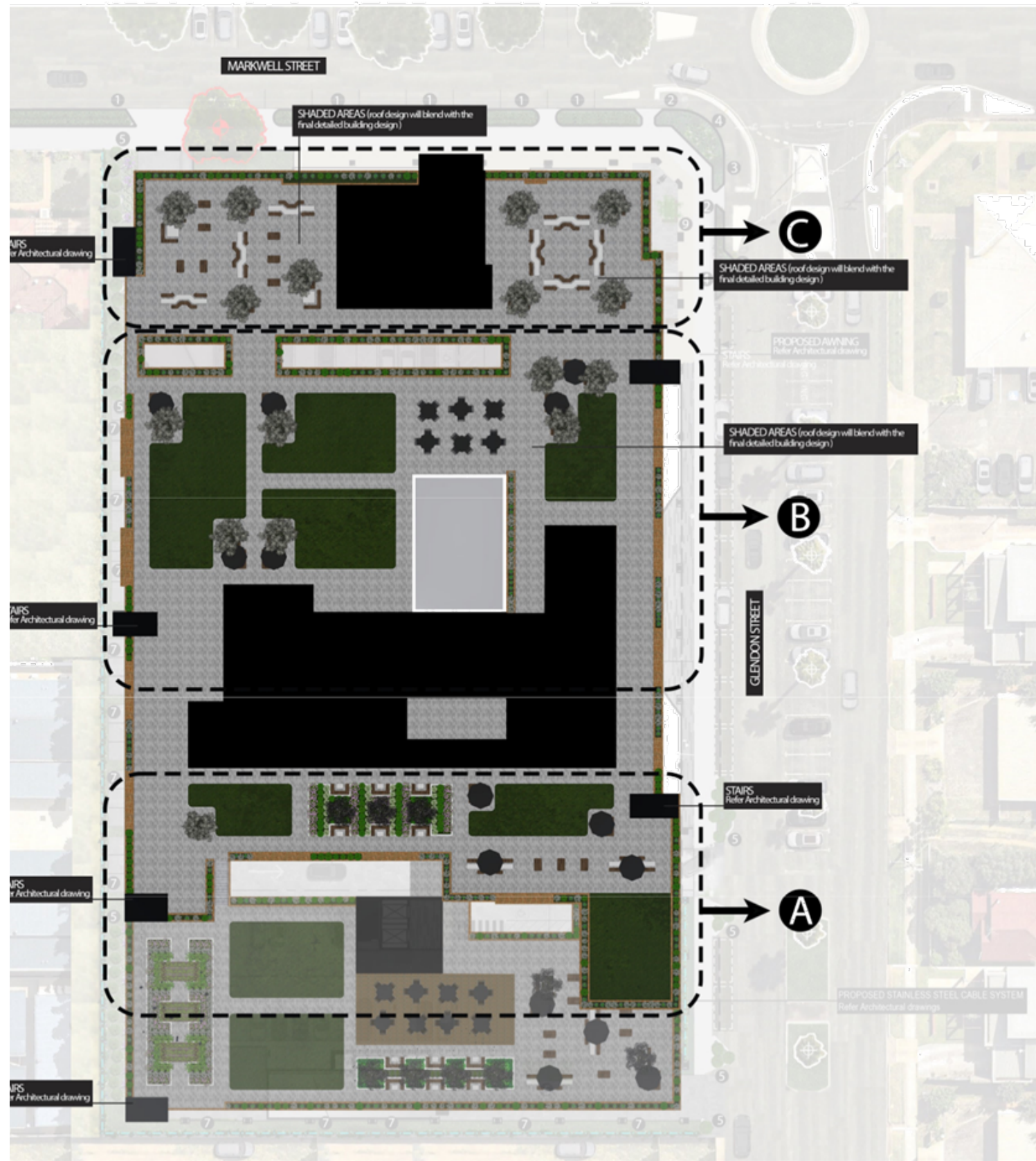
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SHEET NO.
12

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LEVEL 6 LANDSCAPE CONCEPT PLAN



LANDSCAPE INTENT AND DESIGN OBJECTIVES

● **MAIN ROOFTOP GARDEN LEVEL**

Very large multi functional rooftop space to provide outdoor passive recreational opportunities for residents, staff, family and friends visitors within the climatic and maintenance limitations of such an appropriate space given the use. Site appropriate limited active recreational opportunities through exercise via walking circuit/s

- Clearance for pathways to be minimum 1.5m wide
- Priority on a walking circuit/s with rest stops and passive opportunities throughout
- Seating areas to provide breakout, outdoor passive recreational opportunities. Users will be sitting in wheelchairs, walkers or external non-fixed seating for flexibility
- Large shading devices where maximum sitting is provided to provide sun protection.
- Use of umbrellas create removable sun protection in seating areas
- Seating and tables and walking paths need to be accessible by residents in wheelchairs and other assistance tools (ie: Walkers)
- Given significant wind, climatic and maintenance issues along with leaf, seed and flower drop posing a risk for NDIS residents, no big trees are proposed
- Temperature control can be enhanced by including garden misters in planter areas that can be circulated using natural airflow to reduce ambient temperatures
- Plant choices to be shade tolerant, resilient, and supplied with irrigation and fertigation
- Roof design will be modified to ensure that it maximises solar panels and weather protection to residents
- Random plantation of three plants , on light well edges and building edges , that are Babingtonia bidwillii dwarf form baeckea vigata miniture(5) , Liriope muscati CV(2) and Crinum flaccidum (10)

PROPOSED KINGAROY HEALTH PRECINCT REDEVELOPMENT
CNR MARKWELL AND GLENDON ST, KINGAROY

DATE:
FEB, 2024

SHEET NO.
13

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LEVEL 6 BLOW UP LANDSCAPE PLAN



LANDSCAPE INTENT AND DESIGN OBJECTIVES

● **MAIN ROOFTOP GARDEN LEVEL**

- Very large multi functional rooftop space to provide outdoor passive recreational opportunities for residents, staff, family and friends visitors within the climatic and maintenance limitations of such an appropriate space given the use. Site appropriate limited active recreational opportunities through exercise via walking circuit/s
- Clearance for pathways to be minimum 1.5m wide
 - Priority on a walking circuit/s with rest stops and passive opportunities throughout
 - Seating areas to provide breakout, outdoor passive recreational opportunities. Users will be sitting in wheelchairs, walkers or external non-fixed seating for flexibility
 - Large shading devices where maximum sitting is provided to provide sun protection.
 - Use of umbrellas create removable sun protection in seating areas
 - Seating and tables and walking paths need to be accessible by residents in wheelchairs and other assistance tools (ie: Walkers)
 - Given significant wind, climatic and maintenance issues along with leaf, seed and flowe drop posing a risk for NDIS residents, no big trees are proposed
 - Temperature control can be enhanced by including garden misters in planter areas that can be circulated using natural airflow to reduce ambient temperatures
 - Plant choices to be shade tolerant, resilient, and supplied with irrigation and fertigation
 - Random plantation of three plants , on light well edges and building edges , that are Babingtonia bidwillii dwarf form baeckea vigata miniture(5) , Liriope muscati CV(2) and Crinum flaccidum (10)



LEVEL 6 BLOW UP LANDSCAPE PLA



LANDSCAPE INTENT AND DESIGN OBJECTIVES

● **MAIN ROOFTOP GARDEN LEVEL**

Very large multi functional rooftop space to provide outdoor passive recreational opportunities for residents, staff, family and friends visitors within the climatic and maintenance limitations of such an appropriate space given the use. Site appropriate limited active recreational opportunities through exercise via walking circuit/s

- Clearance for pathways to be minimum 1.5m wide
- Priority on a walking circuit/s with rest stops and passive opportunities throughout
- Seating areas to provide breakout, outdoor passive recreational opportunities. Users will be sitting in wheelchairs, walkers or external non-fixed seating for flexibility
- Large shading devices where maximum sitting is provided to provide sun protection.
- Use of umbrellas create removable sun protection in seating areas
- Seating and tables and walking paths need to be accessible by residents in wheelchairs and other assistance tools (ie: Walkers)
- Given significant wind, climatic and maintenance issues along with leaf, seed and flower drop posing a risk for NDIS residents, no big trees are proposed
- Temperature control can be enhanced by including garden misters in planter areas that can be circulated using natural airflow to reduce ambient temperatures
- Plant choices to be shade tolerant, resilient, and supplied with irrigation and fertigation
- Random plantation of three plants , on light well edges and building edges , that are Babingtonia bidwillii dwarf form baeckea vigata miniture(5) , Liriope muscati CV(2) and Crinum flaccidum (10)



LEVEL 6 BLOW UP(A) LANDSCAPE PLA



PROPOSED KINGAROY HEALTH PRECINCT REDEVELOPMENT
CNR MARKWELL AND GLENDON ST, KINGAROY

DATE
FEB, 2024

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LEVEL 6 SEATING AREA A BLOW UP(A) LANDSCAPE PLAN AND PERSPECTIVE VIEW



PROPOSED KINGAROY HEALTH PRECINCT REDEVELOPMENT
CNR MARKWELL AND GLENDON ST, KINGAROY

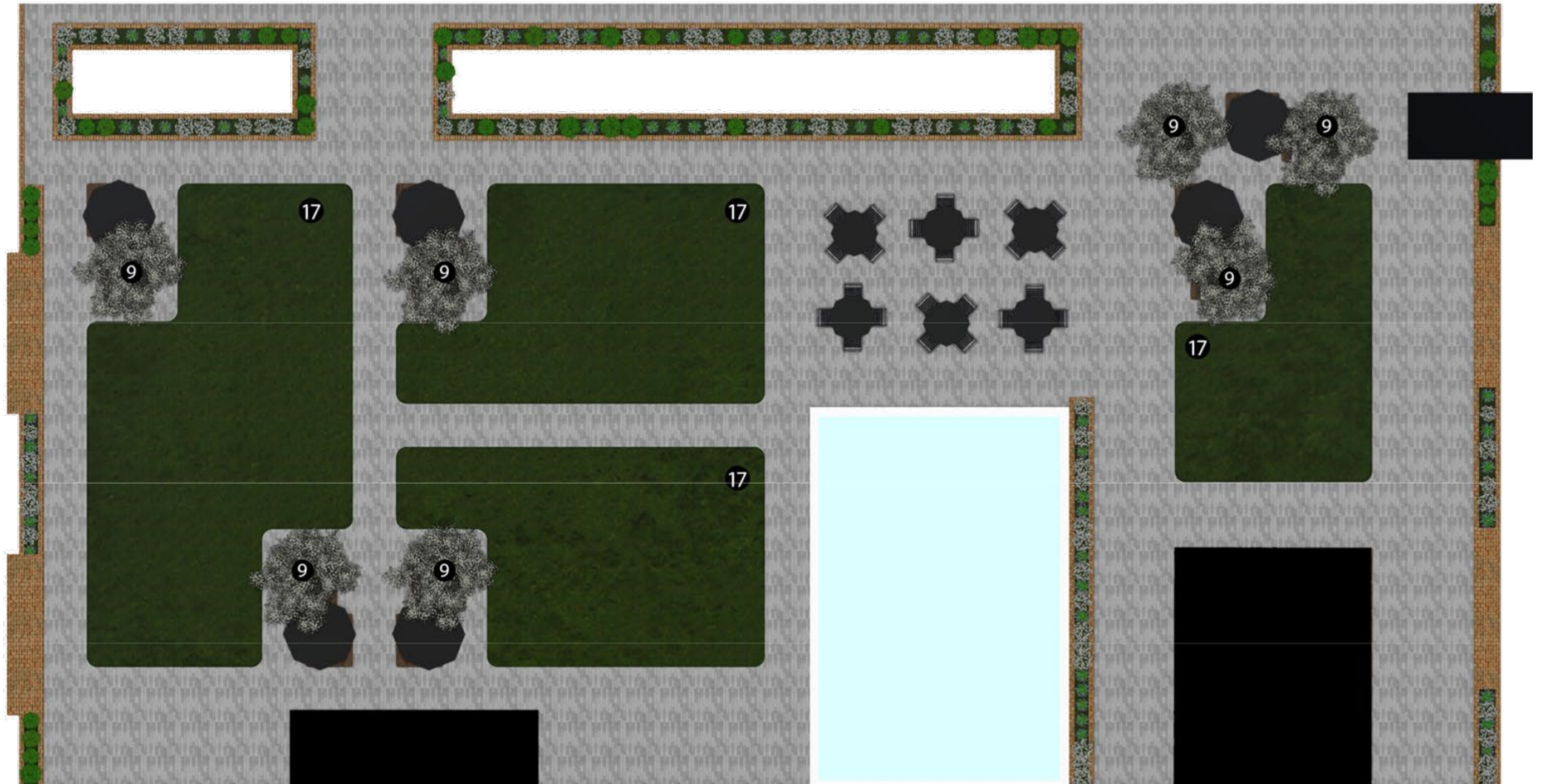
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LEVEL 6 BLOW UP(B) LANDSCAPE PLAN



PROPOSED KINGAROY HEALTH PRECINCT REDEVELOPMENT
CNR MARKWELL AND GLENDON ST, KINGAROY

DATE: FEB, 2024

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LEVEL 6 BLOW UP (C) LANDSCAPE PLAN AND PERSPECTIVE VIEW

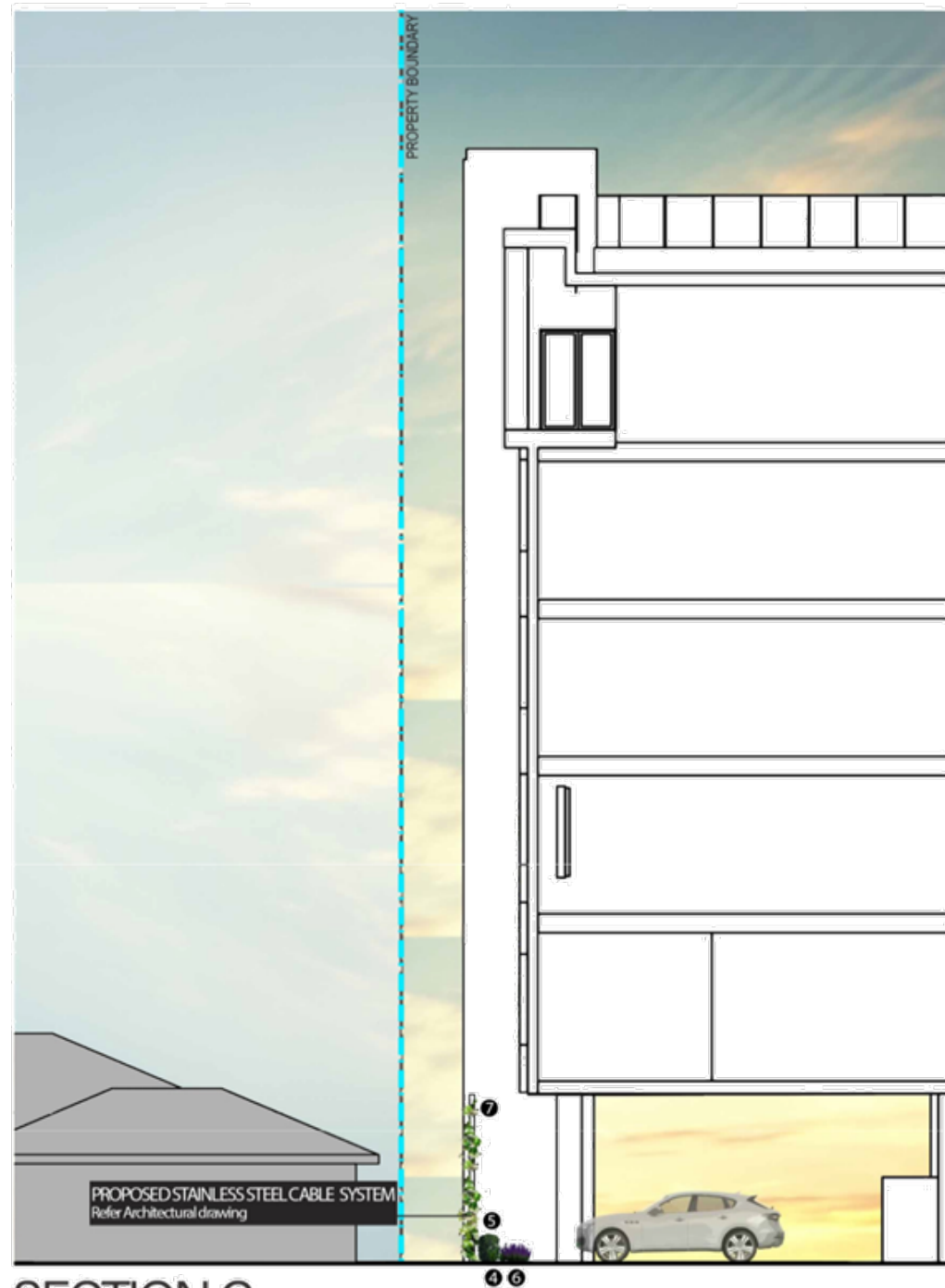


PROPOSED KINGAROY HEALTH PRECINCT REDEVELOPMENT
CNR MARKWELL AND GLENDON ST, KINGAROY

DATE: FEB, 2024 SHEET NO. 19 SCALE 1:150 @A3



LANDSCAPE SECTION (SECTION - A



SECTION C
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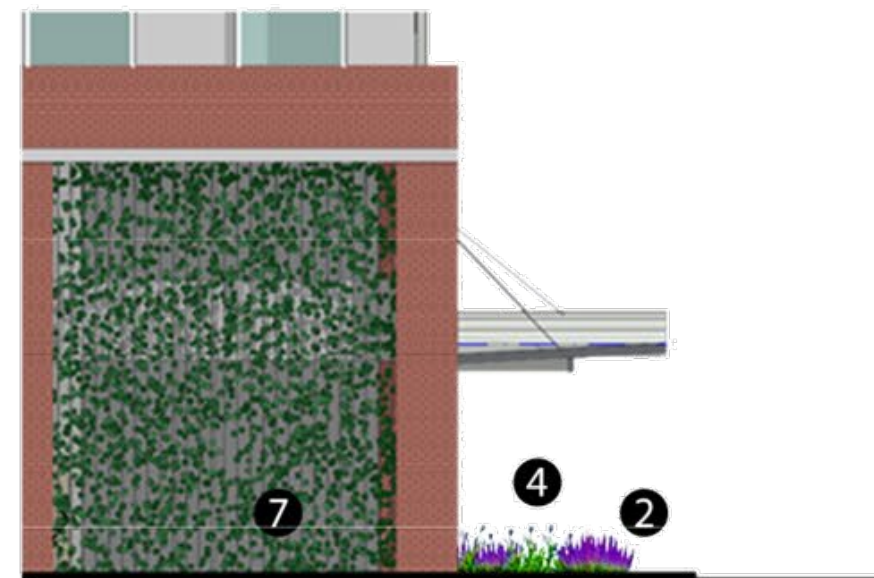
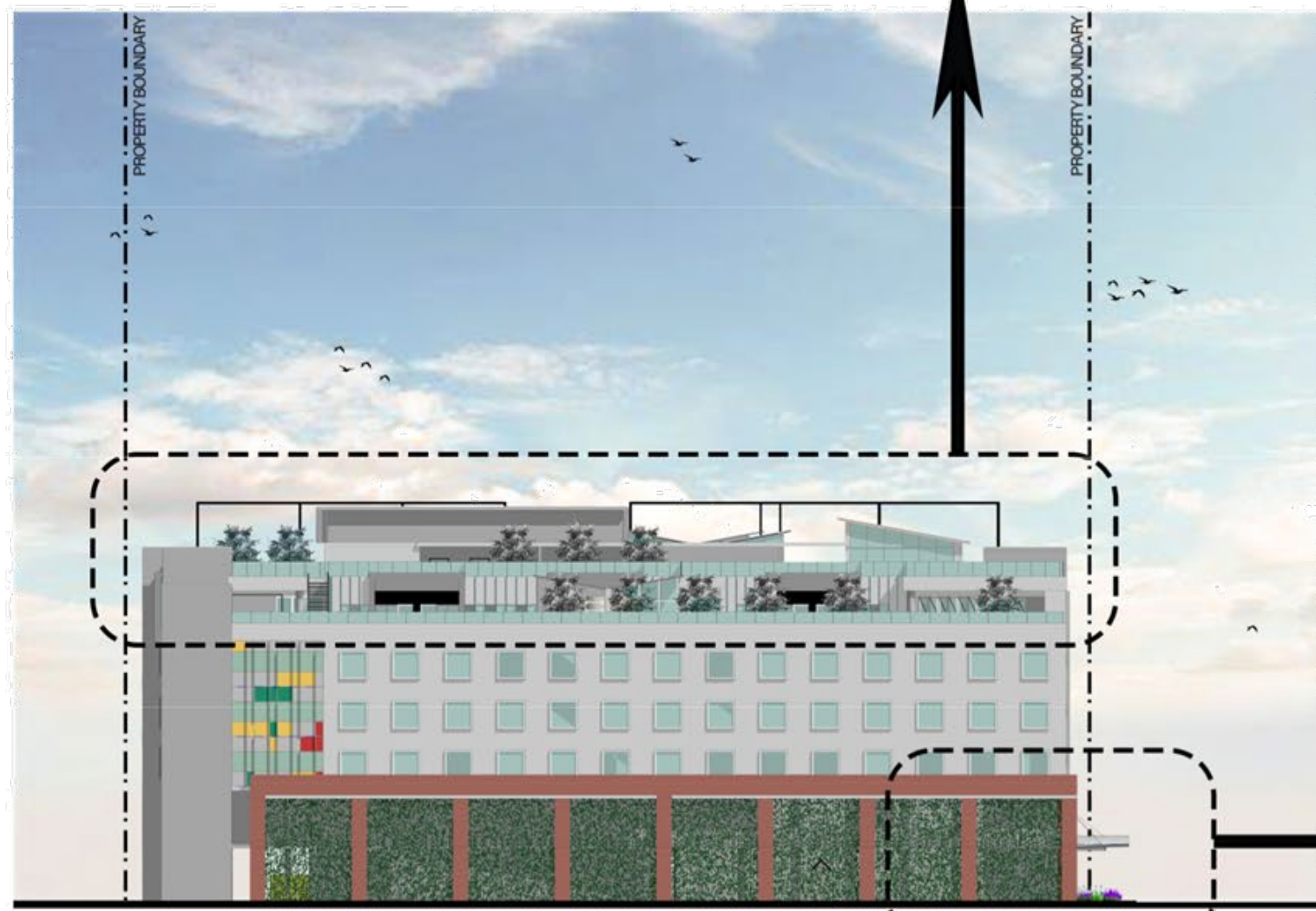
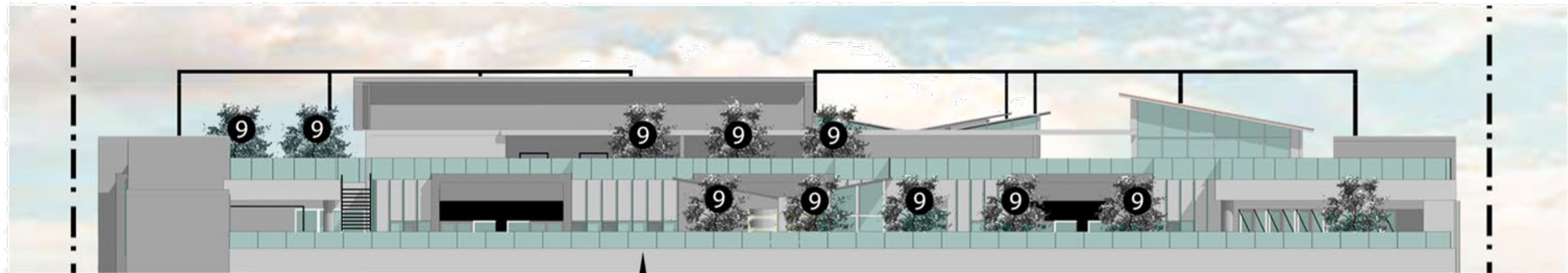
LANDSCAPE INTENT AND DESIGN OBJECTIVES

