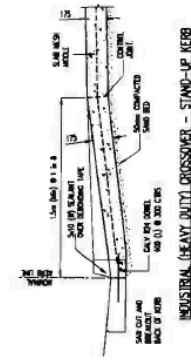
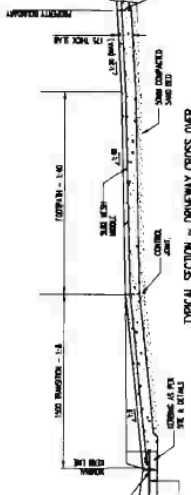
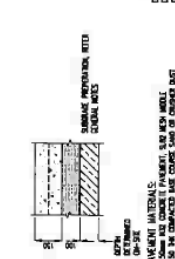
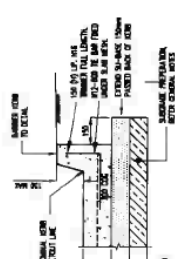
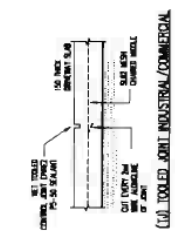
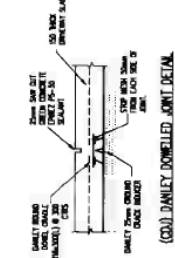
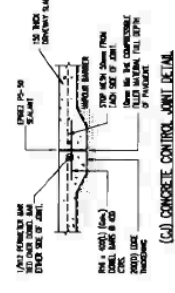


DRAWING SIZE - A1

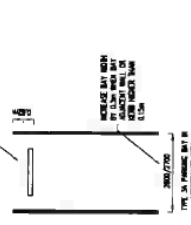
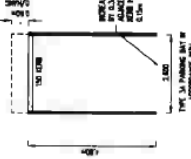
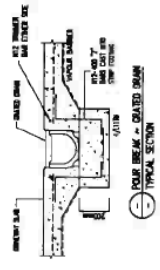
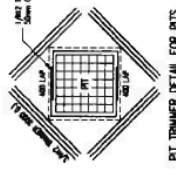
CONSTRUCTION NOTES

1. DO NOT SCALE FROM THIS DRAWING.
2. ALL DIMENSIONS IN MILLIMETRES.
3. ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE TO BE DIMENSIONS FROM THE INTERIOR SURFACE UNLESS OTHERWISE SPECIFIED.
4. ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE TO BE DIMENSIONS FROM THE INTERIOR SURFACE UNLESS OTHERWISE SPECIFIED.
5. THE WORKER IS RESPONSIBLE FOR LOCATING ALL EXISTING SERVICES WITHIN AND AROUND THE ALLEYS AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL SERVICES WITHIN THE ALLEYS THROUGHOUT THE WORK.
6. ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE TO BE DIMENSIONS FROM THE INTERIOR SURFACE UNLESS OTHERWISE SPECIFIED.
7. ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE TO BE DIMENSIONS FROM THE INTERIOR SURFACE UNLESS OTHERWISE SPECIFIED.
8. ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE TO BE DIMENSIONS FROM THE INTERIOR SURFACE UNLESS OTHERWISE SPECIFIED.
9. ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE TO BE DIMENSIONS FROM THE INTERIOR SURFACE UNLESS OTHERWISE SPECIFIED.
10. ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE TO BE DIMENSIONS FROM THE INTERIOR SURFACE UNLESS OTHERWISE SPECIFIED.



KEY

- 1. EXISTING STRENGTHENED PAVEMENT
- 2. EXISTING DRIVEWAY CONCRETE
- 3. EXISTING DRIVEWAY CONCRETE
- 4. EXISTING DRIVEWAY CONCRETE
- 5. EXISTING DRIVEWAY CONCRETE
- 6. EXISTING DRIVEWAY CONCRETE
- 7. EXISTING DRIVEWAY CONCRETE
- 8. EXISTING DRIVEWAY CONCRETE
- 9. EXISTING DRIVEWAY CONCRETE
- 10. EXISTING DRIVEWAY CONCRETE



FOR APPROVAL

DO NOT SCALE FROM THIS DRAWING

THIS DRAWING AND ASSOCIATED DETAILS ARE TO BE CONSIDERED VALID ONLY WHEN USED IN CONJUNCTION WITH THE ASSOCIATED CONTRACT DOCUMENTS.

SCG Structural Concrete Group

DRIVEWAY DETAILS

Project: 5-13 ROBERTS DR, KINGAROOY

Drawn: [Name] Date: [Date]

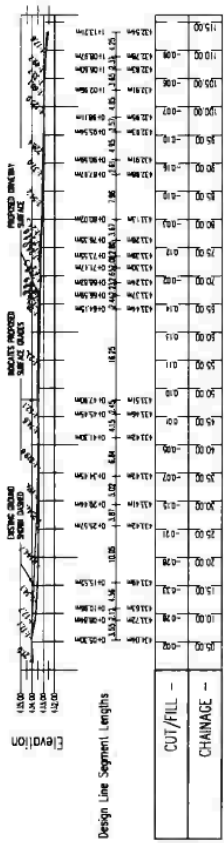
Checked: [Name] Date: [Date]

Approved: [Name] Date: [Date]

33153-004.3



DRAWING SIZE - A1



PV - Carpark Longsection (1)

CARPARK LONGSECTION
Scale 1:500 (HORIZONTAL) 1:50 (VERTICAL)



THE DRAWING AND ASSOCIATED DETAILS SHALL BE THE PROPERTY OF SCG AND NOT TO BE REPRODUCED OR DISTRIBUTED WITHOUT THE WRITTEN PERMISSION OF SCG.

FOR APPROVAL

DO NOT SCALE FROM THIS DRAWING

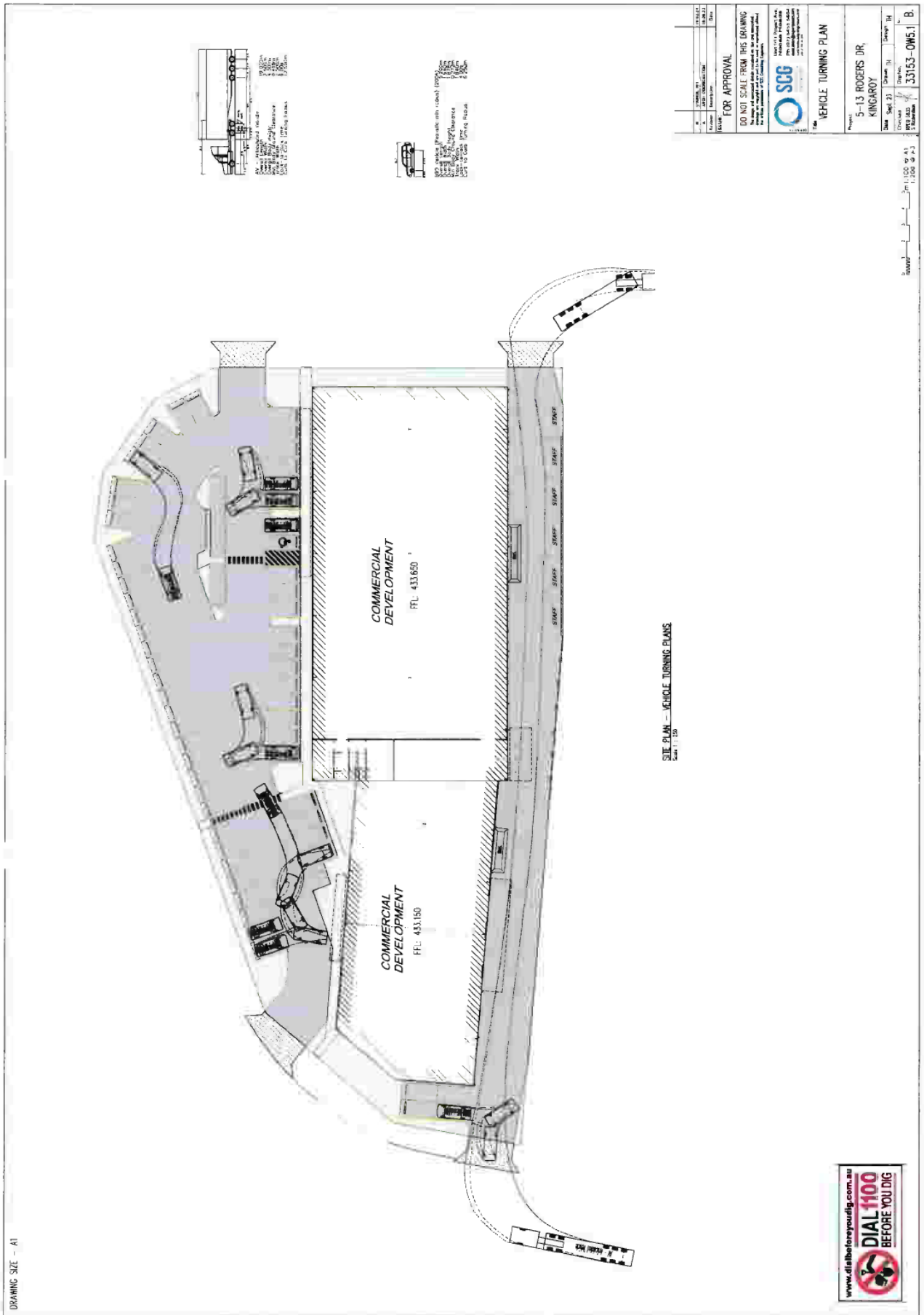
SCG
SPECIALIST CONSULTANTS GROUP
100/102 DUNDAS STREET WEST
MELBOURNE VIC 3000
PH: (03) 9412 3000
WWW.SCG.COM.AU

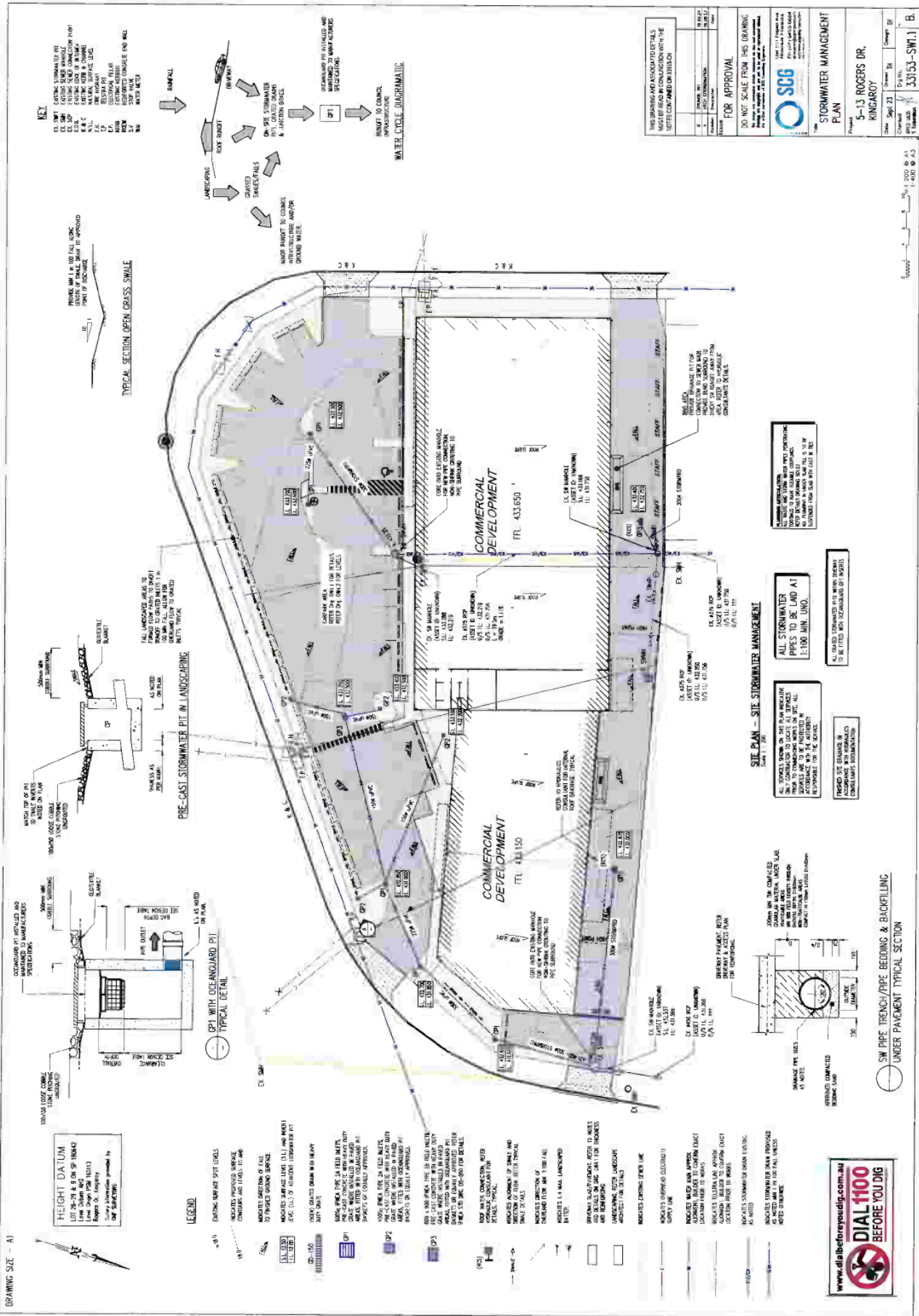
DRIVEWAY LONGSECTION

Project: 5-13 ROGERS DR. KINGARROY

Client: City of Kingaroy
Drawing No: 33153-004.4
Scale: 1:100 (HORIZONTAL) 1:50 (VERTICAL)

Scale: 1:100 (HORIZONTAL) 1:50 (VERTICAL)





SOUTH BURNETT REGIONAL COUNCIL 5-13 ROGERS DRIVE, KINGAROO LOT 9, 26, 27, 28 & 29 on SP180642



SITE LOCATION
RTS

DRAWING INDEX	
DRAWING No.	DRAWING TITLE
ZPW00143021	CONVE SHEET & DRAWING INDEX
ZPW00143022	GRAVEL FLOOR PLANING PLAN
ZPW00143023	PLANT SPECIES SCHEDULE IMAGES
ZPW00143024	LANDSCAPE CONCEPT PLAN
ZPW00143025	COVER SHEET & DRAWING INDEX

PRELIMINARY

REV	DESCRIPTION	DATE
B	REVISED ISSUE	21/02/24
A	INITIAL ISSUE	22/09/22

CAPE MORETON COMPANY
5-13 ROGER DRIVE, KINGAROO
LANDSCAPE CONCEPT PLAN
COVER SHEET & DRAWING INDEX



scale | NTS | for A1 | job no | 2309-001
date | FEB 2024 | rev no | B
approved | J. FOGARTY* | SK001

LEGEND

- PROPOSED FEATURE TREES
- PROPOSED SHADE TREES
- PROPOSED SHRUB AND LOW LEVEL PLANTING
- PROPOSED GROUNDCOVER PLANTING
- PROPOSED BUFFER PLANTING
- PROPOSED SWALE GROUNDCOVER PLANTING
- TURF
- HARDS AND SURFACE FINISH TO PEDESTRIAN PRIORITY PATHWAY
- CONCRETE AREA - REFER CIVIL ENGINEERS DRGS FOR DETAILS
- PAVED AREA - REFER ARCHITECTS DRGS FOR DETAILS
- STORMWATER - REFER CIVIL ENGINEERS DRGS FOR DETAILS
- SEWER - REFER CIVIL ENGINEERS DRGS FOR DETAILS
- SWALE - REFER CIVIL ENGINEERS DRGS FOR DETAILS
- BUILDING LINE OVER
- PROPERTY BOUNDARY
- PROPOSED LEVEL
- * RL 14.800

NOTES

- 1 REFER TO DRG 2309-001-SK010 FOR PLANT SPECIES SCHEDULE IMAGES AND GENERAL NOTES
- 2 REFER ARCHITECT'S DRGS FOR ALL FENCE DETAILS
- 3 REFER CIVIL ENGINEERS DRGS FOR ALL RETAINING WALL DETAILS

PRELIMINARY

REV.	DESCRIPTION	DATE
B	REVISED ISSUE	23.02.24
A	INITIAL ISSUE	22.09.23

CAPE MORETON COMPANY
5-13 ROGER DRIVE, KINGAROO

**LANDSCAPE CONCEPT PLAN
GROUND FLOOR PLANTING PLAN**

LAUD
LANDSCAPE ARCHITECTS AND PLANNING GROUP
11/115 SOUTH BRIDGE ROAD, SUITE 101, MELBOURNE VIC 3006
PH: 03 9412 3000
WWW.LAUDMELBOURNE.COM.AU

scale 1:200 for A1 job no | 2309-001
date FEB 2024 rev no. B
approved J. FOGARTY SK002



- ANNOTATION NOTES**
- 1 DRIVEWAY ENTRY / EXIT
 - 2 PEDESTRIAN ENTRY / EXIT
 - 3 FEATURE TREES GRE BAL TO DEFINE DRIVEWAY ENTRY / EXIT. SOFTEN BUILDING INTERFACE WITH ROGERS DRIVE
 - 4 SHADE TREES MEL IRI TO GARDEN BED ADJACENT FOOTPATH TO SOFTEN HARDSTAND. TREES TO BE UNDERPLANTED WITH SHRUBS AND GROUNDCOVERS AS PER 2309-001-SK010
 - 5 SMALL TREES GRE BAL AND MAG LG TO BE MK PLANTED TO GARDEN BED TO PROVIDE AMENITY TO CARPARK AND DRIVEWAY. TREES PLANTED WITH SHRUBS AND GROUNDCOVERS AS PER 2309-001-SK010
 - 6 PROPOSED SWALE TO BE PLANTED WITH WATER SENSITIVE GROUNDCOVERS CAR app DIA B/LA, DIA BRE, LOW SEA, LOW IRR AND MYO p/p
 - 7 BUFFERING SHRUBS MEL CT TO NORTH BOUNDARY TO SOFTEN SITE INTERFACES. UNDERPLANT SHRUBS TO BE UNDERPLANTED WITH GROUNDCOVERS DIA BRE, M/LA MEE AND LOW SEA
 - 8 DRIVEWAY AND CAR PARK SPACES TO ENGINEERS DETAILS

PROPOSED PLANT SPECIES SCHEDULE

CODE	PLANT SPECIES	COMMON NAME	CENTRES (mm)	POT SIZE	MATURE SIZE (HEIGHT x WIDTH)
GRE bai	GREVILLEA baileyana	White Oak	AS SHOWN	25L	10m x 4m
MAG LG	MAGNOLIA grandiflora 'Little Gem'	Magnolia Little Gem	AS SHOWN	25L	5m x 3m
MEL leu	MELALEUCA leucadendra	Weeping paperbark	AS SHOWN	25L	15-12m x 5m
BAN rob	BANKSIA robur	Swamp Banksia	1500mm	200mm	
BAN spi	BANKSIA spinulosa	Hairy Banksia	1000mm	200mm	
CAL CC	CALLISTEMON viminalis 'Captain Cook'	Weeping Bottlebrush	1500mm	200mm	
GRE CI	GREVILLEA 'Cocoonut Ice'	Grevillea	1000mm	200mm	
GRE HG	GREVILLEA 'Honey Gem'	Grevillea	1000mm	200mm	
MEL CT	MELALEUCA linearifolia 'Claret Tops'	Claret Tops	1000mm	200mm	
MEL thy	MELALEUCA thymifolia	Thyme-leaf honey myrtle	1000mm	200mm	
WES WG	WESTRINGIA 'Wynyabbie Gem'	Wynyabbie Gem	750mm	200mm	
CAR app	CAREX appressa	Tussock Sedge	500mm	140mm	
DIA BLA	DIANELLA lasiantha Blaze - 'NPWZ'	Blaze	500mm	140mm	
DIA BRE	DIANELLA caerulea Breze' - 'DCNCC'	Native Flax Lily	500mm	140mm	
HAR MEE	HARDENBERGIA violacea 'Meema'	Meema Native Sarsaparilla	500mm	140mm	
LOM hyp	LOMANDRA hypoxiphys	Mt Rush	500mm	140mm	
LON SEA	LOMANDRA confertifolia 'Seascape'	Creek Mt Rush	500mm	140mm	
MYO par	MYOPORUM parvifolium	Creeping Boobialla	750mm	140mm	
CYN LEG	CYNODON dactylon 'Legend'	Green Couch			

NOTES

- REFER TO LANDSCAPE CONCEPT PLAN Z399-001-SK002 FOR PROPOSED PLANTING DESIGN
- REFER TO CIVIL ENGINEERS DRAWINGS FOR DRIVEWAY AND CROSSOVER DETAILS
- REFER TO ARCHITECTS DRAWINGS FOR ALL FENCE DETAILS
- LANDSCAPE DETAILED DESIGN IS TO BE COORDINATED WITH HYDRAULIC AND ENGINEERING DESIGN TO CONFIRM LOCATIONS OF UNDERGROUND SERVICES PRIOR TO CONSTRUCTION
- LANDSCAPE GENERAL STANDARDS
 - 5.1 CULTIVATION MINIMUM DEPTH 150mm FOR TURFED AREAS AND PLANTING AREAS
 - 5.2 IMPORTED TOPSOIL TO AS 4554 MINIMUM DEPTH 100mm FOR TURFED AREAS, GRASSED AREAS (TURF) 100mm PLANTING AREAS 300mm.
 - 5.3 MULCH TO AS 4454 PROVIDE MULCH WHICH IS FREE OF DELETERIOUS AND EXTRANEIOUS MATTER SUCH AS SOIL WEEDS AND STICKS.
 - 5.4 STAKE SIZES FOR PLANTS 1.25m HEIGHT TWO 50 x 50 x 1800mm STAKES PER PLANT PROVIDE TIES FIXED SECURELY TO THE STAKES. ONE TIE AT HALF THE HEIGHT OF THE MAIN STEM. OTHERS AS NECESSARY TO STABILISE PLANT FOR PLANTS < 2.5m HIGH 50mm HESSIN WEBBING STAPLED TO THE STAKES

PROPOSED PLANT SPECIES IMAGES

TREES

GREVILLEA baileyana
MAGNOLIA grandiflora 'Little Gem'
MELALEUCA leucadendra

SHRUBS

BANKSIA robur
BANKSIA spinulosa
CALLISTEMON viminalis 'Captain Cook'
GREVILLEA 'Cocoonut Ice'
GREVILLEA 'Honey Gem'
MELALEUCA linearifolia 'Claret Tops'
MELALEUCA thymifolia
WESTRINGIA 'Wynyabbie Gem'
CAREX appressa

GROUNDCOVERS

DIANELLA caerulea 'Breze'
HARDENBERGIA violacea 'Meema'
LOMANDRA hypoxiphys
LOMANDRA confertifolia 'Seascape'
MYOPORUM parvifolium

0 1 2 3 4 5m
SCALE 1:500 AT ORIGINAL SIZE

PRELIMINARY

REV	DESCRIPTION	DATE
B	REVISED ISSUE	23.03.24
A	INITIAL ISSUE	27.09.23

CAPE MORETON COMPANY
5-13 ROGER DRIVE, KINGAROY
LANDSCAPE CONCEPT PLAN
PLANT SPECIES SCHEDULE, IMAGES AND NOTES

LAUD ink
Landscape Architecture and Urban Design
10/11 The Esplanade, Kingaroy NSW 2615
02 6622 4444
www.laud-ink.com.au

Scale: 1:500
Scale: 1:500
Scale: 1:500

scale | NTS | for A1 | job no. | 2309-001
date | FEB 2024 | rev no. | B

approved | J. FOGARTY* | SK010

Delegated Authority

Date: 6 June 2024

OPERATIONAL WORK (EARTHWORKS) AT 1 KELVYN STREET KINGAROY (AND DESCRIBED AS LOT 101 ON SP257227). APPLICANT: REGIONAL HOUSING LIMITED C/- AT CONSULTING ENGINEERS & PROJECT MANAGERS.

File Number: OPW24/0004
Author: Engineering Contractor, Development Services
Authoriser: Chief Executive Officer

SIGNATURE	DATE
Acting MANAGER	11/6/24
Acting GM	10/6/24
CEO	12-6-2024

PRECIS

A development application for a Development Permit for Operational Work – Earthworks & Access (in relation to Council Approval MCU23/0021).

SUMMARY

- A development application for a Development Permit for Operational Work – Earthworks & Access – OPW24/0004.
- The subject site located in the Residential zone under the South Burnett Regional Council Planning Scheme.
- The works proposed are part of predevelopment works for a Retirement Village on the site. (in relation to Council approval for MCU23/0021).
- The development application is assessed against the relevant Code of the South Burnett Regional Council Planning Scheme, being the Service & Works Code.
- Council did not issue an information request.
- 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.
- The application is recommended for approval subject to reasonable and relevant conditions

OFFICER’S RECOMMENDATION

It is recommended that Council approve the development application for Operational Work for Earthworks & Access on land described as Lot 101 on SP257227 and situated at 1 Kelvyn St, Kingaroy, subject to the following conditions:

GENERAL

- ENG1. Compliance with the plans and specifications submitted with Development Application OPW24/0001, approval conditions, and all Council Planning Scheme Policies.
- ENG2. This approval extends to Earthworks & Access only as detailed, and is conditional upon a set of "Issued for Construction" drawings, amended if required by the conditions of this approval, being submitted to Council for endorsement, prior to pre-start meeting.
- ENG3. Submit to Council, a 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, prior to commencement of the
- ENG4. Undertake all approved works and works required by conditions of this development approval at no cost to Council.
- ENG5. Adhere to the following hours of construction unless otherwise approved in writing by Council:

Monday to Saturday:	6.30am to 6.30pm	Noise permitted
Monday to Sunday:	6.30pm to 6.30am	No noise permitted
Sunday and Public Holidays:		No noise permitted

Delegated Authority

Date: 6 June 2024

Do not conduct work or business that causes audible noise from or on the site outside the above hours.

- ENG6. Be responsible to carry out Work Health and Safety legislative requirements.
- ENG7. Ensure all work sites are maintained in a clean, orderly state at all times.
- ENG8. Manage all waste in accordance with the relevant legislation and regulations and dispose of regulated waste at a licensed facility of South Burnett Regional Council by a licensed regulated waste disposal contractor.
- ENG9. 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.
- ENG10. 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 damage immediately upon completion of works associated with the development.

STORMWATER

- ENG11. Ensure that earthworks and fill on the subject land do not lead to ponding of stormwater or actionable nuisance, and drain freely to a lawful point of discharge in accordance with the Queensland Urban Drainage Manual.
- ENG12. Do not concentrate stormwater onto adjoining properties.

DEVELOPMENT WORKS

- ENG13. Demonstrate that the Retaining Wall footings comply with the Queensland Development Code *MP1.4 Building over or near relevant infrastructure*, and provide updated drawings if required.

Timing: Prior to commencement of construction.

- ENG14. Maintain erosion and sedimentation controls at all times during the course of the project. Council Officers will inspect and assess the sediment and erosion control measures and temporary fencing implemented, and any alterations and/or supplementary works required must be incorporated.
- ENG15. Implement measures to prevent site vehicles tracking sediment and other pollutants from the site onto adjoining streets during the course of the project, and to prevent dust nuisance during construction.
- ENG16. Be responsible for protecting nearby property owners from dust pollution arising from construction and maintenance of the works required by this approval, and comply with any lawful instructions from the Assessment Manager if, in his opinion, a dust nuisance exists.

EARTHWORKS

- ENG17. Supervise bulk earthworks to Level 1 or Level 2 as applicable, and have a frequency of field density testing carried out in accordance with Table 8.1 of AS3798.
- ENG18. Contain cut or fill batters wholly within the subject land. Do not place fill on adjacent properties without providing Council with written permission from the respective property owner(s).
- ENG19. Do not use contaminated material as fill on the site. Undertake any filling using inert materials only.

Delegated Authority

Date: 6 June 2024

- ENG20. Submit to Council, the following for approval in the event it is proposed to import material to or export material from the site, prior to commencement of the work:
- (a) details of the location of any material to be sourced for fill including the volume of fill to be moved from any particular source site;
 - (b) details of the final location for any material to be exported from the site from excavations including the volume to be moved to any particular site; and
 - (c) the proposed haulage route(s) and truck sizes for carting of the material.

Note: Further Development Applications may be required to be submitted to and approved by Council for sites proposed to import material from or export material to, or conditions may be applied to any sites endorsed in accordance with this condition, eg submit a Traffic Management Plan to Council for acceptance, or rehabilitation of the site. Any required approvals are to be in place prior to commencement of the work.

This approval does not extend to any material proposed to be imported to or exported from the site:

- (d) other than from or to site(s) that have a current Development Approval enabling them to export/accept any material; or
- (e) the material is being exported to and accepted at a licensed Council refuse facility.

INSPECTIONS AND TESTING

ENG21. Submit to Council the pre-start meeting agenda at the confirmation of a date and time for the meeting.

ENG22. Provide Council with a minimum of two clear working days notice to undertake compulsory inspections and meetings at the following stages:

- (a) Pre-start meeting with Council, Contractor, and developer;
- (b) at the point of completion of all works.

The approval is subject to construction being undertaken in accordance with the Approved Plans prepared by Kehoe Myers as listed below:

Drawing No.	Rev	Drawing/Plan Title	Date
C-101	E	General Notes	05/03/2024
C-102	E	General Layout Plan	05/03/2024
C-103	E	Pavement Layout Plan & Details	05/03/2024
C-108	E	Retaining Wall Details	05/03/2024
C-109	E	Bulk Earthworks Plan	05/03/2024

ADVICE NOTES

The applicant be advised that:

- (a) Prior to commencement of the use or endorsement of the survey plan as applicable, the applicant shall contact Council to arrange a Development Compliance Inspection.
- (b) The applicant must ensure compliance with environmental conditions whether required to hold an Environmental Authority or not. These include, but are not limited to water quality, air quality, noise levels, waste waters, lighting and visual quality as a result of any activity or by-product or storage of materials within the confines of the building(s) and property boundaries.

Any amendment, alteration or addition to the development approval will require further consideration by Council in assessing any changes to the environmental conditions.