- **UNDERCROFT CLIMBERS TO WIRE TRELLIS**
Objective of this is to have significant vegetated screening to the carpark undercroft so as to provide visual amenity for the users of the carpark. The proposed climber species must be low maintenance yet vigorous to cover the nominated area, and should be the appropriate species to accommodate low light levels on the southern side of the proposed building, as well as the hot sun on the western side of the proposed building. Allow for irrigation of these climbers so as to ensure longevity and mature heights are achieved. Proposed trellis structure to be stainless steel cabling structure;
Refer Proposed Planting Schedule (ie: Cissus antarctica, Trachelospermum jasminoides, Creeper : Hedera)

- **GROUND FLOOR MASS PLANTING**
Objective of this planting is to provide dense and layered mass planting to ground floor planting areas including species capable of tolerating low light levels, so as to provide visual interest and amenity. Ensure feature planting through to provide interest and visual points of references. Plant choices to be shade tolerant and resilient. Supply plants with irrigation and fertigation;
Refer Proposed Planting Schedule



LANDSCAPE ELEVATIONS AND BLOW UP



SOUTH ELEVATION

SCALE 1:150 @A3

PROPOSED KINGARROY HEALTH PRECINCT REDEVELOPMENT
CNR MARKWELL AND GLENDON ST, KINGARROY

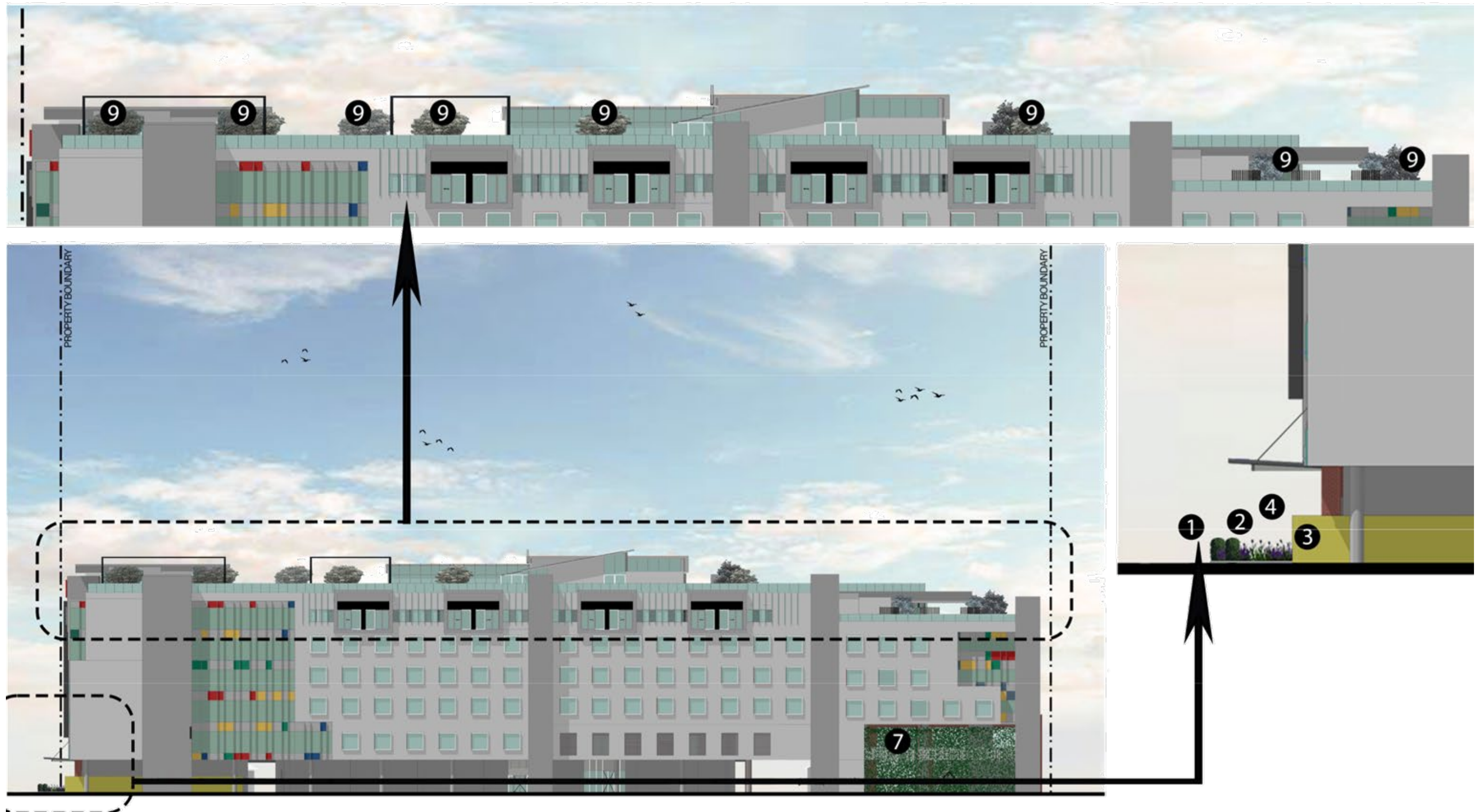
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LANDSCAPE ELEVATIONS AND BLOW UP



WEST ELEVATION
SCALE 1:150 @A3

PROPOSED KINGAROY HEALTH PRECINCT REDEVELOPMENT
CNR MARKWELL AND GLENDON ST, KINGAROY

DATE: FEB, 2024 SHEET NO. 22 SCALE 1:150 @A3



PLANTING SCHEDULE



1



5



9



13



2



6



10



15



3



7



11



17



4



8



12



PLANTING SCHEDULE

No.	Scientific Name	Growth Rate	Longevity	Height x Spread
1	Dodonaea rupicola Rock Hop Bush	Medium	Long	1 x 1 m
2	Liriope muscati cv	Fast	Long	0.5 x 0.5 m
3	Hardenbergia violacea cv	Medium	Long	0.5 x 1 m
4	Dietes grandiflora Wild Iris	Medium	Long	1.5 x 1 m
5	Babingtonia bidwillii dwarf form Baeckea Virgata Miniature	Medium	Long	1 x 1 m
6	Coleonema pulchellum cv	Medium	Long	1.2 x 1.2 m
7	Creeper : Hedera	Medium	Long	0.25 x 0.25 m
8	rosemary bush	Medium	Long	2 x 2 m
9	Grewia occidentalis Lavender Star Flower	Medium	Long	4 x 3 m
10	Crinum flaccidum	Medium	Long	0.5 x 0.5 m
11	Buddleja davidii cv Buddleja Black Knight	Fast	Long	2 x 2 m
12	Ceanothus cv Pin Cushion plant	Medium	Long	2 x 2 m
13	Brachyscome	Medium	Long	0.5 x 0.5 m
15	Coleonema pulchellum cv Coleonema 'Sunset Red	Medium	Long	1.2 x 1.2 m
17	Grass			

PROPOSED KINGAROY HEALTH PRECINCT REDEVELOPMENT
 CNR MARKWELL AND GLENDON ST, KINGAROY

DATE: FEB, 2024 SHEET NO. 24



RA6-N



SARA reference: 2310-37472 SRA
Council reference: MCU23/0024

12 January 2024

Chief Executive Officer
South Burnett Regional Council
PO Box 336
KINGAROY QLD 4610
info@southburnett.qld.gov.au

Attention: Ms Sam Dunstan

Dear Ms Dunstan

SARA referral agency response—7, 9 11 & 15 Glendon Street and 25 & 31 Markwell Street, KINGAROY (Lot 1 on RP42037, Lots 2 & 3 on RP7925, Lots 4 & 5 on SP146001 and Lot 1 on RP57027)

(Referral agency response given under Section 56 of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 31 October 2023.

Response

Outcome:	Referral agency response – with conditions
Date of response:	12 January 2024
Conditions:	The conditions in Attachment 1 must be attached to any development approval
Advice:	Advice to the applicant is in Attachment 2
Reasons:	The reasons for the referral agency response are in Attachment 3

Development details

Description:	Development Permit	Material Change of Use
		<ul style="list-style-type: none"> - Child care centre (50 enrolments) - Hospital (plus 42 x ancillary short-term staff accommodation, café and florist) - Residential care facility (general care units, NDIS units, palliative care units and dementia care units) - Health care service (> 500m²)
SARA role:	Referral agency	
SARA triggers:	Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1 (Planning Regulation 2017) – Development impacting on State transport infrastructure and thresholds	
	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 (Planning Regulation 2017) – Material change of use of premises near a State transport corridor	
SARA reference:	2310-37472 SRA	
Assessment manager:	South Burnett Regional Council	
Street address:	7, 9 11 & 15 Glendon Street and 25 & 31 Markwell Street, Kingaroy	
Real property description:	Lot 1 on RP42037, Lots 2 & 3 on RP7925, Lots 4 & 5 on SP146001 and Lot 1 on RP57027	
Applicant name:	Isaac Consulting Pty Ltd	
Applicant contact details:	2/47 Warner Street FORTITUDE VALLEY QLD 4005 james@isaacconsulting.com.au	
<i>Human Rights Act 2019</i> considerations:	A consideration of the 23 fundamental human rights protected under the <i>Human Rights Act 2019</i> has been undertaken as part of this decision. It has been determined that this decision does not limit human rights.	

Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s.30 Development Assessment Rules). Copies of the relevant provisions are in **Attachment 4**.

A copy of this response has been sent to the applicant for their information.

For further information please contact Peter Mulcahy, Principal Planning Officer, on (07) 3307 6152 or via email WBBSARA@dildgp.qld.gov.au who will be pleased to assist.

2310-37472 SRA

Yours sincerely



Alyssa Cameron

Executive Director, Planning and Development Services

cc Isaac Consulting Pty Ltd
james@isaacconsulting.com.au

enc Attachment 1 - Referral agency conditions
Attachment 2 - Advice to the applicant
Attachment 3 - Reasons for referral agency response
Attachment 4 - Representations about a referral agency response provisions
Attachment 5 - Documents referenced in conditions

Attachment 1—Referral agency conditions

(Under section 56(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application) (Copies of the documents referenced below are found at Attachment 5)

No.	Conditions	Condition timing							
<p>Development Permit for Material Change of Use – Child care centre (50 enrolments), Hospital (plus 42 x ancillary short-term staff accommodation, café and florist), Residential care facility (general care units, NDIS units, palliative care units and dementia care units) and Health care service (> 500m²)</p>									
<p>Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1 and Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1—The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following conditions:</p>									
<p>1.</p>	<p>Noise attenuation measures to achieve the following noise criteria must be provided for each applicable use:</p> <table border="1" data-bbox="359 806 1077 1086"> <thead> <tr> <th data-bbox="359 806 718 840">Applicable use</th> <th data-bbox="718 806 1077 840">Noise Criteria</th> </tr> </thead> <tbody> <tr> <td data-bbox="359 840 718 896">Short term accommodation units, staff accommodation.</td> <td data-bbox="718 840 1077 929" rowspan="4">less than or equal to 35 dB (A)Leq (1 hour) (maximum hour over 24 hours)</td> </tr> <tr> <td data-bbox="359 896 718 974">Indoor education areas and indoor play areas in the childcare centre.</td> </tr> <tr> <td data-bbox="359 974 718 1030">Sleeping rooms in the childcare centre.</td> </tr> <tr> <td data-bbox="359 1030 718 1086">Patient care areas in the hospital.</td> </tr> </tbody> </table>	Applicable use	Noise Criteria	Short term accommodation units, staff accommodation.	less than or equal to 35 dB (A)Leq (1 hour) (maximum hour over 24 hours)	Indoor education areas and indoor play areas in the childcare centre.	Sleeping rooms in the childcare centre.	Patient care areas in the hospital.	<p>Prior to commencement of the use for the relevant stage and to be maintained at all times.</p>
Applicable use	Noise Criteria								
Short term accommodation units, staff accommodation.	less than or equal to 35 dB (A)Leq (1 hour) (maximum hour over 24 hours)								
Indoor education areas and indoor play areas in the childcare centre.									
Sleeping rooms in the childcare centre.									
Patient care areas in the hospital.									
<p>2.</p>	<p>Balconies, podiums and roof decks must include:</p> <ul style="list-style-type: none"> (a) a continuous solid gap free structure or balustrade (excluding gaps required for drainage purposes to comply with the Building Code of Australia); (b) highly acoustically absorbent material treatment for the total area of the soffit above balconies, podiums and roof decks. 	<p>Prior to commencement of the use for the relevant stage and to be maintained at all times.</p>							
<p>3.</p>	<ul style="list-style-type: none"> (a) Provide dedicated passenger loading zones and part of hours parking parallel to the kerb at the locations shown on the following drawings: <ul style="list-style-type: none"> • <i>Ground Floor – Stage 1</i>, prepared by Black Inc Architecture, dated 30/11/2023, Drawing No. SK-06, Issue 10 (as amended in red by SARA on 12 January 2024); • <i>Ground Floor – Stage 2</i>, prepared by Black Inc Architecture, dated 30/11/2023, Drawing No. SK-13, Issue 10 (as amended in red by SARA on 12 January 2024) and • <i>Ground Floor – Stage 3</i>, prepared by Black Inc Architecture, dated 30/11/2023, Drawing No. SK-20, Issue 10 (as amended in red by SARA on 12 January 2024). (b) Each passenger loading zone and parking allocation in part (a) of this condition, must be designed and constructed to include the following: <ul style="list-style-type: none"> (i) Part of hours parking zones and passenger loading zones, with the following minimum vehicle capacities: 	<ul style="list-style-type: none"> (a) Prior to the commencement and, where on the site, to be maintained at all times for Stages 1 to 3. (b) Prior to the commencement and, where on the site, to be maintained at all times for Stages 							

No.	Conditions	Condition timing
	<ul style="list-style-type: none"> • the parking of 1 x 25 seater mini-bus of 7.7m in length and 1 x wheelchair accessible taxi, parallel to kerb, with entry and exit tapers adjacent to the on-site foyer, north of the internal roadway; • the parking of 1 x 25 seater mini-bus of 7.7m in length parallel to kerb, with entry and exit tapers adjacent to the on-site foyer, south of the internal roadway; • the parking of 4 x B99 standard vehicles in total, parallel to kerb, in one continuous zone with entry and exit tapers adjacent to the new radiology on the northern side of the internal roadway; • the parking of 7 x B99 standard vehicles and 1 x wheelchair accessible taxi in total, parallel to kerb, in demarcated parking bays except for P 2 minute passenger loading zones which should be continuous, with entry and exit tapers, as required, adjacent to the Glendon Street frontage of the hospital; <p>(ii) the wheelchair accessible parking bays in part b(i) designated by signage and pavement marking in accordance with:</p> <ul style="list-style-type: none"> • AS1428.1 – Design for access and mobility; • AS2890.6 – Parking Facilities, Part 6: Off-street parking for people with disabilities; • Chapter 7 – Taxi Facilities of the <i>Public Transport Infrastructure Manual 2015</i>; and • the Disability Standards for Accessible Public Transport 2002 – subsection 31(1) of the <i>Disability Discrimination Act 1992</i>; • the disability only user limitation requirements in Section 3.3.4 of AS1742.11 – Manual of uniform traffic control devices, Part 11: Parking controls; <p>(iii) passenger loading zone signs – R5-23 (passengers – 2 minute or 10 minute for the 3 x demarcated parking bays north of the hospital foyer), placed at either end of the zone, and line marking in accordance with AS1742.11 – Manual of uniform traffic control devices, Part 11: Parking controls and the Queensland Manual of Uniform Traffic Control Devices, Part 11: Traffic Controls, namely Figure C2.2;</p> <p>(iv) Part of hours parking signs – R5-15 (¼P), placed at either end of each wheelchair accessible parking bay and each setdown facility with capacity for a 25-seater mini-bus and line marking in accordance with AS1742.11 – Manual of uniform traffic control devices, Part 11: Parking controls;</p> <p>(v) lighting in accordance with AS/NZS 1158.3.1 – Lighting for Roads and Public Spaces, Part 3.1: Pedestrian Area (Category P) Lighting – Performance and Design Requirements; and</p>	<p>1 to 3.</p>

No.	Conditions	Condition timing
	<p>(vi) access and hardstand, and shelter with seats, for waiting and boarding/alighting passengers.</p> <p>(c) Provide Registered Professional Engineer of Queensland (RPEQ) certification, with supporting documentation, to the Program Delivery and Operations Unit, Wide Bay Burnett Region within the Department of Transport and Main Roads (Wide.Bay.Burnett.IDAS@tmr.qld.gov.au) confirming that the development has been designed and constructed in accordance with parts (a) and (b) of this condition.</p>	<p>(c) Prior to the commencement of use for Stages 1 to 3.</p>
4.	<p>(a) Provide a dedicated taxi rank parallel to the kerb at the locations shown on the following drawings:</p> <ul style="list-style-type: none"> • <i>Ground Floor – Stage 1</i>, prepared by Black Inc Architecture, dated 30/11/2023, Drawing No. SK-06, Issue 10 (as amended in red by SARA on 12 January 2024); • <i>Ground Floor – Stage 2</i>, prepared by Black Inc Architecture, dated 30/11/2023, Drawing No. SK-13, Issue 10 (as amended in red by SARA on 12 January 2024); and • <i>Ground Floor – Stage 3</i>, prepared by Black Inc Architecture, dated 30/11/2023, Drawing No. SK-20, Issue 10 (as amended in red by SARA on 12 January 2024). <p>(b) The dedicated taxi rank in part (a) of this condition must be designed and constructed to include the following:</p> <ul style="list-style-type: none"> (i) a minimum zone capacity for the parking of two taxis (1 x standard taxi and 1 x wheelchair accessible taxi) in total; (ii) at least one wheelchair accessible taxi parking bay designated by signage and pavement marking at the front of the queue in accordance with: <ul style="list-style-type: none"> • AS2890.5 – Parking facilities, Part 5: On-street parking; • AS1428.1 – Design for access and mobility; • AS2890.6 – Parking Facilities, Part 6: Off-street parking for people with disabilities; • Chapter 7 – Taxi Facilities of the <i>Public Transport Infrastructure Manual 2015</i>; and • the Disability Standards for Accessible Public Transport 2002 – subsection 31(1) of the <i>Disability Discrimination Act 1992</i>; (iii) two taxi zone signs R5-21, placed at either end of the rank, and taxi zone line marking in accordance with AS1742.11 – Manual of uniform traffic control devices, Part 11: Parking controls; (iv) lighting in accordance with AS/NZS 1158.3.1 – Lighting for Roads and Public Spaces, Part 3.1: Pedestrian Area (Category P) Lighting – Performance and Design Requirements; (vii) access and hardstand, and shelter with seats, for waiting and boarding/alighting passengers. <p>(c) Provide RPEQ certification, with supporting documentation, to</p>	<p>(a) Prior to the commencement for Stages 1 to 3.</p> <p>(b) Prior to the commencement for Stages 1 to 3.</p> <p>(c) Prior to the</p>

No.	Conditions	Condition timing
	<p>the Program Delivery and Operations Unit, Wide Bay Burnett Region within the Department of Transport and Main Roads (Wide.Bay.Burnett.IDAS@tmr.qld.gov.au) confirming that the development has been designed and constructed in accordance with parts (a) to (c) of this condition.</p>	<p>commencement for Stages 1 to 3.</p>
5.	<p>(a) Provide a vehicle loading zone that can be used for the lay-by parking of a 25-seater mini-bus of 7.7m in length generally in accordance with <i>Ground Floor – Stage 1</i>, prepared by Black Inc Architecture, dated 30/11/2023, Drawing No. SK-06, Issue 10 (as amended in red by SARA on 12 January 2024).</p> <p>(b) Provide a perpendicular lay-by parking bay for a 25-seater mini-bus of 7.7 metres in length generally in accordance with the following:</p> <ul style="list-style-type: none"> • <i>Ground Floor – Stage 2</i>, prepared by Black Inc Architecture, dated 30/11/2023, Drawing No. SK-13, Issue 10 (as amended in red by SARA on 12 January 2024); and • <i>Ground Floor – Stage 3</i>, prepared by Black Inc Architecture, dated 30/11/2023, Drawing No. SK-20, Issue 10 (as amended in red by SARA on 12 January 2024). <p>(c) Install bus zone signs R5-20 (left and right) on the mini-bus lay-by parking bay in part (b) of this condition in accordance with AS1742.11 – <i>Manual of Uniform Traffic Control Devices, Part 11: Parking controls</i> or provide the equivalent private signage.</p>	<p>(a) Prior to the commencement of use and to be maintained at all times for Stage 1.</p> <p>(b) Prior to the commencement of use and to be maintained at all times for Stages 2 to 3.</p> <p>(c) Prior to the commencement of use and to be maintained at all times for Stages 2 to 3.</p>
6.	<p>(a) Prepare a Servicing Management Plan, prepared by a suitably qualified and experience professional to manage conflict between commercial vehicle loading and mini-bus lay-by parking in the loading dock shown on <i>Ground Floor – Stage 1</i>, prepared by Black Inc Architecture, dated 30/11/2023, Drawing No. SK-06, Issue 10 (as amended in red by SARA on 12 January 2024).</p> <p>(b) Carry out the operation of the development in accordance with the Servicing Management Plan.</p>	<p>(a) Prior to the commencement of Stage 1.</p> <p>(b) At all times during the operation of the development for Stage 1.</p>
7.	<p>(a) Provide a zebra crossing between the on-site passenger loading zones at the location shown on the following drawings in accordance with AS1742:10 – <i>Manual of Uniform Traffic Control Devices, Part 10: Pedestrian control and protection</i>:</p> <ul style="list-style-type: none"> • <i>Ground Floor – Stage 1</i>, prepared by Black Inc Architecture, dated 30/11/2023, Drawing No. SK-06, Issue 10 (as amended in red by SARA on 12 January 2024); • <i>Ground Floor – Stage 2</i>, prepared by Black Inc Architecture, dated 30/11/2023, Drawing No. SK-13, Issue 10 (as amended in red by SARA on 12 January 2024); and • <i>Ground Floor – Stage 3</i>, prepared by Black Inc 	<p>(a) Prior to the commencement of use and to be maintained at all times for Stages 1 to 3.</p>

2310-37472 SRA

No.	Conditions	Condition timing
	<p>Architecture, dated 30/11/2023, Drawing No. SK-20, Issue 10 (as amended in red by SARA on 12 January 2024).</p>	
	<p>(b) Provide the pedestrian pathways shown on <i>Ground Floor – Stage 2</i>, prepared by Black Inc Architecture, dated 30/11/2023, Drawing No. SK-13, Issue 10 (as amended in red by SARA on 12 January 2024).</p>	<p>(b) Prior to the commencement of use and to be maintained at all times for Stage 2.</p>
	<p>(c) Provide a disability accessible compliant pathway for the extent of the southernmost setdown facility and between this facility and the lift foyer at the location shown on <i>Ground Floor – Stage 3</i>, prepared by Black Inc Architecture, dated 30/11/2023, Drawing No. SK-20, Issue 10 (as amended in red by SARA on 12 January 2024).</p>	<p>(c) Prior to the commencement of use and to be maintained at all times.</p>

Attachment 2—Advice to the applicant

General advice	
1.	Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> , its regulation or the State Development Assessment Provisions (SDAP) (version 3.0). If a word remains undefined it has its ordinary meaning.
Noise Report revision recommendation	
2.	It is recommended that the report is updated to address Conditions 1 and 2 in Attachment 1, based on the final architectural plans.

Attachment 3—Reasons for referral agency response

(Given under section 56(7) of the *Planning Act 2016*)

The reasons for the SARA's decision are:

- the proposed development is considered to achieve compliance with State Code 1: Development in a state-controlled road environment, provides for community amenity from significant adverse impacts of environmental emissions generated from state-controlled roads and is not considered to have an adverse impact on the safety or efficiency of both the Youngman Street/Markwell Street intersection and Kingaroy Street/Markwell Street intersection.
- the proposed development is considered to achieve compliance with State Code 6: Protection of state transport networks, provides for connection to passenger transport services and incorporates pedestrian transport infrastructure commensurate with the scale of the project and individual land use components.

Material used in the assessment of the application:

- the development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- the SDAP (version 3.0), as published by SARA
- the Development Assessment Rules
- SARA DA Mapping system
- SARA State Planning Policy (SPP) Mapping system
- Section 58 of the *Human Rights Act 2019*.

2310-37472 SRA

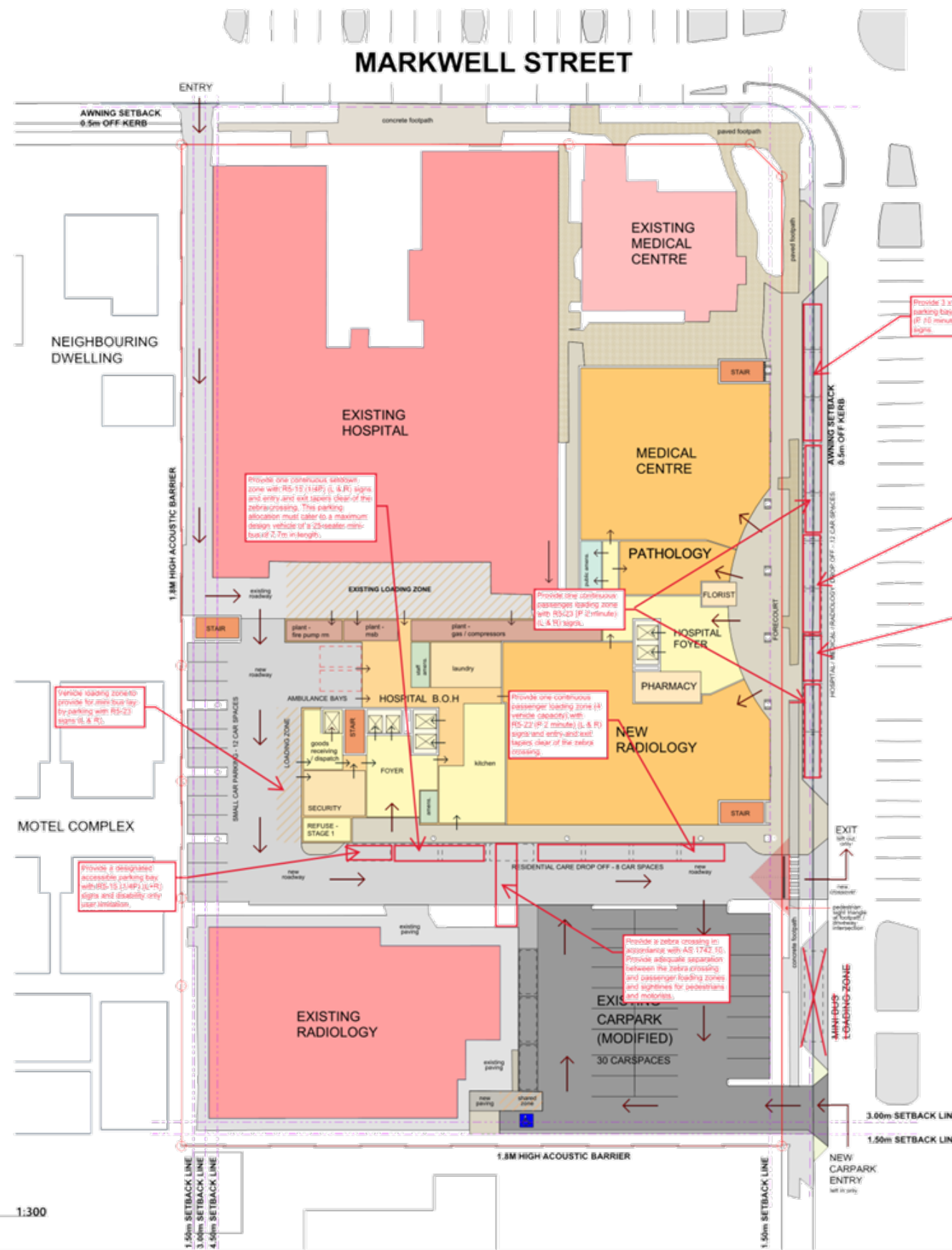
Attachment 4—Representations about a referral agency response provisions

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2310-37472 SRA

Attachment 5—Documents referenced in conditions

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PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 2310-37472 SRA

Date: 12 January 2024



PROPOSED FLOOR LEVEL (GROUND) RL. 428.20 AHD

Amended in red by SARA on 12 January 2024

SITE - STAGE 1 1:300



NO.	DESCRIPTION	DATE

Member Australian Institute of Architects

BLACK INK architecture

PO BOX 1008 PARADISE RD N1 4218
 PH: 0755944221 | FAX: 0755944888

CLIENT: **ETHOS HEALTH CARE**

SITE ADDRESS: **cnr MARKWELL & GLENDON STREETS KINGAROY QUEENSLAND 4610**

PROJECT NO: **2303**

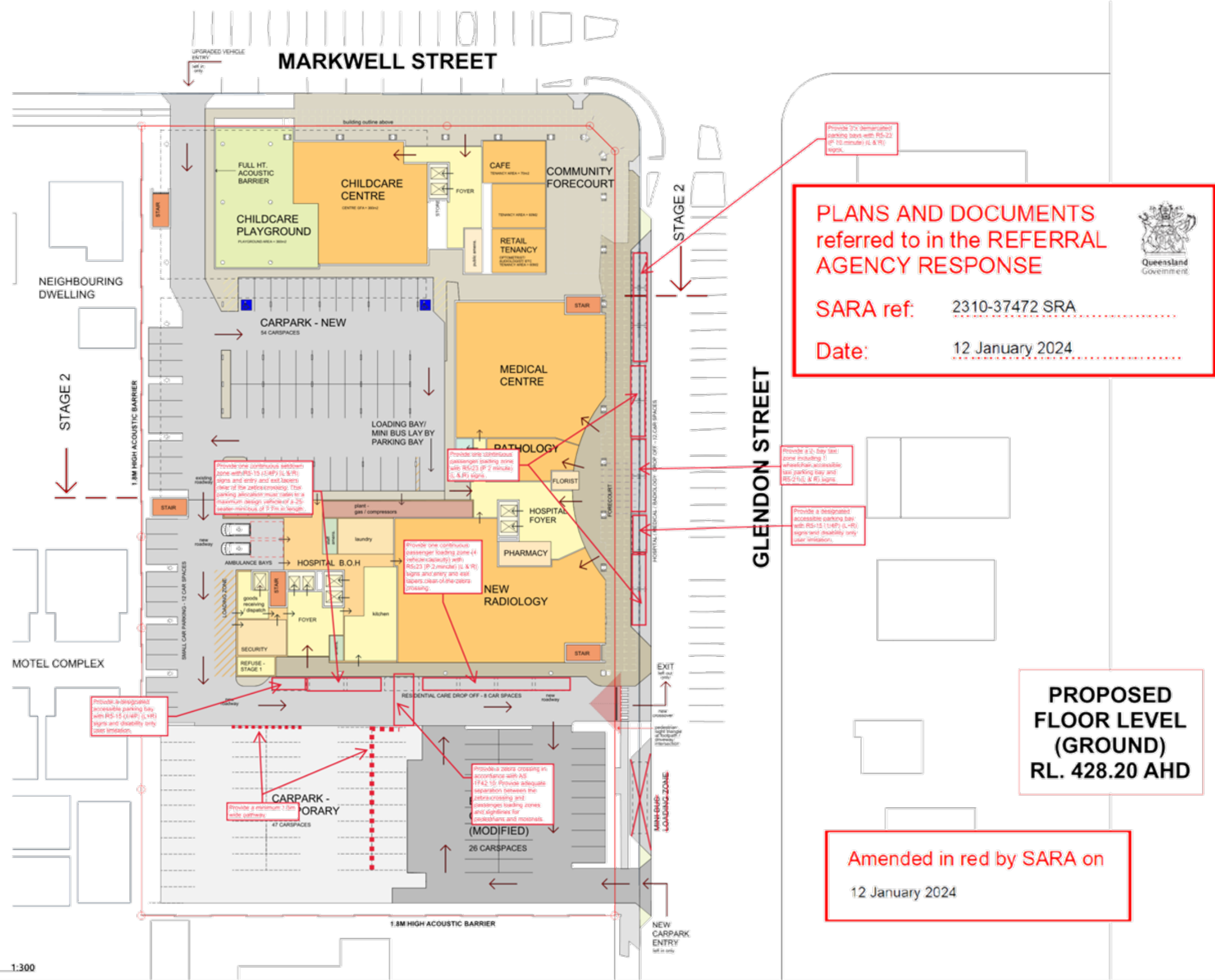
DWG: **SK-06** DRAWING TITLE: **GROUND FLOOR - STAGE 1**

SCALE: **CORRECT @ A1** STATUS: **DA SUBMISSION**

DESIGNED: MP	DRAWN: DP	CHECKED: MP	PRINT DATE: 17/12/2023
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PROJECT: **KINGAROY HEALTH PRECINCT REDEVELOPMENT**

NO.	DESCRIPTION	DATE



PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 2310-37472 SRA

Date: 12 January 2024

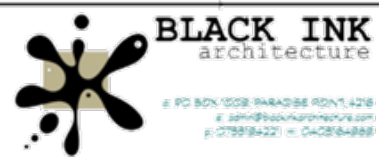


PROPOSED FLOOR LEVEL (GROUND) RL. 428.20 AHD

Amended in red by SARA on 12 January 2024

SITE - STAGE 2 1:300

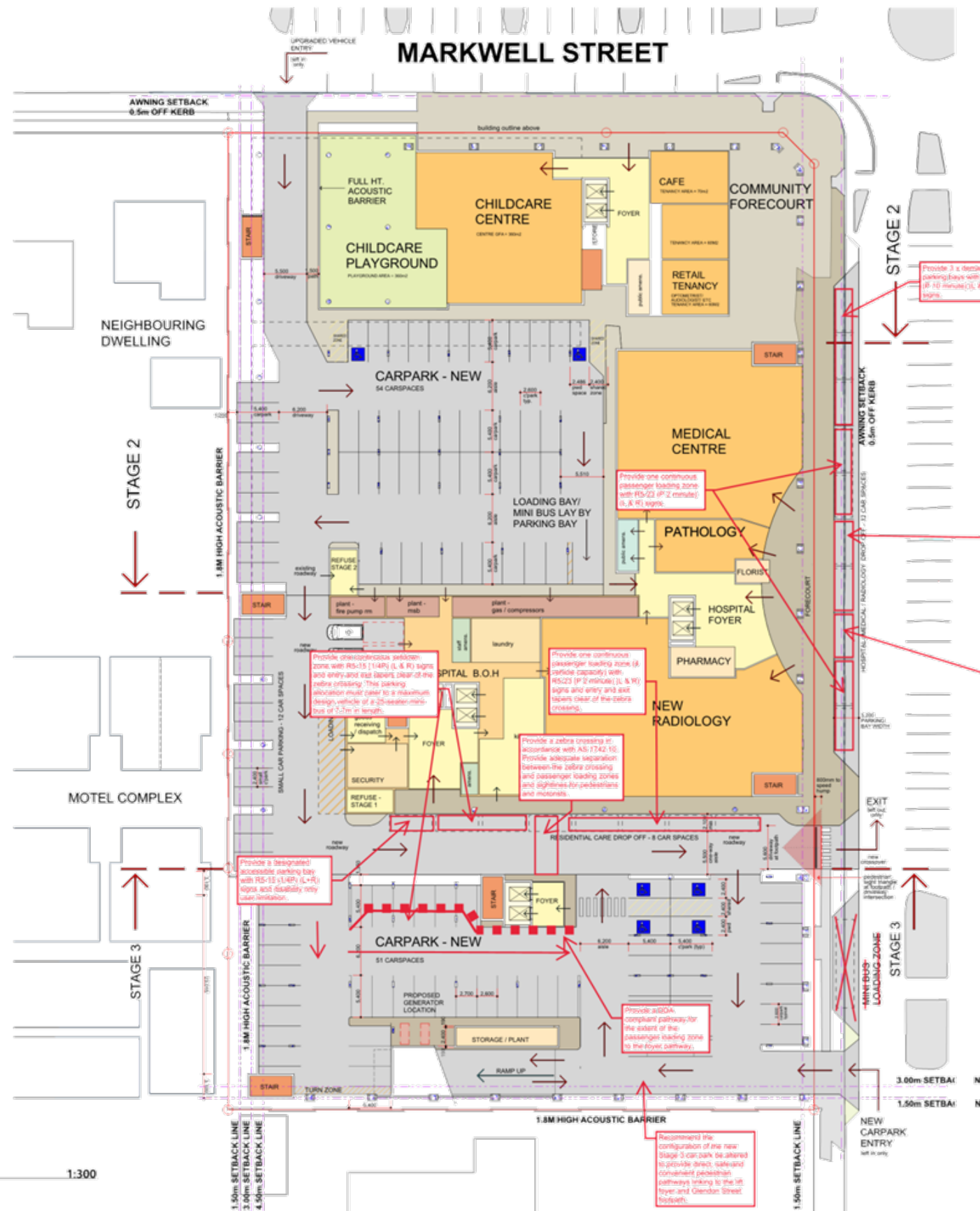
NO.	DESCRIPTION	DATE
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2	ISSUE FOR DA SUBMISSION	17/12/2023
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4	ISSUE FOR DA SUBMISSION	17/12/2023
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100	ISSUE FOR DA SUBMISSION	17/12/2023



CLIENTS	ETHOS HEALTH CARE
BTE ADDRESS	cnr MARKWELL & GLENDON STREETS KINGAROY QUEENSLAND 4610
PROJECT NO.	2303

DATE	17/12/2023
DRAWING TITLE	GROUND FLOOR - STAGE 2
SCALE	CORRECT @ A1
DESIGNED	MP
CHECKED	DP
PRINT DATE	17/12/2023
STATUS	DA SUBMISSION
ISSUE	10
PROJECT	KINGAROY HEALTH PRECINCT REDEVELOPMENT

DATE	17/12/2023
ISSUE	10



PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE

SARA ref: 2310-37472 SRA

Date: 12 January 2024



Provide 2 (two) bay zone with 1 wheelchair accessible bay (parking) bay and RS-21 (L & R) signs.

Provide a designated accessible parking bay with RS-15 (L&R) (L+R) signs and disability only zone limitation.

PROPOSED FLOOR LEVEL (GROUND)
RL. 428.20 AHD

Amended in red by SARA on
12 January 2024

SITE - STAGE 3 1:300



NO.	DESCRIPTION	DATE

Member
Australian
Institute of
Architects

BLACK INK
architecture

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CLIENT: **ETHOS HEALTH CARE**

BTE ADDRESS: **cnr MARKWELL & GLENDON STREETS
KINGAROY QUEENSLAND 4610**

PROJECT NO: **2303**

DWG: **SK-20** DRAWING TITLE: **GROUND FLOOR - STAGE 3**

SCALE: **CORRECT @ A1** STATUS: **DA SUBMISSION**

DESIGNED: **MP** DRAWN: **DP** CHECKED: **MP** PRINT DATE: **17/12/2023**

PROJECT: **KINGAROY HEALTH PRECINCT REDEVELOPMENT**

NO.	DESCRIPTION	DATE

ISSUE: **10**

Development Assessment Rules—Representations about a referral agency response

The following provisions are those set out in sections 28 and 30 of the Development Assessment Rules¹ regarding **representations about a referral agency response**

Part 6: Changes to the application and referral agency responses

28 Concurrence agency changes its response or gives a late response

- 28.1. Despite part 2, a concurrence agency may, after its referral agency assessment period and any further period agreed ends, change its referral agency response or give a late referral agency response before the application is decided, subject to section 28.2 and 28.3.
- 28.2. A concurrence agency may change its referral agency response at any time before the application is decided if—
- (a) the change is in response to a change which the assessment manager is satisfied is a change under section 26.1; or
 - (b) the Minister has given the concurrence agency a direction under section 99 of the Act; or
 - (c) the applicant has given written agreement to the change to the referral agency response.²
- 28.3. A concurrence agency may give a late referral agency response before the application is decided, if the applicant has given written agreement to the late referral agency response.
- 28.4. If a concurrence agency proposes to change its referral agency response under section 28.2(a), the concurrence agency must—
- (a) give notice of its intention to change its referral agency response to the assessment manager and a copy to the applicant within 5 days of receiving notice of the change under section 25.1; and
 - (b) the concurrence agency has 10 days from the day of giving notice under paragraph (a), or a further period agreed between the applicant and the concurrence agency, to give an amended referral agency response to the assessment manager and a copy to the applicant.

¹ Pursuant to Section 68 of the *Planning Act 2016*

² In the instance an applicant has made representations to the concurrence agency under section 30, and the concurrence agency agrees to make the change included in the representations, section 28.2(c) is taken to have been satisfied.

Part 7: Miscellaneous

30 Representations about a referral agency response

- 30.1. An applicant may make representations to a concurrence agency at any time before the application is decided, about changing a matter in the referral agency response.³

³ An applicant may elect, under section 32, to stop the assessment manager's decision period in which to take this action. If a concurrence agency wishes to amend their response in relation to representations made under this section, they must do so in accordance with section 28.

17.3 RECONFIGURING A LOT - SUBDIVISION (2 LOTS INTO 15 LOTS), NEW ROAD AND DRAINAGE EASEMENTS AT 189 & 193 CRUMPTON DRIVE BLACKBUTT NORTH (AND DESCRIBED AS LOTS 109 & 110 ON RP174023). APPLICANT: GLW CONSTRUCTIONS PTY LTD C/- LAND PARTNERS PTY LTD

File Number: RAL23/0015
Author: Planning Consultant
Authoriser: Chief Executive Officer

PRECIS

Reconfiguring a Lot – development permit (Subdivision 2 Lots into 15 Lots), New Road and Drainage Easements at 189 & 193 Crumpton Drive BLACKBUTT NORTH (and described as Lots 109 & 110 on RP174023).

SUMMARY

- The application is for a Reconfiguring a Lot – development permit (Subdivision 2 lots into 15 lots, new road and drainage easements);
- The subject site is located in the Rural Residential Zone (4,000m² Precinct) under the *SBRC Planning Scheme 2017, v1.4*;
- The subject site is 7.9 hectares in area (Lot 109 – 4 hectares and Lot 110 – 3.9 hectares);
- The development application is assessed against the relevant assessment benchmarks of the *SBRC Planning Scheme 2017, v1.4*. Relevant assessment benchmarks include:
 - Strategic Framework;
 - Rural Residential Zone Code;
 - Reconfiguring a Lot Code; and
 - Services and Works Code.
- The application triggered impact assessment due to the frontage width of proposed lots 6-9 being less than 30m and therefore, non-compliant with the requirements of Table 8.4.2, Reconfiguring a lot code, *SBRC Planning Scheme 2017, v1.4*;
- Public notification was carried out during the period 18 January 2024 to 9 February 2023 and two (2) properly made submissions and one not properly made submission objecting to the proposed development were received;
- No referrals were required;
- Council issued an Information Request on 16 August 2023 and raised issues relating to flooding, bushfire hazard.
 - The applicant was also requested to address additional elements of the Strategic Framework and Overall Outcomes of the Rural Residential Zone Cod, and the Reconfiguring a Lot Code.
- The applicant responded to Council’s Information Request on 14 December 2023 with updated plans and reporting which sufficiently addressed all matters raised in the Information Requests, to Council’s satisfaction;
- The application has been assessed and the proposal generally meets the requirements of the planning scheme and relevant codes or has been conditioned to comply (refer to Attachment A – Statement of Reasons);
- Refer to Attachment B – Infrastructure Charges Notice;
- Refer to Attachment C – Approved Plans; and
- The application recommended for approval subject to reasonable and relevant conditions.