Delegated Authority

Date: 6 June 2024

- (c) The *Aboriginal Cultural Heritage Act 2003* (ACHA) is administered by the Department of Aboriginal and Torres Strait Islander and Multicultural Affairs (DATSIMA). The ACHA establishes a duty of care to take all reasonable and practicable measures to ensure any activity does not harm Aboriginal cultural heritage. This duty of care:
- (i) is not negated by the issuing of this development approval;
 - (ii) applies on all land and water, including freehold land;
 - (iii) lies with the person or entity conducting an activity; and
 - (iv) if breached, is subject to criminal offence penalties.

Those proposing an activity involving surface disturbance beyond that which has already occurred at the proposed site must observe this duty of care. Details of how to fulfil this duty of care are outlined in the duty of care guidelines gazetted with the ACHA. The applicant should contact DATSIP's Cultural Heritage Co-ordination Unit on telephone (07) 3224 2070 for further information on the responsibilities of developers under the ACHA.

- (d) The **relevant period** for the development approval (Operational Work) shall be **two (2) years** starting the day the approval is granted or takes effect. In accordance with Section 85(1)(c) of the *Planning Act 2016* (PA), the development approval for Operational Work lapses if the development does not substantially start within the abovementioned **relevant period**.

An applicant may request Council to extend the **relevant period** provided that such request is made in accordance with Section 86 of PA and before the development approval lapses under Section 85 of the PA.

- (e) Council is to be indemnified against any claims arising from works carried out by the applicant on Council's property.
- (f) The relevant Planning Scheme for this Development Permit is the South Burnett Regional Council Planning Scheme 2017. All references to the Planning Scheme and Schedules within these conditions refer to the above Planning Scheme.

Delegated Authority

Date: 6 June 2024

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.

Delegated Authority

Date: 6 June 2024

REPORT

1. APPLICATION DETAILS

Site address	1 Kelvyn Street, Kingaroy		
Real property description	Lot 101 on SP257227		
Easements or encumbrances on title	Nil		
Area of Site	0.0786 ha		
Current Use	Vacant		
Environmental Management Register or Contaminated Land Register	N/A		
Applicant's name	Regional Housing Limited		
Zone	Low Density Residential		
Applicable Overlays	Nil		
Proposed use as defined	Approved for Multiple Dwelling		
Details of proposal	Material Change of Use (MCU's)		
	▪ Gross Floor Area (GFA)	N/A	
	▪ Impervious area	N/A	
	▪ Building height	N/A	
	▪ Site Cover	N/A	
	▪ Access	N/A	
	▪ Landscape	N/A	
	▪ Number of car parks	N/A	
	▪ Number of units/tenancies	N/A	
	Reconfiguring a Lot (RALs)		
	• Number of existing lots	N/A	
	• Easements or leases proposed	N/A	
	• Number of proposed lots	N/A	
	• Lot areas	N/A	
• Access	N/A		
Application type	Aspects of Development	Type of Approval Requested	
		Preliminary Approval	Development Permit
	Material Change of Use (MCU)		
	Reconfiguration of a Lot (RAL)		
	Building Work (BW)		
Operational Work (OPW)		X	
Level of Assessment	Code		

Delegated Authority

Date: 6 June 2024

Pre-lodgement Consultation history	/	-	N/A
Key planning issues e.g. vegetation, waterway corridors, overland flow		-	N/A
Referral agencies	Agency		Concurrence/ Advice
		NA	NA
Public notification		N/A	
Planning Regulation 2017		N/A	

2. THE SITE

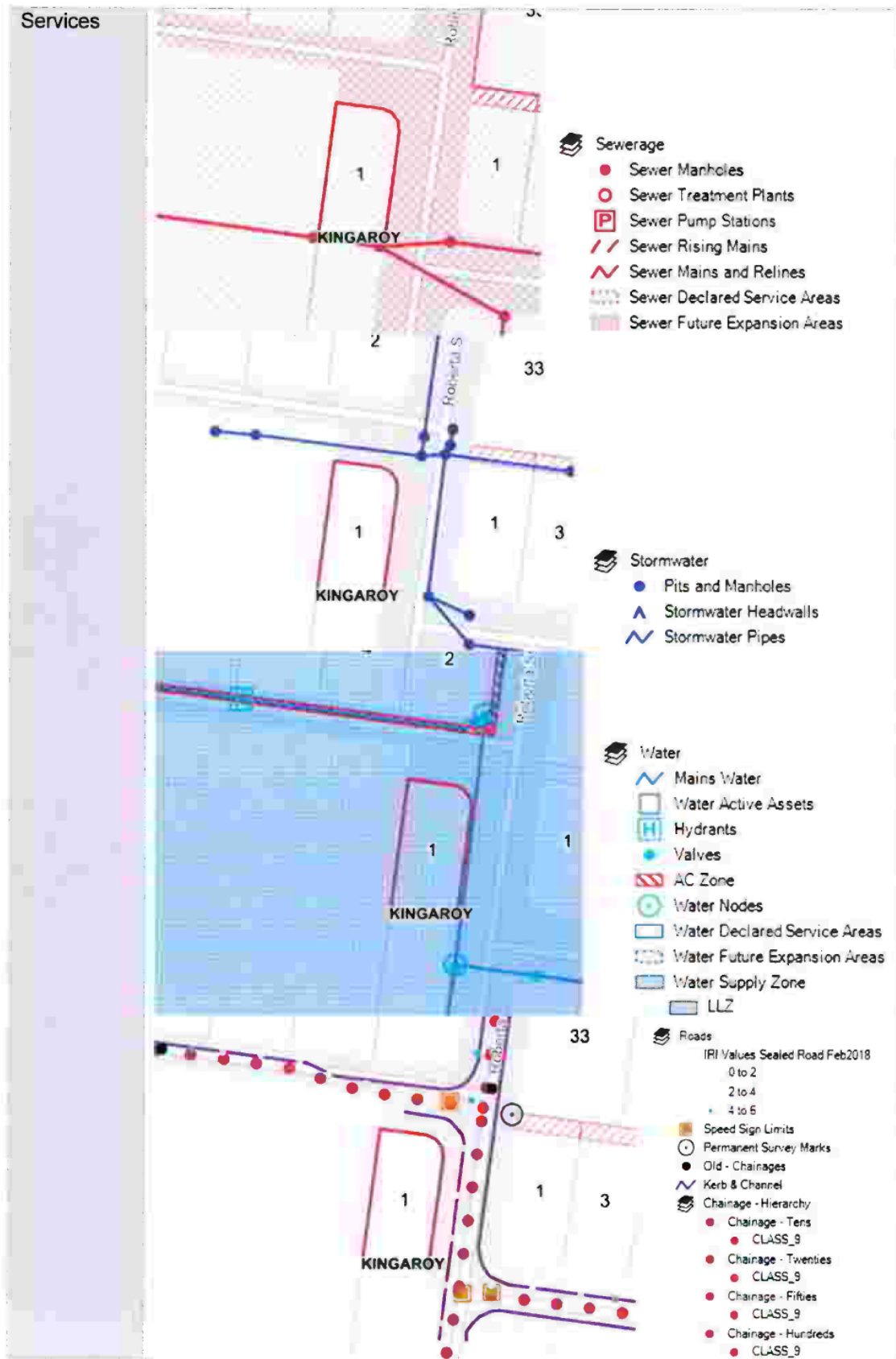
2.1. DEVELOPMENT HISTORY OF THE SITE

Table 1 – Maps & Descriptions (Source: Intramaps)

Site	Located on the southern side of the Kingaroy township.		
Zoning			
Overlays	N/A		

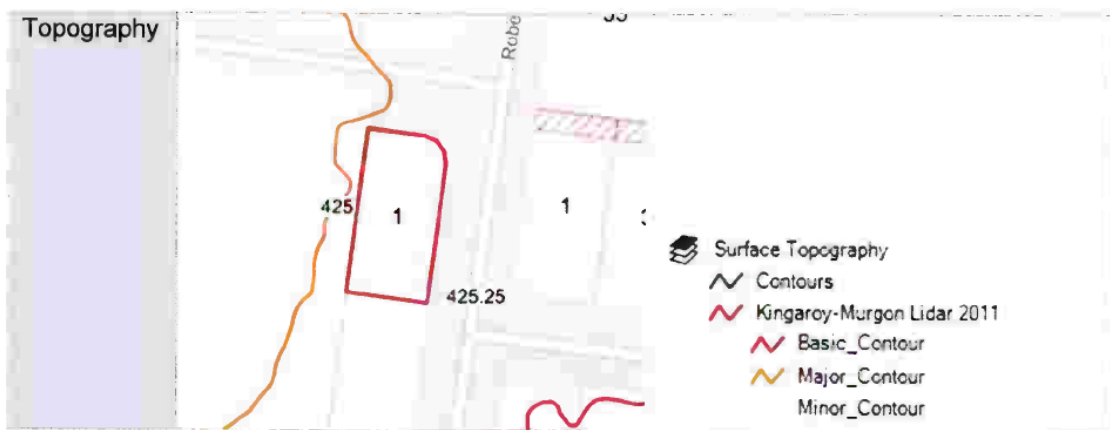
Delegated Authority

Date: 6 June 2024



Delegated Authority

Date: 6 June 2024



3. PROPOSAL DETAILS

SUMMARY DETAILS

The application is for earthworks and access for approved multiple dwelling (3 units) – MCU23/0021.

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; and
- any Variation Approval.

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

Planning Act 2016, Section 26 – Assessment Benchmarks generally

(1) For section 45(3)(a) of the Act, the code 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 code 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 local government is an infrastructure provider—the local government's LGIP.

(3) However, an assessment manager may, in assessing development requiring code 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.

Delegated Authority

Date: 6 June 2024

PLANNING REGULATION 2017 DETAILS	
Assessment Benchmarks:	Schedule 12A Walkable Neighbourhoods (IF APPLICABLE)
WBB Regional Plan Designation:	<p>Wide Bay Burnett Regional Plan 2011 – Urban Footprint The Urban Footprint identifies land that can meet the region's projected urban development needs to at least 2031.</p> <p>The Urban Footprint is a representation of:</p> <ul style="list-style-type: none"> • large urban communities, other communities recognised as being affected by growth pressures, and other areas recognised as the preferred locations for future growth; and, • lands surrounded by existing or proposed urban development, but which may not be an appropriate location for development (e.g. flood plains). <p>The Wide Bay Burnett Regional Plan 2011, currently being reviewed, identifies the township of Kingaroy as one of the key inland towns for the Wide Bay Burnett region, and together with Bundaberg, Gympie, Hervey Bay and Maryborough, is intended to provide a range of higher order services and functions for the urban communities and to support the region's rural activities. More particularly, the Regional Plan identifies Kingaroy as a Major Regional Activity Centre within the South Burnett Regional Council area.</p>

4.2. 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	No applicable assessment benchmarks
Economic growth <ul style="list-style-type: none"> • Agriculture. • Development and construction. • Mining and extractive resources. • Tourism. 	No applicable assessment benchmarks
Planning for the environment and heritage. <ul style="list-style-type: none"> • Biodiversity. • Coastal environment. • Cultural heritage. • Water quality. 	No applicable assessment benchmarks
Safety and resilience to hazards <ul style="list-style-type: none"> • Emissions and hazardous activities. • Natural hazards, risk, and resilience. 	No applicable assessment benchmarks
Infrastructure <ul style="list-style-type: none"> • Energy and water supply. • Infrastructure integration. • Transport infrastructure. 	Complies.

Delegated Authority

Date: 6 June 2024

<ul style="list-style-type: none"> • Strategic airports and aviation facilities. • Strategic ports. 	All appropriate residential services infrastructure and connections can be made and are conditioned as part of the approval.
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4.3. DEVELOPMENT CODE ASSESSMENTS

SERVICE & WORKS CODE

Performance outcomes	Assessment benchmarks	Assessment
General		
<p>PO1 The development is planned and designed considering the land use constraints of the site for achieving stormwater design objectives.</p>	<p>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.</p>	N/A for Operational Work
<p>PO2 Development does not discharge wastewater to a waterway or off-site unless demonstrated to be best practice environmental management for that site.</p>	<p>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 (b) minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and groundwater.</p>	N/A
<p>PO3 Construction activities avoid or minimise adverse impacts on stormwater quality.</p>	<p>AO3.1 An erosion and sediment control plan addresses the design objectives for the construction phase in Table 9.4.4.</p>	Erosion and sediment control has been conditioned. No changes to stormwater arrangements expected. Discharge is to the Kelvyn Street or Roberta Street frontage.
<p>PO4 Operational activities avoid or minimise changes to waterway hydrology from adverse impacts of altered stormwater quality and flow.</p>	<p>AO4.1 Development incorporates stormwater flow control measures to achieve the design objectives for the post-construction phase in Table 9.4.4.</p>	N/A

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Performance outcomes	Assessment benchmarks	Assessment
Infrastructure		
<p>PO5 Development is provided with infrastructure which:</p> <ul style="list-style-type: none"> (a) conforms with industry standards for quality; (b) is reliable and service failures are minimised; and (c) is functional and readily augmented. 	<p>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.</p>	<p>N/A</p>
Vehicle parking		
<p>PO6 Vehicle parking and access is provided to meet the needs of occupants, employees, visitors and other users.</p>	<p>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.</p>	<p>N/A</p>

Delegated Authority

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Performance outcomes	Assessment benchmarks	Assessment
Landscaping		
<p>PO7 Landscaping is appropriate to the setting and enhances local character and amenity.</p>	<p>AO7.1 Landscaping is provided in accordance with the relevant zone code provisions. AND AO7.2 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 AO7.3 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>N/A</p>
<p>PO8 Plant species avoid adverse impacts on the natural and built environment, infrastructure and the safety of road networks.</p>	<p>AO8.1 Landscaping utilises plant species that are appropriate for the location and intended purpose of the landscaping. AND AO8.2 Species selection avoids non-invasive plants.</p> <p>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.</p>	<p>N/A</p>
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>AO9.1 The depth of: (a) fill is less than 2m above ground level; or (b) excavation is less than 2m below ground level. AND AO9.2 The toe of the fill, or top of the excavation is not less than 0.5m inside the site property boundary. AND AO9.3 Works do not occur on slopes over 15% in grade.</p>	<p>Cut or fill is stepped over the length of the site. Existing slope is less than 15%.</p>

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Performance outcomes	Assessment benchmarks	Assessment
	<p>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>	
<p>PO10 Filling or excavation does not cause damage to public utilities.</p>	<p>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.</p>	<p>Public Utilities not expected to be affected.</p>
<p>PO11 Filling and excavation avoids water ponding on the premises or nearby premises that will adversely impact on the health of the community.</p>	<p>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.</p>	<p>Ponding of water is not expected as a result of the works.</p>
<p>All operational work subject to an overlay</p>		
<p>Biodiversity overlay</p>		
<p>PO12 Development avoids, minimises or mitigates adverse impacts on areas of environmental significance.</p>	<p>AO12.1 Uses and associated works are confined to areas not identified on Overlay Map 05. OR</p>	<p>N/A</p>

Delegated Authority

Date: 6 June 2024

Performance outcomes	Assessment benchmarks	Assessment
	<p>AO12.2 Development is compatible with the environmental values of the area.</p> <p>OR</p> <p>AO12.3 Where development within an area identified on Overlay Map 05 is unavoidable, measures recommended by a suitably qualified ecologist are incorporated to protect and retain the environmental values and underlying ecosystem processes within or adjacent to the development site to the greatest extent practical.</p>	
<p>PO13 Biodiversity values of identified areas of environmental significance are protected from the impacts of development</p>	<p>AO13.1 Development adjacent to Protected Areas identified on Overlay Map 05 is set back a minimum of 100m from the park boundaries in the absence of any current 'Management Plans' for these areas.</p>	<p>N/A</p>
<p>PO14 There are no significant adverse effects on water quality, ecological and biodiversity values.</p>	<p>AO14.1 Uses and associated works are confined to areas outside overland flow paths and natural drainage features.</p> <p>AND</p> <p>AO14.2 The Waterway Corridors identified on Overlay Map 05 are maintained in a natural state.</p>	<p>N/A</p>

Delegated Authority

Date: 6 June 2024

Performance outcomes	Assessment benchmarks	Assessment
Flood hazard overlay		
<p>PO15 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>AO15.1 Works associated with the proposed development do not: (a) involve a net increase in filling greater than 50m³ in the area identified on Overlay Map 03; (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.</p>	<p>The site is located within the Flood Hazard Overlay, however the site is only partially affected with minimal water on the site in the ARI100 year event. No significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage is expected.</p>
Regional infrastructure overlay		
<p>PO16 Earthworks do not restrict access to and along major electricity infrastructure corridors by the electricity providers, using their normal vehicles and equipment.</p>	<p>AO16.1 Earthworks do not alter levels along the boundaries of existing easements by more than 300mm and do not result in increased inundation of electricity infrastructure.</p>	<p>Site will not impact existing electrical easements.</p>
<p>PO17 There is no worsening of drainage or erosion conditions affecting the bulk supply and linear infrastructure.</p>	<p>No outcome specified.</p>	<p>N/A</p>
Water catchments overlay		
<p>PO18 There are no significant adverse effects on the water quality of the Region's drinking water supply.</p>	<p>AO18.1 Development within the Bjelke-Petersen Dam Water Resource Catchment Area and the 800m buffer to Boondooma and Gordonbrook Dams shown on Overlay Map 06 has no significant adverse effect on the quantity and availability of raw water for consumption, as determined by a suitably qualified water quality expert. OR</p>	<p>Site is not within a water supply catchment.</p>

Delegated Authority

Date: 6 June 2024

Performance outcomes	Assessment benchmarks	Assessment
	AO18.2 Development within the Cooyar Creek water supply buffer area shown on Overlay Map 06 complies with the specific outcomes and measures of the <i>Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012</i> .	

5. CONSULTATION

Council Referrals

INTERNAL REFERRAL SPECIALIST	REFERRAL / RESPONSE
Development Engineer	Development Engineer has prepared this report.
Infrastructure Charges Unit	Not Applicable

6. RECOMMENDATION

The assessing Officer considers the proposed development generally complies with the relevant Code and any identified non-compliance is managed through appropriate conditions.

It is recommended that Council approve the development application for a Development Permit Operational Work for Earthworks and Access on land described as Lot 101 on SP257227 and situated at 1 Kelvyn Sreet, KINGAROY.

ATTACHMENTS

- Attachment A - Approved Plans**

GENERAL

G1. THESE DRAWINGS SHALL BE READ IN ACCORDANCE WITH ALL OTHER CONSULTANTS' DRAWINGS AND SPECIFICATIONS AND OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ANY DISCREPANCIES SHALL BE REFERRED TO THE ENGINEER BEFORE PROCEEDING WITH THE WORKS.

G2. ALL SETTING OUT DIMENSIONS SHALL BE TAKEN FROM THE DISTURBED AREA TO THE COMMENCEMENT OF WORKS.

G3. DIMENSIONS SHALL NOT BE OBTAINED BY CATCHING THE CORNERS OF THE DISTURBED AREA.

G4. CONTRACTOR TO ENSURE STABILITY OF THE EXISTING CONDITIONS AND ALL WORKS INCLUDING TEMPORARY SUPPORTS THROUGHOUT THE DURATION OF THE WORKS.

G5. ALL WORKMANSHIP AND MATERIALS (WHETHER SHOWN ON THESE DRAWINGS OR NOT) SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL CONSTRUCTION CODE (NCC), AUSTRALIAN STANDARDS, AND THE BY-LAWS AND ORDINANCES OF THE RELEVANT BUILDING AUTHORITY. ALL CODES SHALL BE CURRENT EDITIONS.

G6. ANY CONFLICT BETWEEN THESE NOTES AND THE SPECIFICATION OF THESE DRAWINGS SHALL BE RESOLVED BY THE ENGINEER.

G7. ALL EQUIPMENT MUST BE FREE OF FIRE ANTS PRIOR TO AND DURING CONSTRUCTION.

G8. SAFETY FENCES REQUIRED AROUND TOP OF EXCAVATIONS DEEPER THAN 1.0m.

G9. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS.

G10. IF DOUBT EXISTS, REFER TO ENGINEER.

DESIGN CRITERIA

DCL. THE DETAILS SHOWN ON THESE DRAWINGS HAS BEEN DESIGNED BASED ON THE FOLLOWING:

SURCHARGE LOAD ON BACKFILL/RETAINING WALL: 25 kPa
 DRIVEWAY AND CARPETS: 25 kPa, 13kN

UNDERGROUND SERVICES

UST. NOT WITHSTANDING THAT EXISTING SERVICES MAY OR MAY NOT BE SHOWN ON THESE DRAWINGS, NO RESPONSIBILITY IS TAKEN BY THE ENGINEER FOR THE LOCATION OR DEPTH OF ANY UNDERGROUND SERVICES PRIOR TO EXCAVATION AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE CAUSED AS A RESULT OF THE WORKS.

INSPECTIONS

I1. INSPECTIONS SHALL BE CARRIED OUT AT EACH STAGE BY A SUITABLY QUALIFIED ENGINEER, 24 HOURS NOTICE REQUIRED.

EXCAVATIONS

E1. THE CONTRACTOR MUST ENSURE STABILITY OF ALL EXCAVATIONS AND EXISTING STRUCTURES DURING CONSTRUCTION.

E2. ALL EXCAVATIONS MUST BE BACKFILLED AND COMPACTED WITH CONTROLLED FILL TO 98% STANDARD COMPACTION.

E3. DE-WATERING MUST BE ALLOWED FOR.

EARTHWORKS

EWT. ALL EARTHWORKS TO BE CARRIED OUT IN ACCORDANCE WITH AS3798, AND TO BE SUPERVISED BY A SUITABLY QUALIFIED GEOTECHNICAL TESTING AUTHORITY TO LEVEL 1 SUPERVISION AS PER THE STANDARD AT THE CONTRACTOR'S COST.

EW2. STRIP THE CONSTRUCTION AREA OF ALL VEGETATION, RUBBISH, DELETERIOUS MATERIAL, TOPSOIL AND ALL UNCONTROLLED FILL MATERIAL AS NOMINATED BY THE ENGINEER. DISPOSE OF ALL SUCH MATERIAL OFF SITE IN ACCORDANCE WITH COUNCIL REQUIREMENTS. TOPSOIL AND RUBBISH TO BE STORED IN A COVERED AREA TO BE REUSE OR TO BE STOCKPILED ON SITE AS DIRECTED BY THE ENGINEER.

EW3. ANY UNCONTROLLED FILL PROVIDED FOR REUSE ARE TO BE STOCKPILED IN LAYERS TO A UNIFORM FIELD DENSITY OF 98% OF ITS MAXIMUM DRY DENSITY. THE DEGREE OF COMPACTION TO BE VERIFIED BY COMPACTION TESTING IN ACCORDANCE WITH AS2895.11 OR APPROVED EQUIVALENT.

EW4. PRIOR TO FILL OPERATIONS AND IN THE PRESENCE OF THE ENGINEER, PROBE ROLL THE FILL AREA SURFACE, REMOVE SOFT AND OR COMPRESSIBLE ZONES AND REPLACE WITH SELECT MATERIAL COMPACTED TO A DENSITY CONSISTENT WITH THAT PRESCRIBED FOR THE PROPOSED FILLING ABOVE.

EW5. PLACE FILL IN LAYERS OF LOOSE THICKNESS APPROPRIATE TO THE TYPE OF COMPACTION EQUIPMENT BEING USED AND NOT GREATER THAN 250mm COMPACT EACH FILL LAYER TO THE MINIMUM DRY DENSITY SPECIFIED. THE MOISTURE CONTENT OF FILL MATERIAL SHOULD BE MAINTAINED WITHIN THE RANGE OF -1% TO +2% OF THE OPTIMUM MOISTURE CONTENT. FILLING TO BE COMPACTED TO 95% STANDARD DRY DENSITY AS PER AS2898 5.11 AND TRIMMED TO BE FREE DRAINING.

EW6. THE TOP 150mm OF EXISTING MATERIAL IN ANY CUT SECTION ARE TO BE COMPACTED TO ATTAIN A UNIFORM FIELD DENSITY OF 98% OF ITS MAXIMUM DRY DENSITY. THE DEGREE OF COMPACTION IS TO BE VERIFIED BY COMPACTION TESTING IN ACCORDANCE WITH AS2895.11 OR APPROVED EQUIVALENT.

EW7. EARTHWORKS PROFILES ARE TO BE TRANSITIONED UNIFORMLY BETWEEN THE EXISTING SLOPES.

EW8. IF GROUND WATER IS ENCOUNTERED OR THE SITE IS KNOWN TO HAVE A HISTORY OF GROUND WATER PROBLEMS, A SUBSURFACE RUBBLE DRAIN WITH SLOTTED AGRICULTURAL PIPE WILL BE REQUIRED. THE DRAIN IS TO HAVE A MINIMUM DEPTH OF 1200 OR TO THE MAXIMUM DEPTH OF FILL EXTENT TO BE COMPLETED BY SUPERINTENDENT.

EW9. CONFORMING TO THE ENGINEER, ALL FILL MATERIALS TO BE INSPECTED, TESTED AND CERTIFIED BY A SUITABLY QUALIFIED GEOTECHNICAL TESTING AUTHORITY. ALL NON CONFORMING MATERIALS TO BE REMOVED FROM THE SITE AT THE CONTRACTOR'S COST.

EW10. STOCKPILED TOPSOILS TO BE SPREAD TO AN EVEN THICKNESS OVER ALL AREAS OF THE SURROUNDING AREAS DISTURBED BY CONSTRUCTION ACTIVITIES. THE CONTRACTOR IS TO DISPOSE OF EXCESS TOPSOILS TO BE GRASS SEED.

EW11. EXCESS SPOIL MATERIAL AND WASTES GENERATED DURING CONSTRUCTION IS TO BE REMOVED FROM THE SITE BY THE CONTRACTOR IN ACCORDANCE WITH LOCAL COUNCIL REQUIREMENTS.

EW12. IMPORTED FILL MATERIAL SHALL BE LOW PLASTICITY COHESIVE CLAY BASED FILL HAVING THE FOLLOWING CHARACTERISTICS:

PLASTICITY INDEX	15% MAX
% PASSING 75mm SIEVE	100%
% PASSING 19mm SIEVE	80%
LIQUID LIMIT	45% MAX
SHRINK/SWELL INDEX	1% MAX

EW13. ALL FILL MATERIAL PLACED ON THE SITE IS TO BE FREE OF CONTAMINANTS, NOXIOUS, HAZARDOUS, DELETERIOUS AND ORGANIC MATERIALS. SUITABLE FILL MATERIAL IS DEEMED TO COMPLY WITH THE REQUIREMENTS OF CLAUSE 4.3, AS3798, GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS.

SEDIMENT AND EROSION CONTROL

SE1. THE CONTRACTOR IS TO ENSURE THAT APPROPRIATE MEASURES ARE TAKEN TO LIMIT THE REMOVAL OF SEDIMENT FROM THE SITE. IMPLEMENTATION OF (BUT NOT LIMITED TO) THE FOLLOWING MEASURES MAY REDUCE EROSION AND THE REMOVAL OF SEDIMENT.

2.1 MAINTENANCE OF EXISTING VEGETATION WHERE PRACTICAL;

2.2 INSTALLATION AND REGULAR MAINTENANCE OF SHADEDOWN AREAS;

2.3 INSTALLATION AND REGULAR MAINTENANCE OF SEDIMENT FENCES;

2.4 GRASS SEEDING AND TENDING UPON COMPLETION OF PRO.JCT.

SEDIMENT FENCE DETAIL
NOT TO SCALE

AS COMPLETED DATA

ACT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL 'AS CONSTRUCTED' INFORMATION TO THE LOCAL AUTHORITY.

AC2. THE CONTRACTOR IS TO SUPPLY A COPY OF 'AS CONSTRUCTED' DOCUMENTS TO ATC CONSULTING ENGINEERS.

SITE VISITS

SV1. ATC CONSULTING ENGINEERS RECOMMEND THAT A PRE-START MEETING BE HELD ON SITE BY THE CONTRACTOR PRIOR TO ANY WORKS BEING UNDERTAKEN.

SV2. MINIMUM TESTING REQUIREMENTS SHOULD BE CONFIRMED WITH THE SUPERINTENDENT PRIOR TO COMMENCING CONSTRUCTION.

SV3. ATC CONSULTING ENGINEERS REQUIRE A MINIMUM OF 24 HOURS NOTICE PRIOR TO ANY REQUEST FOR A SITE VISIT.

SV4. CANCELLATION OF ANY SITE VISITS BY THE CONTRACTOR WITHOUT NOTIFYING ATC CONSULTING ENGINEERS WILL BE CHARGED TO THE CONTRACTOR.

SV5. IN ORDER FOR ATC CONSULTING ENGINEERS TO CERTIFY THAT THE CIVIL WORKS COMPLY WITH OUR DRAWINGS AND THE RELEVANT STANDARDS, WE WILL NEED TO WITNESS THE TESTING REQUIREMENTS NOMINATED IN THE CORRESPONDING NOTES AS WELL AS A FINAL SITE INSPECTION ONCE ALL WORK HAS BEEN COMPLETED. FAILURE TO INCLUDE ATC CONSULTING ENGINEERS AS PART OF ALL THIS PROCESS WILL AFFECT OUR ABILITY TO ISSUE COMPLIANCE DOCUMENTATION.

AS COMPLETED DATA

ACT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL 'AS CONSTRUCTED' INFORMATION TO THE LOCAL AUTHORITY.

AC2. THE CONTRACTOR IS TO SUPPLY A COPY OF 'AS CONSTRUCTED' DOCUMENTS TO ATC CONSULTING ENGINEERS.