OFFICER’S RECOMMENDATION

That Council approve the application for Reconfiguring a Lot – Subdivision (2 lots into 15 lots, new road and drainage easement) at 189 & 193 Crumpton Drive, Blackbutt North (and described as Lots 109 & 110 on RP174023) subject to conditions and recommendations contained herein.

GENERAL

GEN1. The development must be completed and maintained in accordance with the approved plans and documents and conditions to this development approval:

Drawing No.	Prepared By	Drawing Title	Rev	Date
BRJD8286-000-4-11	LandPartners Surveyors and Planners	Proposed Reconfiguration	11	21/11/23
C0399-DA-BE-101	Urban Engineering Solutions	Bulk earthworks Layout Plan	B	16/11/23
C0399-DA-RW-101	Urban Engineering Solutions	Roadworks Layout Plan – Sheet 1	B	16/11/23
C0399-DA-RW-102	Urban Engineering Solutions	Roadworks – Layout Plan – Sheet 2	B	16/11/23
C0399-DA-RW-301	Urban Engineering Solutions	Roadworks Longitudinal Sections – Sheet 1	B	16/11/23
C0399-DA-RW-401	Urban Engineering Solutions	Roadworks Cross Sections – Sheet 1	B	16/11/23
C0399-DA-SD-101	Urban Engineering Solutions	Stormwater Layout Plan – Sheet 1	B	16/11/23
C0399-DA-SE-101	Urban Engineering Solutions	Sewerage Layout Plan	B	16/11/23

DOCUMENTS REFERRED TO IN THIS APPROVAL

Document Title	Prepared By	Ref No.	Rev	Date
Bushfire Management Report	Wollemi Eco-Logical Pty Ltd	23153	3	04/12/23
Flood Assessment Report	Storm Water Consulting Pty Ltd	J9915	1.4	27/11/23

DEVELOPMENT PERIOD – RAL

GEN2. The currency period for this development approval for reconfiguring a lot is four (4) years after the development approval takes effect. The development approval will lapse unless the survey plan for all works and stages required to be given to Council for approval is provided within this period.

COMPLIANCE/ENDORSEMENT

GEN3. All conditions of this approval are to be satisfied prior to Council endorsing the Survey Plan, and it is the applicant's responsibility to notify Council to inspect compliance with conditions.

A fee will be charged, with payment required prior to Council’s approval of the associated documentation requiring assessment.

OUTSTANDING FEES

GEN4. Prior to sealing the Plan of Survey, the applicant is required to pay the Council all rates and charges or any expenses being charged over the subject land under any Act in accordance with Schedule 18 Section 69 of the *Planning Act Regulation 2017*.

Timing – As indicated.

SURVEY MARKS

GEN5. Prior to the sealing of the Plan of Survey the applicant is to provide a certificate signed by a licensed surveyor stating that after the completion of all works associated with the reconfiguration, survey marks were reinstated where necessary and all survey marks are in their correct position in accordance with the Plan of Survey.

VALUATION FEES

GEN6. Payment of Department of Natural Resources, Mines and Energy valuation fees that will result from the issue of split valuations prior to Council sealing the Plan of Survey. The contribution is currently assessed at \$52.00 per lot however, the actual amount payable will be based on Council's Register of Fees & Charges and the rate applicable at the time of payment.

Timing – As indicated.

ENVIRONMENT (BUSHFIRE MANAGEMENT)

GEN7. The development must be carried out in accordance with the Approved Range Environmental Bushfire Management Report as referenced at GEN1 of this conditions package and noting the following:

- Subdivision layout to be in accordance with 'Figure 2' of the Bushfire Management Report;
- Subdivision works to be carried out in accordance with recommendations in Section 4.0 of the Bushfire Management Report (where relevant to Reconfiguring a Lot);
- All lots are to retain or install access and egress in accordance with outcomes specified in Section 3.4 of the Bushfire Management Report;
- All lots are to be provided with dedicated fire fighting water storage with a volume of water not less than 25,000 litres for each building, as specified in Section 3.5 of the Bushfire Management Report;
- All future purchasers of the subject lots to be notified of bushfire management requirements at time of sale and/or other method of disposal.

Provide certification to Council from an accredited bushfire professional which certifies that subdivisional works have been constructed in accordance with the bushfire management conditions of this Development Approval.

Timing – Prior to sealing of the survey plan.

VALIDITY OF BUSHFIRE MANAGEMENT REPORT

BMR1. Prior to sealing of the survey plan provide written evidence from an accredited bushfire professional that the approved bushfire management report (BMR) and its recommendations are current and in accordance with the BMR disclaimer.

Timing - As indicated.

ENGINEERING WORKS

ENG1. Submit to Council, an Operational Work application for all works that will become Council infrastructure and for earthworks, stormwater, and accesses.

ENG2. Complete all works approved and works required by conditions of this development approval and/or any related approvals at no cost to Council, prior to Council's endorsement of the Survey Plan unless stated otherwise.

ENG3. Be responsible for any alteration necessary to electricity, telephone, water mains, sewer mains, stormwater drainage systems or easements and/or other public utility installations resulting from the development or from road and drainage works required in connection with the development.

ENG4. Submit to Council, Certification from a suitably qualified Engineer (RPEQ) that the works have been undertaken in accordance with the Approved Plans and specifications and to Council's requirements.

LOCATION, PROTECTION AND REPAIR OF DAMAGE TO COUNCIL AND PUBLIC UTILITY SERVICES INFRASTRUCTURE AND ASSETS

- ENG5. Be responsible for the location and protection of any Council and public utility services infrastructure and assets that may be impacted on during construction of the development.
- ENG6. Repair all damages incurred to Council and public utility services infrastructure and assets, as a result of the proposed development immediately should hazards exist for public health and safety or vehicular safety. Otherwise, repair all damages immediately upon completion of works associated with the development.

STORMWATER MANAGEMENT

- ENG7. Provide stormwater management generally in accordance with the approved Flood Assessment Report prepared by Storm Water Consulting Pty Ltd dated 27 November 2023.
- ENG8. Design and construct stormwater drainage to ensure that the development will achieve "no nuisance" as described in the Queensland Urban Drainage Manual (QUDM) to all downstream properties including road reserves and the like for design storms of ARI2, ARI5, ARI10, ARI20, ARI50 and ARI100.
- ENG9. Provide overland flow paths that do not adversely alter the characteristics of existing overland flows on other properties or that create an increase in flood damage on other properties.
- ENG10. Discharge all minor storm flows that fall or pass onto the site to the lawful point of discharge in accordance with the Queensland Urban Drainage Manual (QUDM).
- ENG11. Adjoining properties and roadways to the development are to be protected from ponding or nuisance from stormwater as a result of any site works undertaken as part of the proposed development.

WATER SUPPLY

- ENG12. Future Dwellings shall provide a minimum a 45kl water tank for consumption purposes and an additional 22.5kl water storage located no more than 10m from the main dwelling is available for fire fighting purposes.

ON-SITE WATEWATER DISPOSAL

- ENG13. Future Dwellings must be connected to an on-site wastewater disposal system, in accordance with *AS1547:2012 On-site domestic wastewater management*, and the Queensland Plumbing and Waste Water Code.

Timing: Prior to the issue of a Building Approval for a future Dwelling on the proposed lots.

VEHICLE ACCESS

- ENG14. Design and construct an access for each lot in accordance with Council's Standard Drawing 00049.

ROADWORKS - NEW ROAD

- ENG15. Design and construct the new road identified on proposed plans of development as an Access Street in accordance with Council's Planning Scheme, and Austroads' Guide to Road Design.

TELECOMMUNICATION

- ENG16. Provide underground telecommunications to all lots within the development.

ELECTRICITY

- ENG17. Design and provide electricity supply to all lots within the development to comply with Ergon Energy's requirements.
- ENG18. Submit to Council, written confirmation from an electricity provider that an agreement has been made for the supply of electricity.
- ENG19. Submit electrical plans for Council's review prior to Council's endorsement of the Survey Plan. Be responsible to check and ensure that electrical drawings do not conflict with the civil engineering design.

SERVICES - EXISTING CONNECTIONS

- ENG20. Ensure that all services provided to the existing house on proposed Lot 14 are wholly located within the lot(s) it serves.

STREET LIGHTING

- ENG21. Design and install street lighting in accordance with AS/NZS1158 to a PR6 L33 standard. Submit to Council, street light design plans showing the proposed public lighting system for Council's endorsement.
- ENG22. Enter into an agreement with an electricity supplier to provide a public lighting system in accordance with the lighting design plans as required by the previous condition. Submit to Council, written confirmation from an electricity provider that an agreement has been made to provide a public lighting system.

EARTHWORKS - GENERAL

- ENG23. Earthworks per site involving cut or fill greater than 1 metre in height and quantity of material greater than 50m³, or earthworks involving cut or fill less than 1 metre in height and quantity of material greater than 100m³ requires an Operational Work application.
- ENG24. Undertake earthworks in accordance with the provisions of AS3798 Guidelines on Earthworks for Commercial and Residential Developments.
- ENG25. Supervise bulk earthworks to Level 1 and have a frequency of field density testing in accordance with Table 8.1 of AS3798.
- ENG26. Ensure that each lot is self-draining.

EROSION AND SEDIMENT CONTROL - GENERAL

- ENG27. Ensure that all reasonable actions are taken to prevent sediment or sediment laden water from being transported to adjoining properties, roads and/or stormwater drainage systems.
- ENG28. Remove and clean-up the sediment or other pollutants in the event that sediment or other pollutants are tracked or released onto adjoining streets or stormwater systems, at no cost to Council.

EASEMENTS

- ENG29. Lodge for registration at the Titles Queensland, the following easement(s):
- a. A stormwater drainage easement as shown on the approved plan(s) of development or as determined in any approval for Operational Work, whichever is the greater, to the benefit of Council, that includes all stormwater overland flow paths traversing the land;

- ENG30. The restrictions imposed (non-permanent fixtures) on the property within the drainage easement, will include:
- a. a building (habitable or not), regardless of size;
 - b. a bridge or culvert;
 - c. a tower, mast, pillar, or post;
 - d. a wall or a fence (other than a dividing fence);
 - e. a shipping container or similar object;
 - f. a sculpture or statue;
 - g. a viaduct, railway line, roadway or path;
 - h. a swimming pool or a tank; or
 - i. anything else that may be reasonably characterised as a structure when placed upon land (whether by affixation or by resting upon its own weight).

ADVICE HERITAGE

- ADV1. This development approval does not authorise any activity that may harm Aboriginal Cultural Heritage. Under the *Aboriginal Cultural Heritage Act 2003* you have a duty of care in relation to such heritage. Section 23(1) provides that "A person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal Cultural Heritage." Council does not warrant that the approved development avoids affecting Aboriginal Cultural Heritage. It may therefore, be prudent for you to carry out searches, consultation, or a Cultural Heritage assessment to ascertain the presence or otherwise of Aboriginal Cultural Heritage. The Act and the associated duty of care guidelines explain your obligations in more detail and should be consulted before proceeding. A search can be arranged by visiting <https://www.datsip.qld.gov.au> and filling out the Aboriginal and Torres Strait Islander Cultural Heritage Search Request Form.

FILLING & EXCAVATION

- ADV2. It is the developer/owner's responsibility to ensure that any subsequent earthworks required as a consequence of this approval and/or ongoing operations complies with all aspects of Council's planning scheme either directly or indirectly. All erosion and sediment control measures should be to a standard as specified by a suitably qualified professional.

APPEAL RIGHTS

- ADV3. Attached for your information is a copy of Chapter 6 of the *Planning Act 2016* as regards Appeal Rights.

INFRASTRUCTURE CHARGES

- ADV4. Infrastructure charges are now levied by way of an Infrastructure Charges Notice, issued pursuant to section 119 of the *Planning Act 2016*.

DEVELOPER INCENTIVE

- ADV5. Council is offering a reduction in infrastructure charges payable through the development incentive scheme which is available between 1 December 2020 and 31 December 2025. Eligible development under this scheme is required to be completed by 31 December 2025.

For further information or application form please refer to the rules and procedures available on Council's website.

VEGETATION CLEARANCE

ADV6. It is incumbent upon the developer and future owners of all lots to ensure that the clearance of on-site vegetation can be undertaken in accordance with the provisions of the *Vegetation Management Act 1999*, the *Vegetation Management Regulation 2012*, the *Planning Act 2016* and the *Planning Regulation 2017*. These regulations permit the clearance of high value regrowth vegetation of State significance in some instances as 'exempt clearing work'.

For further information on the vegetation management framework:

Phone 135VEG (135 834)

Email vegetation@resources.qld.gov.au

Visit <https://www.resources.qld.gov.au/?contact=vegetation> to submit an online enquiry.

FUTURE DWELLING HOUSES AND BUSHFIRE MANAGEMENT

ADV7. All future buildings should be designed and constructed to meet the prevailing standards to ensure suitable Bushfire Attack Levels (BALs). In accordance with the Bushfire Management Report (as referenced at GEN1 of this conditions package), APZs are noted on the approved plans for future dwellings on 7, 8 and 9. However, bushfire risk to built assets can be effectively managed/addressed at design and construction phase of the project through the following:

- National Construction Code; and
- Australian Standard Construction of Buildings in Bushfire Prone Areas (AS3050-2018); and
- Ongoing vegetation management.

ADV8. This bushfire management report will be noted on Council's rates search system and will hence be discoverable information.

FINANCIAL AND RESOURCE IMPLICATIONS

No implication can be identified.

LINK TO CORPORATE/OPERATIONAL PLAN

Growing our Region's Economy and Prosperity

- GR8 Support and advocate for appropriate growth and development with responsive planning schemes, process, customer service and other initiatives.

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

Refer to CONSULTATION in this report.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

No implication identified.

POLICY/LOCAL LAW/DELEGATION IMPLICATIONS

No implication can be identified.

ASSET MANAGEMENT IMPLICATIONS

No implication can be identified.

REPORT

1. APPLICATION DETAILS

Site address	189 & 193 Crumpton Drive BLACKBUTT NORTH		
Real property description	Lots 109 and 110 on RP174023		
Easements or encumbrances on title	Subject site is not subject to any existing easements or encumbrances		
Area of Site	Lot 109 – 4.0 hectares Lot 110 – 3.9 hectares		
Current Use	Dwelling House		
Environmental Management Register or Contaminated Land Register	The site is not included on the Environmental Management or Contaminated Land Register.		
Applicant's name	GLW Constructions Pty Ltd C/- LandPartners Surveyors and Planners		
Zone	Rural Residential – 4000m ² Precinct		
Applicable Overlays	<ul style="list-style-type: none"> • OM2 Bushfire Hazard Overlay - Very High Potential Bushfire Intensity; and Potential Impact Buffer • OM3 Flood Hazard Overlay - Flood Hazard Area • OM8 Agricultural Overlay - Agricultural Land Class B 		
Proposed use as defined	Not applicable		
Details of proposal	Reconfiguring a Lot (RALs)		
	Number of existing lots	Two (2)	
	Easements or leases proposed	Yes – drainage easements	
	Number of proposed lots	Fifteen (15)	
	Lot areas	Refer to itemised list in section 3.0 of this report	
	Access	Via new proposed road off Crumpton Drive	
Application type	Aspects of Development	Type of Approval Requested	
		Preliminary Approval	Development Permit
	Material Change of Use (MCU)		
	Reconfiguration of a Lot (RAL)		X
	Building Work (BW)		
	Operational Work (OPW)		
Level of Assessment	Impact Assessment		
Pre-lodgement Consultation history /	No pre-lodgement meeting or advice given.		
Key planning issues e.g. vegetation, waterway corridors, overland flow	Bushfire hazard, Flooding (overland flow path)		

Referral agencies	Agency	Concurrence/ Advice
	NA	NA
Public notification	Public notification was carried out from 18 January 2024 until 9 February 2024 in accordance with Section 18.1 of the Development Assessment Rules.	
Planning Regulation 2017	Not applicable	
State Planning Policy 2017	Applicable	
Wide Bay Burnett Regional Plan	Applicable	

2. THE SITE

This section of the report provides a description of the site, details about the existing use and notable characteristics of the site, the standard of servicing, and the form of development in the immediately locality.

2.1. SITE DESCRIPTION & EXISTING USE

The site is situated at 189 & 193 Crompton Drive BLACKBUTT NORTH and has a combined frontage width of approximately 200m to Crompton Drive.

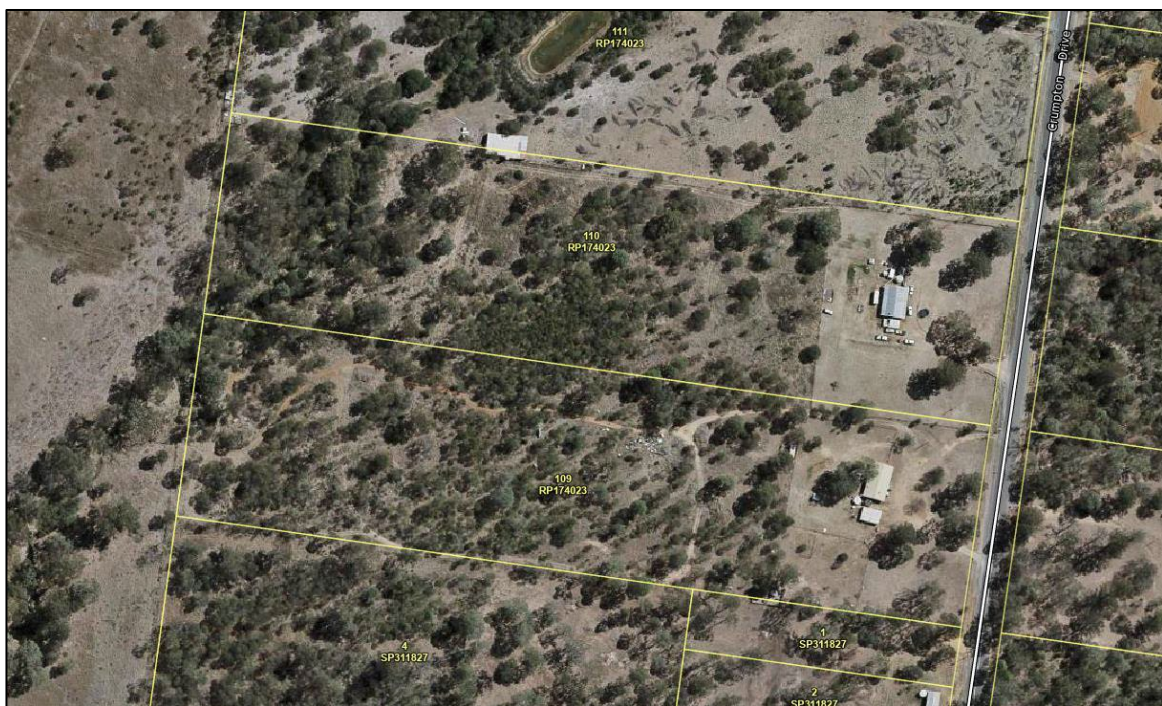


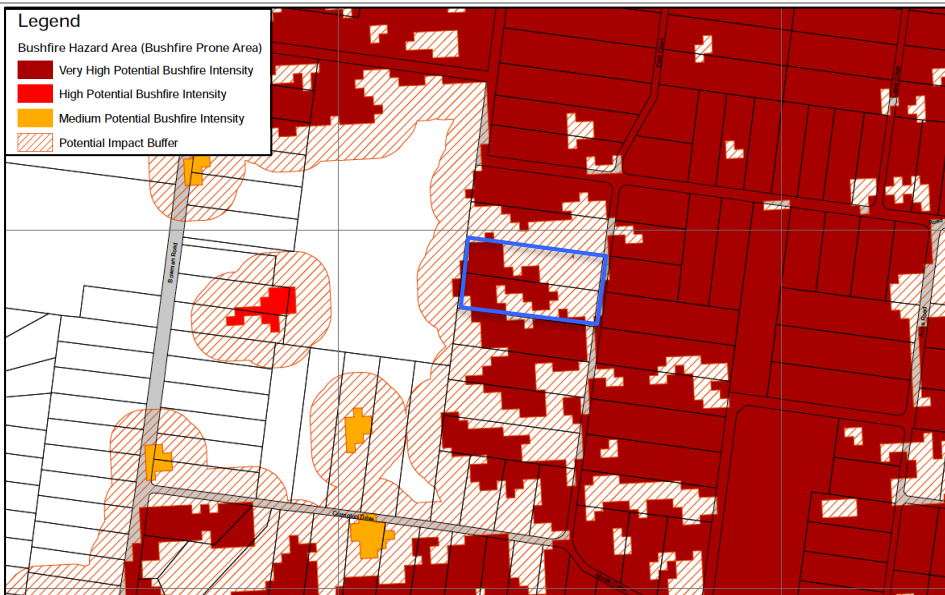
Figure 1: Site Plan

Each lot is currently occupied by a dwelling house and ancillary domestic outbuildings (refer to Figure 1). To the north, south and west of the site, land parcels are zoned Rural Residential – 4000m² Precinct. The township of Blackbutt is located approximately 1.2km to the south of the site. The site exhibits a mild downslope to the west at <2 degrees. Taromeo Creek traverses the site to the rear (west).

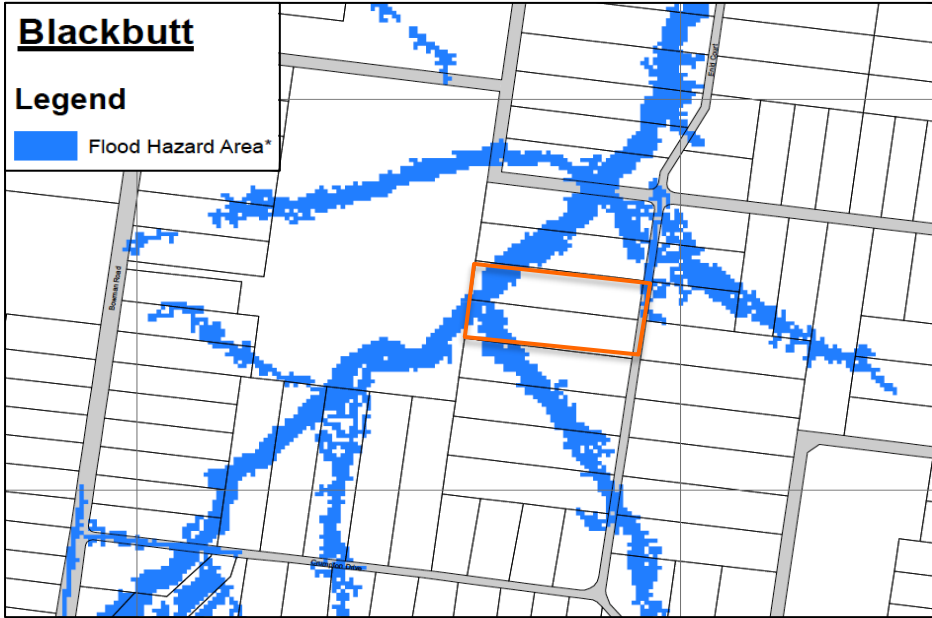
Table 1 – Maps & Descriptions (Source: Intramaps)

<p>Site</p>	
<p>Zoning</p>	

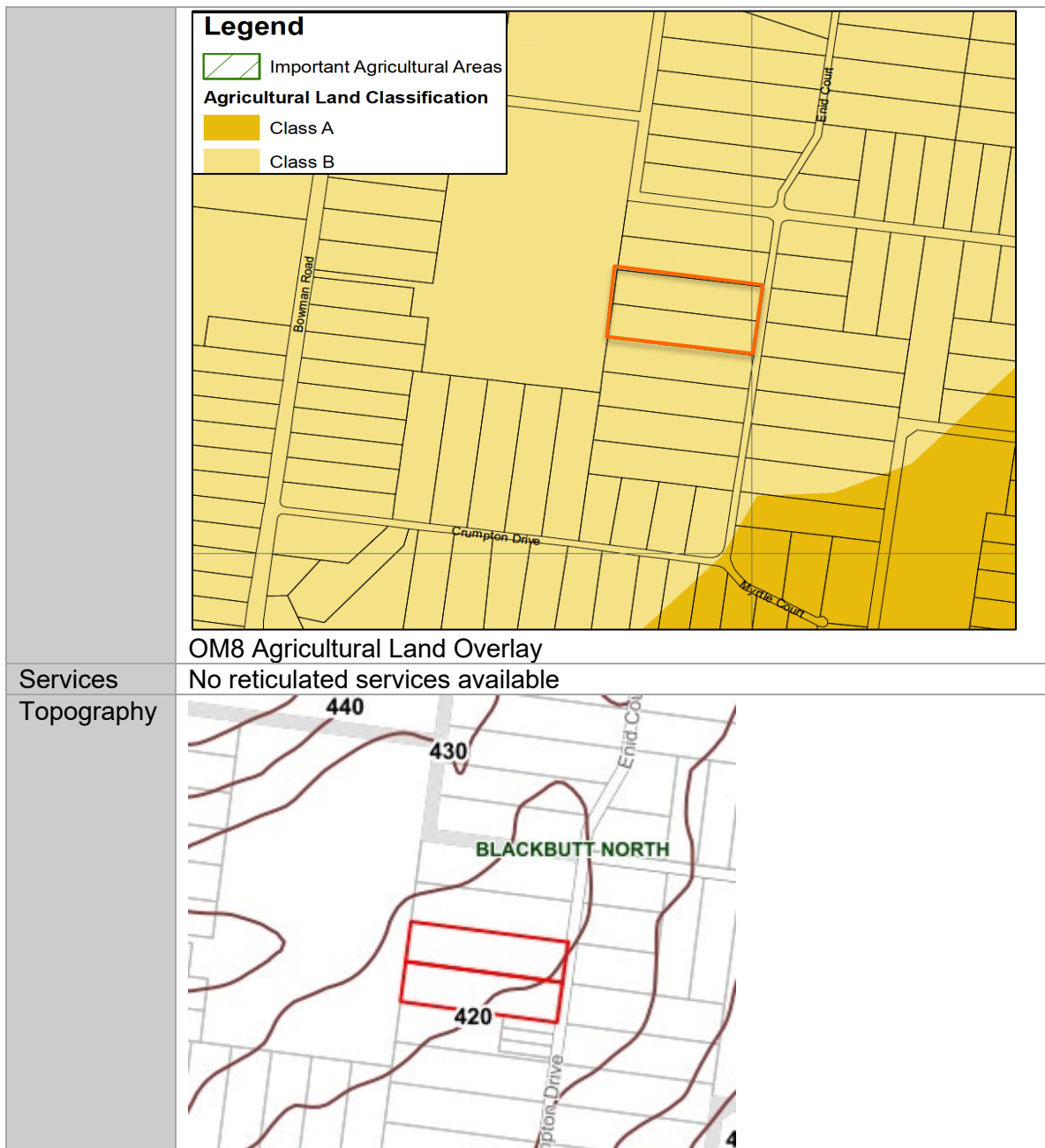
Overlays



OM2 Bushfire Hazard Overlay



OM3 Flood Hazard Overlay



2.2. DEVELOPMENT HISTORY OF THE SITE

There is no history of previous development approvals over the site.

3. PROPOSAL DETAILS

The proposal is for the subdivision of 2 lots into 15 lots with resultant lots ranging in size from 4,005m² to 9,555m². Details for each lot are outlined in the table below.

Proposed Lot	Lot Size (m ²)	Frontage Widths (m)	Minimum Rectangle (25m x 40m)
1	5,184	63 and 59	✓
2	4,006	49	✓
3	4,081	52	✓
4	4,132	44	✓
5	4,024	35	✓

Proposed Lot	Lot Size (m ²)	Frontage Widths (m)	Minimum Rectangle (25m x 40m)
6	4,317	20	✓
7	9,555	18	✓
8	6,498	15	✓
9	8,072	15	✓
10	4,019	46	✓
11	4,003	41	✓
12	4,000	40	✓
13	4,005	41	✓
14	4,006	43	✓
15	4,053	99 and 33	✓

Existing dwelling houses and ancillary buildings are to be retained on proposed lots 1 and 14. Existing structures on proposed lot 14 will have compliant boundary setbacks as per Acceptable Outcome AO1.3, Rural Residential Zone Code. The existing dwelling house on proposed lot 1 will have a 7.0m front boundary setback to new road which is non-compliant with Acceptable Outcome AO1.3, Rural Residential Zone Code and is addressed in response to the Reconfiguring a Lot Code.

All proposed lots are capable of accommodating a minimum rectangle of 25m x 40m (ie. 1,000m²), outside areas of mapped flood hazard. Proposed lots 6 to 9 have frontage widths less than 30.0m and this is addressed in response to the Reconfiguring a Lot Code.

The subdivision includes the creation of new road, connecting to Crumpton Drive and providing access to all proposed lots. Proposed new road has a reserve width of 21.5m, providing an appropriate extension to the local road network.

4. ASSESSMENT OF ASSESSMENT BENCHMARKS

Framework for Assessment Categorising Instruments for Statutory Assessment

For the *Planning Act 2016*, the following Categorising Instruments may contain Assessment Benchmarks applicable to development applications:

- the *Planning Regulation 2017*
- the Planning Scheme for the local government area
- any Temporary Local Planning Instrument
- any Variation Approval

Of these, the planning instruments relevant to this application are discussed in this report.

The following sections of the *Planning Act 2016* are relevant to this application:

- 45(5) *An impact assessment is an assessment that –*
- (a) *must be carried out –*
 - (i) *against the assessment benchmarks in a categorising instrument for the development; and*
 - (ii) *having regard to any matters prescribed by regulation for this subparagraph; and*
 - (b) *may be carried out against, or having regard to, any other relevant matter, other than a person’s personal circumstances, financial or otherwise.*

In regard to the prescribed regulation, being the *Planning Regulation 2017*, the following sections apply in the assessment of this application:

Section 30 – Assessment Benchmarks generally

- (1) *For section 45(5)(i) of the Act, the impact assessment must be carried out against the assessment benchmarks for the development stated in schedules 9 and 10.*
- (2) *Also, if the prescribed assessment manager is the local government, the impact assessment must be carried out against the following assessment benchmarks—*
 - (a) *the assessment benchmarks stated in—*
 - (i) *the regional plan for a region, to the extent the regional plan is not identified in the planning scheme as being appropriately integrated in the planning scheme; and*
 - (ii) *the State Planning Policy, part E, to the extent part E is not identified in the planning scheme as being appropriately integrated in the planning scheme; and*
 - (iii) *a temporary State planning policy applying to the premises;*
 - (b) *if the development is not in a local government area-any local planning instrument for a local government area that may be materially affected by the development;*
 - (c) *if the local government is an infrastructure provider—the local government’s LGIP.*
- (3) *However, an assessment manager may, in assessing development requiring impact assessment, consider an assessment benchmark only to the extent the assessment benchmark is relevant to the development.*

4.1. PLANNING REGULATION 2017

The Planning Regulation 2017 forms the mechanism by which the provisions of the Act are administered. In particular, the Regulation has the ability to regulate and prohibit development and determines the assessment manager and the matters that trigger State interests.

PLANNING REGULATION 2017 DETAILS	
Assessment Benchmarks:	Schedule 12A: Walkable Neighbourhoods – the site is zoned Rural Residential which is not listed as a relevant ‘prescribed zone’ subject to assessment against Schedule 12A. No assessment required.
WBB Regional Plan Designation:	<p>Mapping for the Wide Bay Burnett Regional Plan 2011 places the site within the Rural Living Area.</p> <p>The Rural Living Area comprises locations currently designated for rural residential development in a local government planning scheme, and where further rural residential development through infill and consolidation is permitted under the Regional Plan and the Wide Bay Burnett State Planning Regulatory Provisions 2011.</p> <p>Rural residential areas within the Rural Living Area can continue to be developed for rural residential purposes according to the relevant local government planning scheme requirements.</p>

	The proposal for subdivision to create additional rural residential zoned lots is consistent development in the Rural Living Area and no further assessment is required.
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4.2. REFERRAL AGENCIES

To determine whether the development application requires referral to the State Assessment and Referral Agency (SARA) or ‘another entity’, an assessment of the proposal against Schedule 10 of the Regulation has been undertaken.

The application does not require referral to any referral agencies prescribed under Schedule 10, as demonstrated in Table 3.

Note: Grey shading indicates no provisions.

Table 3 - Matters Prescribed in Schedule 10 of the Planning Regulation						
Part	Matter	Applicability to this Development Application	Prohibited Development	Assessable Development	Referral Agency	Assessment Benchmarks / Matters to be assessed against
1	Airport Land	N/A		N/A	N/A	N/A
2	Brothels	N/A	N/A	N/A		N/A
3	Clearing Native Vegetation	N/A	N/A	N/A	N/A	N/A
4	Contaminated Land	N/A		N/A	N/A	N/A
5	Environmentally Relevant Activity	N/A	N/A	N/A	N/A	N/A
6	Fisheries: - Aquaculture - Declared Fish Habitat - Marine Plants - Waterway Barrier works	N/A N/A N/A N/A		N/A	N/A	N/A
7	Hazardous Chemical Facilities	N/A		N/A	N/A	N/A
8	Heritage Place: - Local Heritage Place - Queensland Heritage Place	N/A		N/A	N/A	N/A
9	Infrastructure Related: - Designated Premises - Electricity - Oil and Gas - State Transport Corridors and Future State Transport Corridors - State-controlled transport tunnels and future state-controlled transport tunnels	N/A N/A N/A N/A N/A			N/A	N/A
10	Koala Habitat in SEQ region	N/A	N/A			N/A
11	Noise Sensitive Place on Noise Attenuation land	N/A	N/A			
12	Operational Work for Reconfiguring a Lot	N/A		N/A		
12A	Walkable Neighbourhoods – particular reconfiguring a lot	N/A		N/A		N/A
13	Ports:			N/A	N/A	N/A

Table 3 - Matters Prescribed in Schedule 10 of the Planning Regulation						
Part	Matter	Applicability to this Development Application	Prohibited Development	Assessable Development	Referral Agency	Assessment Benchmarks / Matters to be assessed against
	- Brisbane Core Port Land - Within the port limits of the Port of Brisbane - Within the limits of another port - Strategic Port Land	N/A N/A N/A N/A				
14	Reconfiguring a Lot under the Land Title Act	N/A		N/A	N/A	N/A
15	SEQ Development Area	N/A		N/A	N/A	N/A
16	SEQ Regional Landscape and Rural Production Area and Rural Living Area: - Community Activity - Indoor Recreation - Residential Development - Urban Activity	N/A	N/A	N/A	N/A	N/A
16A	Southport Spit	N/A	N/A			
17	Tidal Works or Work in a Coastal Management District	N/A		N/A	N/A	N/A
18	Urban Design	N/A			N/A	N/A
19	Water Related Development: - Taking or interfering with water - Removing quarry material - Referral dams - Levees	N/A N/A N/A N/A		N/A	N/A	N/A
20	Wetland Protection Area	N/A	N/A	N/A	N/A	N/A
21	Wind Farms	N/A		N/A		N/A

4.3. STATE PLANNING POLICY

The State Planning Policy (July 2017) (SPP) commenced on the 3 July 2017 and is effective at the time of writing this report. The Planning Regulation 2017 (PR 2017) states the assessment must be carried out against the assessment benchmarks stated in Part E of the State Planning Policy to the extent Part E is not appropriately integrated into the planning scheme.

In accordance with section (8)(4)(a) of the Act, the State Planning Policy applies to the extent of any inconsistency with the Planning Scheme.

State Planning Policy Part E	
Liveable communities and housing	Proposed lots can be connected to infrastructure services appropriate for the zone and are conveniently located to services in Blackbutt. The principles for liveable communities and housing are supported by the proposal.
Economic growth • Agriculture. • Development and construction.	Matters pertaining to the protection of agricultural land are addressed by the Agricultural Land Overlay and discussed further in this report.

<ul style="list-style-type: none"> • Mining and extractive resources. • Tourism. 	
<p>Planning for the environment and heritage.</p> <ul style="list-style-type: none"> • Biodiversity. • Coastal environment. • Cultural heritage. • Water quality 	No applicable assessment benchmarks.
<p>Safety and resilience to hazards</p> <ul style="list-style-type: none"> • Emissions and hazardous activities. • Natural hazards, risk, and resilience. 	<p>Matters pertaining to bushfire risk and flood hazard are addressed by the Bushfire Hazard and Flood Hazard Overlay and discussed further in this report.</p> <p>Additionally, the application material (i.e. Flood Assessment Report and Bushfire Management Plan) provided detailed and adequate responses to the Natural Hazards, Risk and Resilience Assessment Benchmarks in Section E of the State Planning Policy, July 2017.</p>
<p>Infrastructure</p> <ul style="list-style-type: none"> • Energy and water supply. • Infrastructure integration. • Transport infrastructure. • Strategic airports and aviation facilities. • Strategic ports. 	All appropriate infrastructure connections for the Rural residential zone can be facilitated and are conditioned as part of the approval.

4.4. DEVELOPMENT CODE ASSESSMENTS

The application is assessable against the following assessment benchmarks of the *SBRC Planning Scheme 2017*, v1.4:

- (a) Strategic Framework;
- (b) Rural Residential Zone Code;
- (c) Reconfiguring a Lot Code; and
- (d) Service and Works Code.

(a) Strategic Framework

The site is located within the ‘Rural’ area on the Strategic Plan Map of the SBRC Planning Scheme. The Strategic Framework is addressed below.

STRATEGIC FRAMEWORK	
Settlement Pattern	<p>The proposed subdivision for 15 lots is a consistent form of development in the Rural Residential Zone, RR1 Precinct, resulting in a clustered settlement pattern, close to the township of Blackbutt.</p> <p>The proposal does not conflict with Strategic Outcomes of Section 3.4.1, <i>SBRC Planning Scheme 2017</i> and related specific outcomes in relation to the ‘Settlement Pattern’ theme.</p>
Rural Futures	<p>The proposal does not conflict with Strategic Outcomes of Section 3.4.1, <i>SBRC Planning Scheme 2017</i> and related specific outcomes in relation to the ‘Rural Futures’ theme.</p>
Strong Economy	<p>The proposal does not conflict with Strategic Outcomes of Section 3.4.1, <i>SBRC Planning Scheme 2017</i> and related specific outcomes in relation to the ‘Strong Economy’ theme.</p>
Natural Systems and Sustainability	<p>In relation to flood hazard, risk from flooding is mitigated to a level acceptable to Council. Each lot is able to accommodate a minimum rectangle of 1,000m² that is flood free and achieves flood immunity</p>

STRATEGIC FRAMEWORK	
	<p>for future housing. All lots have safe, trafficable and flood free access to the local road network.</p> <p>In relation to bushfire hazard, the Bushfire Management Plan identifies Asset Protection Zones for proposed lots 7 to 9 and new road is of adequate width and standard for fire fighting vehicles in the event of a bushfire emergency. Determinations and recommendations for construction standards, requirements for BAL rating, vegetation management within the APZ, water availability for fire-fighting purposes are provided in the Bushfire Management Plan (and conditioned accordingly).</p> <p>The proposed development locates minimum lot rectangles and new road works outside Taromeo Creek and will achieve lot-based best management practice solutions in relation to water quality during the construction phase. Furthermore, an Erosion and Sediment Control Program (E & SCP) at operational works phase will minimise water quality impacts (and conditioned accordingly).</p> <p>The riparian amenity and habitat of the Region’s waterways and wetlands can be protected with the imposition of conditions.</p> <p>The proposed development will not unduly burden disaster management responses or recovery capacities and capabilities as each lot achieves flood immunity and safe, trafficable access to a flood free road. Bushfire hazard can be mitigated to an acceptable level.</p> <p>The site is not mapped within Council’s Biodiversity Areas Overlay. Future housing, infrastructure and new road are sited outside of the waterway and vegetated areas to the rear (west) of the site will remain undisturbed.</p> <p>Clearance of State regulated vegetation on lots can be undertaken in some circumstances as ‘exempt clearing work’ and advice is given in the conditions for the developer and future lot owners to seek legislative compliance for on-site vegetation clearance.</p> <p>The proposal does not conflict with Strategic Outcomes of Section 3.4.1, <i>SBRC Planning Scheme 2017</i> and related specific outcomes in relation to the ‘Natural Systems and Sustainability’ theme.</p>
Strong Communities	<p>The proposal does not conflict with Strategic Outcomes of Section 3.4.1, <i>SBRC Planning Scheme 2017</i> and related specific outcomes in relation to the ‘Strong Communities’ theme.</p>
Infrastructure and Servicing	<p>Each lot can be provided with infrastructure and servicing requirements appropriate for the zone (i.e. new road, stormwater drainage, electricity and telecommunications).</p> <p>Each lot is capable of accommodating future dwelling houses, associated ancillary buildings, stormwater management, on-site effluent disposal areas, private open space, access and manoeuvring, water tank supply, and landscaping.</p> <p>The proposal does not conflict with Strategic Outcomes of Section 3.4.1, <i>SBRC Planning Scheme 2017</i> and related specific outcomes in relation to the ‘Infrastructure and Servicing’ theme.</p>

(b) Rural Residential Zone Code

RURAL RESIDENTIAL ZONE CODE (Section 6.2.14.2)	
Overall Outcomes	Response
(a) Development is comprised predominantly of dwelling houses on larger allotments in a clustered settlement pattern that protect residential amenity and the semi-rural landscape associated with the locality.	Complies - the proposed subdivision for 15 lots is a consistent form of development in the Rural Residential Zone, RR1 Precinct, resulting in a clustered settlement pattern, close to the township of Blackbutt.
(b) The 4,000m ² RR1 precinct identifies locations near urban centres where smaller rural residential allotments are preferred.	Complies - the site is within the RR1 Precinct and the proposed subdivision complies with minimum lot sizes with some lots, exceeding the compliant 4,000m ² .
(c) Development preserves environmental and topographical features by minimising alteration or disturbance in the design, siting and construction of buildings, roadways and other engineering works.	Complies - earthworks are limited to cut and fill required for proposed table drains and new road (conditions apply).
(d) Natural features such as creeks, gullies, waterways, wetlands and bushland are retained, enhanced and buffered from the impacts of development. Rural residential development avoids treed ridgelines or ensures that buildings remain below the vegetation canopy on steeper more visible lands.	Complies - minimum 1,000m ² rectangles on proposed lots 7-9 are situated outside of the waterway (ie. Taromeo Creek). Additionally, the 10m wide Asset Protection Zone required on these lots provides a buffer to the waterway.
(e) The risk to life and property from natural and manmade hazards is not increased as a result of development.	Complies - risk from flooding is mitigated to a level acceptable to Council. Each lot is able to accommodate a minimum rectangle of 1,000m ² that is flood free and achieves flood immunity for future housing. All lots have safe, trafficable and flood free access to the local road network. Bushfire risk is managed through the implementation of Asset Protection Zones on proposed lots 7-9, adequate egress and ingress for fire fighting trucks and a dedicated water supply on each lot for fire fighting purposes. Further, the Bushfire Management Plan details mitigation measures in relation to vegetation management, landscaping and construction standards for housing in fire hazard zones. Note: The Bushfire Management Plan is conditioned as part of the approval.
(f) Sites that are contaminated or pose a health risk from prior activities are remediated prior to being developed for sensitive land use (as defined in the Regulation).	Not applicable - the site is not listed on either the Environmental Management Register or the Contaminated Land Register.