LOCATION PLAN
NTS

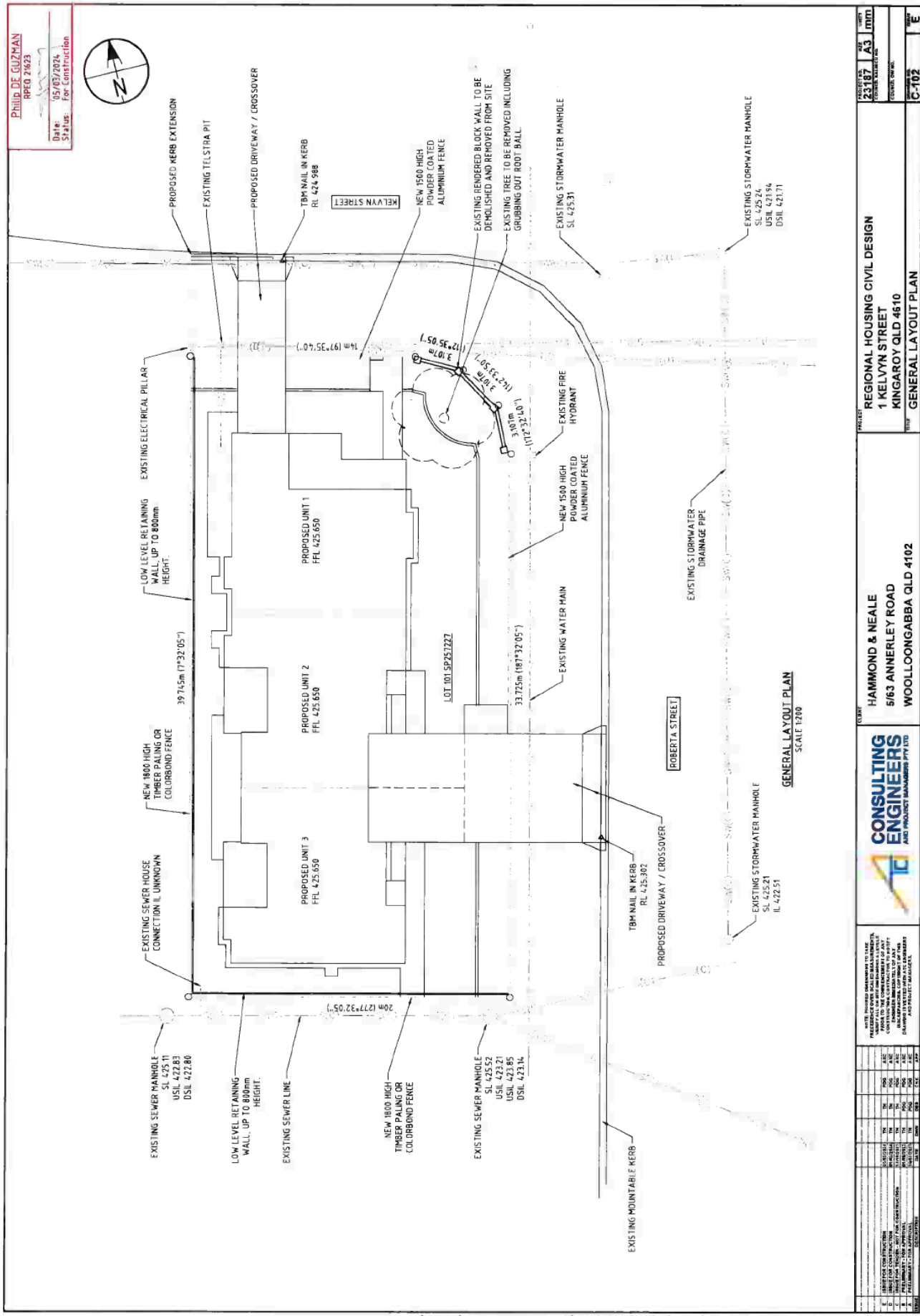
PHILIP DE GUZMAN
RPEIC 21623
DATE: 05/03/2024
FOR: For Construction
PROJECT NO: 23187 A3
CONTROL NO: C-401

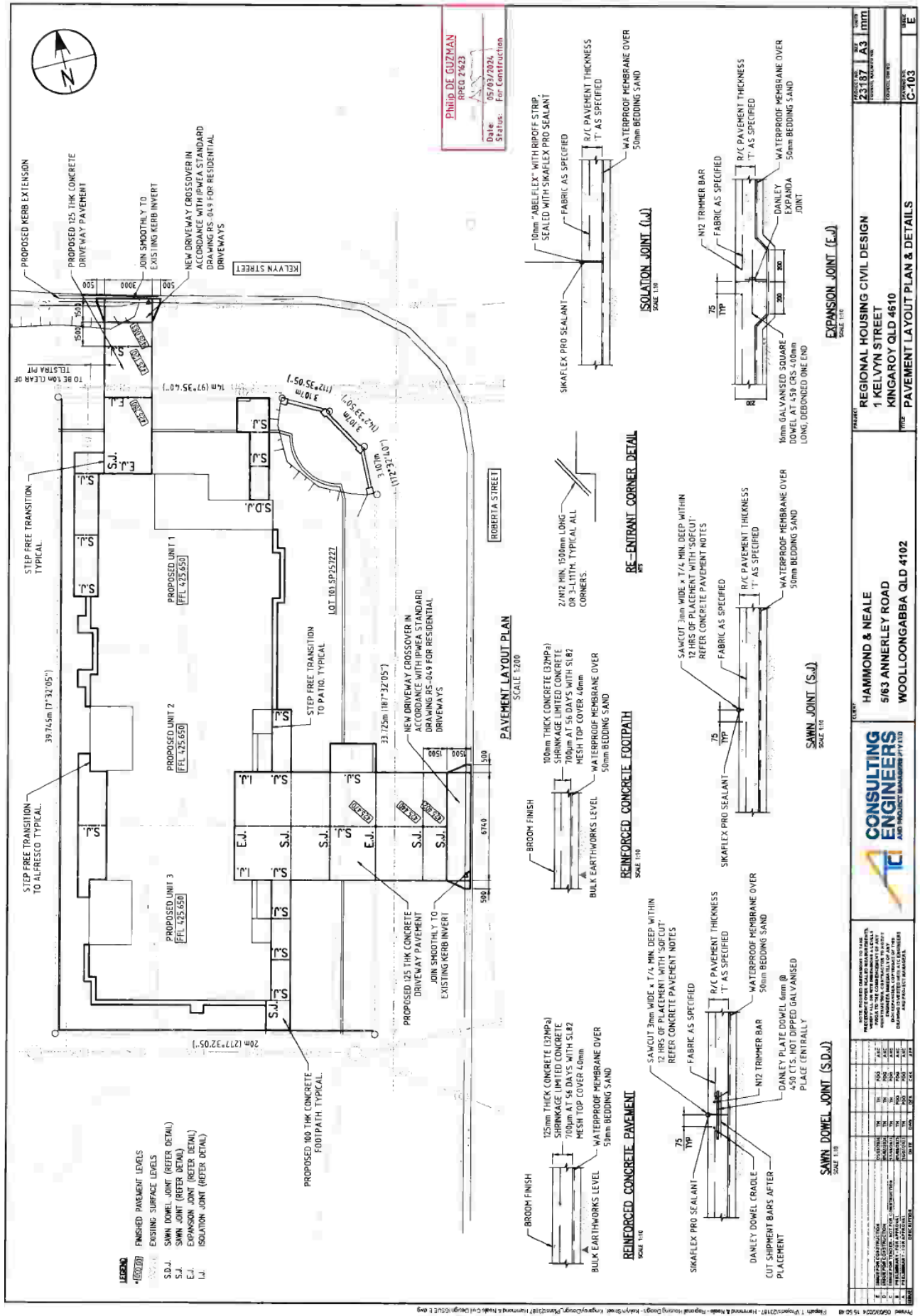
REGIONAL HOUSING CIVIL DESIGN
1 KELVYN STREET
KINGAROO QLD 4610

HAMMOND & NEALE
5/63 ANNERLEY ROAD
WOOLLOONGABBA QLD 4102

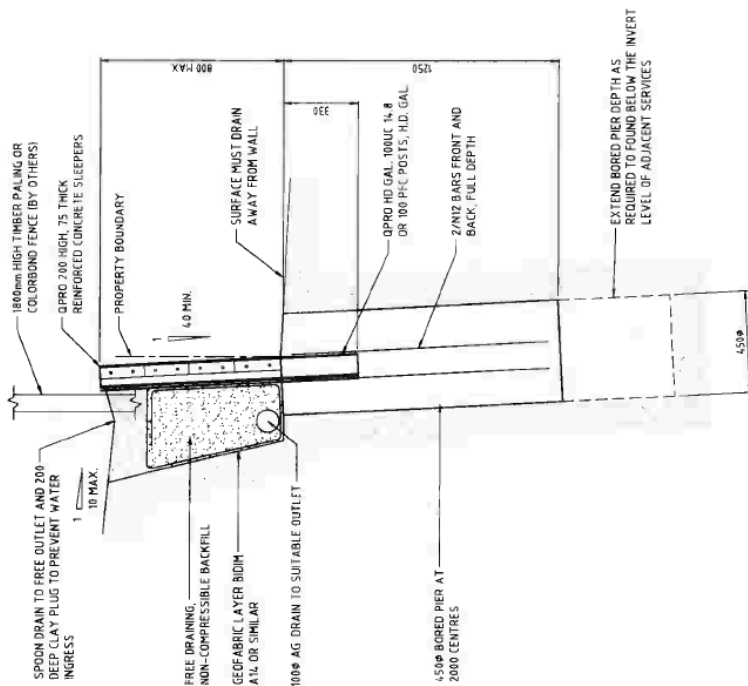
CONSULTING ENGINEERS
AND PROJECT MANAGEMENT PTY LTD

GENERAL NOTES





Philip DE GUZMAN
RPEQ 21623
Date: 05/07/2024
Status: For Construction



TYPICAL SLEEPER RETAINING WALL TOP VIEW
SCALE 1:20

WALL SPECIFICATIONS

WALL HEIGHT	PIER DEPTH	PIER DIAMETER	PIER SPACING
600	1100	450	2000
800	1250	450	2000

TYPICAL SLEEPER RETAINING WALL
SCALE 1:20

CONSTRUCTION SPECIFICATIONS

- CS1 PIER CONCRETE STRENGTH f_{ck} 25MPa
- CS2 ALL CONCRETE TO BE ADEQUATELY COMPACTED BY A MECHANICAL VIBRATOR AND CURED
- CS3 ALL PIERS SHALL BE FOUND IN NATURAL VERY STIFF CLAY, BELOW ALL FILL AND SOFT/LOOSE SOILS.
- CS4 NO EXCAVATIONS SHALL TAKE PLACE IN FRONT OF THE FOOTING FOR A DISTANCE EQUAL TO THE HEIGHT OF THE WALL
- CS5 NO UNDERGROUND SERVICES SHALL BE LOCATED WITHIN 2.0m OF THE FOOTING
- CS6 BACKFILLING THE WALL SHOULD BE POSTPONED FOR A MIN. OF 7 DAYS
- CS7 NO OTHER WALLS OR STRUCTURES TO BE FOUND BEHIND THE WALL WITHIN A DISTANCE EQUAL TO THE HEIGHT OF THE WALL
- CS8 ALL FALL PROTECTION AND FENCING BY OTHERS

PROJECT NO.	23187
DATE	05/07/2024
SCALE	A3
PROJECT NAME	REGIONAL HOUSING CIVIL DESIGN
CLIENT	1 KELVYN STREET
ADDRESS	KINGARROY QLD 4610
PROJECT NO.	C-108
DATE	05/07/2024
SCALE	E

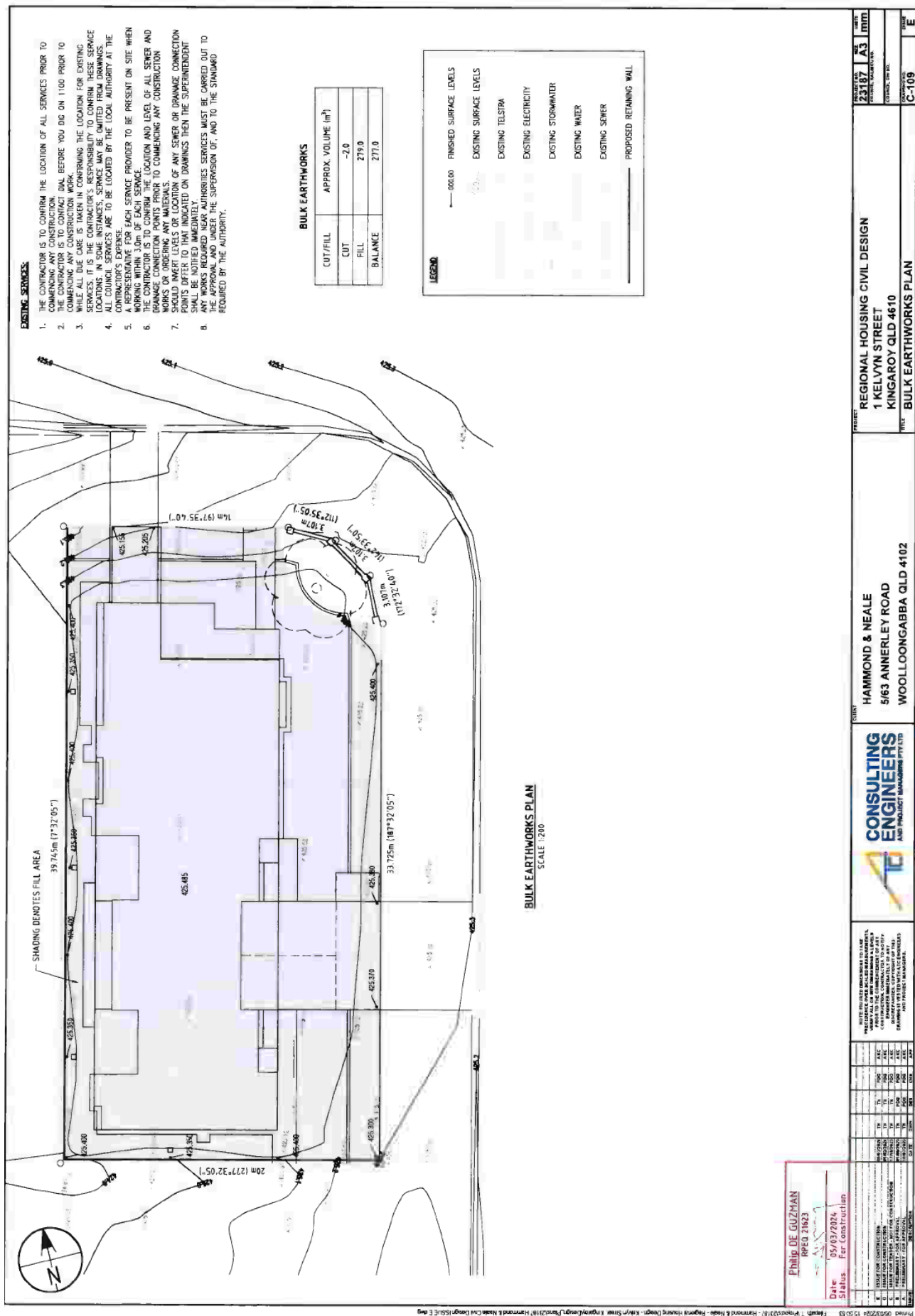
REGIONAL HOUSING CIVIL DESIGN
1 KELVYN STREET
KINGARROY QLD 4610

HAMMOND & NEALE
5/63 ANNERLEY ROAD
WOOLLOONGABBA QLD 4102

CONSULTING ENGINEERS
AND PROJECT MANAGERS PTY LTD

THESE DRAWINGS HAVE BEEN PREPARED BY AN ENGINEER OR ARCHITECT REGISTERED WITH THE ENGINEERING BOARD OF AUSTRALIA OR THE ARCHITECTS BOARD OF AUSTRALIA AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL RELEVANT REGULATIONS AND STANDARDS.

NO.	DATE	BY	CHKD	DESC.
1	05/07/2024	PHILIP DE GUZMAN		ISSUED FOR CONSTRUCTION
2				
3				
4				
5				
6				
7				
8				
9				
10				


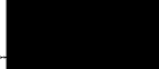



Delegate Authority

Date: 4 June 2024

0.0 RECONFIGURING A LOT (BOUNDARY REALIGNMENT) AT 858 MEMERAMBI GORDONBROOK ROAD, GORDONBROOK (AND DESCRIBED AS LOT 3 ON RP205528, LOT 394 ON FY805 & LOT 396 ON FY2911). APPLICANT - SBRC C/ REEL PLANNING

File Number: RAL23/0002
Author: Acting Manager Environment & Planning
Authoriser: Chief Executive Officer

	SIGNATURE	DATE
Acting MANAGER		4/6/24
Acting GM		4/6/24
CEO		4.6.2024

PRECIS

Reconfiguring a Lot – Boundary realignment (3 Lots into 3 Lots) at 858 Memerambi Gordonbrook Road, GORDONBROOK (and described as Lot 3 on RP205528, Lot 394 on FY805 & Lot 396 on FY2911).

SUMMARY

- The application is for a Development Permit for Reconfiguring a Lot – Boundary realignment (3 Lots into 3 Lots).
- The subject site is located in the Rural Zone under the South Burnett Regional Council Planning Scheme 2017, version 1.4.
- The lots have a combined total area of 392.838 hectares, comprising:
 - Lot 3 on RP205528 – 130.08 hectares;
 - Lot 394 on FY805 – 117.966 hectares; and
 - Lot 396 on FY2911 – 144.792 hectares.
- The application is code assessable as per the Table 5.6.1 – Reconfiguring a Lot, *SBRC Planning Scheme 2017*.
- The proposed boundary realignment is being undertaken to realign the boundaries of the three lots to utilise a portion of Lot 3 on RP205528 for the future development of water storage tanks to serve as part of the drinking water supply infrastructure in the South Burnett Region.
- The development application is assessed against the relevant assessment benchmarks of the *SBRC Planning Scheme 2017*, version 1.4. Relevant assessment benchmarks include:
 - Reconfiguring a Lot Code;
 - Rural Zone Code; and
 - Services and Works Code.
- The application required referral to the former Department of State Development, Infrastructure, Local Government and Planning (DSDILGP) (via the State Assessment and Referral Agency) for reconfiguring a lot that involves clearing native vegetation and reconfiguring a lot near a State Transport Corridor.
- SARA issued an Information Request on 12 April 2023.
- SARA’s referral agency response was received on 30 April 2024 with no objections and subject to conditions to be attached to any development approval and proposed plan amended in red.
- As part of the referral process to SARA, the applicant also applied for approval for a road access location, under Section 62A(2) of the *Transport Infrastructure Act 1994*.
- On 26 April 2024, the Department of Transport and Main Roads made the decision to approve a Permitted Road Access Location under section 62A(2) of *Transport Infrastructure Act 1994*.
- Council did not issue a Request for Further Information.
- 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 – Approved Plans.
- Refer to Attachment C – Referral Agency Response and Conditions.
- The application recommended for approval subject to reasonable and relevant conditions.

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OFFICER'S RECOMMENDATION

That Council approve the application for a Development Permit for Reconfiguration of a Lot – Boundary Realignment (3 Lots into 3 Lots) at 858 Memerambi Gordonbrook Road, GORDONBROOK (and described as Lot 3 on RP205528, Lot 394 on FY805 and Lot 396 on FY2911) 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.	Drawing Title	Date	Revision
5930-03	Land Resumption Layout	25/03/23	Rev A
5930-03	Land Resize Layout	Undated	Rev A

GEN2. 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.

GEN3. Any new earthworks or structures are not to concentrate or impede the natural flow of water across property boundaries and onto any other lots.

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.

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.

Timing – as indicated.

DEVELOPMENT PERIOD – RAL

GEN6. 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.

VALUATION FEES

RAL1. 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.

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

ENG1. 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.

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- ENG2. 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.
- 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. 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

- ENG5. 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).
- ENG6. 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.

ELECTRICITY AND TELECOMMUNICATIONS

- ENG7. Connect the proposed lot to be used for the purpose of water storage tanks to electricity and telecommunication services.

Timing: Prior to the commencement of the use.

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.
- ADV4. Construction Noise and Dust Emissions Pursuant to the *Environmental Protection Act 1994*, all development involving the emission of noise and dust from building and/or construction activities, must ensure that the emissions are in accordance with the requirements of the Act.

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ADV5. The State Assessment and Referral Agency has imposed conditions, which includes amended plans, on the development permit as per Attachment C.

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.

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REPORT

1. APPLICATION DETAILS

Site address	858 Memerambi Gordonbrook Road, Gordonbrook QLD 4610		
Real property description	Lot 3 on RP205528 Lot 394 on FY805 Lot 396 on FY2911		
Easements or encumbrances on title	The following five easements are present on site.		
	Easement	Benefitting	Burdening
			Purpose of Easement
	BFY1492	Lot 467 on FY838992	Lot 3 on RP205528
	MSP215326	Lot 467 on FY838992	Lot 3 on RP205528
	AFY1492	Lot 467 on FY838992	Lot 3 on RP205528
	LSP215326	Lot 467 on FY838992	Lot 394 on FY805
	AFY1492	Lot 467 on FY838992	Lot 396 on FY2911
Area of Site	Lot 3 RP205528 – 130.08 ha Lot 394 on FY805 – 117.966 ha Lot 396 on FY2911 – 114.792 ha <i>Total – 392.828 ha</i>		
Current Use	Vacant land with patches of vegetation		
Environmental Management Register or Contaminated Land Register	The site is not included on the Environmental Management or Contaminated Land Register.		
Applicant's name	South Burnett Regional Council C/- Reel Planning Pty Ltd		
Zone	Rural		
Applicable Overlays	Agricultural Land Biodiversity Areas Bushfire Hazard Flood Hazard Water Catchments		
Proposed use as defined	Reconfiguring a Lot – Boundary realignment (3 lots into 3 lots)		
Details of proposal	Reconfiguring a Lot (RALs)		
	• Number of existing lots	3 (three)	
	• Easements or leases proposed	All existing easements to remain in place	
	• Number of proposed lots	3 (three)	
	• Lot areas	Lot 3 RP205528 – 12.564 ha Lot 394 on FY805 – 191.207 ha Lot 396 on FY2911 – 183.9707 ha	
• Access	Via Memerambi Gordonbrook Road		
Application type	Aspects of	Type of Approval Requested	

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	Development	Preliminary Approval	Development Permit
	Material Change of Use (MCU)		
	Reconfiguration of a Lot (RAL)		X
	Building Work (BW)		
	Operational Work (OPW)		
Level of Assessment	Code Assessment		
Pre-lodgement Consultation history	No pre-lodgement meeting with Council Pre-lodgement advice was received from SARA on 12 July 2022 regarding the proposed development.		
Key planning issues e.g. vegetation, waterway corridors, overland flow	Clearing of native vegetation Site access		
Referral agencies	Agency	Concurrence/ Advice	
	SARA	Concurrence	
Public notification	Not applicable		
Planning Regulation 2017	Not 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 subject site is located north of Kingaroy (approximately 21 kilometres) and south of Wooroolin (approximately 18 kilometres) and contains scattered crops and native vegetation.

Vegetation on site is largely mapped as containing Category 'B' regulated vegetation (remnant vegetation containing 'least concern' regional ecosystem). The site is identified on Council's overlay mapping as containing Class 'A' Agricultural Land, Important Agricultural Areas, as well as a waterway along the northern and western boundaries of Lot 394.

Topography of the site generally slopes upwards from the road frontage to the middle of the site and then falls gradually to the rear.

There are five easements across the site with each of these benefitting Lot 467 on FY838992 (ie. Gordonbrook Dam) and are for purposes relating to water supply infrastructure – refer to Figure 1.

Surrounding land parcels are large rural lots with Gordonbrook Dam situated north of the site.

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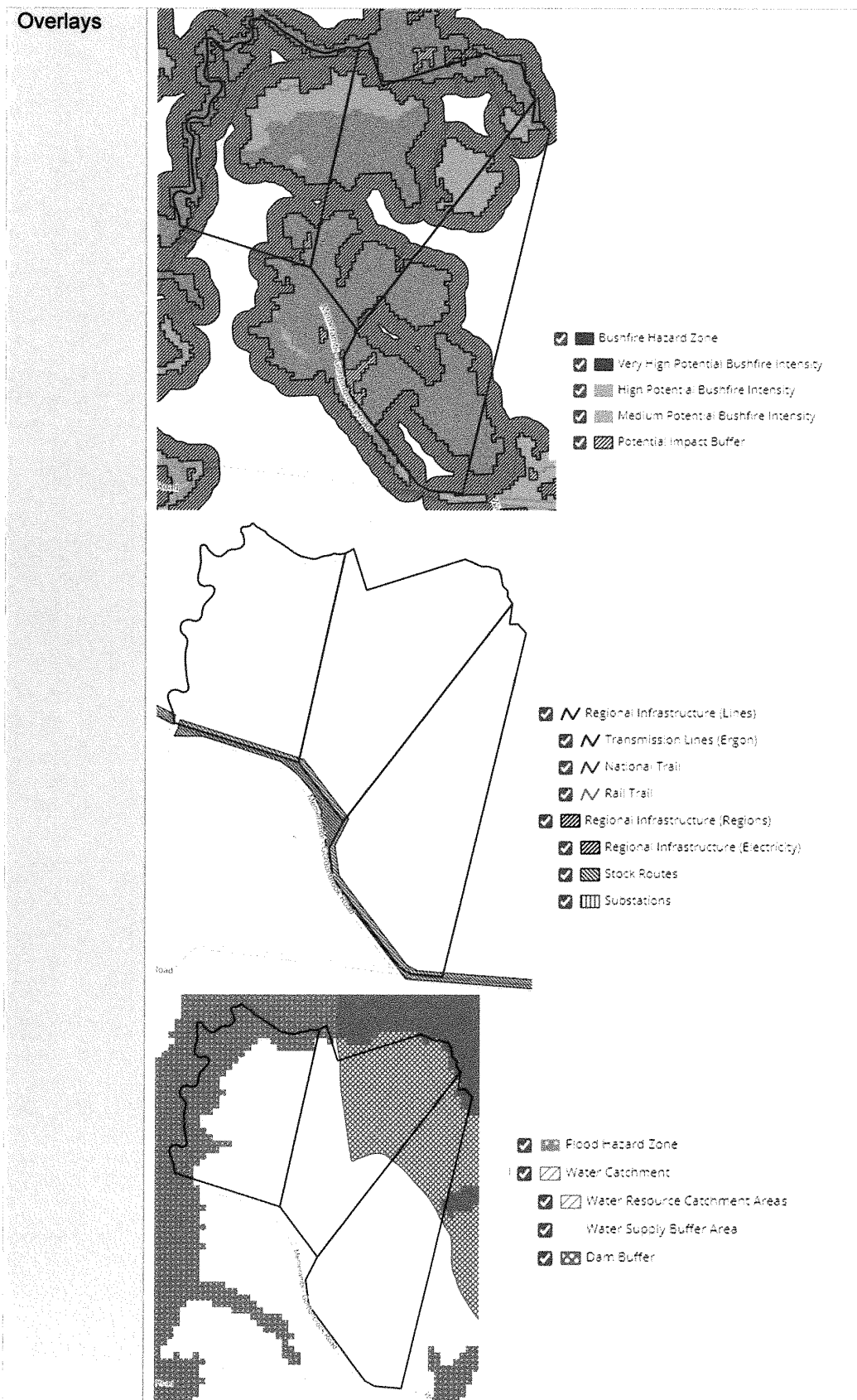
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Figure 1: Easements on site

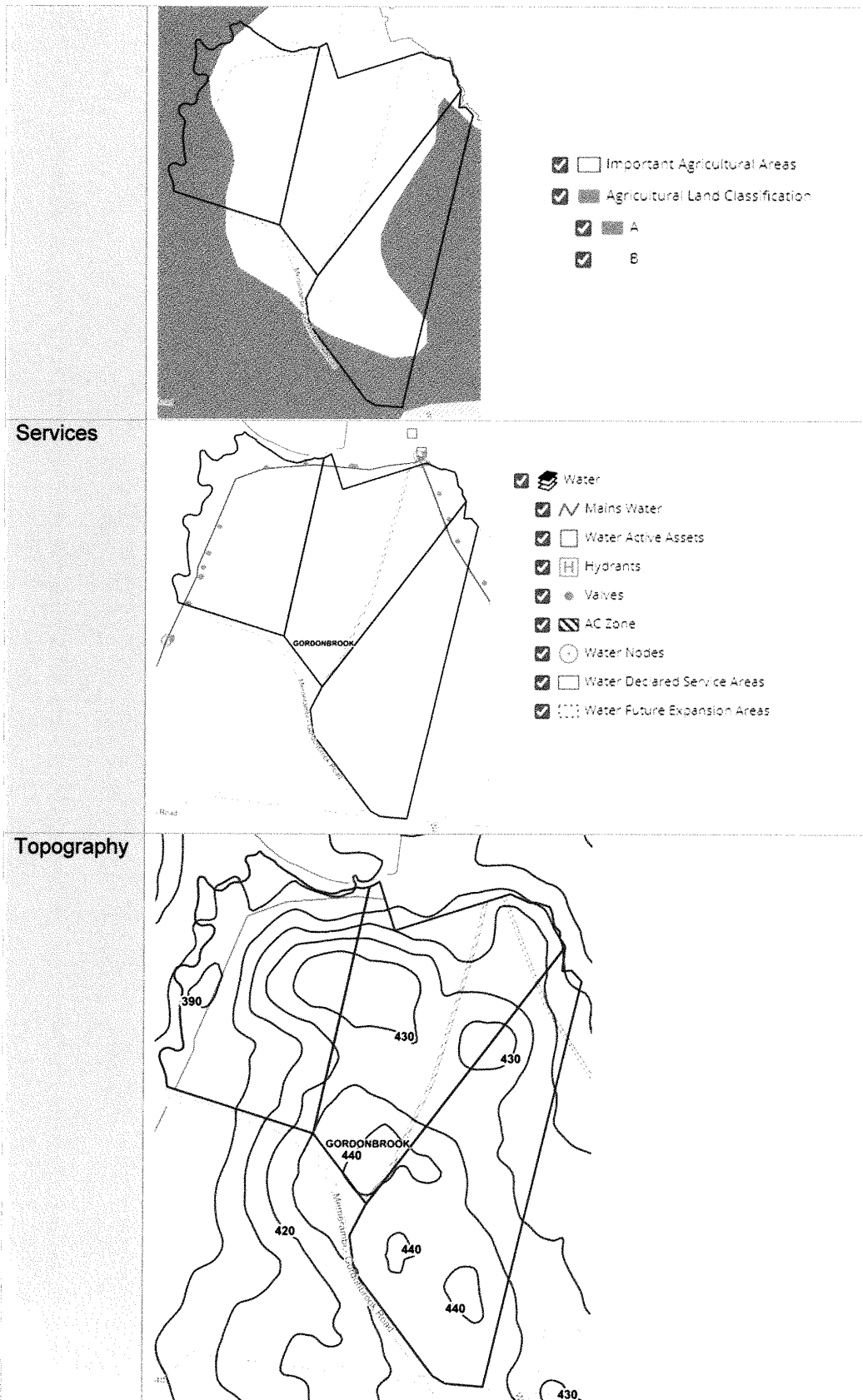
Table 1 – Maps & Descriptions (Source: Intramaps)

<p>Site</p>	
<p>Zoning</p>	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> <input type="checkbox"/> Zoning Level 1 <input checked="" type="checkbox"/> <input type="checkbox"/> Centre <input checked="" type="checkbox"/> <input type="checkbox"/> Community Facilities <input checked="" type="checkbox"/> <input type="checkbox"/> Emerging Communities <input checked="" type="checkbox"/> <input type="checkbox"/> Environmental Managem <input checked="" type="checkbox"/> <input type="checkbox"/> Extractive Industry <input checked="" type="checkbox"/> <input type="checkbox"/> General Residential <input checked="" type="checkbox"/> <input type="checkbox"/> Industry <input checked="" type="checkbox"/> <input type="checkbox"/> Nil <input checked="" type="checkbox"/> <input type="checkbox"/> Recreation and Open Spa <input checked="" type="checkbox"/> <input type="checkbox"/> Rural <input checked="" type="checkbox"/> <input type="checkbox"/> Rural Residential <input checked="" type="checkbox"/> <input type="checkbox"/> Specialised Centre <input checked="" type="checkbox"/> <input type="checkbox"/> Township



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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 a Reconfiguring a Lot – Boundary realignment (3 lots into 3 lots). The boundary realignment is being undertaken to utilise a portion of Lot 3 on RP205528 for the future development of water storage tanks as part of the drinking water supply infrastructure for the region – refer to Figure 2.

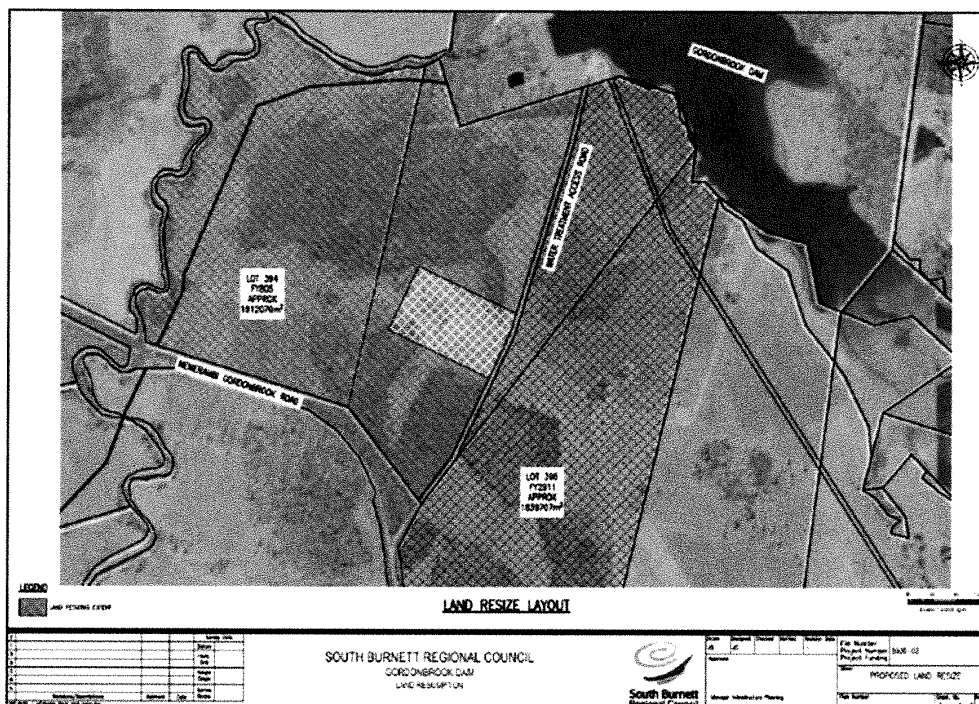


Figure 2: Proposed lot layout

Existing and proposed lot sizes are outlined below:

Lot Number	Existing Area (hectares)	Proposed Area (hectares)
Lot 394 on FY805	117.966	191.207
Lot 3 on RP205528	130.08	12.564
Lot 396 on FY2911	144.792	183.9707

Access to the site will be maintained via Memerambi Gordonbrook Road and the internal Water Treatment Access Road will continue to be used. All easements on site (as identified at section 3.0) are to remain in place.

The application was supported by ecological advice, provided by Litoria Consulting (correspondence dated 22 December 2022) regarding on site remnant vegetation and included an assessment against State Code 16 – Native Vegetation Clearing. This advice also demonstrated that there will be no net reduction in environmental values (ie. loss of remnant vegetation) compared to the existing scenario.

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.

Planning Act 2016, Section 26 – Assessment Benchmarks generally

(1) For section 45(3)(a) of the Act, the code 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 code 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 local government is an infrastructure provider—the local government’s LGIP.

(3) However, an assessment manager may, in assessing development requiring code 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. 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 – applicable only to applications for reconfiguring a lot where involving the provision of new road and therefore, does not apply to this application for a boundary realignment. There are no benchmarks relevant to the assessment of this application.
WBB Regional Plan Designation:	The proposed subdivision is consistent with the Wide Bay Burnett Regional Plan 2023 ‘Objectives’:

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 required referral to the former Department of State Development, Infrastructure, Local Government and Planning (DSDILGP) (via the State Assessment and Referral Agency) for the following referrals:

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- Reconfiguring a Lot that involves clearing native vegetation - *Planning Act 2016*, Schedule 10, Part 3, Division 4, Table 2, Item 1; and
- Reconfiguring a Lot near a State transport corridor - *Planning Act 2016*, Schedule 10, Part 9, Division 4, Subdivision 2, Table 1, Item 1.

The application was referred to the referral agencies prescribed under Schedule 10 and assessed against the assessment benchmarks, as demonstrated in Table 2.

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	Regulated vegetation (Category A and B)	N/A	N/A	SARA	State Code 16: Clearing Native Vegetation
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	N/A N/A N/A Within 25m of a State-controlled road N/A			SARA	State Code 1: Development in a State-controlled road environment

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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
	future state-controlled transport tunnels					
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: - 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		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	N/A		N/A	N/A	N/A

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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
	Coastal Management District					
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	No applicable assessment benchmarks
Economic growth • Agriculture. • Development and construction. • Mining and extractive resources. • Tourism.	Matters pertaining to the protection of agricultural land are addressed by the Agricultural Land Overlay, <i>South Burnett Regional Council Planning Scheme 2017, v1.4.</i>
Planning for the environment and heritage. • Biodiversity. • Coastal environment. • Cultural heritage. • Water quality	Matters pertaining to the protection of native vegetation are addressed by the Biodiversity Overlay, <i>South Burnett Regional Council Planning Scheme 2017, v1.4.</i> The application was referred to SARA on the basis of Reconfiguring a Lot that involves clearing native vegetation.
Safety and resilience to hazards • Emissions and hazardous activities. • Natural hazards, risk, and resilience.	Matters pertaining to bushfire risk are addressed by the Bushfire Hazard Overlay, <i>South Burnett Regional Council Planning Scheme 2017, v1.4.</i>
Infrastructure • Energy and water supply. • Infrastructure integration. • Transport infrastructure.	The application has been conditioned to provide infrastructure, where required.

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<ul style="list-style-type: none"> • Strategic airports and aviation facilities. • Strategic ports. 	
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4.4. DEVELOPMENT CODE ASSESSMENTS

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

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

RURAL ZONE CODE (Section 6.2.13.3)		
Performance Outcomes	Requirements for accepted development and assessment benchmarks	Response
Section 1: General		
<p>PO1 Development maintains rural amenity and character</p>	<p>AO1.1 Buildings are set back 20m from any collector or higher order road and 10m from any other road frontage. AND AO1.2 The use does not cause odour, noise or air emissions in excess of the prescribed limits in the <i>Environmental Protection (Air) Policy 1997</i> or the <i>Environmental Protection (Noise) Policy 1997</i>.</p>	<p>Not applicable to reconfiguring a lot (boundary realignment).</p>
<p>PO2 Development does not jeopardise the rural production capacity of the Zone.</p>	<p>Development resulting in lots less than the minimum size in Table 8.4.2 satisfying outcomes – AO2.1 The proposal is necessary for the efficient production and processing of a crop grown in the area. OR AO2.2 The proposal provides an alternate productive rural activity that supports regionally significant industry. OR AO2.3 An agricultural sustainability report prepared by a suitably qualified agronomist demonstrates that – (a) The lot is suitability sized for the proposed activity, including a dwelling house including yard; and</p>	<p>Performance Outcome</p> <p>The proposed boundary realignment will result in Lot 3 having an area of 12.564 ha and this lot is to be used for the storage of water.</p> <p>The resultant size of Lot 394 and Lot 396 will exceed the minimum allowable lot area in the Rural Zone (ie. 100 ha) and will be larger in area than they are currently.</p> <p>These two large lots will be available for agricultural purposes and the productive capacity and utility of the rural land will not be diminished.</p>

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RURAL ZONE CODE (Section 6.2.13.3)		
Performance Outcomes	Requirements for accepted development and assessment benchmarks	Response
	<p>(b) There is sufficient water for the proposed activity; and</p> <p>(c) The allotment is capable of being connected to reticulated electricity; and</p> <p>(d) The proposed activity is financially viable, requiring a viability assessment that includes capital costs, operational costs, sustainable yields to support a family, climate, soils and geological factors affecting crop growth, nutrients, salinity, topography, susceptibility to flooding and erosion and an assessment of market robustness (both recent and projected) and alternative practices in the event of failure.</p> <p>AND</p> <p>AO2.4 Development is consistent with any Soil Conservation Plan that applies to the locality, as approved by the relevant State agency.</p>	
<p>PO3 Development does not result in any degradation of the natural environment, in terms of the geotechnical, physical, hydrological and environmental characteristics of the site and its setting.</p>	<p>AO3.1 Uses and associated works are confined to existing lawfully cleared land or areas not supporting regulated vegetation.</p> <p>AND</p> <p>AO3.2 Uses and associated works are confined to areas outside stormwater discharge points, overland flow paths, watercourses and natural drainage features.</p> <p>AND</p> <p>AO3.3 Development, excluding forestry activities and permanent plantations, adjacent to National Parks or State Forests is set back a</p>	<p>Complies The location for Lot 3 is based on its proximity to the internal access track (ie. Water Treatment Access Road) and the topography of the land which will best suit its future use for the development of water storage tanks.</p> <p>Not applicable - the proposal is for a lot reconfiguration (boundary realignment) only.</p> <p>Not applicable – the site is not located adjacent to any National Parks or State Forests.</p>

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RURAL ZONE CODE (Section 6.2.13.3)		
Performance Outcomes	Requirements for accepted development and assessment benchmarks	Response
	minimum of 100m from the park boundaries in the absence of any current 'Management Plans' for these areas.	
PO4 Development is not exposed to risk from natural hazard relating to land slip.	AO4.1 Uses and associated works are confined to slopes not exceeding: (a) 15% for residential uses; (b) 10% for treated effluent disposal areas; (c) 6% for non-residential uses.	Not applicable – the proposal is for reconfiguring a lot (boundary realignment).
PO5 Development is adequately serviced.	AO5.1 A 45kl water tank is provided for consumption purposes. AND AO5.2 On-site sewage treatment is provided. AND AO5.3 Each dwelling is provided with a service line connection to the electricity supply and telecommunications networks.	Not applicable – the proposal is for reconfiguring a lot (boundary realignment).
PO6 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.	AO6.1 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 AO6.2 Areas that pose a health risk from previous activities and contaminated soils which are subject to development are remediated prior to plan sealing, operational works permit, or issuing of building works permit.	Not applicable – the proposal is for reconfiguring a lot (boundary realignment).
Section 2: Where the vicinity of an existing intensive animal industry		
PO7 Non-rural development does not compromise the integrity and operations of intensive animal industries	AO7.1 Non-rural development does not result in an increase in the number of people living or working within 1km from an	Not applicable – the site is not located within the vicinity of any existing intensive animal industries.

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RURAL ZONE CODE (Section 6.2.13.3)		
Performance Outcomes	Requirements for accepted development and assessment benchmarks	Response
	existing or approved intensive animal industry facility.	
Section 3: Caretaker's accommodation – not applicable		
Section 4: Home based business – not applicable		
Section 5: Secondary dwelling – not applicable		
Section 6: For development affected by one or more overlays		
Agricultural Land Overlay		
<p>PO15 The productive capacity and utility of agricultural land for rural activities is maintained.</p>	<p>AO15.1 The proposal is not located on agricultural land identified on SPP Interactive Mapping (Plan Making). OR AO15.2 The proposal is necessary for the efficient production and processing of a crop grown in the area. OR AO15.3 The proposal provides an alternate productive rural activity that supports regionally significant industry. OR AO15.4 An agricultural sustainability report prepared by a suitably qualified agronomist demonstrates that –</p> <ul style="list-style-type: none"> (a) The lot is suitability sized for the proposed activity. Including a dwelling house including yard; and (b) There is sufficient water for the proposed activity; and (c) The allotment is capable of being connected to reticulated electricity; and (d) The proposed activity is financially viable, requiring a viability assessment that includes capital costs, operational costs, sustainable yields to support a family, climate, soils and geological factors affecting crop growth, nutrients, salinity, topography, susceptibility to flooding and erosion and an assessment of 	<p>Performance Solution The site contains areas of Class 'A' Agricultural Land and Important Agricultural Areas. Resultant lot sizes for Lot 394 and Lot 396 exceed 100 ha which is appropriate for carrying out a range of rural activities. Consequently, the productive capacity and utility of agricultural land will not be compromised.</p>

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RURAL ZONE CODE (Section 6.2.13.3)		
Performance Outcomes	Requirements for accepted development and assessment benchmarks	Response
	<p>market robustness (both recent and projected) and alternative practices in the event of failure.</p> <p>AND</p> <p>AO15.5 Development is consistent with any Soil Conservation Plan that applies to the locality, as approved by the relevant State agency.</p>	
Airport Environs Overlay – not applicable		
Biodiversity Overlay		
<p>PO18 Areas of environmental significance, including biodiversity values, are identified, protected and enhanced.</p>	<p>AO18.1 Uses and associated works are confined to areas not identified on Overlay Map 05. OR AO18.2 Development is compatible with the environmental values of the area. OR AO18.3 Where development within an area identified on Overlay Map 05 is unavoidable, measures recommended by a suitably qualified ecologist are incorporated to protect and retain the environmental values and underlying ecosystem processes within or adjacent to the development site to the greatest extent practical.</p>	<p>Not applicable - the proposed boundary realignment will not interfere with any areas of identified environmental significance as indicated on Overlay Map 05.</p>
<p>PO19 Biodiversity values of identified areas of environmental significance are protected from the impacts of development</p>	<p>AO19.1 Development adjacent to Protected Areas identified on Overlay Map 05 is set back a minimum of 100m from the park boundaries in the absence of any current 'Management Plans' for these areas.</p>	<p>Not applicable – site is not located adjacent to any Protected Areas.</p>
<p>PO20 There are no significant adverse effects on water quality, ecological and biodiversity values.</p>	<p>AO20.1 Uses and associated works are confined to areas outside overland flow paths and natural drainage features. AND</p>	<p>Complies The proposed boundary realignment does not impact upon the mapped waterway on site which runs along the northern and western boundaries of Lot 394.</p>

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RURAL ZONE CODE (Section 6.2.13.3)		
Performance Outcomes	Requirements for accepted development and assessment benchmarks	Response
	<p>AO20.2 All buildings, on-site effluent disposal, external activities or storage areas are located 100m from the top of the bank of a river, creek, stream or wetland identified on Overlay Map 05. <i>Note: This setback does not apply to equipment such as pumps that are necessary to access water or waterway crossings.</i></p> <p>AND</p> <p>AO20.3 The Waterway Corridors identified on Overlay Map 05 are maintained in a natural state.</p>	
Bushfire Hazard Overlay		
<p>PO21 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>AO21.1 Development does not occur in areas mapped as Very High or High Potential Bushfire Intensity Areas on the SPP Interactive Mapping (Plan Making). OR</p> <p>AO21.2 A written assessment by a suitably experienced or qualified person confirms that the site is of Low Potential Bushfire Hazard. OR</p> <p>AO21.3 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 susceptible to fire are sited closest to the bushfire hazard; and</p>	<p>Not applicable – the site is mapped as being subject to medium and high bushfire intensity and the associated potential impact buffer.</p> <p>The proposed boundary realignment) does not include any development of infrastructure or buildings on site.</p>

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RURAL ZONE CODE (Section 6.2.13.3)		
Performance Outcomes	Requirements for accepted development and assessment benchmarks	Response
	<ul style="list-style-type: none"> (ii) efficient emergency access is optimised; and (iii) bushfire risk is effectively minimised having regard to aspect, elevation, slope and vegetation. (b) Including firebreaks that provide adequate: <ul style="list-style-type: none"> (i) setbacks between buildings/structures and hazardous vegetation; and (ii) access for fire fighting or other emergency vehicles; and (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 (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: <ul style="list-style-type: none"> (i) fire brigade tank fittings; and (ii) 25,000 litres dedicated for fire fighting purposes. 	
<p>PO22 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>AO22.1 No outcome specified.</p>	Not applicable to reconfiguring a lot.
<p>PO23 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous</p>	<p>AO23.1 No hazardous materials, manufactured or stored in bulk, are on land mapped as Very High to Medium (Potential Intensity) Areas.</p>	Not applicable to reconfiguring a lot.

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RURAL ZONE CODE (Section 6.2.13.3)		
Performance Outcomes	Requirements for accepted development and assessment benchmarks	Response
materials manufactured or stored in bulk.		
<p>PO24 Major risks to the safety or property and to the 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>	<p>AO24.1 New dwellings on land mapped as Very High to Medium (Potential Intensity) Areas are located: (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: (i) is free of highly combustible vegetated areas; and (ii) is on southerly to easterly facing slopes not exceeding 15% gradient; or (iii) on flat lands at the base of north to western facing slopes not exceeding 15% gradient. (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>	Not applicable to reconfiguring a lot.
Extractive Industry Overlay – not applicable		
Flood Hazard Overlay		
<p>PO28 Development is not exposed to risk from flood events by responding to flood potential and maintains personal safety at all times.</p>	<p>AO28.1 All new allotments include an area of sufficient size to accommodate the intended land use outside the area identified on Overlay Map 03. AND AO28.2 New buildings are not located within the area identified on Overlay Map 03; OR AO28.3 Development is sited above the 1%AEP flood event where known, or the highest known flood event, as follows: (a) Habitable floor levels -</p>	<p>Complies Lot 3 will be smaller size and its future use is to accommodate water infrastructure. The boundaries of Lot 3 are outside mapped areas of flood hazard.</p> <p>Not applicable to boundary realignment.</p> <p>Not applicable to boundary realignment.</p>

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RURAL ZONE CODE (Section 6.2.13.3)		
Performance Outcomes	Requirements for accepted development and assessment benchmarks	Response
	<p>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>(d) All other development - 0mm.</p> <p>AND</p> <p>AO28.4 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>AO28.5 Resilient building materials are used below the nominated flood level in accordance with the relevant building assessment provisions.</p> <p>AND</p> <p>AO28.6 Signage is provided on site indicating the position and path of all safe evacuation routes off the site</p>	<p>Not applicable to boundary realignment.</p> <p>Not applicable to boundary realignment.</p> <p>Not applicable to boundary realignment.</p>
<p>PO29 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>AO29.1 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 onsite 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</p>	<p>Not applicable – the proposed boundary realignment does not require any on site filling or changes to water flows.</p>

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RURAL ZONE CODE (Section 6.2.13.3)		
Performance Outcomes	Requirements for accepted development and assessment benchmarks	Response
	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.	
PO30 Development avoids the release of hazardous materials into floodwaters.	AO30.1 Materials manufactured or stored on site are not hazardous in nature. OR AO30.2 Hazardous materials and any associated manufacturing equipment are located above the nominated flood level.	Not applicable to boundary realignment.
Historic Subdivisions Overlay – not applicable		
Landslide Hazard Overlay – not applicable		
Regional Infrastructure Overlay – not applicable		
Water Catchments Overlay		
PO39 There are no significant adverse effects on the water quality of drinking water supply.	AO39.1 Development within the Bjelke-Petersen Dam Water Resource Catchment Area and the 800m buffer to Boondooma and Gordonbrook Dams shown on Overlay Map 06 has no significant adverse effect on the quantity and availability of raw water for consumption, as determined by a suitably qualified water quality expert. OR AO39.2 Development within the Cooyar Creek water supply buffer area shown on Overlay Map 06 complies with the specific outcomes and measures of the <i>Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012</i> .	Complies The Gordonbrook Dam is located north of the site and the proposal is being undertaken in order to utilise a portion of Lot 3 on RP205528 for the future development of water storage tanks as part of the drinking water supply infrastructure for the region. The boundary realignment will not result in adverse impacts to Gordonbrook Dam. Not applicable – site is not within the Cooyar Creek water supply buffer area.

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RECONFIGURING A LOT CODE (Section 8.4.1.3)		
Performance Outcomes	Assessment Benchmarks	Response
Section 1: Boundary Realignment		
<p>PO1 The boundary realignment:</p> <ul style="list-style-type: none"> (a) results in lots that are consistent with the established subdivision pattern of the local area; (b) maintains or improves the utility of the lots; (c) does not create a situation where the use or buildings on the resulting lots become unlawful. 	<p>AO1.1 Development provides that allotment area, dimension and shape are in accordance with the standards in Table 8.4.2, except where the reconfiguration is boundary realignment and the outcome is preferable to the current allotment configuration. AND</p>	<p>Performance Solution Lot 3 will be 12.564 hectares in size and below the 100 hectares minimum lot size. This lot is to be used for a specific purpose for the future water storage tanks.</p> <p>Lots 394 and 396 will each exceed 100 hectares which is appropriate for carrying out a range of rural activities. Consequently, the productive capacity and utility of agricultural land will not be compromised.</p> <p>Complies The utility of lots 394 and 396 will be maintained and somewhat improved upon as these two lots will be larger in area.</p> <p>Not applicable - the proposed boundary realignment relates to rural land which does not currently contain any buildings.</p> <p>Complies Lots 394 and 396 will take land from lot 3, thus resulting in larger consolidated areas for rural / agricultural purposes.</p>
	<p>AO1.2 The utility of the lots is maintained or improved where:</p> <ul style="list-style-type: none"> (a) a frontage to depth ratio exceeds that of the existing allotments; (b) access is provided to an allotment that previously had no access or an unsuitable access; (c) an existing boundary encroachment by a building or areas is corrected. <p>AND</p>	
	<p>AO1.3 The realignment does not result in a building contravening the setback, standards required by this Planning Scheme or relevant building regulations. AND</p>	
	<p>AO1.4 The realignment results in a larger lot that is a more viable farming unit.</p>	
<p>PO2 The boundary realignment facilitates the creation or consolidation of a viable farming unit.</p>	<p>AO2.1 Where covered by the Overlay Map 08:</p> <ul style="list-style-type: none"> (a) new lot boundaries enhance viable farming units; and (b) the boundaries ensure that a new dwelling is not 	<p>Complies The site contains Class 'A' agricultural land and is identified as being an important agricultural area.</p> <p>New lot boundaries will enhance the viability of farming</p>

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RECONFIGURING A LOT CODE (Section 8.4.1.3)		
Performance Outcomes	Assessment Benchmarks	Response
	<p>on agricultural land; and (c) the reconfiguration satisfies the acceptable outcomes in section 6 of the Rural Zone code.</p>	<p>units as lots 394 and 396 will be larger in size. Further, the proposal satisfies the acceptable outcomes in section 6 of the Rural Zone Code as the productive capacity and utility of agricultural land will not be compromised.</p>
Section 2: Reconfiguration under a Community Title Scheme – not applicable		
Section 3: All Other Reconfiguration		
<p>PO7 Allotments are of sufficient size and dimensions to meet the requirements of the users and provide for servicing of the intended use.</p>	<p>AO7.1 Development provides that allotment area, dimension and shape are in accordance with the standards in Table 8.4.2. AND</p> <p>AO7.2 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>AO7.3 Irregularly shaped allotments are designed to allow a building area of 15m by 10m to be setback 6m from the site frontage.</p>	<p>Performance Solution Lot 3 will be 12.564 hectares in size and below the 100-hectare minimum lot size. This lot is to be used for a specific purpose for the future water storage tanks.</p> <p>Lots 394 and 396 will each exceed 100 hectares which is appropriate for carrying out a range of rural activities.</p> <p>Not applicable - no rear lots.</p> <p>Complies Each of the lots includes sufficient areas to facilitate any potential future development.</p>
<p>PO8 Lots have lawful, safe and practical access.</p>	<p>AO8.1 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>AO8.2 Newly created lots do not have direct access to sub-arterial or higher order roads.</p>	<p>Complies / Conditioned Existing access from Memerambi Gordonbrook Road is to be maintained.</p> <p>Not applicable – the proposal does not result in the creation of new lots.</p>

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RECONFIGURING A LOT CODE (Section 8.4.1.3)		
Performance Outcomes	Assessment Benchmarks	Response
	<p>AND</p> <p>AO8.3 Except in the Rural Zone, new lots, are provided with 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>AO9.1 Only one rear lot is provided behind each full street frontage regular lot.</p> <p>AND</p> <p>AO9.2 No more than two rear lot access strips directly adjoin each other.</p> <p>AND</p> <p>AO9.3 No more than two rear lots gain access from the head of a cul-de-sac.</p> <p>AND</p> <p>AO9.4 Rear lots are only created where the site gradient is greater than 5%.</p>	Not applicable – no rear lots.
<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.</p> <p>AND</p> <p>AO10.2 Any intersections with existing roads shall be treated with a T-intersection or a roundabout.</p> <p>AND</p> <p>AO10.3 The road layout indicates connections to adjoining development sites.</p> <p>AND</p> <p>AO10.4 Other than in the Rural or Rural Residential Zones, new streets are provided with layback kerb and channel.</p> <p>OR</p> <p>AO10.5 In the Rural Residential Zone, new streets are provided with concrete flush kerbs and swale drains.</p>	Not applicable – no new road involved.
<p>PO11 The provision of services is resistant to inclement weather and does not</p>	<p>AO11.1 Where the reconfiguration involves the opening of a new road, all electricity and</p>	Not applicable – no new road involved.

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RECONFIGURING A LOT CODE (Section 8.4.1.3)		
Performance Outcomes	Assessment Benchmarks	Response
degrade the character of the area.	telecommunications services are located underground.	
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 for the existing and future use of the lots which are zoned Rural.
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 for the existing and future use of the lots which are zoned Rural.
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 – the site is zoned Rural.
PO15 Reconfiguration into allotments less than 400m ² in the Medium Density Residential zone is to provide for suitable living environments.	For allotments less than 400m ² – 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 – the site is zoned Rural.
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.	Complies Proposal is for a boundary realignment and does not result in any additional lots. Complies Lots 394 and 396 will be over 100 hectares in area which is suitable to maintain the productive capacity and utility of the land for agricultural / rural purposes.
Airport Environs Overlay – not applicable		
Biodiversity Overlay		

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RECONFIGURING A LOT CODE (Section 8.4.1.3)		
Performance Outcomes	Assessment Benchmarks	Response
<p>PO18 Development avoids, minimises or mitigates adverse impacts on environmentally significant areas and values.</p>	<p>AO18.1 Development is confined to areas not mapped as high or general ecological significance on Overlay Map 05. OR AO18.2 Proposed boundaries do not create additional barriers to species movement. AND AO18.3 Proposed allotments do not create circumstances where additional accepted development clearing of protected vegetation may occur.</p>	<p>Complies Areas of ecological significance on Overlay Map 05 relate to a waterway which is located along the northern and western boundaries of Lot 394. The proposal will not impact the waterway. Ecological advice provided by Litoria Consulting demonstrated that there will be no net reduction in environmental values (ie. loss of remnant vegetation) compared to the existing scenario.</p>
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</p>	<p>Not applicable – the site is mapped as being subject to medium and high bushfire intensity and the associated potential impact buffer. The proposed boundary realignment) does not include any development on site for any infrastructure or buildings.</p>

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RECONFIGURING A LOT CODE (Section 8.4.1.3)		
Performance Outcomes	Assessment Benchmarks	Response
	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 the event of fire) is maintained at all times.	
Flood Hazard Overlay – not applicable		
Regional Infrastructure Overlay – not applicable		
Waterways, Wetlands and Catchments Overlay – not applicable		
PO23 There are no significant adverse effects on water quality, including drinking water, ecological and biodiversity values.	AO23.1 Development and associated works are confined to areas outside overland flow paths and natural drainage features. AND AO23.2 New allotments in the waterway and wetland buffer areas identified on Overlay Map 06 include a building envelope of sufficient size to accommodate the intended land use outside the buffer area. AND AO23.3 Development within the Bjelke-Petersen Dam Water Resource Catchment Area and the 800m buffer to Boondooma and Gordonbrook Dams shown on Overlay Map 06 has no significant adverse effect on the quantity and availability of raw water for consumption, as determined by a suitably qualified water quality expert. OR	Complies Proposed boundary realignment will not impact upon overland flow paths or natural drainage features. Not applicable – no new lots created. Complies The Gordonbrook Dam is located north of the site and the proposal is being undertaken in order to utilise a portion of Lot 3 on RP205528 for the future development of water storage tanks as part of the drinking water supply infrastructure for the region. The boundary realignment will not result in adverse impacts to Gordonbrook Dam.