RURAL RESIDENTIAL ZONE CODE (Section 6.2.14.2)	
Overall Outcomes	Response
(g) Residential or other sensitive uses are not intensified in the identified separation area around the Swickers Kingaroy Bacon Factory on Overlay Map 11.	Not applicable - the site is not located within the separation distance to the Swickers Kingaroy Bacon Factory.
(h) Residences are provided with an adequate supply of potable water and sustainable means of wastewater treatment and disposal. Access to infrastructure and essential services is of a standard normally expected in isolated communities.	Conditioned - the approval is conditioned to provide a potable water supply for future dwelling houses.
(i) Conflict with adjoining land in the Rural zone is avoided by the provision of buffers on the site of new development for rural residential purposes.	Not applicable – surrounding land parcels are zoned rural residential.
(j) The productive capacity of Agricultural Land Classification Class A or Class B, and regional biodiversity is not compromised.	Not applicable - the site is mapped as being Agricultural Land Classification – Class ‘B’. Class ‘B’ is identified as limited crop land that is suitable for a narrow range of current and potential crops due to severe limitations but is highly suitable for pastures. The site’s zoning in the RR1 precinct does not envisage the land as being used for intense agricultural purposes.
(k) Non-residential uses do not detrimentally affect residential amenity and meet the day-to-day needs of the residential catchment or have a direct relationship to the land in which it is proposed. The extent and scale of rural activities will be limited.	Not applicable – this application is for reconfiguring a lot.

RURAL RESIDENTIAL ZONE CODE		
Performance Outcomes	Acceptable Outcomes	Response
Section 1 - General		
PO1 Buildings and structures must complement the semi-rural character of nearby development and protects residential amenity.	AO1.1 Site cover does not exceed 10%. AND AO1.2 Buildings and structures are not higher than 8.5m above ground level. AND AO1.3 Buildings have a minimum set back of: (a) 10m to the road frontage; (b) 6m to a side or rear boundary. AND	Not applicable to RAL. Not applicable to RAL. <i>Performance Outcome</i> Existing dwelling houses and ancillary buildings are to be retained on proposed lots 1 and 14. Boundary setbacks will be as follows:

RURAL RESIDENTIAL ZONE CODE												
Performance Outcomes	Acceptable Outcomes	Response										
		<table border="1"> <thead> <tr> <th><i>Lot</i></th> <th><i>Front Setback (m)</i></th> <th><i>Side and Rear Setbacks (m)</i></th> </tr> </thead> <tbody> <tr> <td>1</td> <td>7.0m to new road</td> <td>7.0m</td> </tr> <tr> <td>14</td> <td>>6.0m to new road</td> <td>10.0m</td> </tr> </tbody> </table>	<i>Lot</i>	<i>Front Setback (m)</i>	<i>Side and Rear Setbacks (m)</i>	1	7.0m to new road	7.0m	14	>6.0m to new road	10.0m	
<i>Lot</i>	<i>Front Setback (m)</i>	<i>Side and Rear Setbacks (m)</i>										
1	7.0m to new road	7.0m										
14	>6.0m to new road	10.0m										
	<p>AO1.4 The maximum length of any façade without articulation or change of materials is 15m. AND</p> <p>AO1.5 On-site storage areas visible from outside the site are screened by a 1.8m high fence along intervening boundaries. AND</p> <p>AO1.6 Outdoor lighting is designed, installed and maintained in accordance with AS4282 – Control of the Obtrusive Effects of Outdoor Lighting.</p>	<p>Whilst the front boundary setback to the existing dwelling house on proposed lot 1 will be 7.0m, this is to the new road and will internally front new lots. To Crumpton Drive, the existing dwelling house will have a front setback of approximately 40.0m and this will assist to maintain rural amenity.</p> <p>Not applicable to RAL.</p> <p>Not applicable to RAL.</p> <p>Not applicable to RAL.</p>										
<p>PO2 Development minimises the potential for reverse amenity impacts for adjoining existing non-residential activities.</p>	<p>AO2.1 A well-maintained vegetative buffer is provided on the residential land between the residential development and adjacent existing non-residential use.</p>	<p>Not applicable The site adjoins rural residential zoned land parcels and residential land uses.</p>										
<p>PO3 Dwellings are to be adequately serviced.</p>	<p>AO3.1 Where in a reticulated water supply area, development is to be connected to the supply network. OR</p> <p>AO3.2 Where reticulated water supply is not available, a 45kl water tank is provided for each dwelling for consumption purposes and an additional</p>	<p>Not applicable - the site is not connected to Council's reticulated water supply system.</p> <p>Conditioned The approval is conditioned to provide a 45kl water tank for consumption purposes for future dwellings on each lot.</p>										

RURAL RESIDENTIAL ZONE CODE		
Performance Outcomes	Acceptable Outcomes	Response
	<p>22.5kl water storage located no more than 10m from the main dwelling is available for firefighting purposes. AND</p> <p>AO3.3 The provision of on-site sewage treatment conforms to the requirements of the Queensland Plumbing and Wastewater Code. AND</p> <p>AO3.4 Each dwelling is provided with a service line connection to the electricity supply and telecommunications networks. AND</p> <p>AO3.5 Stormwater discharge must be to a lawful point of discharge or to downstream properties but only with the consent of the affected landowners. AND</p> <p>AO3.6 Development has direct access to a sealed road.</p>	<p>The Bushfire Management Plan recommends a minimum water supply of 25,000 litres be provided within 10m of any future buildings on each lot for fire fighting purposes and has been conditioned.</p> <p>Conditioned The provision for future dwellings to be connected to an on-site wastewater disposal system has been conditioned.</p> <p>Conditioned The approval is conditioned to provide connections to electricity supply and telecommunications network for future dwellings on proposed lots.</p> <p>Complies / Conditioned The lawful point of discharge for the proposed subdivision is via proposed table drains to the waterway located within a rear section of the site.</p> <p>The approval has been conditioned to provide the required infrastructure and drainage easements over the table drains, benefitting South Burnett Regional Council.</p> <p>Complies / Conditioned All lots have access to a sealed road.</p>
<p>PO4 Development is located and designed to ensure that land uses are not exposed to: (a) areas that pose a health risk from previous activities; and (b) unacceptable levels of contaminants.</p>	<p>AO4.1 Development does not occur: (a) in areas that pose a health risk from previous activities; and (b) on sites listed on the Contaminated Land Register or Environmental Management Register. OR AO4.2 Areas that pose a health risk from previous activities and contaminated soils which are subject to development are</p>	<p>Not applicable There are no known past notifiable activities that may pose a health risk.</p>

RURAL RESIDENTIAL ZONE CODE		
Performance Outcomes	Acceptable Outcomes	Response
	remediated prior to plan sealing, operational works permit, or issuing of building works permit.	
Section 2 - Where in the vicinity of an existing intensive animal industry		
PO5 Non-rural development does not compromise the integrity and operations of intensive animal industries.	AO5.1 Non-rural development does not result in an increase in the number of people living or working within 500m from an existing or approved intensive animal industry facility	Not applicable Land parcels within 500m of the site are zoned rural residential and the site is not within 500m of any existing or approved intensive animal industries.
Section 3 - Home Based Business – not applicable		
Section 4 - Secondary Dwelling – not applicable		
Section 5 - For development affected by one or more overlays		
Airport Environs Overlay – not applicable		
Biodiversity Overlay – not applicable		
Bushfire Hazard Overlay		
PO15 Development is not placed at unacceptable risk from bushfire, does not increase the extent or severity of bushfire and maintains the safety of people and property from bushfire.	AO15.1 Development does not occur in areas mapped as Very High or High Potential Bushfire Intensity Areas on the SPP Interactive Mapping (Plan Making). OR AO15.2 A written assessment by a suitably experienced or qualified person confirms that the site is of Low Potential Bushfire Hazard. OR AO15.3 For areas mapped as Medium Potential Bushfire Intensity Areas on the SPP Interactive Mapping (Plan Making), bushfire risk is mitigated through a Bushfire Management Plan incorporating: (a) Lot design and the siting of buildings and uses so: (i) high intensity uses are located on the least bushfire prone area on the site and activities least	Complies Desktop analysis and site assessment undertaken by Wollemi Eco-Logical in the Bushfire Management Report identified vegetation to the west and east as posing a Medium Potential Bushfire Hazard to the proposed development. Vegetation to the north and south has been classified as posing a low threat. Refer to responses to AO15.3. Complies / Conditioned The Bushfire Management Plan recommends Asset Protection Zones (APZs) in the order of 10m for proposed lots 7-9 (west). The APZs are required in order to achieve a maximum 29Kw/m ² radiant heat flux exposure setbacks to future dwellings on these lots. Proposed future dwellings on the lots identified above are required to be outside the identified APZ's with no additional setbacks to these APZ's applicable.

RURAL RESIDENTIAL ZONE CODE		
Performance Outcomes	Acceptable Outcomes	Response
	<p>susceptible to fire are sited closest to the bushfire hazard; and</p> <p>(ii) efficient emergency access is optimised; and</p> <p>(iii) bushfire risk is effectively minimised having regard to aspect, elevation, slope and vegetation.</p> <p>(b) Including firebreaks that provide adequate:</p> <p>(i) setbacks between buildings/ structures and hazardous vegetation; and</p> <p>(ii) access for fire fighting or other emergency vehicles; and</p> <p>(c) Road access for fire-fighting appliances and firebreaks are provided through a perimeter road that separates the use from areas of bushfire hazard and that road has a minimum cleared width of 20 metres; and</p> <p>(d) Where a reticulated water supply is not available and development involves buildings with a gross floor area greater than 50m², one tank within 100m of each residential building that has:</p> <p>(i) fire brigade tank fittings; and</p> <p>(ii) 25,000 litres dedicated for fire fighting purposes.</p>	<p>Setbacks to the east are achieved by Crumpton Drive, with no further APZ's required.</p> <p>The APZs are identified on the Proposed Reconfiguration Plan and included as part of the recommended bushfire mitigation measures.</p> <p>Additional mitigation measures identified in the Bushfire Management Plan include:</p> <ul style="list-style-type: none"> ▪ landscaping and vegetation management; ▪ emergency access and egress; and ▪ water availability. <p>The approval includes conditions to provide the Asset Protection Zones and to comply with the recommendations and mitigation measures in the Bushfire Management Plan.</p>
<p>PO16 Community infrastructure in any area mapped as Very High to Medium (Potential Intensity) Areas are able to function effectively during and immediately after bushfire events.</p>	<p>No outcome specified.</p>	<p>Not applicable to RAL.</p>
<p>PO17 Major risks to the safety or property and to the</p>	<p>AO17.1 New dwellings on land mapped as Very High to</p>	<p>Conditioned Whilst this application is for subdivision, the Bushfire</p>

RURAL RESIDENTIAL ZONE CODE		
Performance Outcomes	Acceptable Outcomes	Response
wellbeing of occupants in areas mapped as Very High to Medium (Potential Intensity) Areas is minimised through appropriate siting, servicing and managing of residential premises.	<p>Medium (Potential Intensity) are located:</p> <p>(a) Centrally within existing cleared areas on a lot which allows a regular shaped area (with a minimum dimension of 50m) of 5,000m² to be identified that:</p> <p>(i) is free of highly combustible vegetated areas; and</p> <p>(ii) is on southerly to easterly facing slopes not exceeding 15% gradient; or</p> <p>(iii) on flat lands at the base of north to western facing slopes not exceeding 15% gradient.</p> <p>(b) A fire protection buffer is established around the complete perimeter of the dwelling unit within a lot for a minimum width of 50m.</p>	<p>Management Plan identifies APZs for lots subject to medium potential bushfire hazard.</p> <p>The approval also includes a condition that all future dwellings are to be designed and constructed to meet:</p> <ul style="list-style-type: none"> ▪ National Construction Code; and ▪ Australian Standard Construction of Buildings in Bushfire Prone Areas (AS3050-2018).
Flood Hazard Overlay		
<p>PO18 Development is not exposed to risk from flood events by responding to flood potential and maintains personal safety at all times.</p>	<p>AO18.1 All new allotments include an area of sufficient size to accommodate the intended land use outside the area identified on Overlay Map 03. AND</p> <p>AO18.2 New buildings are not located within the area identified on Overlay Map 03. OR</p> <p>AO18.3 Development is sited above the 1% AEP flood event where known, or the highest known flood event, as follows:</p> <p>(a) Habitable floor levels - 500mm;</p> <p>(b) Non-habitable floor levels - 300mm;</p> <p>(c) On-site sewage treatment and storage areas for potential contaminants - 300mm;</p>	<p>Complies A 1,000m² building pad (minimum rectangle – 24m x 40m) can be incorporated on each proposed lot outside the area identified on Overlay Map 03.</p> <p>Complies Refer to response to AO18.1.</p> <p>Complies Refer to response to AO18.1.</p>

RURAL RESIDENTIAL ZONE CODE		
Performance Outcomes	Acceptable Outcomes	Response
	<p>(d) All other development - 0mm.</p> <p>AND</p> <p>AO18.4 Building work below the nominated flood level allows for the flow through of flood water at ground level:</p> <p>(a) The structure below flood level is unenclosed; or</p> <p>(b) Any enclosure below flood level aligns with the direction of water flow; or</p> <p>(c) Any enclosure not aligning with the direction of water flow must have openings that are at least 50% of the enclosed area with a minimum opening of 75mm.</p> <p>AND</p> <p>AO18.5 Resilient building materials are used below the nominated flood level in accordance with the relevant building assessment provisions.</p> <p>AND</p> <p>AO18.6 Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p>	<p>Not applicable.</p> <p>Not applicable.</p> <p>Not applicable.</p>
<p>PO19 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.</p>	<p>AO19.1 Works associated with the proposed development do not:</p> <p>(a) involve a net increase in filling greater than 50m³; or</p> <p>(b) result in any reductions of on-site flood storage capacity and contain within the site any changes to depth / duration / velocity of flood waters; or</p> <p>(c) change flood characteristics outside the site in ways that result in:</p> <p>(i) loss of flood storage;</p> <p>(ii) loss of/changes to flow paths;</p> <p>(iii) acceleration or retardation of flows; or</p>	<p>Accepted</p> <p>Flood modelling undertaken in the Flood Assessment Report indicates that the proposed subdivision will marginally increase inundation levels within the creek immediately upstream and downstream of the property.</p> <p>These minor inundation level increases are not anticipated to create any adverse impacts, as they are generally located within the creek.</p> <p>Minor localised impacts are also observed on the neighbouring property immediately adjacent to the north-eastern site corner.</p> <p>These minor inundation level increases are not anticipated to</p>

RURAL RESIDENTIAL ZONE CODE		
Performance Outcomes	Acceptable Outcomes	Response
	(iv) any reduction in flood warning times.	create any adverse impacts, as they are located well away from any existing buildings or structures. Assessment by Council's Development Engineer confirm that that the minor impacts are acceptable.
PO20 Community infrastructure in any area mapped as Flood Hazard is able to function effectively during and immediately after flood.	No outcome specified.	Not applicable
Landslide Hazard Overlay – not applicable		
In the Rural Residential 4,000 RR1 Precinct		
PO23 New lots are not constrained by: (a) excessive slope; (b) poor drainage; or (c) instability.	AO23.1 New lots are not on land steeper than 15% over 50% or more of the lot. OR AO23.2 Where lots are proposed on land steeper than 15%, the proposal is supported by a geotechnical assessment prepared by a suitably qualified specialist that demonstrates that each lot has a building envelope 25m x 40m suitable for construction of a house and outbuildings.	Complies The site has a mild downslope to the west at <2 degrees. Not applicable
Regional Infrastructure Overlay – not applicable		
Water Catchments Overlay – not applicable		

(c) Reconfiguring a Lot Code

RECONFIGURING A LOT CODE (Section 6)	
Overall Outcomes	Response
(a) Lots are of a size and dimension suitable for their intended use and have due regard to local geographical constraints, identified hazards, fragmentation of agricultural land and community expectations of residential separation and character.	Complies – proposed lot sizes are 4,000m ² or above.
(b) Reconfiguring a lot contributes to good urban design outcomes, safe and attractive neighbourhoods and functional industrial areas that are consistent with the intended character of the particular locality.	Complies – proposed development is a consistent form of development within the RR1 Precinct and accords with recent subdivision approvals granted by Council within this area of Blackbutt.

RECONFIGURING A LOT CODE (Section 6)	
Overall Outcomes	Response
(c) In-fill and consolidation of existing urban areas is maximised where consistent with the intended nature of the zone.	Not applicable – site is not an urban area.
(d) Reconfiguring a lot does not compromise the viability and productivity of identified agricultural land, extractive and coal resources and the Swickers Bacon Factory and maintains appropriate buffers to these resources.	Not applicable – proposed subdivision is not required to provide buffering to agricultural land or other resource areas.
(e) Areas or features of environmental significance are not adversely impacted by habitat loss, fragmentation or isolation.	Complies – area of environmental significance (i.e. waterway and most heavily vegetated areas) are to be retained insitu.
(f) A structured road hierarchy is created that provides safe, convenient and efficient connectivity and circulation for vehicles, cyclists and pedestrians.	Complies – proposed new road will not compromise the existing road hierarchy.
(g) An integrated public open space network is available to meet the needs of the community for outdoor recreation and social activities and the protection of valuable features.	Not applicable
(h) Lots are provided with water supply, stormwater disposal, sustainable effluent and waste disposal, telecommunications and power, to standards appropriate for the zone.	Conditioned – approval is conditioned to supply all infrastructure.

RECONFIGURING A LOT CODE		
Performance Outcome	Acceptable Outcome	Response
Section 1 - Boundary Realignment – not applicable		
Section 2 - Reconfiguration under a Community Title Scheme – not applicable		
Section 3 - All other Reconfiguration		
PO7 Allotments are of sufficient size and dimensions to meet the requirements of the users and provide for servicing of the intended use.	AO7.1 Development provides that allotment area, dimension and shape are in accordance with the standards in Table 8.4.2. AND	<i>Performance Outcome</i> All lots meet the allotment area, dimensions and road frontage widths as per Table 8.4.2, with the exception of proposed lots 6 to 9 which do not have a 30.0m frontage. These lots are located to the rear of the subdivision and at head of the cul-de-sac and therefore, not highly visible from Crumpton Drive. Each of the lots provides a suitable area for future housing and associated ancillary building, stormwater management, on-site effluent disposal areas, water tank

RECONFIGURING A LOT CODE		
Performance Outcome	Acceptable Outcome	Response
	<p>A07.2 The minimum allotment size for any rear allotment shall be calculated exclusive of the area of the access corridor of the allotment. AND</p> <p>A07.3 Irregularly shaped allotments are designed to allow a building area of 15m by 10m to be setback 6m from the site frontage.</p>	<p>supply landscaping and APZs. The non-compliance is minor and affects only 4 out of 15 lots.</p> <p>Not applicable – no rear lots are proposed.</p> <p>Complies – proposed lots 6-9 could be considered irregular shaped lots and achieve building areas of 25m x 40m.</p>
<p>PO8 Lots have lawful, safe and practical access.</p>	<p>A08.1 Access is provided via either: (a) Direct road frontage; (b) Access strip with a minimum width of 3.5m (for rear lots only); or (c) Access easement with a minimum width of 6m (where lots only have legal road frontage that does not provide, safe or practical access to the existing street network). AND</p> <p>A08.2 Newly created lots do not have direct access to sub-arterial or higher order roads. AND</p> <p>A08.3 Except in the Rural Zone, new lots, are provided with access to a sealed road.</p>	<p>Complies All proposed lots will have direct frontage to new road with lots 1 and 15 also having frontage to Crumpton Drive.</p> <p>Complies Crumpton Drive and new road are not sub-arterial or higher order roads.</p> <p>Complies / Conditioned All proposed lots will have access to a sealed road.</p>
<p>PO9 The number of rear lots is minimised having regard to the outlook, topography of the site, intended land use and general amenity of the area.</p>	<p>A09.1 Only one rear lot is provided behind each full street frontage regular lot. AND</p> <p>A09.2 No more than two rear lot access strips directly adjoin each other. AND</p> <p>A09.3 No more than two rear lots gain access from the head of a cul-de-sac. AND</p>	<p>Not applicable – no rear lots proposed.</p>

RECONFIGURING A LOT CODE		
Performance Outcome	Acceptable Outcome	Response
	<p>AO9.4 Rear lots are only created where the site gradient is greater than 5%.</p>	
<p>PO10 The design and construction of new roads: (a) maintain safe and efficient access to the transport network; (b) creates integrated neighbourhoods; and (c) are constructed to a standard that is commensurate with the intended use of allotments.</p>	<p>AO10.1 Intersection shall be spaced at no less than 45m from any other intersection. AND AO10.2 Any intersections with existing roads shall be treated with a T-intersection or a roundabout. AND AO10.3 The road layout indicates connections to adjoining development sites. AND</p> <p>AO10.4 Other than in the Rural or Rural Residential Zones, new streets are provided with layback kerb and channel. OR AO10.5 In the Rural Residential Zone, new streets are provided with concrete flush kerbs and swale drains.</p>	<p>Complies The proposed intersection for the new road is located 45.0m or greater from any other intersection.</p> <p>Complies A T-intersection is proposed.</p> <p>Not applicable A waterway and area of flooding is situated to the rear western section of the site, extending north-east over adjoining lots and an unformed section of Crumpton Drive to the north of Lot 112 on RP174023 (adjacent lot to the north).</p> <p>Furthermore, an approved 4 lot subdivision over the adjoining site to the south located at 177 Crumpton Drive, Blackbutt North (Decision Notice RAL19/0006) has been sealed and registered.</p> <p>Based on the context of the surrounding area and adjoining sites, the design and construction of the proposed new road is considered appropriate.</p> <p>Not applicable The site is zoned Rural Residential.</p> <p>Conditioned New road is conditioned to comply with Council standards.</p>
<p>PO11 The provision of services is resistant to inclement</p>	<p>AO11.1 Where the reconfiguration involves the opening of a new</p>	<p>Conditioned</p>

RECONFIGURING A LOT CODE		
Performance Outcome	Acceptable Outcome	Response
weather and does not degrade the character of the area.	road, all electricity and telecommunications services are located underground.	The approval is conditioned to supply electricity and telecommunications services.
PO12 Reconfiguration facilitates integration of walking and cycling networks that provide a safe and convenient environment for users having regard to appropriate gradients and distances to be travelled.	No outcome specified.	Not applicable The location of the site does not require dedicated walking and cycling networks. It is noted however, that proposed new road is of an appropriate gradient.
PO13 Public open space is provided in response to community need.	AO13.1 Public open space is provided in accordance with the Priority Infrastructure Plan.	Not applicable – public open space is not required as part of this proposal.
PO14 Reconfiguration into allotments less than 400m ² in the Medium Density Residential zone is facilitated where design outcomes are consistent with expectations for the zone.	AO14.1 Reconfiguration in the Medium Density Residential zone involving allotments less than 400m ² where creating allotments for individual units in an approved and completed multiple dwelling or dual occupancy	Not applicable – site is zoned Rural Residential.
PO15 Reconfiguration into allotments less than 400m ² in the Medium Density Residential zone is to provide for suitable living environments.	<i>For allotments less than 400m²</i> AO15.1 All lots are orientated to within 200 of north. AO15.2 All lots are to be sized and shaped to accommodate a 10m x 20m rectangle.	Not applicable – site is zoned Rural Residential.
Section 4 - All reconfiguring a lot subject to an overlay		
Agricultural Land Overlay		
PO16 The productive capacity and utility of agricultural land for rural activities is maintained.	AO16.1 In the Rural zone only, no additional allotments are created in the area identified as agricultural land on SPP Interactive Mapping (Plan Making); OR AO16.2 In the Rural zone only, a Farm Management Plan prepared by a suitably qualified agronomist demonstrates that the existing productivity of the land area is not reduced.	Not applicable – site is zoned Rural Residential.
Airport Environs Overlay – not applicable		

RECONFIGURING A LOT CODE		
Performance Outcome	Acceptable Outcome	Response
Biodiversity Areas Overlay – not applicable		
Bushfire Hazard Overlay		
<p>PO19 Development is not placed at unacceptable risk from bushfire, does not increase the extent or severity of bushfire and maintains the safety of people and property from bushfire.</p>	<p>AO19.1 Development does not occur in areas mapped as Very High, High or Medium Potential Bushfire Intensity Areas on the SPP Interactive Mapping (Plan Making). OR AO19.2 A written assessment by a suitably experienced or qualified person confirms that the site is of Low Potential Bushfire Hazard. OR AO19.3 Bushfire risk is mitigated through a Bushfire Management Plan incorporating: (a) Lot design that: (i) Locates high intensity uses on the least bushfire prone area on the site and activities least susceptible to fire closest to the bushfire hazard; and (ii) Optimises efficient emergency access; and (iii) Considers the bushfire risk associated with aspect, elevation, slope and vegetation. (b) Firebreaks to protected vegetation included in the subdivision layout providing access for fire fighting or other emergency vehicles. AND AO19.4 Road layouts facilitate easy and safer access and movement by emergency vehicles in the event of encroaching fire and provides that an alternative safe access (if one direction is blocked in</p>	<p>Complies/Conditioned Responses to performance and acceptable outcomes PO15, AO15.1 - AO15.3, PO17 and AO17, Rural Residential Zone Code apply.</p>

RECONFIGURING A LOT CODE		
Performance Outcome	Acceptable Outcome	Response
	the event of fire) is maintained at all times.	
Flood Hazard Overlay		
PO20 Development is not exposed to risk from flood events by responding to flood potential and maintains personal safety at all times.	AO20.1 All new allotments include an area of sufficient size to accommodate the intended land use outside the area identified on Overlay Map 03.	Complies A 1,000m ² building pad (minimum rectangle) can be incorporated on each proposed lot outside the area identified on Overlay Map 03.
PO21 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.	AO21.1 Works associated with the proposed development do not: (a) involve a net increase in filling greater than 50m ³ ; or (b) result in any reductions of on-site flood storage capacity and contain within the site any changes to depth / duration/velocity of flood waters; or (c) change flood characteristics outside the site in ways that result in: (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times.	Accepted Flood modelling undertaken in the Flood Assessment Report indicates that the proposed subdivision will marginally increase inundation levels within the creek immediately upstream and downstream of the property. These minor inundation level increases are not anticipated to create any adverse impacts, as they are generally located within the creek. Minor localised impacts are also observed on the neighbouring property immediately adjacent to the north-eastern site corner. These minor inundation level increases are not anticipated to create any adverse impacts, as they are located well away from any existing buildings or structures. Assessment by Council's Development Engineer confirm that that the minor impacts are acceptable.
Regional Infrastructure Overlay – not applicable		
Waterways, Wetlands and Catchments Overlay – not applicable		

(d) Services and Works Code

SERVICES AND WOKS CODE (Section 8.4.2.2)	
Overall Outcomes	Response
(a) Infrastructure is provided in a cost-effective, efficient and co-ordinated manner to a standard ordinarily expected in the locality.	Complies – all infrastructure can be provided and is conditioned.
(b) Development is planned, designed, constructed and operated to manage stormwater and wastewater in ways that	Complies - stormwater management on site is conditioned.

SERVICES AND WOKS CODE (Section 8.4.2.2)	
Overall Outcomes	Response
protect environmental values and achieve water quality objectives.	
(c) Development is provided with sufficient vehicle parking and servicing in a manner that provides safe and efficient access and circulation.	Complies – each lot has access to new road and adequate site area to accommodate on-site car parking.
(d) Landscaping enhances visual amenity, integrates the built and natural environments, maximises water efficiency, minimises soil loss, provides shade in large paved areas and does not adversely impact on infrastructure.	Not applicable to reconfiguring a lot.
(e) Filling or excavation maintains the amenity and health of the community and environment.	Conditioned in respect to earthworks.
(f) Development is reflective of and responsive to the environmental constraints of the land and is established where the impacts of natural hazards are avoided or safely managed.	Complies – no buildings, infrastructure or new road are sited within the waterway / overland flow path. Flooding and bushfire hazard risk can be appropriately managed to an acceptable level.

SERVICES AND WORKS CODE (Section 8.4.2.3)		
Performance Outcomes	Assessment Benchmarks	Response
Section 1 - General		
PO1 The development is planned and designed considering the land use constraints of the site for achieving stormwater design objectives.	AO1.1 A stormwater quality management plan provides for achievable stormwater quality treatment measures that meet the design objectives identified in Table 9.4.4.	Complies Stormwater quality discharging from the subdivision will focus on lot based best management practice solutions.
PO2 Development does not discharge wastewater to a waterway or off-site unless demonstrated to be best practice environmental management for that site.	AO2.1 A wastewater management plan prepared by a suitably qualified person and addresses: (a) wastewater type; (b) climatic conditions; (c) water quality objectives; (d) best-practice environmental management; AND AO2.2 Wastewater is managed in accordance with a waste management hierarchy that: (a) avoids wastewater discharge to waterways; or	Complies / Conditioned The approval is conditioned for future dwellings to be provided with an on-site effluent disposal system.

SERVICES AND WORKS CODE (Section 8.4.2.3)		
Performance Outcomes	Assessment Benchmarks	Response
	(b) minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and groundwater.	
PO3 Construction activities avoid or minimise adverse impacts on stormwater quality.	AO3.1 An erosion and sediment control plan addresses the design objectives for the construction phase in Table 9.4.4.	Complies / Conditioned Proposal is conditioned to ensure sediment and erosion control measures are implemented.
PO4 Operational activities avoid or minimise changes to waterway hydrology from adverse impacts of altered stormwater quality and flow.	AO4.1 Development incorporates stormwater flow control measures to achieve the design objectives for the post-construction phase in Table 9.4.4.	Complies / Conditioned
Section 2 - Infrastructure		
PO5 Development is provided with infrastructure which: (a) conforms with industry standards for quality; (b) is reliable and service failures are minimised; and (c) is functional and readily augmented.	AO5.1 Except in the Rural zone, all development occurs on a site with frontage to a sealed road. AND AO5.2 Infrastructure is designed and constructed in accordance with the standards contained in PSP1 – Design and Construction Standards.	Complies All lots will have frontage to a sealed road (i.e. new road). Complies / Conditioned All infrastructure can be provided and is conditioned accordingly.
Section 3 - Vehicle Parking		
PO6 Vehicle parking and access is provided to meet the needs of occupants, employees, visitors and other users.	AO6.1 Vehicle parking spaces are provided on-site in accordance with Table 9.4.5. AND AO6.2 A service bay is provided on-site for the service vehicle nominated in Table 9.4.5. AND AO6.3 Driveway crossings are provided to the standard contained in PSP1 – Design and Construction Standards. AND AO6.4 Vehicle parking and manoeuvring areas are provided in accordance with the standards contained in PSP1 – Design and Construction Standards.	Complies Each lot has ample space to accommodate on site car parking for residential land uses. Not applicable Complies / Conditioned Driveways can be constructed to relevant standards and have been conditioned accordingly. Not applicable

SERVICES AND WORKS CODE (Section 8.4.2.3)		
Performance Outcomes	Assessment Benchmarks	Response
Section 4 - Landscaping		
<p>PO7 Landscaping is appropriate to the setting and enhances local character and amenity.</p>	<p>A07.1 Landscaping is provided in accordance with the relevant zone code provisions. AND A07.2 Where shade tree planting is required in vehicle parking areas each planting bed has a minimum area of 2m² and is unsealed and permeable. AND A07.3 Plantings along frontages or boundaries are in the form of defined gardens with three tier planting comprised of groundcovers, shrubs (understorey), and trees (canopy) and provided with a drip irrigation system, mulching and border barriers.</p>	<p>Not applicable Whilst this performance outcome is not directly applicable to a subdivision, it is noted that the Bushfire Management Plan (conditioned as part of this approval) includes recommendations for future on-site landscaping.</p>
<p>PO8 Plant species avoid adverse impacts on the natural and built environment, infrastructure and the safety of road networks</p>	<p>A08.1 Landscaping utilises plant species that are appropriate for the location and intended purpose of the landscaping. AND A08.2 Species selection avoids non-invasive plants. <i>Editor's Note. Guidance on plant selection is provided in Branching Out - Your Handy Guide to tree Planting in the South Burnett available from Council.</i></p>	<p>Not applicable</p>
Section 5 - Filling and Excavation		
<p>PO9 Development results in ground levels that retain: (a) access to natural light; (b) aesthetic amenity; (c) privacy; and (d) safety.</p>	<p>A09.1 The depth of: (a) fill is less than 2m above ground level; or (b) excavation is less than 2m below ground level. AND A09.2 The toe of the fill, or top of the excavation is not less than 0.5m inside the site property boundary. AND A09.3</p>	<p>Conditioned Conditions with regards to earthworks are included.</p>

SERVICES AND WORKS CODE (Section 8.4.2.3)		
Performance Outcomes	Assessment Benchmarks	Response
	<p>Works do not occur on slopes over 15% in grade. AND AO9.4 Retaining walls over 1m in height are terraced 1.5m for every 1m in height and landscaped. AND AO9.5 Batter slopes are not steeper than 25% and are grassed and terraced 1.5m for every 1m in height. AND AO9.6 Filling or excavation for the purpose or retention of water: (a) is certified by an RPEQ engineer to safely withstand the hydraulic loading; (b) directs overflow such that no scour damage or nuisance occurs on adjoining lots.</p>	
PO10 Filling or excavation does not cause damage to public utilities.	AO10.1 Filling or excavation does not occur within 2m horizontally of any part of an underground water supply, sewerage, stormwater, electricity or telecommunications system.	Conditioned Conditions with regards to earthworks are included.
PO11 Filling and excavation avoids water ponding on the premises or nearby premises that will adversely impact on the health of the community.	AO11.1 Following filling or excavation: (a) the premises: (i) are self-draining; and, (ii) has a minimum slope of 0.25%; and, (b) surface water flow is: (i) directed away from neighbouring properties; or (ii) discharged into a stormwater drainage system designed and constructed in accordance with AS3500 section 3.2.	Conditioned Conditions with regards to earthworks are included.
Section 6 - All operational work subject to an overlay		
Flood Hazard Overlay		
PO15	AO15.1	

SERVICES AND WORKS CODE (Section 8.4.2.3)		
Performance Outcomes	Assessment Benchmarks	Response
Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.	Works associated with the proposed development do not: <ul style="list-style-type: none"> (a) involve a net increase in filling greater than 50m³ in the area identified on Overlay Map 03; (b) result in any reductions of onsite flood storage capacity and contain within the site any changes to depth / duration/velocity of flood waters; or (c) change flood characteristics outside the site in ways that result in: <ul style="list-style-type: none"> (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times. 	Complies – refer to responses to PO20 – PO21 and AO20.1 – AO21.1, Reconfiguring a Lot Code.
Regional Infrastructure Overlay – not applicable		
Water Catchments Overlay – not applicable		

4.6 Other Relevant Matters

The consideration of other relevant matters applies to the assessment and decision-making process for this impact assessable development application. The below summarises the matters considered by the planning assessment.

Applicant Submitted Reports	<ul style="list-style-type: none"> • Engineering Services Plan, prepared by Urban Engineering Solutions Pty Ltd; • Flood Assessment Report, prepared by Storm Water Consulting Pty Ltd; • Bushfire Management Plan, prepared by Wollemi Eco-Logical Pty Ltd; and • Septic Percolation Report, prepared by Enviro Water Design.
Assessment Considerations of Merits	<p>Impact assessment under the <i>Planning Act 2016</i> is an ‘unbounded’ assessment, meaning relevant matters other than those prescribed can also be considered, and weighing and balancing ‘inside the box’ as well as with factors ‘outside the box’ can take place in reaching a decision.’</p> <p>The below outlines the planning assessment of the merits of the application presented.</p>
Planning Consideration	<p>The proposed development is consistent with the overall outcomes envisaged for the Rural Residential Zone – RR1 Precinct. Despite the minor non-compliances with regard to lot widths for proposed lots 6 to 9, the subdivision represents an orderly provision of additional rural residential housing lots in close vicinity to the township of Blackbutt.</p> <p>Flooding and bushfire hazard risks can be mitigated to an acceptable level and all infrastructure provided. The proposal does not conflict</p>

	with the relevant assessment benchmarks of the <i>SBRC Planning Scheme 2017, v1.4.</i>
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5. CONSULTATION

Referral Agencies

State Assessment and Referral Agency	Not Applicable
Other	Not Applicable

Council Referrals

<i>INTERNAL REFERRAL SPECIALIST</i>	<i>REFERRAL / RESPONSE</i>
Development Engineer	Council’s Development Engineer provided standard engineering conditions and calculated Infrastructure Charges.
Infrastructure Charges Unit	<p>Council adopted the LGIP on 24 June 2019 which commenced on 1 July 2019.</p> <p>The types of Development that may trigger the issuing of an infrastructure charges notice are:</p> <ul style="list-style-type: none"> a) Reconfiguring a Lot; b) Making a Material Change of Use; and c) Carrying out Building Work. <p>Refer to Attachment B for the Infrastructure Charges Notice.</p>

Public Notification

The development application is impact assessable and public notification was required and carried out as indicated below.

Date Notification Commenced	18 January 2024
Date Notification Completed	9 February 2024
Date Notice of Compliance Received	13 February 2024

Two (2) properly made submissions were received and one (1) not properly made submission were received. Both properly made submissions objected to the proposal.

Submission Summary	
Submitter Issue	Response
<i>Submission 1 – Objection</i>	
<p><u>Issues Raised</u></p> <p>(a) <i>Vegetation Clearance</i> Clearing of vegetation which is valuable wildlife habitat. Koalas are present in the area as are other threatened and endangered species and this needs to be taken into account and habitat protected and enhanced.</p> <p>Concerned that vegetation protections are inadequate and are not necessarily adhered to by the landowner. There have been recent incidents of illegal land clearing in Blackbutt which have not been responded to quickly enough.</p> <p>We have also seen smaller blocks completely cleared. If the subdivision goes ahead we are concerned that the Category C, High Value Regrowth within the proposed development will not be adequately protected due to reduced habitat protection within the smaller blocks.</p>	<p>The proposed development locates minimum lot rectangles and new road works outside Taromeo Creek and will achieve lot-based best management practice solutions in relation to water quality during the construction phase.</p> <p>The riparian amenity and habitat of the Region’s waterways and wetlands can be protected with the imposition of conditions.</p> <p>The site is not mapped within Council’s Biodiversity Areas Overlay. Future housing, infrastructure and new road are sited outside of the waterway and vegetated areas to the rear (west) of the site will remain undisturbed.</p> <p>Clearance of State regulated vegetation on lots can be undertaken in some circumstances as ‘exempt clearing work’ and advice is given in the conditions for the developer and future lot owners to seek</p>

Submission Summary	
Submitter Issue	Response
<p>Although the majority of the block is already cleared, remnant and high value regrowth needs to be protected and enhanced on this block and within the area generally otherwise we will continue to see the cumulative impacts of habitat loss and fragmentation.</p> <p><i>(b) Fencing</i> Increased fencing will impact wildlife, reducing the ability for wildlife such as wallabies and koalas from moving through as well as fragmenting the wildlife corridors. Increased fencing could also force wildlife onto the road, increasing the risk of wildlife being hit by cars, we already see bettongs and wallabies frequently killed on Crumpton Drive. We would like to strongly recommend that if this and other proposed developments are approved on Crumpton Drive, the speed limit needs to be reduced.</p> <p><i>(c) Need for Subdivisions</i> According to State and Local Government projected population growth, the growth within the South Burnett Region will be low, as per Wide Bay Burnett Regional Plan 2023 and the SBRC Planning Scheme. The Plan projects a population increase of only 3366 for the whole of the South Burnett to 2046. We understand the Blackbutt area would be a tiny fraction of this growth given the lack of infrastructure. Our concerns therefore are whether all the proposed subdivisions are actually needed and that the blocks may be cleared needlessly and don't sell.</p> <p>We understand that there are a number of other blocks approved or proposed be subdivided, mostly by the same developer; we could see an additional 50+ subdivisions just on Crumpton drive. We would also like to draw attention to the three one acre blocks next to the proposed subdivision. Two of the blocks have been occupied by unsightly caravans and temporary dwellings for the last three years. Again the cumulative environmental impacts need to be considered with no waste water or septic systems on these blocks'.</p>	<p>legislative compliance for on-site vegetation clearance.</p> <p>The item raised by the submitter is acknowledged. However, conditioning of fencing for the entire development is considered unreasonable. Subject lots may not be built on for a number of years once the plan has been registered. The planning scheme does not provide fencing provision for lots in the Rural residential zone in this instance for an ROL. Should fencing over a certain height be proposed, would trigger building approval. A property note could be attached in Council's system against the subject lots, but there would be no obligation for the applicant to comply. No technical reporting from the applicant demonstrated protected fauna in the location and to condition as such would be unreasonable.</p> <p>The proposed subdivision is a consistent form of development in the Rural Residential Zone – RR1 Precinct as set out in the <i>SBRC Planning Scheme 2017</i>, v1.4. Areas of rural residential land in this precinct have been identified by Council as being suitable for subdivision, provided constraints and hazards are mitigated to an acceptable level and necessary infrastructure is provided.</p> <p>The unlawful occupation of properties is not a matter for consideration in the assessment of this application. These matters can be dealt with under the provisions of relevant Local Laws.</p>
Submission 2 – Objection	
<p>Issues Raised</p> <p>1. What is Blackbutt It is firstly worthy of note that when arriving at Blackbutt from Brisbane there is a proud sign – Friendliest Town 2008. This is a town with a long history.</p> <p>For example there is a World War 1 cenotaph, which is a community focal point on ANZAC Day.</p>	<p>Information noted with no response.</p>

Submission Summary	
Submitter Issue	Response
<p>The Radnor Hotel facebook page shows the Hotel from circa 1920, and stating the Hotel Name originates from 1912. The point is that Blackbutt has a long, proud and rich history. That history is worthy of respect. However, that history is not dense city living.</p> <p>Blackbutt is the focal point of timber area. At the crossroads (at the cenotaph) there is proud display of Timbertown. This is not pockets of sheds and tents, or even densely packed houses.</p> <p>It would be a crying shame if the serenity of the bush is considered unworthy of maintaining. This is in essence the theme of this submission.</p> <p>2. Local Amenity The area of Blackbutt is clearly rural/semi-rural.</p> <p>The area generally (at least until recently) has been larger blocks of land (5 or 10 acres).</p> <p>It is not dense living on city-size block, such as occurs in town, or in cities.</p> <p>We feel that amenity ought not be disrespected. It is basically, an example of the non-city Australian lifestyle. This ought be respected as much as, say, the much venerated Queenslander houses in Paddington.</p> <p>The nature of sub-division into 15 small lots can be seen clearly from events following the mini sub division at lots 177 and 179. Instead of houses, the various lots at 177 and 179 contain sheds and caravans and numerous people. This generates a lot of noise – from vehicles to music (of all types of genre) to simply general noise.</p> <p>That can be contrasted with semi-rural lifestyle along the length of Crumpton Drive (outside 177 & 179). There is minimal man-made noise, which does not affect neighbours. The only significant noise generally is chain sawing and mowing – which of course is infrequent.</p> <p>As such, it can be seen that the proposed development would change the amenity of the area- and the substantial detriment of residents, but also the community generally.</p> <p>3. Aesthetic of the area Similarly, the aesthetics of the neighbourhood is for much larger blocks.</p> <p>The small block converts (that is certainly, not merely maybe) the area into small lot shanties with sheds, numerous vehicles and tents.</p> <p>That is not becoming of Timbertown.</p>	<p>The proposed subdivision is a consistent form of development in the Rural Residential Zone – RR1 Precinct as set out in the <i>SBRC Planning Scheme 2017</i>, v1.4. In the RR1 Precinct, the minimum lot size is 4,000m² and all proposed lots meet this size requirement. This lot size is envisaged by the planning scheme as suitable to maintain rural amenity.</p> <p>The unlawful occupation of properties and unacceptable noise levels is not a matter for consideration in the assessment of this application. These matters can be dealt with under the provisions of relevant Local Laws. Council assesses each application on its merits and against relevant assessment benchmarks in the planning scheme.</p> <p>The majority of properties along Crumpton Drive in the vicinity of the township of Blackbutt are zoned Rural Residential, RR1 Precinct allowing for</p>

Submission Summary	
Submitter Issue	Response
<p>4. Traffic Obviously, creating a pocket of dense living in Crumpton Drive creates a significant traffic issue.</p> <p>The road presently handles a significant body of traffic – as it is the only entry and exit point for the properties ‘upstream’ from it.</p> <p>Placing a densely packed housing estate obviously will generate a large volume of traffic.</p> <p>That obviously affects the area generally. We are not road engineers and do not have statistics, nor expertise to identify the road engineering issues. However, it is obvious that there will be significant consequential (presumably costly) changes which will be a later flow-on effect.</p> <p>5. Trees It can be seen from the satellite map, that towards the back of lot 193, there is a significant number of trees. Clearly, the subdivision proposed will result in removal of all these trees.</p> <p>This is confirmed for example by events at lot 179 where all trees have been removed and the land converted to a flat (mostly at this time dirt) treeless area.</p> <p>That cannot be desirable.</p> <p>6. Birdlife It is thrilling to see all sorts of birdlife. For example, from time to time, we see – and hear – numbers of black cockatoos. Regular birds (in addition to the obvious such as kookaburras and currawongs) include coloured kingfishers and blue fairy wrens. We have even seen a small flock of crimson rosellas.</p> <p>The point is that these birds are obviously a desirable aspect of the Blackbutt community. They are not merely part of the lifestyle (for humans). They have been here – and likely longer than 60,000 years (we are not botanists, and make an assumption. Wikipedia records that cockatoos fossils are found in Australia in Early Miocene era, being 16-23 million years ago).</p> <p>Removing trees, to create a mini-desert (as far as the birds would see) is fundamentally wrong.</p> <p>Whilst that might appear alarmist in relation to a mere 15 lot subdivision, it is clear that this is the tip of the iceberg.</p>	<p>4,000m² sized lots. These are not considered to be small lots.</p> <p>The proposed subdivision does not exceed the density of development considered appropriate in this zone and therefore, traffic levels increases are commensurate with anticipated development within the area.</p> <p>The site is not mapped within Council’s Biodiversity Areas Overlay. Future housing, infrastructure and new road are sited outside of the waterway and vegetated areas to the rear (west) of the site will remain undisturbed.</p> <p>Clearance of State regulated vegetation on lots can be undertaken in some circumstances as ‘exempt clearing work’ and advice is given in the conditions for the developer and future lot owners to seek legislative compliance for on-site vegetation clearance.</p> <p>It is understood that the main nesting area for black cockatoo is to the rear of the site within the vicinity of the waterway. Vegetation in this area will not be cleared as it is within the overland flow path and also forms part of the Asset Protection Zones for proposed lots 7 to 9.</p>

6. RECOMMENDATION

The application for Reconfiguring a Lot – Subdivision (2 Lots into 15 Lots, new road and drainage lots) at 183 & 193 Crumpton Road, Blackbutt North (and described as Lots 109 & 110 on

RP174023) is recommended for approval subject to the reasons outlined in the Statement of Reasons and / or conditions of approval.