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RECONFIGURING A LOT CODE (Section 8.4.1.3)		
Performance Outcomes	Assessment Benchmarks	Response
	<p>AO23.4 Development within the Cooyar Creek water supply buffer area shown on Overlay Map 06 complies with the specific outcomes and measures of the <i>Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012</i>.</p>	<p>Not applicable – site is not within the Cooyar Creek water supply buffer area.</p>

SERVICES AND WORKS CODE (Section 8.4.2.3)		
Performance Outcomes	Assessment Benchmarks	Response
Section 1: General		
<p>PO1 The development is planned and designed considering the land use constraints of the site for achieving stormwater design objectives.</p>	<p>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.</p>	<p>Not applicable – proposal involves boundary realignment only.</p>
<p>PO2 Development does not discharge wastewater to a waterway or off-site unless demonstrated to be best practice environmental management for that site.</p>	<p>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 (b) discharge to waterways; or (c) minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and groundwater.</p>	<p>Not applicable – proposal involves boundary realignment only.</p>
<p>PO3 Construction activities avoid or minimise adverse impacts on stormwater quality.</p>	<p>AO3.1 An erosion and sediment control plan addresses the design objectives for the construction phase in Table 9.4.4.</p>	<p>Not applicable – proposal involves boundary realignment only.</p>

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SERVICES AND WORKS CODE (Section 8.4.2.3)		
Performance Outcomes	Assessment Benchmarks	Response
<p>PO4 Operational activities avoid or minimise changes to waterway hydrology from adverse impacts of altered stormwater quality and flow</p>	<p>AO4.1 Development incorporates stormwater flow control measures to achieve the design objectives for the post-construction phase in Table 9.4.4.</p>	<p>Not applicable – proposal involves boundary realignment only.</p>
Section 2: Infrastructure		
<p>PO5 Development is provided with infrastructure which: (a) conforms with industry standards for quality; (b) is reliable and service failures are minimised; and is functional and readily augmented.</p>	<p>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.</p>	<p>Complies / Conditioned Existing vehicular access from Memerambi Gordonbrook Road is to be retained, as well as the internal Water Treatment Access Road.</p>
Section 3: Vehicle Parking		
<p>PO6 Vehicle parking and access is provided to meet the needs of occupants, employees, visitors and other users.</p>	<p>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.</p>	<p>Not applicable – car parking not required.</p>
Section 4: Landscaping		
<p>PO7 Landscaping is appropriate to the setting and enhances local character and amenity.</p>	<p>AO7.1 Landscaping is provided in accordance with the relevant zone code provisions. AND AO7.2 Where shade tree planting is required in vehicle parking areas each planting bed has a minimum area of 2m² and is unsealed and permeable.</p>	<p>Not applicable to reconfiguring a lot.</p>

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SERVICES AND WORKS CODE (Section 8.4.2.3)		
Performance Outcomes	Assessment Benchmarks	Response
	<p>AND</p> <p>AO7.3 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>PO8 Plant species avoid adverse impacts on the natural and built environment, infrastructure and the safety of road networks</p>	<p>AO8.1 Landscaping utilises plant species that are appropriate for the location and intended purpose of the landscaping.</p> <p>AND</p> <p>AO8.2 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 to reconfiguring a lot.</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>AO9.1 The depth of: (a) fill is less than 2m above ground level; or (b) excavation is less than 2m below ground level.</p> <p>AND</p> <p>AO9.2 The toe of the fill, or top of the excavation is not less than 0.5m inside the site property boundary.</p> <p>AND</p> <p>AO9.3 Works do not occur on slopes over 15% in grade.</p> <p>AND</p> <p>AO9.4 Retaining walls over 1m in height are terraced 1.5m for every 1m in height and landscaped.</p> <p>AND</p> <p>AO9.5 Batter slopes are not steeper than 25% and are grassed and terraced 1.5m for every 1m in height.</p>	<p>Not applicable – no filling and excavation required as part of the proposed boundary realignment.</p>

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SERVICES AND WORKS CODE (Section 8.4.2.3)		
Performance Outcomes	Assessment Benchmarks	Response
	<p>AND</p> <p>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>	
<p>PO10 Filling or excavation does not cause damage to public utilities.</p>	<p>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.</p>	<p>Not applicable – no filling and excavation required as part of the proposed boundary realignment.</p>
<p>PO11 Filling and excavation avoids water ponding on the premises or nearby premises that will adversely impact on the health of the community.</p>	<p>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.</p>	<p>Not applicable – no filling and excavation required as part of the proposed boundary realignment.</p>
Section 6: All operational work subject to an overlay		
Biodiversity Overlay		
<p>PO12 Development avoids, minimises or mitigates adverse impacts on areas of environmental significance.</p>	<p>AO12.1 Uses and associated works are confined to areas not identified on Overlay Map 05. OR AO12.2 Development is compatible with the environmental values of the area. OR AO12.3 Where development within an area identified on Overlay Map 05 is unavoidable, measures recommended by a suitably qualified ecologist are incorporated to protect and retain the environmental</p>	<p>Complies Areas of ecological significance on Overlay Map 05 relate to a waterway which is located along the northern and western boundaries of Lot 394. The proposal will not impact the waterway. Ecological advice provided by Litoria Consulting demonstrated that there will be no net reduction in environmental values (ie. loss of remnant vegetation) compared to the existing scenario.</p>

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SERVICES AND WORKS CODE (Section 8.4.2.3)		
Performance Outcomes	Assessment Benchmarks	Response
	values and underlying ecosystem processes within or adjacent to the development site to the greatest extent practical.	
PO13 Biodiversity values of identified areas of environmental significance are protected from the impacts of development	AO13.1 Development adjacent to Protected Areas identified on Overlay Map 05 is set back a minimum of 100m from the park boundaries in the absence of any current 'Management Plans' for these areas.	Not applicable – the site is not located adjacent to any 'protected areas'.
PO14 There are no significant adverse effects on water quality, ecological and biodiversity values.	AO14.1 Uses and associated works are confined to areas outside overland flow paths and natural drainage features. AND AO14.2 The Waterway Corridors identified on Overlay Map 05 are maintained in a natural state.	Complies Proposed boundary realignment will not impact upon overland flow paths or natural drainage features. Complies The site contains a waterway located along the northern and western boundaries of Lot 394. The proposal will not impact the waterway.
Flood Hazard Overlay		
PO15 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.	AO15.1 Works associated with the proposed development do not: (a) involve a net increase in filling greater than 50m ³ 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: (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.	Not applicable – the proposed boundary realignment does not require any on site filling or changes to water flows.
Regional Infrastructure Overlay – not applicable		
Water Catchments Overlay		
PO18 There are no significant adverse effects on the	AO18.1 Development within the Bjelke-Petersen Dam Water	Complies The Gordonbrook Dam is located north of the site and

Delegate Authority

Date: 4 June 2024

SERVICES AND WORKS CODE (Section 8.4.2.3)		
Performance Outcomes	Assessment Benchmarks	Response
water quality of the Region's drinking water supply.	Resource Catchment Area and the 800m buffer to Boondooma and Gordonbrook Dams shown on Overlay Map 06 has no significant adverse effect on the quantity and availability of raw water for consumption, as determined by a suitably qualified water quality expert. OR AO18.2 Development within the Cooyar Creek water supply buffer area shown on Overlay Map 06 complies with the specific outcomes and measures of the <i>Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012</i> .	the proposal is being undertaken in order to utilise a portion of Lot 3 on RP205528 for the future development of water storage tanks as part of the drinking water supply infrastructure for the region. The boundary realignment will not result in adverse impacts to Gordonbrook Dam. Not applicable – site is not within the Cooyar Creek water supply buffer area.

5. CONSULTATION

Referral Agencies

State Assessment and Referral Agency	Referral Agency Response with conditions, dated 30 April 2024 and proposed plan, amended in red (Attachment C)
Other	Nil

Council Referrals

<i>INTERNAL REFERRAL SPECIALIST</i>	<i>REFERRAL / RESPONSE</i>
Development Engineer	Council's Development Engineer provided engineering conditions.
Infrastructure Charges Unit	Not Applicable for a Boundary Realignment

6. CONCLUSION

The application for a Development Permit for Reconfiguring a Lot – Boundary Realignment (3 Lots into 3 Lots) at 858 Memerambi Gordonbrook Road GORDONBROOK (and described as Lot 3 on RP205528, Lot 394 on FY805 and Lot 396 on FY2911) 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 - Approved Plans**
3. **Attachment C - Referral Agency Response**

NOTICE ABOUT DECISION – STATEMENT OF REASONS

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

Applicant:	South Burnett Regional Council C/- Reel Planning Pty Ltd
Application No:	RAL23/0002
Proposal:	Reconfiguration of a Lot – Boundary Realignment (3 Lots into 3 Lots)
Street Address:	858 Memerambi Gordonbrook Road GORDONBROOK
RP Description:	Lot 3 on RP205528 Lot 394 on FY805 Lot 396 on FY2911
Assessment Type:	Code Assessable

On 4 June 2024 the above development was recommended for:

- Approval
- Refusal

1. Reasons for the Decision

The reasons for this decision are:

- The subject site is located in the Rural Zone under the *SBRC Planning Scheme 2017 v1.4*;
- The subject site comprises three lots and has a combined total area of 392.838 hectares;
- There are five easements across the site with each of these benefitting Lot 497 on FY838992 (ie. Gordonbrook Dam located to the north of the site) and relate to water supply infrastructure;
- Existing easements will not be impacted by the proposal;
- The proposed boundary realignment (three lots into three lots) is being undertaken to utilise a portion of Lot 3 on RP205528 for the future development of water storage tanks as part of the drinking water supply infrastructure for the Region;
- The proposal results in Lot 3 having an area of 12.564 hectares which is below the minimum 100 hectares for the Rural Zone;
- Despite the non-compliant size of Lot 3, it is to be used for essential water infrastructure (ie. water storage tanks) for the Region and its location is based on its proximity to the internal access track (ie. Water Treatment Access Road) and the topography of the land which will best suit its future use;
- The site contains areas of 'Class A' Agricultural Land and Important Agricultural Areas and resultant lot sizes for Lot 394 and 396 exceed 100ha which is appropriate for carrying out a range of rural activities and consequently, the productive capacity and utility of agricultural land will not be comprised;
- Ecological advice provided by Litoria Consulting demonstrated that there will be no net reduction in environmental values (ie. loss of remnant vegetation) compared to the existing scenario;
- The proposal does not impact upon the mapped waterway on site which runs along the northern and western boundaries of Lot 394;
- The boundaries of proposed Lot 3 are outside mapped flood hazard;

- The Gordonbrook Dam is located north of the site and the proposal will not result in adverse impacts to Gordonbrook Dam;
- Existing vehicular access from Memerambi Gordonbrook Road is to be retained, as well as the internal Water Treatment Access Road;
- The application required referral to the Department of State Development, Infrastructure, Local Government and Planning (DSDILGP) (via the State Assessment and Referral Agency) for reconfiguring a lot that involves clearing vegetation and reconfiguring a lot near a State transport corridor;
- SARA's referral agency response was subject to conditions and proposed plan was amended in red;
- The Department of Transport and Main Roads approved a Permitted Road Access Location under Section 62A(2) of *Transport Infrastructure Act 1994*;
- The proposal does not conflict with Strategic Outcomes of Section 3.4.1, *SBRC Planning Scheme 2017, v1.4*; and
- The proposal is compliant and or can be conditioned in accordance with the relevant provisions of the assessment benchmarks/performance outcomes.

2. Assessment Benchmarks

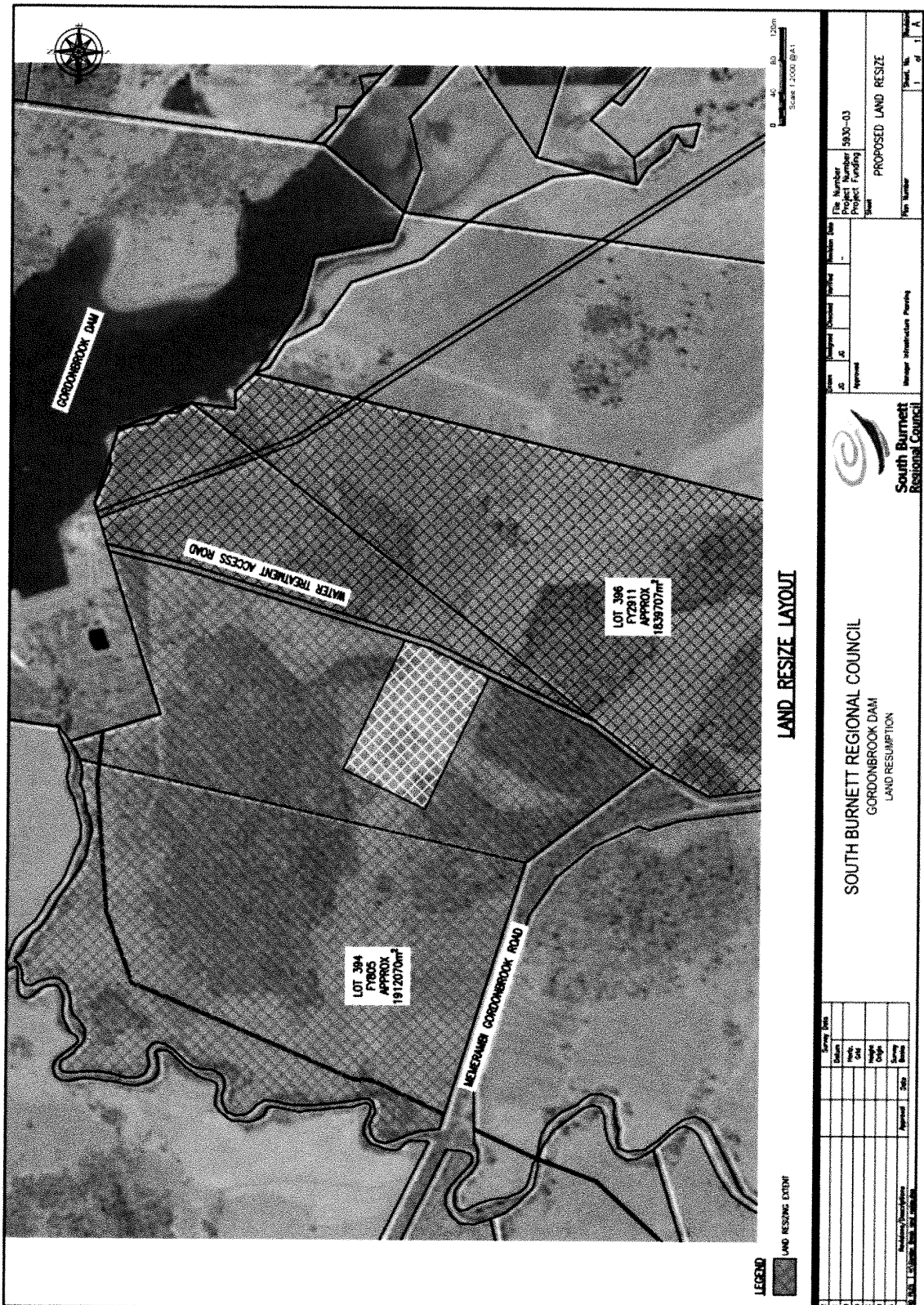
The following are the benchmarks apply to this development:

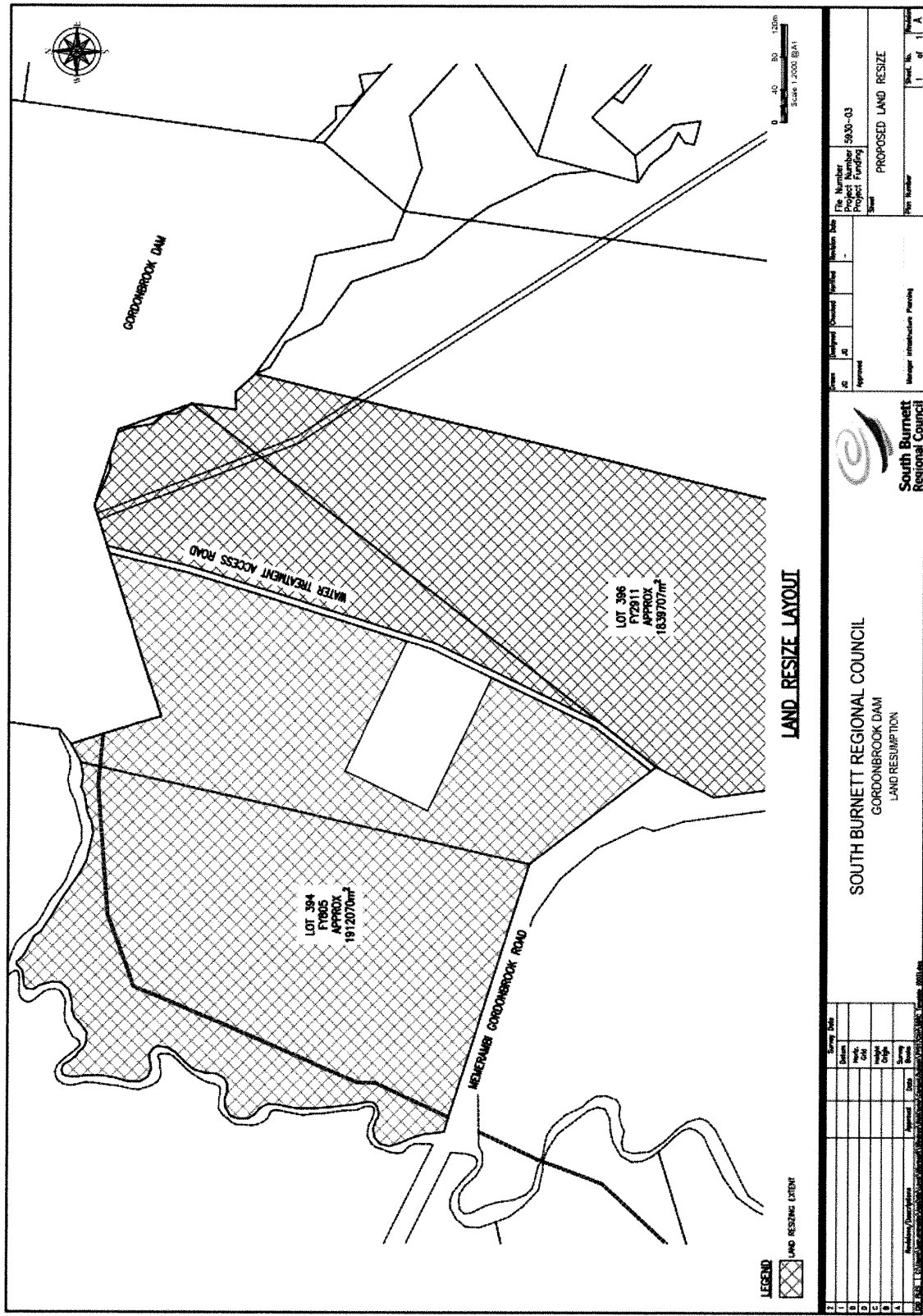
- Rural Zone Code;
- Reconfiguring a Lot Code; and
- Services and Works Code.

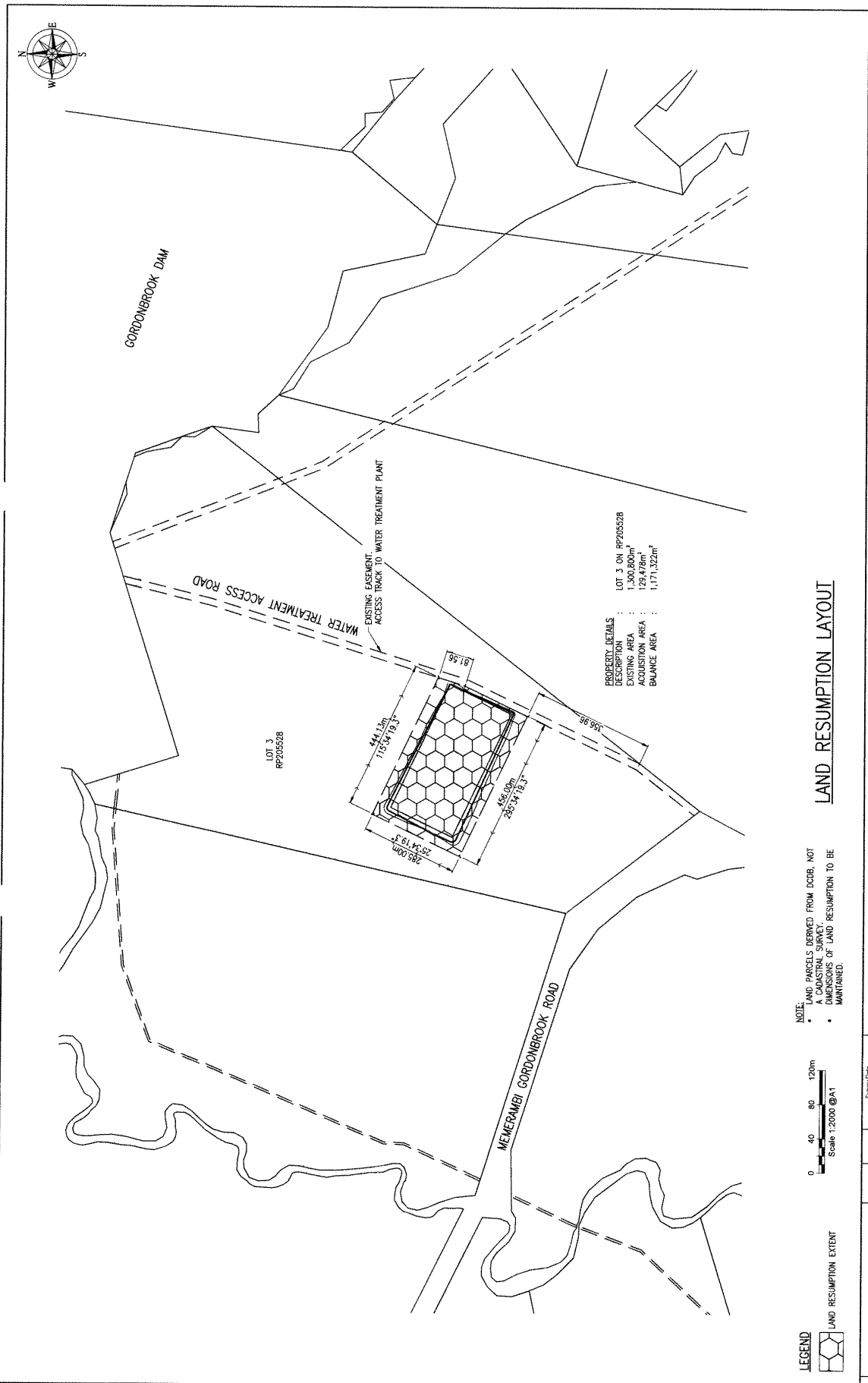
3. Compliance with Benchmarks

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.







		SOUTH BURNETT REGIONAL COUNCIL GORDONBROOK DAM OFFSITE STORAGE	File Number Project Number Project Funding Sheet 5590-03 LAND RESUMPTION LOT 3 RP205628
Survey Data Datum Zone Height Origin 264923 Date 25/07/2022	GDA94 Z95 AHD DERIVED	Approved Date 25/07/2022	Reviewer Date 25/07/2022
Reviewer/Authorisation Date 25/07/2022		Manager Infrastructure Planning RP/ES/JP/ Date	
1 of 1 A		1 of 1 A	

Delegated Authority

Date:

0.0 MINOR CHANGE TO EXISTING APPROVAL FOR RECONFIGURING A LOT - DEVELOPMENT PERMIT (1 LOT INTO 2 LOTS) AT 23 ANITA ROAD, BLACKBUTT (AND DESCRIBED AS LOT 55 ON RP174024) - APPLICANT: A RICH C/- ONF SURVEYORS

File Number: RAL24/0015
Author: Senior Planning Officer
Authoriser: Chief Executive Officer

	SIGNATURE	DATE
Acting MANAGER		19/6/24
Acting GM		30/6/24
CEO		20/06/2024

PRECIS

Change application (minor change) made under section 78 and assessed under section 81 of the *Planning Act 2016* to the Reconfiguring a Lot – 1 lot into 2 lots at 23 Anita Road, Blackbutt North (and described as Lot 55 on RP174024) – Applicant A Rich C/- ONF Surveyors

SUMMARY

- Application is assessable under s81 Minor Change Request;
- The Reconfiguring a lot – development permit for 1 lot into 2 lots was issued on 30 September 2022;
- The plan of survey was subsequently sealed on 18 May 2024;
- The request is to amend the approved Bushfire Management Report to:
 - Increase the building location envelope size within existing lot 1 for the construction of dwelling and associated outbuildings in the rural residential setting.
- The subject site is located in the Rural residential zone and within the RR1 precinct;
- The subject site area of lot 1 is approximately 1.971ha;
- Council did not issue a further issues letter;
- Pursuant to the *Planning Act 2016* the proposed changes were assessed against the South Burnett Regional Council Planning Scheme v1.4;
- The application is not considered substantially different development and can be processed as a minor change application under s81 of the *Planning Act 2016*;
- The request is assessed in accordance with the *Planning Act 2016* and a recommendation that the condition GEN1 be amended to reflect the revised building local envelopment and property note PN1 to ensure the Bushfire Management Report Addendum is reflected;
- Refer to Attachment A – Statement of Reasons;
- Refer to Attachment B – 10415P/1 Approved Plan (original);
- Refer to Attachment C – 10415P/2 Approved Plan (revised);
- Refer to Attachment D – Bushfire Management Report (original);
- Refer to Attachment E – Bushfire Management Report (addendum)
- Infrastructure charges formed part of the sealing of the survey plan, therefore, no changes required.

OFFICER'S RECOMMENDATION

That Council approve the change request pursuant to s81 under the *Planning Act 2016* subject to the following changes as outlined below. Amended conditions shown in bold and as there are conditions proposed to be deleted, strikethrough has not been used.

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

Drawing Title	Prepared By	Ref No.	Rev	Date
Proposal Subdivision	ONF Surveyors	10415P/1	A	10/08/2022
Proposal Subdivision	ONF Surveyors	10415P/2	-	11/06/2024

Delegated Authority

Date:

Approved Documents:

Document Title	Prepared By	Ref No.	Rev	Date
Bushfire Management Report	Aquila NRM	BMR 220604	-	09/08/2022
Bushfire Management Report Addendum	Aquila NRM	BMR 220604	-	29/05/2024

- PN1. Proposed Lot 1 (original parcel Lot 55 on RP174024) is subject to an approved bushfire management plan. Future dwelling house/habitable building is to be site in accordance within the approved location envelope of the approved bushfire management plan.

Document Title	Prepared By	Ref No.	Rev	Date
Bushfire Management Report	Aquila NRM	BMR 220604	-	09/08/2022
Bushfire Management Report Addendum	Aquila NRM	BMR 220604	-	29/05/2024

All other conditions of approval remain unchanged in accordance with RAL22/0015.

Delegated Authority

Date:

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 Section 3 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.

Delegated Authority

Date:

REPORT

1. APPLICATION DETAILS

S81 Minor change

The applicant seeks approval for a development permit for a Change Application (minor change) – Reconfiguring a lot – development permit.

APPLICATION SUMMARY	
Applicant	A Rich C/- ONF Surveyors
Type of Application	s81 Minor change request
Site Address	23 Anita Road BLACKBUTT NORTH
RP Description	Lot 55 on RP174024
State Referral Agencies	No additional referrals
Referred Internal Specialist	Nil
Site Area	1.971ha (Lot 1)
Zone	Rural residential
Overlays	Bushfire, Agriculture
Level of Assessment	Code
Existing Use	Vacant lot with dwelling house to the east
Surrounding uses	Rural residential

2. BACKGROUND AND SUMMARY OF CHARGES

Application Number	Details
Council Ref: RAL22/0015	South Burnett Regional Council issued a development permit for Reconfiguring a lot – 1 lot into 2 lots. The plan of survey (POS23/0009) was sealed on 18 May 2024. Part of the conditions of approval included a Bushfire Management Report which included building location envelope for Lot 1.

3. THE PROPOSED CHANGE

The applicant submits the changes to the existing approval, stated as follows:

- Request to change approval to include an Addendum to the originally approved Bushfire Management Report for an increased Building Location Envelope within Lot 1.

ASSESSMENT MANAGER'S CONDITIONS

Existing Condition

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

Drawing Title	Prepared By	Ref No.	Rev	Date
Proposal Subdivision	ONF Surveyors	10415P/1	A	10/08/2022

Approved Documents:

Document Title	Prepared By	Ref No.	Rev	Date
Bushfire Management Report	Aquila NRM	BRM 229604	-	9 August 2022

Delegated Authority

Date:

PN1. Proposed Lot 1 (original parcel Lot 55 on RP174024) is subject to an approved bushfire management plan. Future dwelling house/habitable building is to be site in accordance within the approved location envelope of the approved bushfire management plan.

Document Title	Prepared By	Ref No.	Rev	Date
Bushfire Management Report	Aquila NRM	BRM 229604	-	9 August 2022

Proposed condition by the applicant

None proposed.

Resolution

The assessing officer amended the conditions to reflect the revised Bushfire Management Report (BMR) dated 29 May 2024. The BMR was amended to reflect the practicality of the nominated building envelope on Lot 1. The revised building location envelope increased from 600sqm to 3,255sqm. There is 15m wide asset protection zone around all of the building location envelope apart from the northern boundary which is only 5m.

As the original Reconfiguring a lot was approved and plan of survey endorsed it is proposed to include the BMR Addendum to reflect the updated building location envelope rather than delete the original condition which remains applicable to both allotments.

Amended Condition

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

Drawing Title	Prepared By	Ref No.	Rev	Date
Proposal Subdivision	ONF Surveyors	10415P/1	A	10/08/2022
Proposal Subdivision	ONF Surveyors	10415P/2	-	11/06/2024

Approved Documents:

Document Title	Prepared By	Ref No.	Rev	Date
Bushfire Management Report	Aquila NRM	BMR 220604	-	09/08/2022
Bushfire Management Report Addendum	Aquila NRM	BMR 220604	-	29/05/2024

PN1. Proposed Lot 1 (original parcel Lot 55 on RP174024) is subject to an approved bushfire management plan. Future dwelling house/habitable building is to be site in accordance within the approved location envelope of the approved bushfire management plan.

Document Title	Prepared By	Ref No.	Rev	Date
Bushfire Management Report	Aquila NRM	BMR 220604	-	09/08/2022
Bushfire Management Report Addendum	Aquila NRM	BMR 220604	-	29/05/2024

Delegated Authority

Date:

4. MINOR CHANGE ASSESSMENT

A minor change is a change application to a development approval as per s81 of the *Planning Act 2016*. A response to the minor change criteria is provided in Table below.

Assessment against minor change criteria (*Planning Act 2016*, Schedule 2).

MINOR CHANGE CRITERIA	COMPLIES	RESPONSE
A minor change , for a development approval, means a change would not-		
i. Result in a substantially different development; or		The proposed change does not create or result in a substantially different development.
If a development application for the development, including the change, were made when the change application is made would not cause--		
A. The inclusion of prohibited development in the application; or		The proposed change will not result in prohibited development.
B. Referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application; or		The minor change did not result in the referral to a referral agency.
C. Referral to extra referral agencies, other than to the chief executive; or		There were no additional referral agencies as a result of the minor change.
D. A referral agency to assess the application against, or have regard to, matters prescribed by regulation under section 55(2), other than matters the referral agency must have assessed the application against, or have had regard to, when the application was made; or		N/A.
E. Public notification if public notification not required for the development application.		The proposed minor change did not change the level of assessment from code assessable.