ATTACHMENTS

1. **Attachment A - Statement of Reasons**
2. **Attachment B - Infrastructure Charges Notice**
3. **Attachment C - Approved Plans**

NOTICE ABOUT DECISION – STATEMENT OF REASONS

The following information is provided in accordance with Section 63(4) & (5) of the Planning Act 2016

Applicant:	GLW Constructions Pty Ltd C/- LandPartners Surveyors and Planners
Application No:	RAL23/0015
Proposal:	Reconfiguring a Lot – Subdivision (2 Lots into 15 Lots), New Road and Drainage Easements
Street Address:	189 & 193 Crumpton Drive BLACKBUTT NORTH
RP Description:	Lots 109 & 110 on RP174023
Assessment Type:	Impact Assessable
Number of Submissions:	Two (2)

On 26 February 2024 the above development was recommended for:

- Approval
- Refusal

1. Reasons for the Decision

The reasons for this decision are:

- The proposed development is for reconfiguring a lot (2 into 15 lots) and the subdivision results in lot sizes that are consistent with the established subdivision pattern within Crumpton Drive and surrounds and compliant with Table 8.4.2, Reconfiguring a Lot Code for the Rural Residential Zone, RR1 Precinct;
- Proposed lots 6 to 9 do not have a 30.0m frontage in accordance with Table 8.4.2, Reconfiguring a Lot Code for the Rural Residential Zone.
- The lot widths for proposed lots 6 to 9 are considered acceptable as they are located to the rear of the subdivision and at head of the cul-de-sac and therefore, not highly visible from Crumpton Drive. The non-compliance is considered minor, affecting only 4 out of 15 lots and will not adversely impact existing rural residential amenity of the area;
- The future intention for proposed lots is for residential purposes (ie. dwelling houses);
- Proposed lots are capable of accommodating future dwelling houses, associated ancillary buildings, stormwater management, on-site effluent disposal areas, private open space, access and manoeuvring, water tank supply, and landscaping.
- Existing Dwellings and ancillary buildings are to be retained on proposed lots 1 and 14;
- The front boundary setback to the existing Dwelling on proposed lot 1 is 7.0m and non-compliant with the 10.0m requirement, as per Acceptable Outcome AO1.3, Rural Residential Zone Code;
- This front boundary setback is considered acceptable as it is to the new road and will internally front new lots. To Crumpton Drive, the existing dwelling house will have a front setback of approximately 40.0m and this will assist to maintain rural amenity;
- The construction of new driveways and crossovers in accordance with Council's Standard Drawings has been conditioned;
- The design and construction of new road in accordance with Council's standards has been conditioned;
- Future Dwellings have been conditioned to connect with an on-site wastewater disposal system;

- Telecommunications and electricity supply connections can be made to all lots and conditioned accordingly;
- Future Dwellings have been conditioned to provide a 45kl water tank for consumption purposes;
- The proposed development locates minimum lot rectangles and new road works outside Tarameo Creek;
- Future housing, infrastructure and new road are sited outside of the waterway and vegetated areas to the rear (west) of the site will remain undisturbed;
- All proposed lots are able to accommodate a minimum rectangle of 1000m² that is flood free and achieves flood immunity for future housing;
- All proposed lots have safe, trafficable and flood free access to the local road network;
- The development has been conditioned to be carried out in accordance with the approved Wollemi Eco-Logical Pty Ltd Bushfire Management Plan (BMP) in respect to the provision of Asset Protection Zones (as shown on the approved Subdivision Plan and at Figure 2 of the BMP), on-site water supply for fire-fighting purposes, access and egress, landscaping and vegetation management, as well as advice is given in the conditions regarding building standards in bushfire risk zones;
- Flood and bushfire hazard risk can be mitigated to acceptable levels and will not impose undue burden upon emergency responses;
- The application triggered impact assessment due to the frontage width of proposed lots 6-9 being less than 30m and therefore, non-compliant with the requirements of Table 8.4.2, Reconfiguring a Lot Code, SBRC Planning Scheme 2017, v1.4;
- Public notification was carried out during the period 18 January 2024 to 9 February 2023 and two properly made submissions and one not properly made submission objecting to the proposed development were received;
- No referrals were required;
- Surrounding land uses are residential and the proposed subdivision will not result in any reverse amenity impacts from non-residential land uses or intensive animal industries.
- The proposed subdivision for 15 lots is a consistent form of development in the Rural Residential Zone, RR1 Precinct, resulting in a clustered settlement pattern, close to the township of Blackbutt.
- The subdivision is consistent with surrounding land uses in terms of dwelling density and layout;
- The proposal does not conflict with Strategic Outcomes of Section 3.4.1, *SBRC Planning Scheme 2017*, v. 1.4.

2. Assessment Benchmarks

The following are the benchmarks apply to this development:

- Strategic Framework;
- Rural Residential Zone Code;
- Reconfiguring a Lot Code; and
- Services and Works Code.

3. Compliance with Benchmarks

The development was assessed against all the assessment benchmarks listed above and complies with all of these or can be conditioned to comply.

Note: Each application submitted to Council is assessed individually on its own merit.

INFRASTRUCTURE CHARGES NOTICE

(Section 119 of the Planning Act 2016)

APPLICANT: GLW Constructions Pty Ltd
C/- Land Partners
Level 1, 18 Little Cribb Street
MILTON QLD 4064

APPLICATION: Reconfiguration of a Lot - Subdivision (2 Lots into 15 Lots), New Road and Drainage Easements - Impact Assessable

DATE: [Insert Decision Date]

FILE REFERENCE: RAL23/0015

AMOUNT OF THE LEVIED CHARGE: **\$57,447.00** **Total**
(Details of how these charges were calculated are shown overleaf)

\$0.00	Water Supply Network
\$0.00	Sewerage Network
\$31,330.00	Transport Network
\$26,117.00	Parks and Land for Community Facilities Network
\$0.00	Stormwater Network

AUTOMATIC INCREASE OF LEVIED CHARGE: The amount of the levied charge is subject to an automatic increase. Refer to the Information Notice attached to this notice for more information on how the increase is worked out.

LAND TO WHICH CHARGE APPLIES: Lot 109 & 110 on RP174023

SITE ADDRESS: 189 & 193 Crumpton Dr, Blackbutt

PAYABLE TO: **South Burnett Regional Council**

WHEN PAYABLE: Reconfiguring a Lot – When South Burnett Regional
(In accordance with the timing stated in Section 122 of the Planning Act 2016)

OFFSET OR REFUND: Not Applicable.

This charge is made in accordance with South Burnett Regional Council's **Charges Resolution (No. 3) 2019**

DETAILS OF CALCULATION

Water Supply

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Sewerage

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Transport

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Reconfiguring a Lot (2 into 15 lots)	15	allotments	\$2,410.00	CR Table 2.3	\$36,150.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Existing Lots	2	allotments	\$2,410.00	CR Table 2.3	\$4,820.00

Parks and Land for Community Facilities

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Reconfiguring a Lot (2 into 15 lots)	15	allotments	\$2,009.00	CR Table 2.3	\$30,135.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Existing Lots	2	allotments	\$2,009.00	CR Table 2.3	\$4,018.00

Stormwater

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Levied Charges

Development Description	Water Supply	Sewerage	Transport	Parks & Land for Community Facilities	Stormwater	Total
Reconfiguring a Lot (2 into 15 lots)	\$0.00	\$0.00	\$31,330.00	\$26,117.00	\$0.00	\$57,447.00
Total	\$0.00	\$0.00	\$31,330.00	\$26,117.00	\$0.00	\$57,447.00

* In accordance with Section 3.3 of the Charges Resolution, the discount may not exceed the adopted charge. Any surplus discounts will not be refunded, except at South Burnett Regional Council's discretion.

INFORMATION NOTICE

Authority and Reasons for Charge	This Infrastructure Charges Notice has been given in accordance with section 119 of the <i>Planning Act 2016</i> to support the Local government's long-term infrastructure planning and financial sustainability.
Appeals	Pursuant to section 229 and Schedule 1 of the <i>Planning Act 2016</i> a person may appeal an Infrastructure Charges Notice. Attached is an extract from the <i>Planning Act 2016</i> that details your appeal rights.
Automatic Increase Provision of charge rate (\$)	<p>An infrastructure charge levied by South Burnett Regional Council is to be increased by the difference between the Producer Price Index (PPI) applicable at the time the infrastructure charge was levied, and PPI applicable at the time of payment of the levied charge, adjusted by reference to the 3-yearly PPI average¹. If the levied charge is increased using the method described above, the charge payable is the amount equal to the sum of the charge as levied and the amount of the increase.</p> <p>However, the sum of the charge as levied and the amount of the increase is not to exceed the maximum adopted charge the Authority could have levied for the development at the time the charge is paid.</p>
GST	The Federal Government has determined that contributions made by developers to Government for infrastructure and services under the <i>Planning Act 2016</i> are GST exempt.
Making a Payment	<p>This Infrastructure Charges Notice cannot be used to pay your infrastructure charges.</p> <p>To pay the levied charge, you must request an Itemised Breakdown showing the total levied charge payable at the time of payment. An Itemised Breakdown must be presented at the time of payment.</p> <p>An Itemised Breakdown may be requested by emailing info@southburnett.qld.gov.au</p>

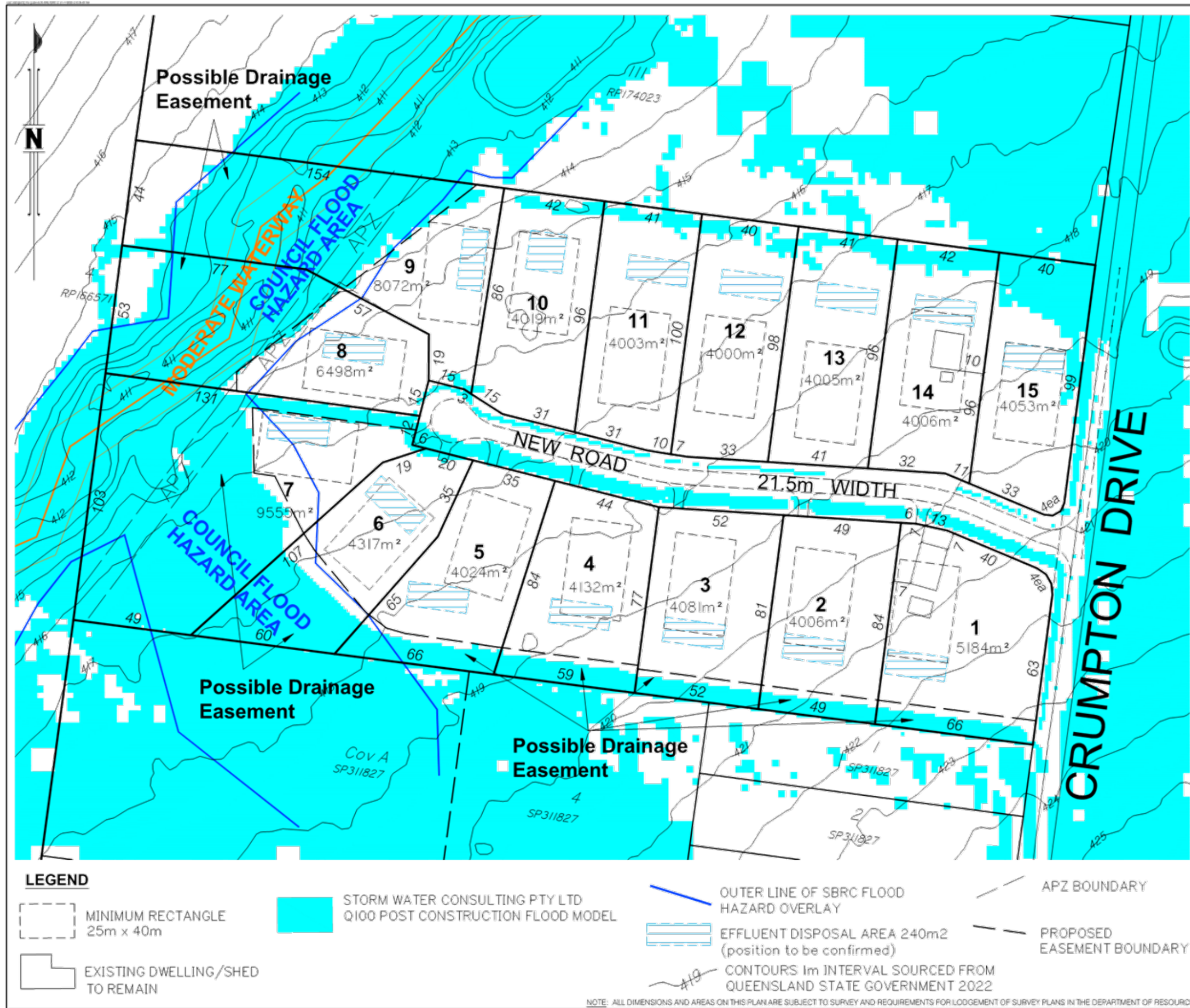
¹ 3-yearly PPI average is defined in section 114 of the *Planning Act 2016* and means the PPI adjusted according to the 3-year moving average quarterly percentage change between financial quarters. PPI Index is the producer price index for construction 6427.0 (ABS PPI) index number 3101 – Road and Bridge construction index for Queensland published by the Australian Bureau of Statistics.

Payment can be made at any of the following South Burnett Regional Council Offices:

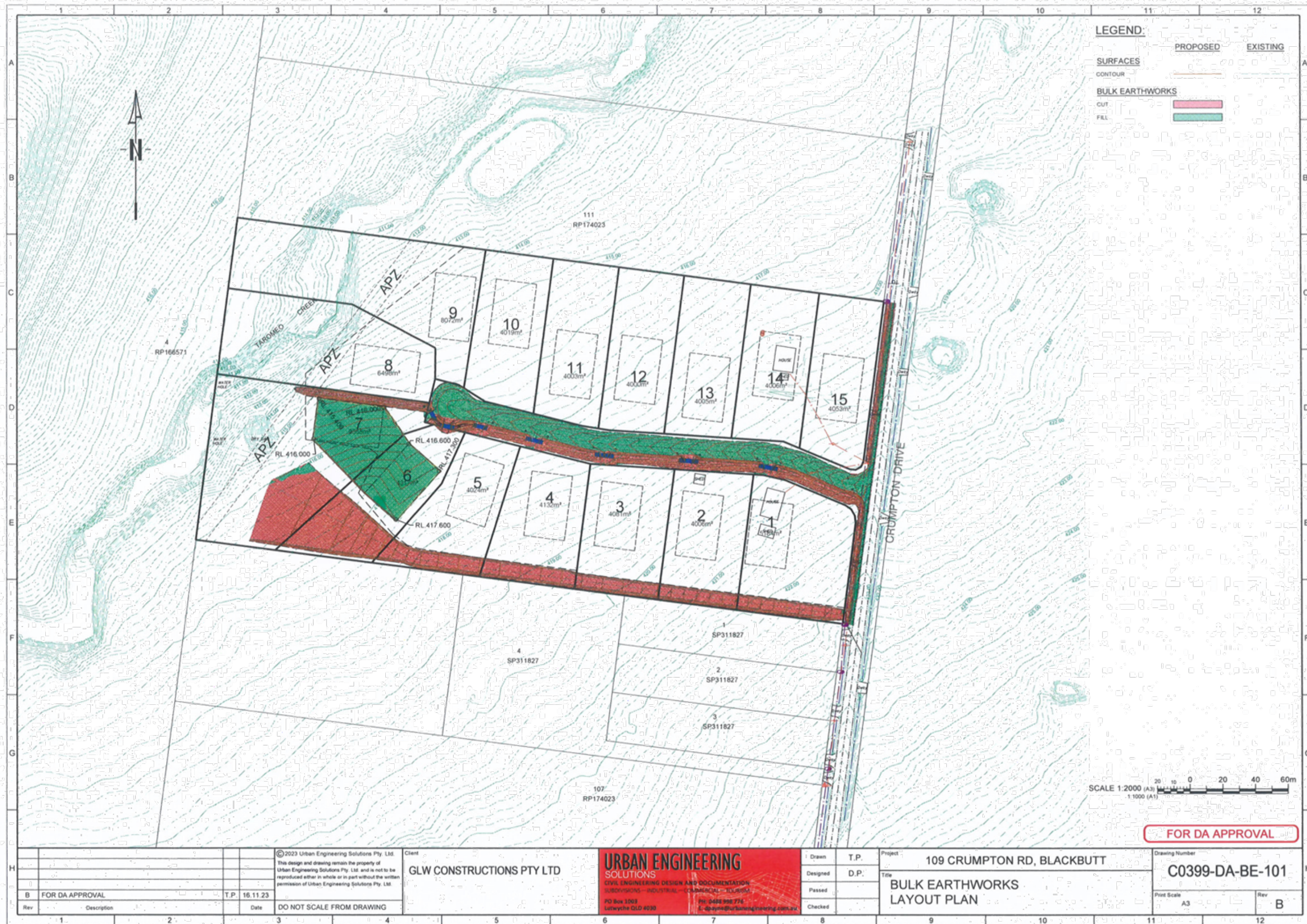
- 69 Hart Street, Blackbutt, 4314;
- 45 Glendon Street, Kingaroy, 4610;
- 42 Stephens Street West, Murgon, 4605;
- 48 Drayton Street, Nanango, 4615;
- McKenzie Street, Wondai, 4606; or
- via other methods identified on the Itemised Breakdown.

Enquiries

Enquiries regarding this Infrastructure Charges Notice should be directed to the SOUTH BURNETT REGIONAL COUNCIL, Department of Planning and Land Management, during office hours, Monday to Friday by phoning (07) 4189 9100 or email at info@southburnett.qld.gov.au



CLIENT	GLW CONSTRUCTIONS PTY LTD			
PROJECT	PROPOSED RECONFIGURATION OF LOTS 109 & 110 ON RP174023 (CRUMPTON DR, BLACKBUTT)			
LOCAL AUTHORITY	SOUTH BURNETT R.C.			
NOTES	<p>(i) This plan was prepared for the purpose and exclusive use of GLW CONSTRUCTIONS PTY LTD to accompany an application to SOUTH BURNETT REGIONAL COUNCIL for approval to reconfigure the land described in this plan and is not to be used for any other purpose or by any other person or corporation. LandPartners Pty Ltd accepts no responsibility for any loss or damage suffered howsoever arising to any person or corporation who may use or rely on this plan in contravention of the terms of this clause or clauses (ii), (iii) or (iv) hereof.</p> <p>(ii) The contours shown in this plan are suitable only for the purposes of this application. The accuracy of the contours has not been verified and no reliance should be placed upon such contours for any other purpose other than the purpose of this application for reconfiguration.</p> <p>(iii) The dimensions, areas, number of lots, size and location of improvements & flood information (if shown) are approximate only and may vary subject to engineering design changes, field survey and requirements for lodgement of survey plans in the Department of Natural Resources, Mines and Energy.</p> <p>(iv) This plan may not be copied unless these notes are included.</p>			
	11	CGW	21/11/2023	Amended layout and S/W
	10	CGW	06/06/2023	Amended easements
	9	CGW	05/06/2023	Amended easements
	8	KDM	22/05/2023	Added in APZ
	7	CGW	11/05/2023	Added Q10 area
	6	CGW	27/04/2023	Effluent disposal areas
	5	CGW	16/03/2023	AMEND LAYOUT
SCALE BAR	0m 20 60 100m			
	SCALE 1:1500 (A3)			
<p>LANDPARTNERS surveyors and planners</p> <p>Brisbane Office Level 1 18 Little Crabb Street Milton Qld 4064 PO Box 1399 Milton Qld 4064</p> <p>p: (07) 3842 1000 e: info@landpartners.com.au www.landpartners.com.au</p>				
LEVEL DATUM	-			
LEVEL ORIGIN	-			
CONTOUR INTERVAL	-			
DRAWN	CGW	DATE	21/11/2023	
CHECKED	LPL	DATE	21/11/2023	
APPROVED	CGW	DATE	21/11/2023	
UDN	BRJD8286-000-4-11		SHEET 1 OF 1	



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Rev B FOR DA APPROVAL	Description T.P. 16.11.23	Date DO NOT SCALE FROM DRAWING				