The Development Assessment Rules 2017 (Schedule 1) provides guiding criteria in relation to 'substantially different development'. Assessment against substantially different development criteria (Development Assessment Rules 2017).

A full assessment was not reproduced. The minor change included an addendum to the BMR increasing the size of the building envelope which is not considered substantially different development.

5. CONCLUSION

The officer's assessment demonstrates that the proposed changes can be considered as minor to the approval under the *Planning Act 2016*. By updating or retaining the existing conditions will ensure that the subject lot retains compliance with the original BMR and subsequent addendum increasing the building location envelope.

CHANGES TO CONDITIONS

New Condition to reflect the Bushfire Management Report Addendum

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

Delegated Authority

Date:

Drawing Title	Prepared By	Ref No.	Rev	Date
Proposal Subdivision	ONF Surveyors	10415P/1	A	10/08/2022
Proposal Subdivision	ONF Surveyors	10415P/2	-	11/06/2024

Approved Documents:

Document Title	Prepared By	Ref No.	Rev	Date
Bushfire Management Report	Aquila NRM	BMR 220604	-	09/08/2022
Bushfire Management Report Addendum	Aquila NRM	BMR 220604	-	29/05/2024

PN1. Proposed Lot 1 (original parcel Lot 55 on RP174024) is subject to an approved bushfire management plan. Future dwelling house/habitable building is to be site in accordance within the approved location envelope of the approved bushfire management plan.

Document Title	Prepared By	Ref No.	Rev	Date
Bushfire Management Report	Aquila NRM	BMR 220604	-	09/08/2022
Bushfire Management Report Addendum	Aquila NRM	BMR 220604	-	29/05/2024

All other conditions of approval remain unchanged in accordance with RAL22/0015.

ATTACHMENTS

1. **Attachment A - Statement of Reasons**
2. **Attachment B - 10415P/1 Approved Plan**
3. **Attachment C - 10415P/2 Approved Plan**
4. **Attachment D - Bushfire Management Report**
5. **Attachment E - Bushfire Management Report Addendum**

ATTACHMENT B – STATEMENT OF REASONS

NOTICE ABOUT DECISION – STATEMENT OF REASONS

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

SITE DETAILS	
Applicant:	A Rich
Proposal:	Minor change
Properly Made Date:	12 June 2024
Street Address:	29-45 Alford Street, Kingaroy
RP Description:	Lot 1 on SP148216
Assessment Type:	S81 Minor Change to Reconfiguring a lot – development permit
Number of Submissions:	N/A
Decision:	Approved with amended conditions
Decision Date:	14 June 2024

1. Assessment Benchmarks

The following are the benchmarks apply to this development:

- s81 Planning Act 2016
- The Planning Act 2016 (Schedule 2)
- Development Assessment Rules 2017 (Schedule 1)

2. Reasons for the Decision

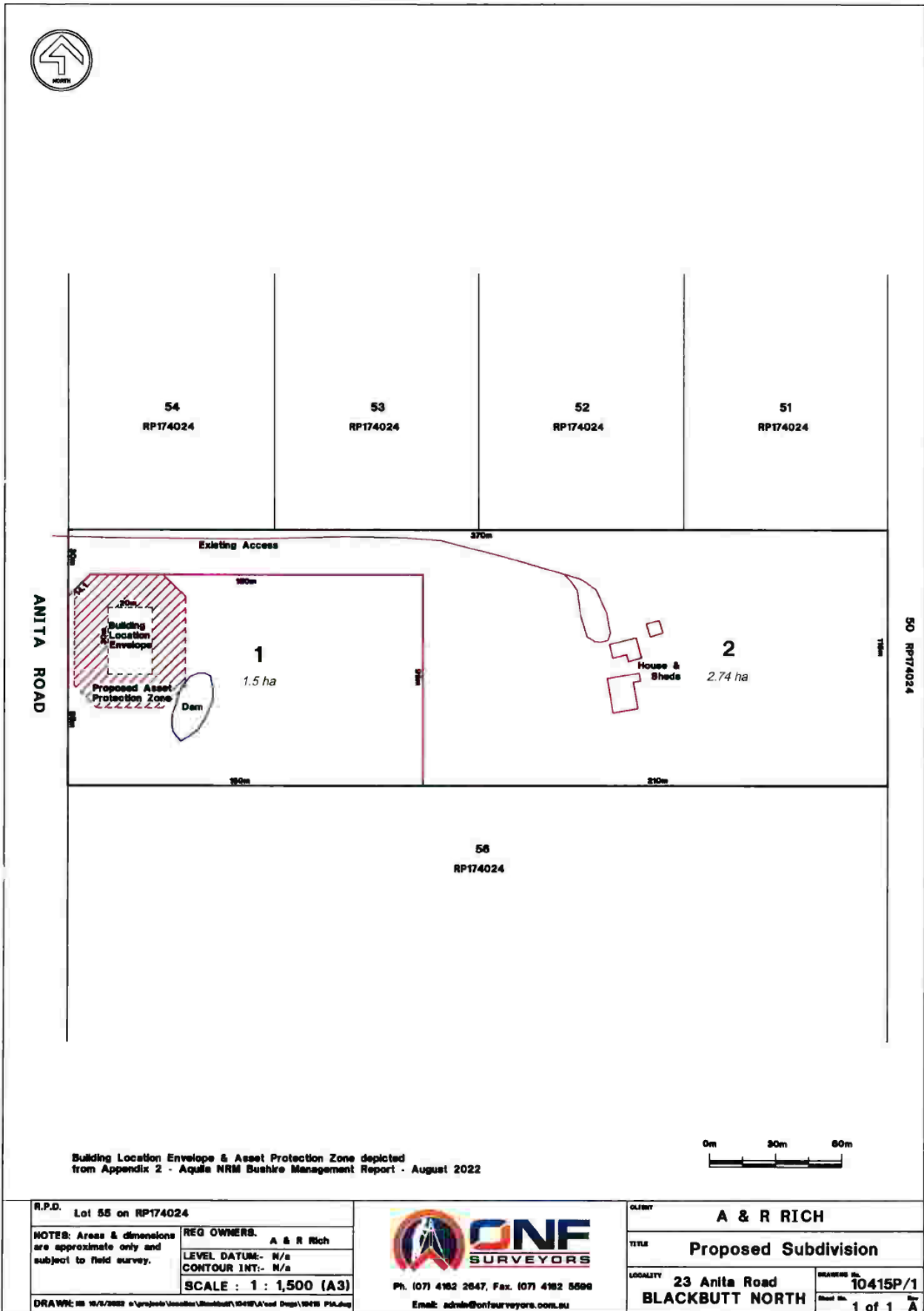
The reasons for this decision are:

- The proposed development increased the building location envelope in accordance with the Bushfire Management Report Addendum.
- Reasonable and relevant conditions of approval can be imposed to ensure compliance with the South Burnett Planning Scheme 2017 requirements.
- The proposed changes are assessed to not be Substantially Different from the approved development.

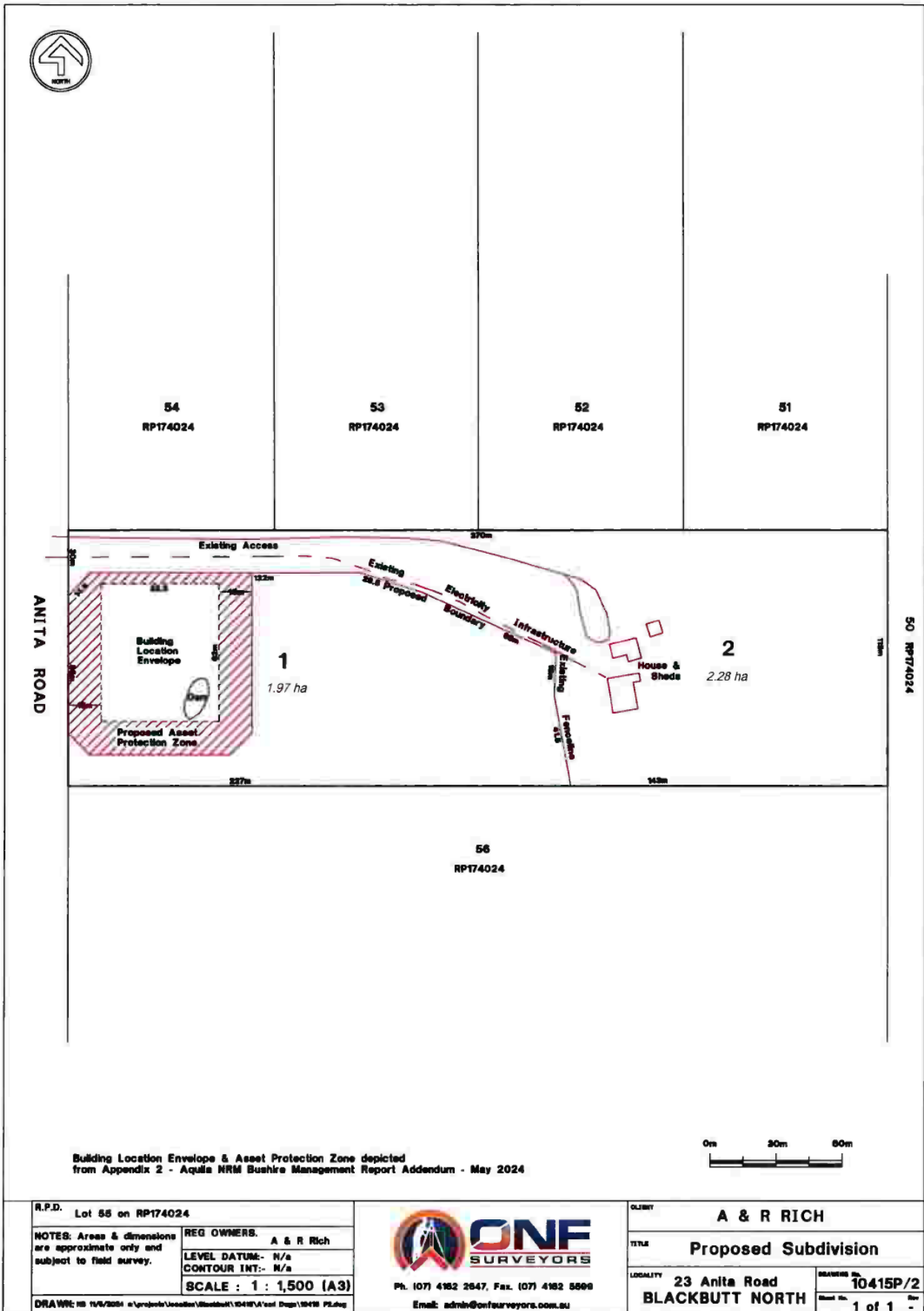
3. Compliance with Benchmarks

- 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.



document Set ID: 2936033



R.P.D. Lot 55 on RP174024

NOTES: Areas & dimensions are approximate only and subject to field survey.

REG OWNERS. A & R Rich
 LEVEL DATUM:- N/A
 CONTOUR INT:- N/A
 SCALE : 1 : 1,500 (A3)

DRAWN: 18/06/2024 c:\projects\location\Blackbutt\10415P\1 of 1.dwg



Ph. (07) 4162 2647, Fax. (07) 4162 6600
 Email: admin@onfsurveyors.com.au

CLIENT A & R RICH

TITLE Proposed Subdivision

LOCALITY 23 Anita Road
 BLACKBUTT NORTH

DRAWING NO. 10415P/2
 Sheet No. 1 of 1




Bushfire Management REPORT

Anthony Rich

23 Anita Road,
Blackbutt North, QLD 4314

Lot 55 RP174024

Prepared by Aquila NRM
August 2022



BMR: 220604

DOCUMENT CONTROL RECORD

Title	Bushfire Management Report
Address	23 Anita Road, Blackbutt North, QLD 4314
Project number	BMR 220604
Client	Anthony Rich

Document Issue

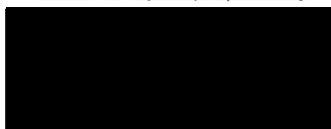
Issue	Date	Prepared By
1	9 August 2022	Rick Galbraith

Notice to users of this report

This report has been prepared for A Rich. Aquila NRM cannot accept responsibility for any use of or reliance upon the contents of this report by any third party.

It details a number of bushfire protection measures that when followed will increase the survival prospects of residents and built assets in the event of a bushfire. It must be borne in mind that the measures dealt with in this report cannot guarantee the survival of a building or other assets in a bushfire event. This is due mainly to the unpredictable nature and behaviour of fire, difficulties associated with extreme weather conditions and vegetation management on and surrounding the site subsequent to development.

Bushfire Report prepared by:



Rick Galbraith,
Dip Horticultural Science
9th August 2022

Aquila NRM
7701 New England Highway
Crows Nest Q 4355
Mobile 0407 622 995
Email rick@aquilanrm.com.au



This report is a site-specific assessment of the subject property that has been prepared in accordance with the South Burnett Regional Council Planning Scheme (2017 Version 1.4) and the State Planning Policy.

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Executive summary

A development comprising the Reconfiguring of a Lot (RaL) is proposed for 23 Anita Road, Blackbutt North, described as 55 RP174024, (hereafter referred to as 'the site'). The development comprises the reconfiguring of a Lot site from one (1) lot into two (2) Rural Residential lots with areas of 1.5 and 2.74 hectares.

Bushfire

The site is identified by the Queensland Government State Planning Policy Interactive Mapping System Natural Hazards and Risk Resilience Mapping as being contained within an area of Very High Bushfire Intensity. The site assessment identified that the bushfire hazard is less than levels mapped by the Queensland Government due to historical and current vegetation management practices on the site and in the surrounding landscape. The site was assessed as being subject to a Medium Potential Bushfire Intensity.

Mitigation measures

The implementation of the following measures will assist in addressing environmental and bushfire issues on the site.

Building sites

A building location envelope (BLE) has been identified on Lot 1 to ensure that a dwelling can be safely constructed on the site on without exposing buildings or residents to high levels of bushfire hazard.

Construction of buildings

Careful design of new buildings should be undertaken; taking into consideration site characteristics and relevant building standards including the Australian Standard for Construction of buildings in bushfire-prone areas (AS3959-2018) and the Building Code of Australia. Bushfire Attack Levels (BAL) for Lot 1 are in the order of 19 to 29 dependent on final build location and extent of vegetation management actions undertaken.

Access and egress

Lot 1 is provided with constructed access to Anita Road which is of sealed all-weather standard that is suitable for use by emergency service vehicles such as rural and urban fire brigade trucks.

Vegetation management

A BLE has been identified on Lot 1 in an area of least hazard to ensure that future dwellings are not exposed to high levels of bushfire hazard. The site is currently maintained in a low fuel load state by regular management actions including control of woody environmental weed Lantana, regular slashing and fuel reduction burns on an as needs basis. Ongoing vegetation management, in the area surrounding the identified BLE, and particularly following construction of a dwelling will assist maintaining bushfire hazards to an acceptable level.

Water supply

The State Planning Policy (2019) 'Natural Hazards, Risk and Resilience - Bushfire' identifies that a reliable water supply for fire-fighting purposes is provided that is safely located and freely accessible. This can be achieved by provision of a dedicated fire-fighting water supply of 10,000 litres at the time of constructing a dwelling on Lot 115.

Maintenance of bushfire mitigation measures

This fire report has been prepared on the basis that bushfire mitigation measures identified are implemented and maintained into the foreseeable future. Failure to maintain these measures may contribute to the development being exposed to a higher level of bushfire threat and attack.

1.0 Introduction

Aquila NRM was engaged by Anthony Rich to undertake a bushfire assessment and prepare a Bushfire Management Report for the proposed development at Blackbutt North. The development comprises the reconfiguring of 1 lot into 2 Rural Residential lots with areas of 1.5 and 12.74 hectares.

2.0 General site details

Table 1: Summary of general site details

Address	23 Anita Road, Blackbutt North
Lot on Plan	Lot 55 RP174024
Area	4.255 hectares
Local Government Area	South Burnett Regional Council
Planning Scheme / Local Plan	South Burnett Regional Council Planning Scheme (2017 Version 1.4) State Planning Policy
Overlays	Bushfire Hazard
VMA 1999	Category C and Category X
Area Classification / Zone	Rural Residential
Proposed Landuse	Rural Residential

2.1 Site description

The site is situated approximately 4.5 kilometres by road northeast of the township of Blackbutt in a rural residential living area. It is accessed by Anita Road on the western boundary of the site. Rural residential areas are located in the area surrounding the site. Native vegetation is present on the Lot and comprises approximately 2.2 hectares of Category B vegetation and 2.0 hectares of Category X (i.e., non-remnant vegetation). Topography of the site comprises gentle slopes with the land falling from the northwest to the southeast with underlying slopes in the order of 3% or less than 2 degrees.

Figure 1 provides an aerial view of the site and its context within the surrounding landscape; Figure 2 provides contours for the site with Figure 3 illustrating the proposed development superimposed on an aerial image.

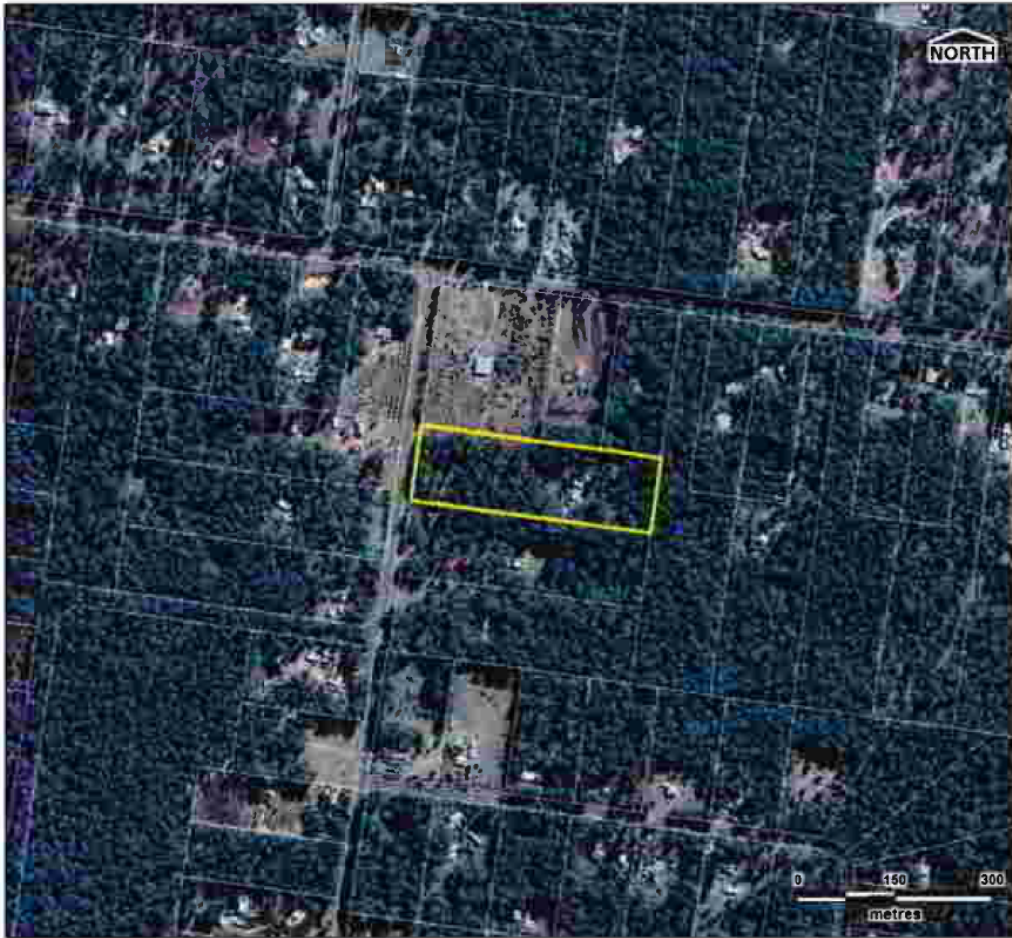


Figure 1: Aerial view providing landscape context for the site which is highlighted with a yellow border. Imagery sourced from Google Earth Pro that was captured on 7 July 2021.

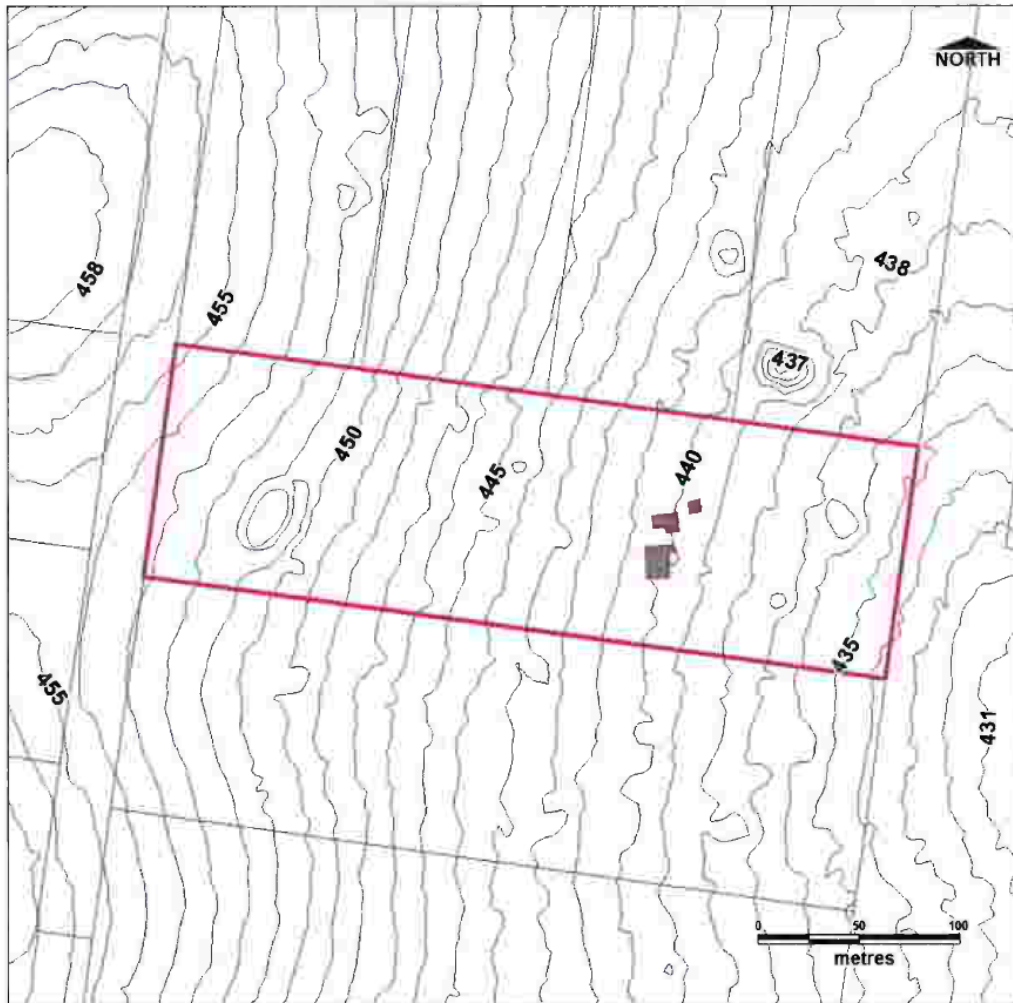


Figure 2: Topography of the site with contour intervals of 1 metre.



Figure 3: Aerial view of site and proposed Lots, showing extent of native vegetation cover within the proximity of the development. Imagery sourced from Google Earth Pro that was captured on 7 July 2021.

The following photographs provide a visual representation of the site and vegetation present.



Photo 1: View to the east over the site along the driveway servicing the existing dwelling on the site.



Photo 2: Existing dwelling on the site surrounded by landscaped and maintained grounds.

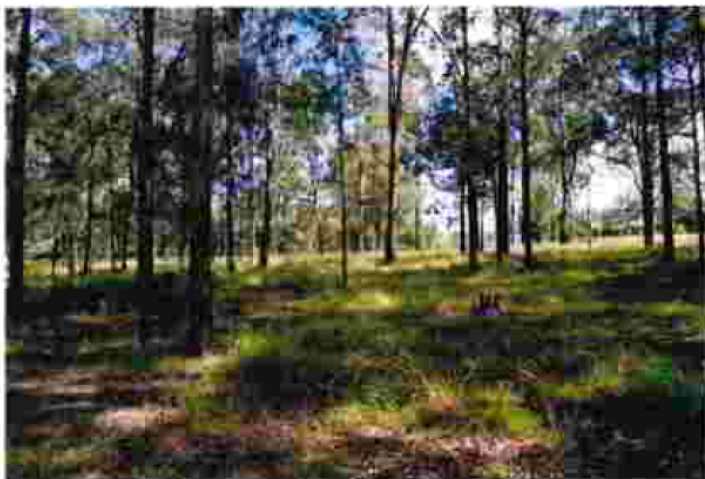


Photo 3: Typical vegetation on the site. Note the absence of shrubby understorey vegetation.



Photo 4: View to the east from proposed Lot 1 showing low levels of hazardous vegetation.



Photo 5: A small dam is present on the site near the identified BLE.



Photo 6: View towards the northeast towards the site from Anita Road showing maintained grounds on adjoining properties.



Photo 7: Street view of the site.

2.2 Fire brigade

The development site is contained within the Queensland Fire and Rescue Service Taromeo Rural Fire Brigade district. The closest fire brigade equipped to fight structural fires is the Blackbutt Fire Station located at 72 Hart Street, Blackbutt approximately 5 kilometres by road to the southwest of the site (i.e. less than 10 minutes away).

3.0 Vegetation

3.1 Regulated vegetation

Site assessments were undertaken on 15 June 2022 and 31 July 2022 to ground truth the site and to verify the bushfire hazard present and the associated risks that may be posed to the proposed development.

The current Vegetation Management Supporting Map identifies that the site contains an area of regulated vegetation. Category B vegetation is mapped on a portion of the site and in the immediate surrounding area. The extent of mapped vegetation in the area and its conservation status is shown in Figure 4. Table 2 provides a description of Regional Ecosystems identified by the Queensland Department of Resources for the site.

A diversity of eucalypt trees species is present on and adjacent to the site. The woody environmental weed *Lantana camara* (Lantana) is prevalent in the area, but has been effectively managed on the site.

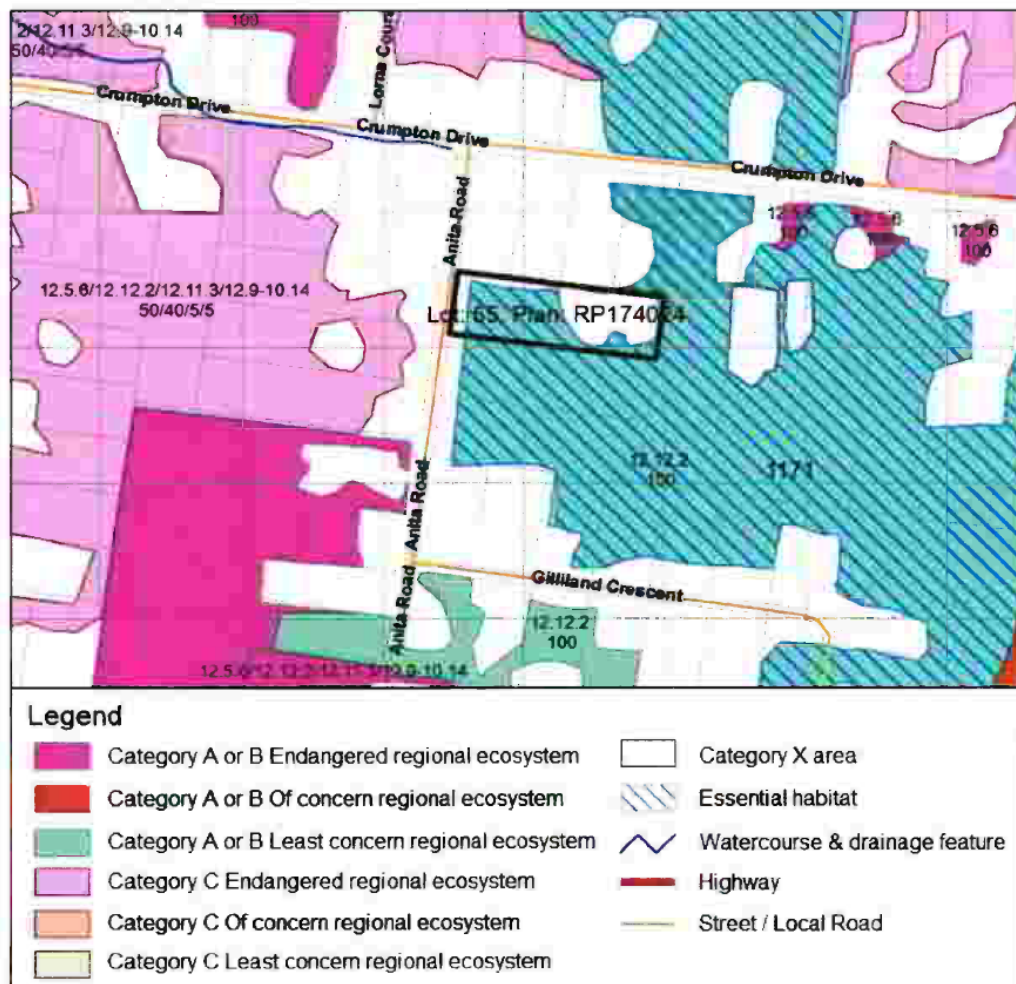


Figure 4: Extent of regulated vegetation on Lot 55 RP174024 as identified by the Vegetation Management Supporting Map accessed on 29 March 2022 from the Queensland Department of Resources website.

Table 2: Regional ecosystems present on subject property

Regional Ecosystem	VMA Status	Category	Area (ha)	Short description	Structure category
12.12.2	Least concern	B	2.2	Eucalyptus pilularis tall open forest on Mesozoic to Proterozoic igneous rocks especially granite	Mid-dense
Non-rem	None	X	2.0	None	None

Regional ecosystem details are identified in the Vegetation Management report for the subject property accessed on 4/08/2022

3.2 Vegetation management

A portion of the site containing Lot 1 is identified as containing Category B regulated vegetation.

The publication ‘List of exempt clearing work’ State of Queensland, 2019 identifies the exemptions that can be utilised to clear regulated vegetation for the purposes of constructing buildings and other assets and establishing firebreaks and asset protection zones. The following exemptions are identified.

Table 3: Exempt clearing work on land generally

Clearing activity / purpose	Applicable vegetation category / status or clearing requirement / limitation
<ul style="list-style-type: none"> ▪ Clearing under a development approval for a material change of use or reconfiguring a lot, if the approval is given for a development application and: a. for which the chief executive is a referral agency for clearing vegetation; or b. relates to a lot of less than 5 ha – for which a local government is the assessment manager. ▪ Clearing vegetation in an area declared under the Vegetation Management Act 1999, section 19F if the clearing is carried out under the management plan for the area and for either: <ul style="list-style-type: none"> a. one or more of the following purposes listed in section 22A of the Vegetation Management Act 1999: <ul style="list-style-type: none"> ▪ controlling non-native plants or declared pests; ▪ ensuring public safety; ▪ fodder harvesting; ▪ managing thickened vegetation; ▪ clearing for encroachment; ▪ necessary environmental clearing; or b. establishing a necessary fence, firebreak, road or vehicular track and the clearing can not reasonably be avoided or minimised. 	<ul style="list-style-type: none"> ▪ Category A area unless stipulated by the department on a notice issued under the Vegetation Management Act 1999 or Planning Act 2016 ▪ Category B ▪ Category C ▪ Category R

Sourced from Table 1: Exempt clearing work on land generally, List of exempt clearing work State of Queensland, 2019

Table 4: Exempt clearing work on freehold and Indigenous land

Clearing activity / purpose	Applicable vegetation category / status or clearing requirement / limitation
For any purpose.	Category X
<ul style="list-style-type: none"> ▪ For a forest practice. ▪ For residential clearing, where: <ul style="list-style-type: none"> a. the building work for the dwelling that necessitates the clearing is carried out: <ul style="list-style-type: none"> ▪ under a development permit; or ▪ by, or for, the State or a public sector entity; or b. the dwelling that necessitates the clearing is for public housing. ▪ For establishing or maintaining a necessary firebreak to protect infrastructure, other than a fence, road or vehicular track, if the maximum width of firebreak is 1.5 times the height of the tallest vegetation next to the infrastructure, or 20m, whichever is the wider. ▪ For establishing a necessary fire management line up to 10m wide. ▪ Necessary to remove or reduce the imminent risk that the vegetation poses of serious personal injury or damage to infrastructure 	<ul style="list-style-type: none"> ▪ Category A area unless stipulated by the department on a notice issued under the Vegetation Management Act 1999 or Planning Act 2016 ▪ Category B ▪ Category C ▪ Category R

Note: Sourced from Table 2: Exempt clearing work on freehold and Indigenous land, List of exempt clearing work State of Queensland, 2019

Vegetation on the site comprises tall open woodland with a grassy understorey, open cleared areas and landscaped and maintained grounds around the existing dwelling. Limited clearing is required to establish a dwelling, associated outbuildings and asset protection zones on Lot 1.

4.0 Bushfire hazard and risk assessment

4.1 Overview

Site assessments were undertaken on 15 June 2022 and 31 July 2022 to ground truth the site and verify the bushfire hazard present and the associated risks that may be posed to the proposed development.

The Queensland State-wide mapping methodology was used to identify Bushfire Prone Areas on the site and within a minimum radius of 150 metres. This methodology scales bushfire hazard based on the Potential Fire-line Intensity of a severe bushfire and can be used to predict the radiation profile of areas adjacent to potentially hazardous vegetation. The Potential Fire-line Intensity is a useful indicator of the level of safety afforded for resident egress and firefighter access.

The Potential Fire-line Intensity is calculated using 3 key factors operating at a landscape level, these being Potential Fuel Load (tonnes / hectare), Maximum Landscape Slope (degrees) and Fire Weather Severity (Forest Fire Danger Index). Figure 5 illustrates the variables used to determine the Potential Fire-line Intensity.



Figure 5: Variables used to determine Potential Fire-line Intensity. (Redrawn from Leonard et al 2013)

Potential Fuel Load represent the approximate mass (measured in tonnes/ha) of combustible fuel material that would typically accumulate if vegetation is not regularly burnt or subject to fuel reduction practices. Potential fuel loads vary according to the type of vegetation present and management of it.

Slope or steepness of land (described as **Landscape Slope**) is a major determinant of fire behaviour, controlling fire spread, the rate of fuel consumption and thus Potential Fire-line Intensity.

Fire behaviour is influenced by a range of weather variables including recent precipitation, current wind speed, relative humidity and temperature. Due to the complexity of these influences, they are commonly combined into a single weather index that can be used to estimate potential fire behaviour. The McArthur (1973) **Forest Fire Danger Index (FFDI)** is the best known, most widely used and thoroughly tested fire weather index adopted by fire agencies throughout Australia.

4.1.1 Bushfire hazard mapping

The Queensland State-wide mapping methodology was used to identify Bushfire Prone Areas on and surrounding the site. This methodology scales bushfire hazard based on the Potential Fire-line Intensity of a severe bushfire, and can be used to predict the radiation profile of areas adjacent to potentially hazardous vegetation. The bushfire hazard for the site and surrounds as identified by the Queensland Government SPP Interactive Mapping System is shown in Figure 6. The SPP mapping indicates the entire site is covered by 'very high potential bushfire intensity'. SBRC utilises the SPP Bushfire Hazard mapping. The site assessment identified that the bushfire hazard is less than levels mapped by the Queensland Government due to historical and current vegetation

management practices on the site and in the surrounding landscape. Additional details are provided in Section 4.3 Vegetation Hazard Classes which identifies the VHCs present. The potential bushfire intensity that the site may be subject to was calculated using the Potential Fireline Intensity calculator and data collected from the site with a Medium potential bushfire hazard class identified.

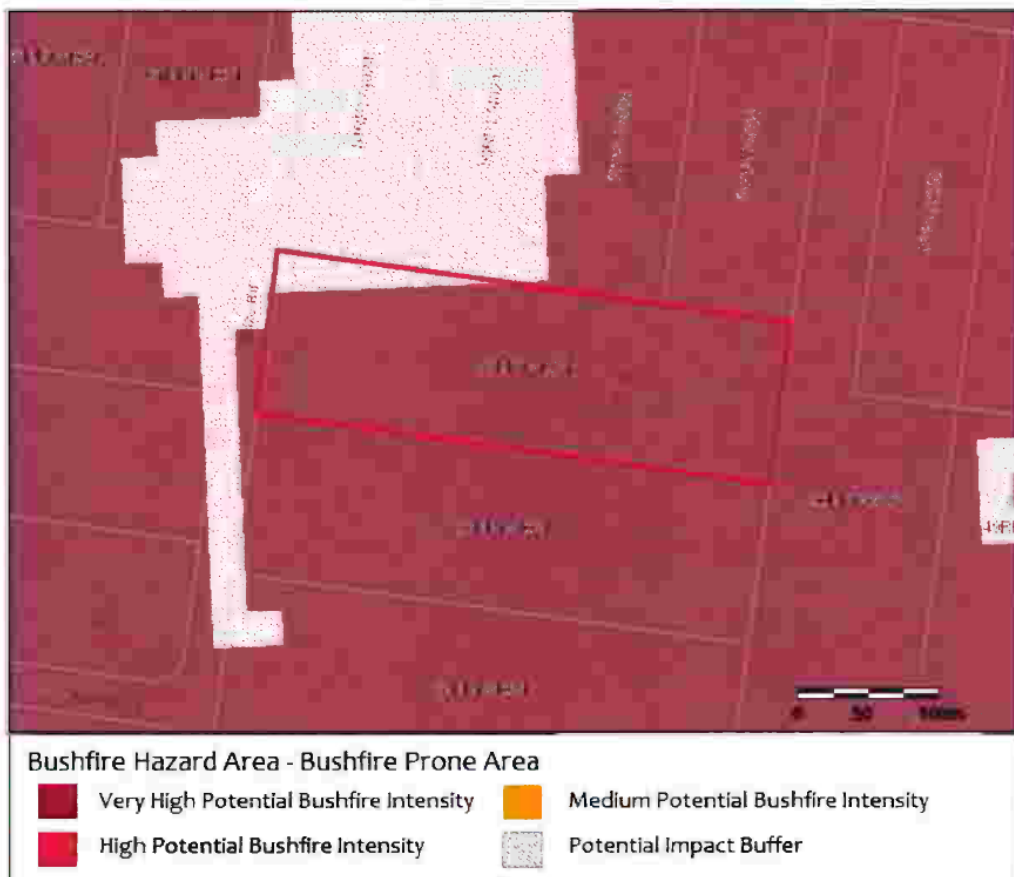


Figure 6: Bushfire Hazard for the site and surrounding area as identified by the Queensland Government SPP Interactive Mapping System accessed on 4 August 2022.

Under adverse conditions, a bushfire could potentially approach from any direction. Severe fire weather conditions are typically associated with hot strong westerly to northerly winds. Bushfires in the area have the potential to generate quantities of embers that could impact on a building even though the fire does not necessarily reach it.

4.2 Climatic conditions and Forest Fire Danger Index

The McArthur Forest Fire Danger Index (or FFDI) is the most common proxy of fire weather severity in Australia and is used for bushfire hazard assessments, emergency management and in regulations such as the Australian Standard 3959–2018 Construction of buildings in bushfire-prone areas.

Unlike Queensland’s adoption of AS 3959–2018 (Method 1) that uses a single FFDI value for all of Queensland (40), the estimate of fire weather severity used as an input to identifying the SPP bushfire prone areas in Queensland recognises that weather conditions vary across the state.

Spatially explicit 5% annual exceedance probability (AEP) fire weather event FFDI values for Queensland have been estimated from a gridded (83 kilometre, three-hourly resolution) prediction of FFDI from long-term spatial weather products produced by the Australian Bureau of Meteorology (BoM). The adopted FFDI values reflect a 5% AEP weather event. Adopted FWS (i.e. 5% AEP fire weather event FFDI) values for Queensland vary from 50 in Southeast Queensland and Cape York bioregions to 130 in the south-western parts of the state.

Adopting a worst case scenario, an FDI of 60 was used when calculating Bushfire Attack Levels (BAL) for 'the site'. Figure 7 provides a Fire Danger Index (FDI) map of Southeast Queensland and identifies the location of the site.

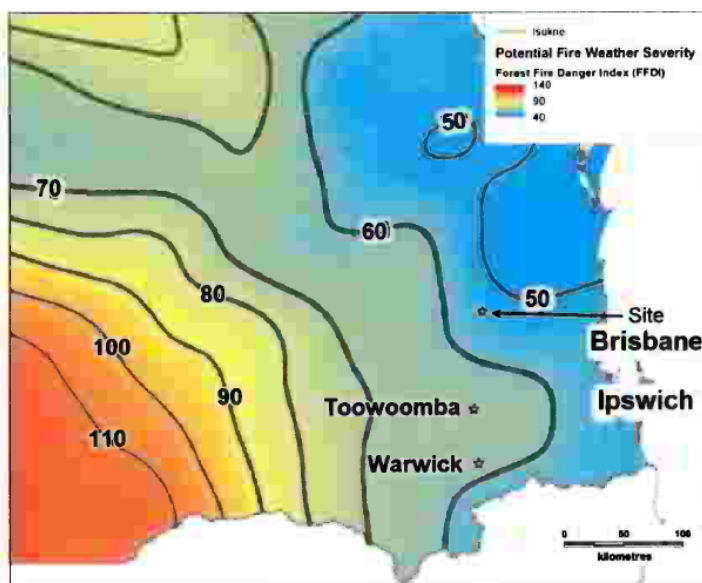


Figure 7: FDI map for Southeast Queensland. Leonard, J. *A New Methodology for State-wide Mapping of Bushfire Prone Areas in Queensland*. 2014

4.3 Vegetation Hazard Classes

The new methodology for State-wide mapping of bushfire prone areas in Queensland identifies Potential Fuel Loads that are assigned to vegetation categories (Vegetation Hazard Classes) formed by amalgamating land use and vegetation types with a moderately consistent fuel load and structure. The Potential Fuel Load assigned to each Vegetation Hazard Class (VHC) is generally representative of the higher fuel load expected for the typical vegetation types, landscape and site conditions within each Vegetation Hazard Class. This Potential Fuel Load of each Vegetation Hazard Class would approximate the 80th percentile fuel load of the “long unburnt condition” for the class (generally greater than 10 years without burning). The Vegetation Hazard Classes (VHC) mapped for the site and immediate surrounding area are presented in Figure 8 with Table 5 providing a description of them and their potential fuel load characteristics.

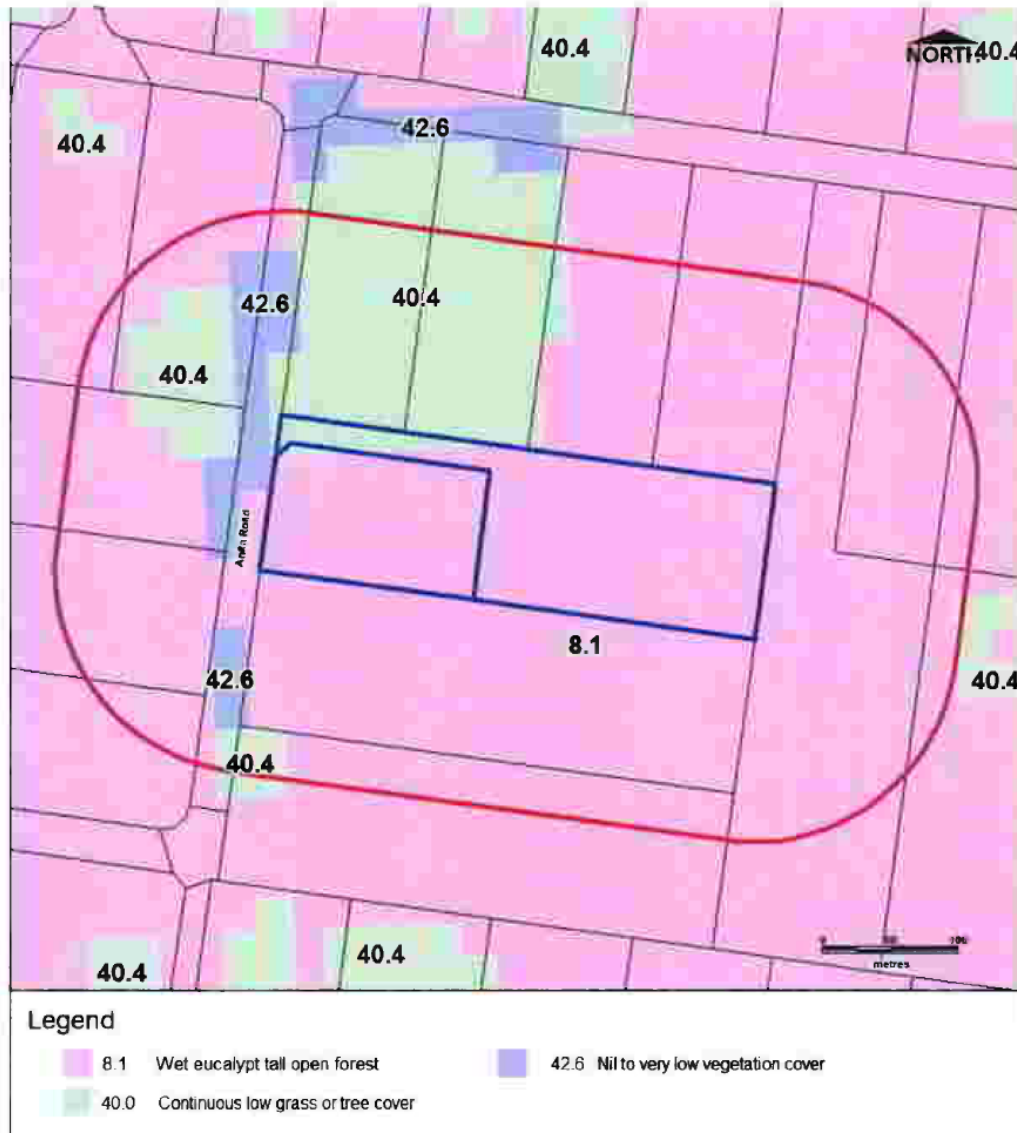


Figure 8: VCHs for the site and surrounding areas as identified by Queensland Government mapping

Table 5: Vegetation hazard class descriptions and 80th percentile potential fuel load

Vegetation Hazard Class (VHC)	Surface (t/ha)	Near surface (t/ha)	Elevated	Bark	Total
8.1 Wet eucalypt tall open forest	18.0	3.1	1.7	1.0	23.8
40.4 Continuous low grass or tree cover	0.5	4.0	0.5	0.0	5.0
42.6 Nil to very low vegetation cover	1.0	1.0	0.0	0.0	2.0

Fuel load data sources from Bushfire Resilient Communities Technical Reference Guide October 2019

The site was ground truthed and the VHCs present mapped to assist in the process of identifying the level of fuel loads and associated risk of bushfire in relation to the proposed development. The VHCs identified by the site assessment as occurring on the site and in the immediate surrounding area are presented in Figure 9 with Table 6 providing a description of them and their potential fuel load characteristics.

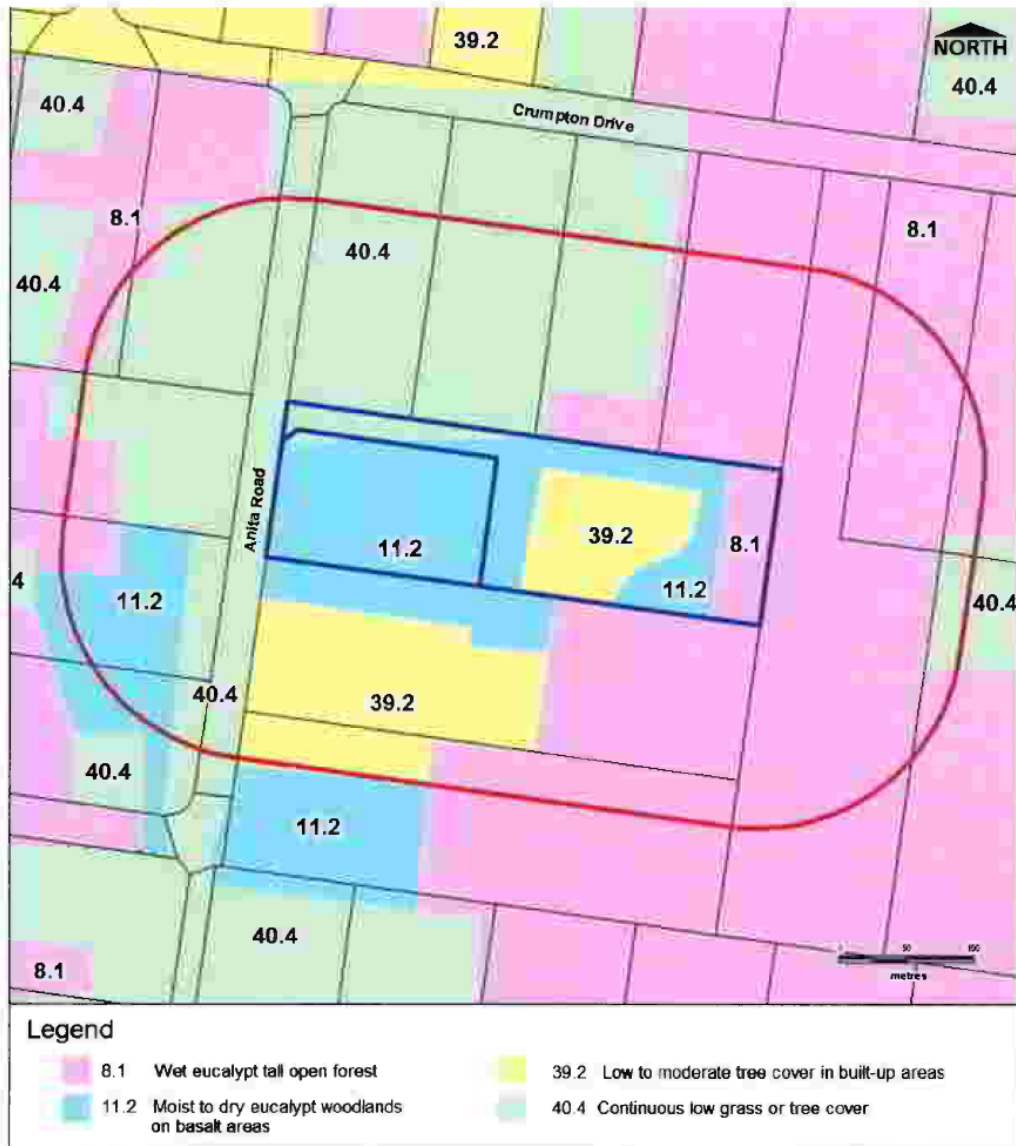


Figure 9: Ground truthed VHCs for the site and surrounding areas mapping

Table 7: Vegetation hazard class descriptions and 80th percentile potential fuel load

Vegetation Hazard Class (VHC)	Surface (t/ha)	Near surface (t/ha)	Elevated	Bark	Total
8.1 Wet eucalypt tall open forest	18.0	3.1	1.7	1.0	23.8
11.2 Moist to dry eucalypt woodlands on basalt areas	7.5	4.0	0.5	1.0	13.0
39.2 Low to moderate tree cover in built-up areas	2.0	3.0	2.0	1.0	8.0
40.4 Continuous low grass or tree cover	0.5	4.0	0.5	0.0	5.0

Fuel load data sources from Bushfire Resilient Communities Technical Reference Guide October 2019

Vegetation on the site, and to the north, west and south in the immediate surrounding area has been significantly modified over time due to historical land management practices and the establishment of rural residential living area and associated infrastructure (e.g. roads, dwellings, associated out buildings and establishment of lawns and landscaped grounds). This has resulted in extensive clearing and thinning of remaining vegetation and the removal of understorey vegetation. Consequently, the VHC originally mapped for the site and immediate surrounding area (8.1 Wet eucalypt tall open forest) does not accurately reflect the VHCs now present. Vegetation to the east and southeast remains in a more natural state.

Figure 9 shows the extent of the various VHCs that were identified in the site assessment process. Vegetation on much of the site more closely aligns with VHC 11.2 ‘Moist to dry eucalypt woodlands on basalt areas’ in terms of vegetation structure and associated fuel loads with an area of 39.2 around the existing dwelling and further south of the site. Vegetation to the north and west of the site aligns with VHC 40.4 ‘Continuous low grass or tree cover’, with more extensive areas of VHC 8.1 ‘Wet eucalypt tall open forest’ present to the east and southeast.

The following photos provide a visual representation of the VHCs and associated fuel loads present in the area.

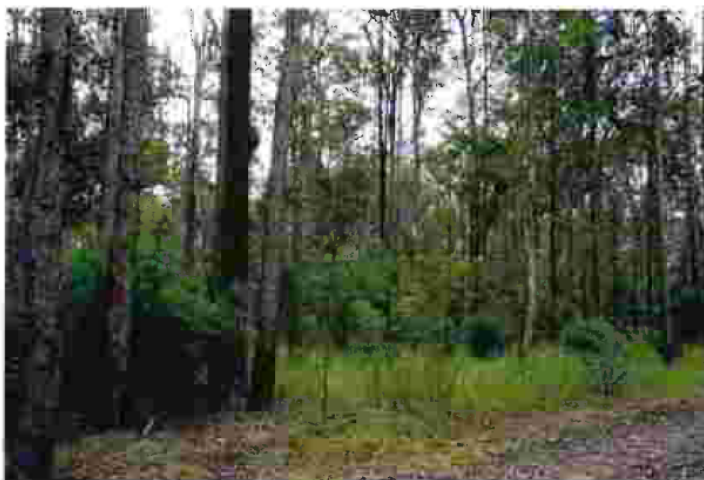


Photo 8: VHC 8.1 'Wet eucalypt tall open forest' that originally cover much of the area. Note the density of trees and dense shrubby understorey.

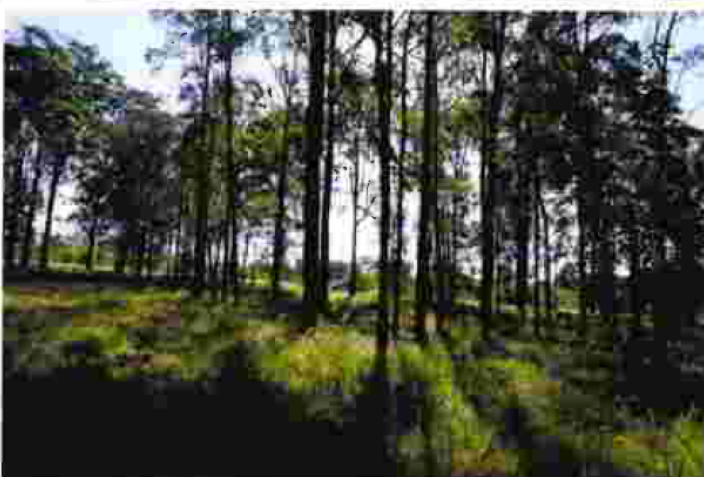


Photo 9: VHC 11.2 'Moist to dry eucalypt woodlands on basalt areas' aligned with native vegetation on the majority of the site. Note the well-spaced trees and lack of shrubby understorey vegetation.

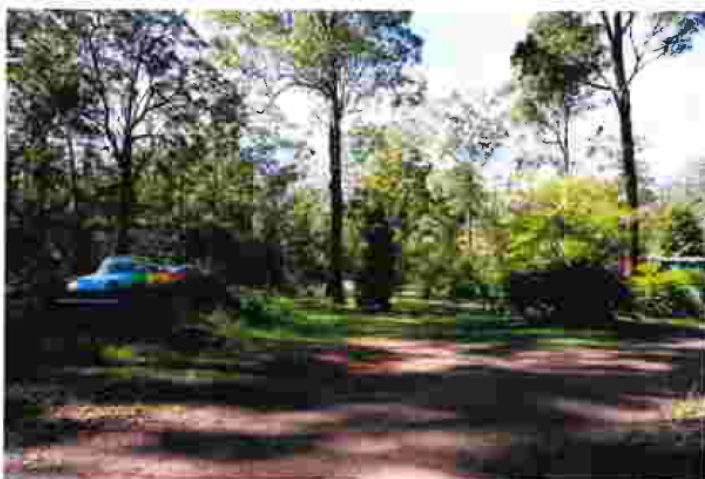


Photo 10: VHC 39.2 'Low to moderate tree cover in built-up areas' aligned with vegetation in the vicinity of the existing dwelling. Note the well-spaced trees and maintained lawn areas.



Photo 11: VHC 40.4
 ‘Continuous low grass or tree cover’ aligned with vegetation is present to the north and west of the site.

4.4 Potential Bushfire Hazard Class

A ‘fit for purpose’ approach was undertaken to identify the bushfire risk present using the state-wide mapping methodology in conjunction with local-scale vegetation and slope maps. The location of ground-truthed VHCs on the site and in the surrounding landscape in conjunction with the underlying slope of land was utilised to develop Potential Bushfire Hazard Classes. Vegetation upslope of the site was allocated a slope of 0 degrees with vegetation downslopes being under slopes of 3 to 5 degrees. The Potential Fireline Intensity calculator was used to calculate the Potential Fireline Intensity (kw/m) to which a Potential Bushfire Hazard Class was attributed. Table 8 provides the various site attributes used to calculate the Potential Bushfire Hazard Class at representative locations around the site. Table 9 provides the correlation between Potential Fireline Intensity and Potential Bushfire Hazard Class.

Table 8: Attributes used to calculate the Potential Bushfire Hazard Class

Vegetation Hazard Class (VHC)	Potential Fuel Load (t/ha)	Potential Fire Weather Severity (FFDI)	Slope under hazardous vegetation (deg)	Potential Fireline Intensity (kw/m)	Potential Bushfire Hazard Class
8.1 Wet eucalypt tall open forest	30	60	2	38,434	High
11.2 Moist to dry eucalypt woodlands on basalt areas	13	60	0	6,014	Medium
39.2 Low to moderate tree cover in built-up areas	9.6	60	0	1,984	Low hazard
40.4 Continuous low grass or tree cover	5	60	0	775	Low hazard

Table 9: Potential bushfire hazards classes

Potential Bushfire Intensity Class	Potential Fire-line Intensity
1. Very high (potential intensity)	40,000+kW/m
2. High (potential intensity)	20,000 – 40,000kW/m
3. Medium (potential intensity)	4,000 – 20,000kW/m
4. Low hazard	<4,000kW/m

Figure 10 identifies the Potential Bushfire Hazard for the site and immediate surrounding areas (within a radius of 150 metres of the site). Areas mapped with a Potential Bushfire Hazard Class of 'Low hazard' were classified as 'Potential Impact Buffer'.

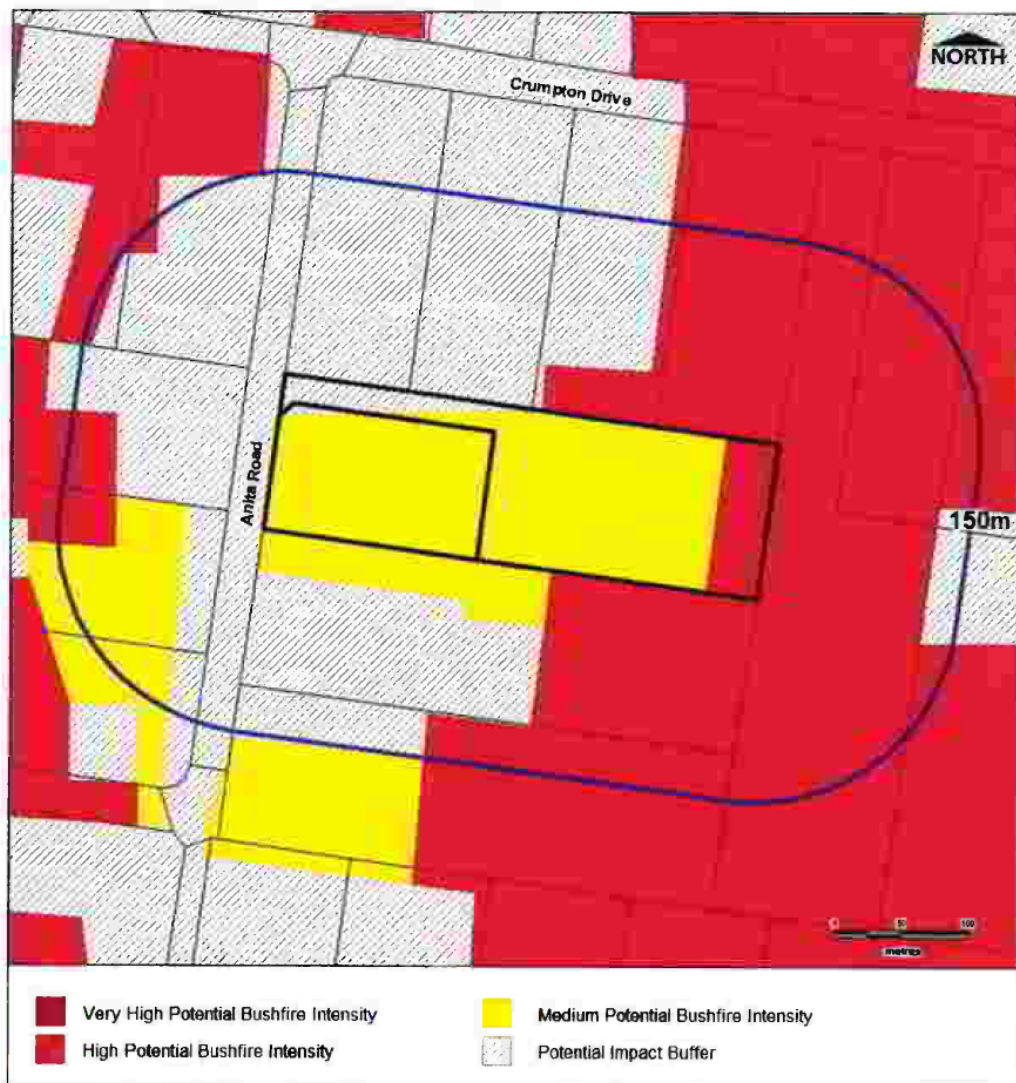


Figure 10: Bushfire Hazard map for the site created using the state-wide SPP mapping methodology.

The location of vegetation in relation to the site is a key attribute to be considered when mapping bushfire hazards. In this situation, most of the potentially hazardous vegetation is located upslope downslope of the site, with hazards modified by minimal slopes and historical and current land and vegetation management practices. Additional details on the Bushfire Attack Level (BAL) that the site may be exposed to is provided in Appendix 3.

4.5 Fire run

The length of fire run influences the area in which a fire has to develop and reach its potential maximum intensity for the conditions prevailing at the time. It is important to assess the length of fire run to determine the potential scale and intensity of fires that may occur in the area. Fire runs less than 1 kilometre in length are generally considered to pose a lesser risk than those with a longer run. Fire runs may be modified by natural features such as creeks, rock formation and vegetation types and be influenced by weather and fuel conditions. Figure 11 shows the location of possible fire runs and areas of the development that could potentially be impacted on by a bushfire.



Figure 11: Direction of potential fire run and associated threat for bushfire and ember attack on the site. Imagery sourced from Google Earth Pro that was captured on 7 July 2021.

Fire runs in the area are limited due to the developed and maintained nature of the site and surrounding landscape and fragmentation of vegetation by roads, clearing for agriculture and built infrastructure (e.g. dwellings and associated outbuildings) historical and current land management practices. Fire runs of less than 1 kilometre are identified from the north and west, 500 metres from the south with a longer fire run of approximately 1.5 kilometres from the east and southeast. Fire runs are moderated by clearings around dwellings and associated outbuildings, limited horticultural cropping areas (largely tree crops) and constructed roads. The intensity of bushfires approaching the site are moderated by the gentle slopes in the area in the order of 2 degrees or less.

5.0 Mitigating potential bushfire impact

A number of actions should be implemented to mitigate the potential impacts of bushfire on the development. This suite of bushfire mitigation measures, when implemented in an integrated manner can achieve a better outcome for the site than when used individually and in isolation from other measures. This suite of potential measures is illustrated in Figure 12.

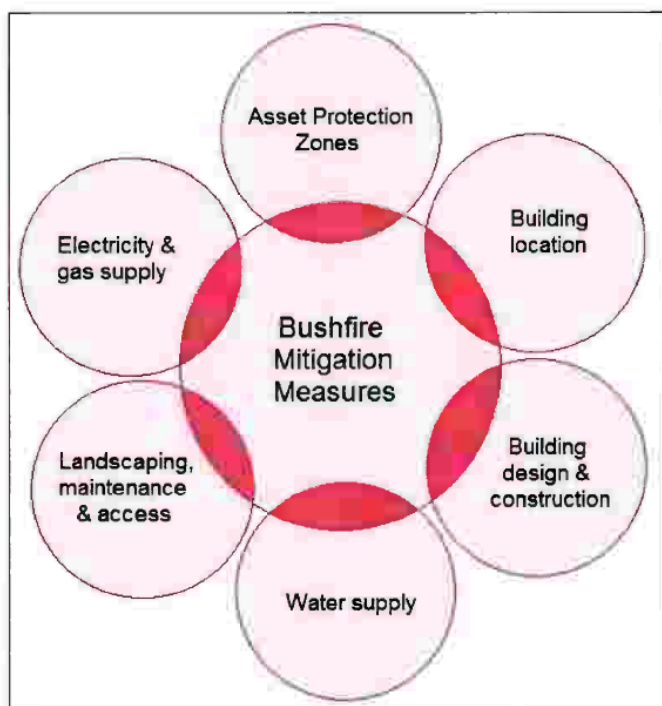


Figure 12: Bushfire mitigation measures in combination. (Redrawn from Guideline for Building in Bushfire Prone Areas; Emergency Management Victoria 2016).

5.1 Building location and separation

The location of buildings and their relationship with vegetation in the immediate surrounding area is critical for maximising their survival in the event of a bushfire. A BLE has been identified for Lot 1 in an area of least hazard to ensure that a dwelling can be safely built with adequate separation distances being achieved between areas of potentially hazardous understorey vegetation to enable a Bushfire Attack Level (BAL) of no greater than 29 to be achieved. Building issues can be adequately addressed during the design and construction phase with compliance to the National Construction Code and the Australian Standard for construction of buildings in bushfire-prone areas.

Appendix 3 Calculation of bushfire hazard contains additional information on the level of bushfire hazard present.

5.2 Asset Protection Zones

The establishment of an Asset Protection Zone (APZ) is an effective mechanism for reducing bushfire hazards that a building may be exposed to. An APZ is a fuel-reduced area surrounding a built asset or structure. Potential bushfire fuels should be minimised within an APZ,

so that the vegetation within it does not provide a path for the transfer of fire to the asset either from the ground level or through the tree canopy. An APZ, if designed correctly, implemented and maintained regularly, will reduce the risk of:

- (a) direct flame contact on the asset;
- (b) damage to the built asset from intense radiant heat; and
- (c) ember attack.

The APZ is located between the asset and the bushfire hazard and consists of an Inner Protection Area (IPA) and an Outer Protection Area (OPA). The **IPA** is the area closest to the asset and creates a fuel-managed area which can minimise the impact of direct flame contact and radiant heat on the development and be a defensible space. Vegetation within the IPA should be kept to a minimum level. Litter fuels within the IPA should be kept below 1cm in height and be discontinuous. The **OPA** is located between the IPA and the unmanaged vegetation. Vegetation within the OPA can be managed to a more moderate level with the reduction of fuel in this area substantially decreasing the intensity of an approaching fire. It also assists restricting the pathways to crown fuels; reducing the level of direct flame, radiant heat and ember attack on the IPA and built assets. Figure 13 provides a visual representation of a building, separation from areas of potentially hazardous vegetation and the creation of an APZ.

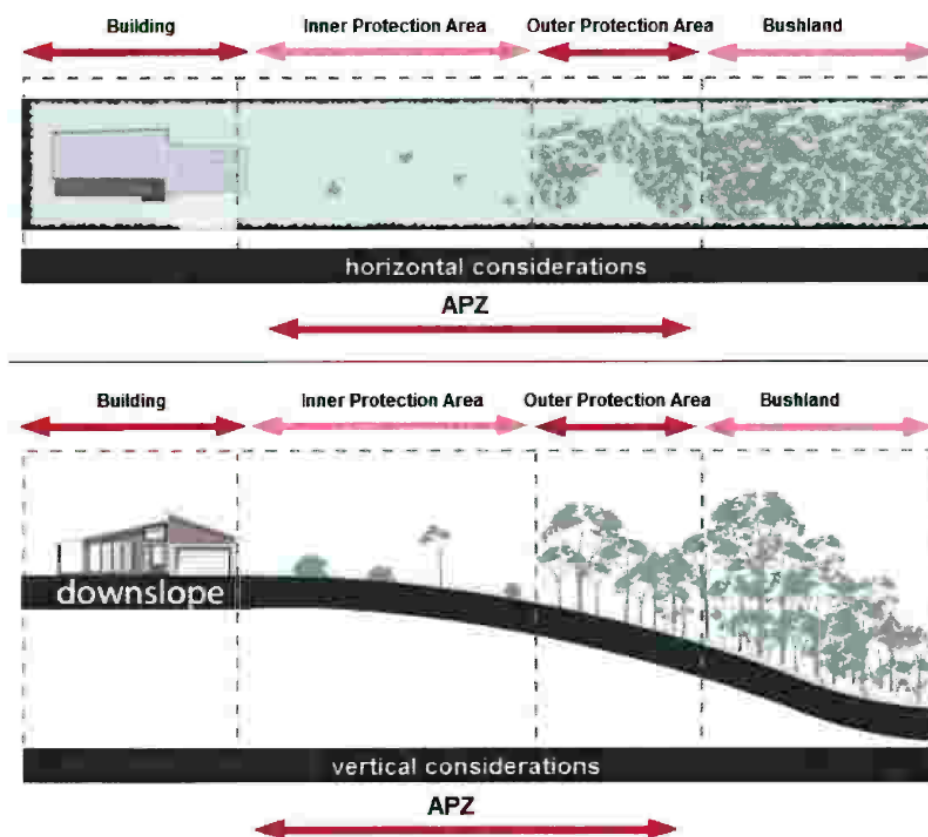


Figure 13: Building envelopes and their relationship to potentially hazardous vegetation. (Planning for Bushfire Protection 2017)

Additional details on creating and managing an APZ are provided in Appendix 5 Living in a Bushfire Prone Area.

5.3 Building design and construction

Careful design of new buildings in areas of mapped bushfire hazard needs to be undertaken, which includes consideration of site characteristics. Buildings should be constructed to meet the requirements of the relevant building standards and Council bylaws prevailing at the time to enable a building to be designed and constructed according to the site conditions. This includes the Building Code of Australia (BCA 2019) and the Australian Standard for “Construction of buildings in bushfire-prone areas (AS3959 – 2018).

A Bushfire Attack Level (BAL) of no greater than 29 is identified for a dwelling on Lot 1 dependent on the extent of vegetation management works undertaken. A site-specific Bushfire Building Report should be prepared at the time of constructing a dwelling on Lot 1 that takes into consideration location of the dwelling, vegetation present and level of vegetation management activities that are undertaken.

AS 3959-2018 states ‘In assessing vegetation classes for forests, woodlands and rainforests, the classified vegetation will be determined by the unmanaged understorey rather than either the canopy (drip line) or trunk of any trees’.

Appendix 3 Calculation of bushfire hazard contains information on the potential Bushfire Attack Levels that could be experienced on the site with Appendix 4 providing an explanation of BAL’s present.

5.4 Access and egress

Unhindered access and egress is required to the site to enable ready access by emergency services in a time of need. Both Lots are provided with access to Anita Road on the western boundary of the site which is of sealed all-weather construction which provides unhindered ingress and egress to both lots.



Photo 12: Anita Road is located on the western boundary of the site and is of sealed all-weather construction.

5.5 Vegetation management

Vegetation on the site comprises landscaped grounds and maintained grounds, open eucalypt woodland with a mown grassy understorey. Neighbouring properties to the north, west and south are also managed in a manner to prevent the accumulation of hazardous fuel loads. Areas of unmanaged vegetation are located to the east and southeast of the site. Areas suitable for the construction of a dwelling are well-separated from areas of unmanaged vegetation. Ongoing vegetation management and control of woody weeds (such as lantana) on the site is preventing the potential for hazardous fuel loads to accumulate.



Photo 13: The site is kept in a low fuel load state by regular slashing and related property maintenance.

5.6 Firebreaks and fire trails

The driveway on the northern boundary of the site that services the existing dwelling located on Lot 2 serves as effective firebreak. A slashed firebreak maintained on the southern and eastern boundaries of the site, with an additional firebreak located on the common boundary of Lots 1 and 2. The perimeter firebreak is readily accessible from Anita Road.

5.7 Water supply

The SPP identifies water supply requirements requires that an adequate water supply is provided for fire-fighting purposes. An appropriate static water supply (in bushfire prone areas where reticulated supply is not provided) to support effective emergency services response includes a water tank that is available solely for firefighting purposes and can be accessed by firefighting appliances. The water tank is to be provided within 10 metres of each building (other than a class 10 building), which:

- (a) is either below ground level or of non-flammable construction
- (b) has a take-off connection at a level that allows the following dedicated, static water supply to be left available for access by firefighters:
 - i. 10,000 litres for residential buildings;
- (c) is protected from bushfire attack, including shielding of tanks and pumps in accordance with AS 2304–2011 Water storage tanks for fire protection systems;
- (d) allows medium rigid vehicle (15 tonne fire appliance) clear access within six metres of the tank;

- (e) if serviced by a rural fire brigade, is provided with rural fire brigade tank fittings of a 50 millimetre ball valve and male camlock coupling and, if underground, an access hole of 200 millimetres (minimum) to accommodate suction lines
- (f) is clearly identified by directional signage at the street frontage

5.8 Landscaping

The design, management and maintenance of the landscape in the immediate vicinity of buildings are fundamental to the chances of survival of both people and buildings in a bushfire event. Vegetation provides the major fuel element in a bushfire. All vegetation, regardless of how succulent or green it is will eventually burn, provided the fire has sufficient intensity. Contrary to common belief, the area around the building does not need to be totally devoid of vegetation, and in fact some trees in this area can serve a valuable role in trapping embers before they impact on the asset. It is important however that:

- (a) There are substantial gaps (of at least 2 - 5m) between the canopies of any trees in this area;
- (b) There are no continuous fuels linked horizontally or vertically. (Smooth barked trees provide a lesser fuel ladder to the canopy than rough barked or ribbon barked species);
- (c) Tree canopies do not overhang the roof;
- (d) Surface and near surface fuels are kept to a minimum. This includes lawns to be kept short (less than 10 cm in height) and removal of accumulated leaf and bark litter;
- (e) Avoidance of flammable mulches on garden beds such as woodchip or straw within 10 metres of dwellings; and
- (f) Use of non-flammable mulches such as river pebbles or stones on garden beds near dwellings and buildings.

Guidelines for landscaping in fire prone areas are provided in Appendix 6.

5.9 Prepare, Act, Survive

It is important that residents are well prepared during times of high fire danger and have well made plans that can be readily enacted in a time of bushfire emergency. This includes having plans in place to guide actions on days of extreme and catastrophic, identifying safe refuge areas and planning to either 'stay' or 'go'. The key message being; Prepare, Act and Survive. The Queensland Fire and Emergency Services have information readily available to assist people living in bushfire prone areas to develop their own plans. Details can be downloaded from:

www.ruralfire.qld.gov.au/BushFire_Safety/Pages/default.aspx

5.10 Maintenance of bushfire mitigation measures

This fire report has been prepared on the basis that bushfire mitigation measures identified are implemented and maintained into the foreseeable future. Failure to maintain these measures may contribute to the development being exposed to a higher level of bushfire threat and attack.

6.0 Planning requirements

The Queensland Government’s State Planning Policy (SPP) for Natural Hazards (Bushfire) contains development assessment requirements that developments in bushfire prone areas are required to address. Likewise, the SBRC’s Bushfire hazard overlay code contains provisions to protect the safety of people and property in bushfire risk areas. The Code proposes Performance outcomes and Acceptable outcomes which have been addressed through Proposed Solutions. A summary of compliance with the SPP and SBRC Bushfire hazard overlay code is presented in Table 10.

Table 10: Summary of compliance to the Queensland SPP and LVRC Areas of Natural and Environmental Significance Overlay Code

Development Action	Compliance		Reference		
	Queensland State Planning Policy	SBRC Bushfire Hazard Overlay Code	QLD SPP Table 11	QLD SPP Table 12	SBRC Table 13
Risk mitigation	✓	✓	PS1	PS1.1	PS15.2-3
Water access	✓	✓	PS1 (iii), PS2 (i)		PS15.3 (b)
Access and Egress	✓	✓	PS1 (v), PS2 (ii)	PS9	PS21.3 (d)
Vegetation management	✓	✓	PS1 (i), PS2 (ii), PS3 (i), (iii), (iv),		PS17.1
Asset Protection Zones	✓	✓	PS1 (i), PS3 (ii)	PS1.2	PS17.1 (b)
Location of buildings	✓	✓	PS1 (i)	PS2	PS15.3 (a), PS17.1 (a)
Building design & construction	✓	✓	PS1 (ii)		PS15.3 (a)
Hazardous materials	✓	✓	PS4		N/A
Community infrastructure	N/A	N/A	N/A		N/A

6.1 State Planning Policy

The State Planning Policy (July 2017) provides a comprehensive set of principles which underpin Queensland’s planning system to guide local government and the state government in land use planning and development assessment. The State’s interest in relation to natural hazards is: “The risks associated with natural hazards are avoided or mitigated to protect people and property and enhance the community’s resilience to natural hazards”. The State Planning Policy (July 2017) development assessment requirements have been addressed in Table 11. Additional measures are included in Table 12 that address relevant items from the example planning scheme assessment

benchmarks as identified in the document Natural hazards, risk and resilience state interest – Bushfire (Queensland Government May 2021)

Table 11: State Planning Policy development assessment requirements

Assessment Benchmark	Development assessment requirement	Proposed solution
Applicable development	<p>A development application for a material change of use, reconfiguration of a lot or operational works on premises in any of the following:</p> <ul style="list-style-type: none"> (i) bushfire prone areas (ii) flood hazard areas (iii) landslide hazard areas (iv) storm tide inundation areas (v) erosion prone area. 	<p>Development is the Reconfiguring a Lot that will result in the creation of Rural Residential Lots with areas of 1.5 and 2.74 hectares that is located within a mapped bushfire hazard area.</p>
3	<p>Bushfire, flood, landslide, storm tide inundation, and erosion prone areas outside the coastal management district:</p> <p>Development other than that assessed against (1) above, avoids natural hazard areas, or where it is not possible to avoid the natural hazard area, development mitigates the risks to people and property to an acceptable or tolerable level.</p>	<p>PS1 The development is located in an area of mapped very high potential bushfire intensity by the Queensland Government Development Assessment Mapping System Natural Hazards Risk and Resilience mapping (Bushfire). A site assessment was conducted to confirm the VHCs and the potential bushfire intensity level present. A Bushfire Management Plan was prepared that identifies measures to mitigate the risks to people and property to an acceptable level. Included in the hazard assessment were; identification of vegetation hazard class (VHC) present and the calculation of Potential Bushfire Intensity and Bushfire Attack Levels. The Bushfire hazard assessment identified that the site is contained within an area of Medium Potential Bushfire Intensity with areas of Bushfire Potential Impact Buffer to the north, west and south and areas of High Potential Intensity to the east and southeast. Mitigation measures identified include:</p> <ul style="list-style-type: none"> ▪ Establishment of an Asset Protection Zones at the time of constructing a new dwelling on Lot 1; ▪ Buildings to comply with relevant standards of building construction including the Building Code of Australia (BCA) and the Australian Standard Construction of buildings in bushfire-prone areas AS3959-2018. A BAL in the order of 19 to 29 is identified for Lot 1, dependent on the extent of vegetation management actions undertaken; ▪ Provision of an adequate water supply that can be readily accessed for fire-fighting purposes; and

Assessment Benchmark	Development assessment requirement	Proposed solution
		<ul style="list-style-type: none"> ▪ Constructed ingress and egress to all Lots on the site. <p>Provided the measures identified in the bushfire management plan are implemented and maintained, the bushfire risk to people, property and infrastructure can be kept to an acceptable level.</p>
4	<p>All natural hazard areas: Development supports and does not hinder disaster management response or recovery capacity and of capabilities.</p>	<p>PS2 Development is a Reconfiguring a Lot that will result in the creation of 2 rural residential lots with areas of 1.5 and 2.74 hectares in an area mapped by the Queensland Government Development Assessment Mapping System as comprising Very High Potential Bushfire Intensity. The Bushfire hazard assessment identified that the site is contained within an area of Medium Potential Bushfire Intensity with areas of Bushfire Potential Impact Buffer to the north, west and south and areas of High Potential Intensity to the east and southeast. The development actively assists and supports disaster management capacity and capabilities by:</p> <ul style="list-style-type: none"> (i) Providing ready access to a water supply suitable for fire-fighting purposes. This can be achieved by provision of a dedicated on-site water storage system that permanently holds a minimum of 10,000 litres for fire-fighting purposes; (ii) Provision of all-weather constructed access to all Lots; (iii) Ongoing vegetation management of the site to prevent potentially hazardous fuel loads from accumulating.
5	<p>All natural hazard areas: Development directly, indirectly and cumulatively avoids an increase in the severity of the natural hazard and the potential for damage on the site or to other properties</p>	<p>PS3 The development takes into consideration topography, location of existing vegetation and potential natural hazards. The site comprises open grassed areas where residential Lots are to be established to eucalypt woodland areas with a grassy to shrubby understorey. Mitigation measures identified include:</p> <ul style="list-style-type: none"> ▪ Maintenance of vegetation (including understorey) on the site to prevent the accumulation of hazardous fuel loads; ▪ Establishment of Asset Protection Zones around a new dwelling on Lot 1 at the time of its construction; ▪ Effective and ongoing management of woody environmental and highly flammable weeds on the site such as Lantana in the vicinity of dwellings; and

Assessment Benchmark	Development assessment requirement	Proposed solution
		<ul style="list-style-type: none"> Landscaping near buildings to consist of plants that have low flammability.
6	<p>All natural hazard areas: Risks to public safety and the environment from the location of hazardous materials and the release of these materials as a result of a natural hazard are avoided.</p>	<p>PS4 Development is the subdivision one (1) lot into two (2) in an area zoned as Rural Residential. It does not involve the location or use of hazardous materials on the site. In this situation there is no potential for the release of these materials as a result of a natural hazard event.</p>
7	<p>All natural hazard areas: The natural processes and the protective function of landforms and the vegetation that can mitigate risks associated with the natural hazard are maintained or enhanced.</p>	<p>PS5 The development seeks to maintain and enhance the protective function of landforms and vegetation present on the site by:</p> <ul style="list-style-type: none"> Ongoing and effective management of environmental weeds on the site; Retaining the natural landform by minimising the extent of major earthworks required, and Ensuring that any landscape plantings are compatible with the natural environment and do not contribute to an elevated bushfire hazard. <p>Incorporation of these measures in the development will enable natural processes and functions to continue and aid in the mitigation of risks associated with potential natural hazards.</p>

Table 12: State Planning Policy planning scheme assessment benchmarks

Performance outcomes	Acceptable outcomes	Proposed solutions
Section A		
Reconfiguring a lot (RaL) – where creating any number of lots of more than 2,000 square metres		
<p>PO1 The subdivision layout:</p> <p>(a) enables future buildings to be located away from slopes and land forms that expose people or property to an intolerable risk to life or property; and</p> <p>(b) facilitates emergency access and operational space for firefighters in a reduced fuel area between future buildings and structures and hazardous vegetation, that reduce risk to an acceptable or tolerable level</p>	<p>AO1.1 A development footprint plan is identified for each lot that avoids ridgelines, saddles and crests where slopes exceed 28 per cent.</p> <p>AO1.2 A development footprint plan is identified for each lot that is separated from the closest edge to the adjacent mapped medium, high or very high potential bushfire intensity area by:</p> <p>(a) a distance that achieves a radiant heat flux level of 29 kW/m² or less at all development footprint plan boundaries.</p>	<p>PS1.1 Development is the Reconfiguring a Lot that will result in the creation of 2 Rural Residential Lots with areas of 1.5 and 2.74 hectares. It avoids ridgelines, saddles and crests and contains slopes in the order of 3% or less than 2 degrees.</p> <p>PS1.2 Development was assessed to be located within a Bushfire Potential Impact Buffer and adjacent to an area of Medium potential bushfire intensity to the north and east.</p> <p>(a) The establishment of an Asset Protection Zone with a minimum width of 15 metres from areas of medium potential bushfire intensity will achieve a radiant heat flux level of 16.37 kW/m².</p>

Performance outcomes	Acceptable outcomes	Proposed solutions
<p>PO2 The subdivision layout enables:</p> <p>(a) future buildings to be located as close as possible to property entrances to facilitate safe evacuation during a bushfire event; and</p> <p>(b) future site access to be located and designed to allow safe evacuation of the site by occupants and maintain access by emergency services under critical event conditions</p>	<p>AO2 A development footprint plan is identified for each lot that:</p> <p>(a) is located within 60 metres of the street frontage; and</p> <p>(b) sited to enable a route between the development footprint plan and the street frontage with a gradient that does not exceed of 12.5 per cent.</p>	<p>PS2 (a) a building location envelope (BLE) is identified for Lot 1 that enable a dwelling to be safely located with ready access to Anita Road on the western boundary of the site, with emergency access available to the east via the BVRT</p> <p>(b) the land falls to the southeast from Anita Road with a gradient in the order of 3%.</p>
<p>Section D</p> <p>Reconfiguring a lot (RaL) – where creating additional lots for the purpose of residential development and a reticulated water supply is not provided:</p>		
<p>PO9 The subdivision layout provides for perimeter roads or fire trail and working areas that are accessible by the type of fire-fighting vehicles servicing the area, to facilitate emergency access and operational space for fire-fighting, maintenance works and hazard reduction activities</p>	<p>AO9 The subdivision layout includes:</p> <p>(a) a fire trail and working area designed and constructed in accordance with the design parameters in Table 2 (<i>Natural hazards, risk and resilience state interest –Bushfire Example planning scheme assessment benchmarks</i>) that separates the residential lot or development footprint plan from adjacent mapped medium, high or very high potential bushfire intensity areas; or</p> <p>(b) a perimeter road designed and constructed in accordance with Measure 8.1. (<i>Natural hazards, risk and resilience state interest –Bushfire Example planning scheme assessment benchmarks</i>)</p>	<p>PS9 (a) a perimeter firebreak is present on the site which comprises a constructed driveway on the northern boundary and a slashed break for the balance of the site. An Asset Protection Zone with a minimum width of 15 metres is identified for the BLE on Lot 1. This APZ effectively separates the identified building envelope from areas of Medium potential bushfire intensity and is suitable for use by QFES rural fire brigade vehicles</p> <p>(b) a perimeter road is not prescribed for the reasons identified in PS9(a), however the site is currently maintained so that:</p> <p>(a) a trafficable area with a minimum width of 4 metres that can accommodate a rural firefighting vehicle is currently available around the perimeter of the site; and</p> <p>(b) a minimum vertical clearance of 4.8 metres is achieved from overhanging canopy vegetation; and</p> <p>c. there are no adjacent inhibiting embankments or retaining walls present on the site.</p>

6.2 South Burnett Regional Council Planning Scheme - Bushfire

The SBRC Planning Scheme (2021 V. 1.4) contains a rural residential zone code which includes a bushfire hazard overlay code. The purpose of the rural residential zone code is to provide for residential uses and activities on large lots, including lots for which the local government has not provided infrastructure and services.

This code identifies performance outcomes and acceptable outcomes. Where appropriate, this Code has been applied to the development and outcomes proposed to comply with the accepted development and assessment benchmarks. Table 13 provides responses to the bushfire hazard overlay component of the code.

Table 13: SBRC Rural Zone Bushfire Hazard Overlay Code – Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Proposed solutions
<p>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.</p>	<p>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 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:</p> <ol style="list-style-type: none"> a. Lot design and the siting of buildings and uses so: <ol style="list-style-type: none"> i) high intensity uses are located on the least bushfire prone area on the site and activities least susceptible to fire are sited closest to the bushfire hazard; and ii) efficient emergency access is optimised; and iii) bushfire risk is effectively minimised having regard to aspect, elevation, slope and vegetation. b. Including firebreaks that provide adequate: <ol style="list-style-type: none"> i) setbacks between buildings/ structures and hazardous vegetation; and 	<p>PS15.2 A Bushfire Management Plan was prepared that identifies measures to mitigate the risks to people and property to an acceptable level. A Bushfire Attack Level (BAL) in the order of 19 to 29 was identified for buildings on Lot 1. This is dependent the extent of vegetation management actions undertaken.</p> <p>PS15.3 A bushfire hazard assessment was undertaken of the site:</p> <ol style="list-style-type: none"> a. A bushfire Management Plan has been prepared for the site which identifies standard of building required, emergency fire-fighting water supplies and ingress and egress requirements. New buildings to be constructed are to comply with current relevant building standards. This includes the Building Code of Australia (Parts 1 and 2) and the Australian Standard for Building in bushfire-prone areas (AS3959-2018). b. A future dwelling on Lot 1 can achieve sufficient separation from areas of potentially hazardous understorey vegetation in the surrounding landscape. Anita Road is located to the west of the site, lots to the west and south of the site are maintained in a reduced fuel load state, with the lot to the north comprising continuous low grass or tree cover. These measures allow for unhindered access by emergency service vehicles to the site. c. The development is the subdivision of 1 lot into 2 in an existing rural residential area. Construction of a

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Performance outcomes	Acceptable outcomes	Proposed solutions
	<ul style="list-style-type: none"> ii) access for fire fighting or other emergency vehicles; and 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 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: <ul style="list-style-type: none"> i) fire brigade tank fittings; and ii) 25,000 litres dedicated for fire-fighting purposes. 	<p>new perimeter road is not required as both proposed lots are accessed from Anita Road. The fragmented and modified nature of vegetation on adjoining properties limits the potential for wildfire to significantly impact the site.</p> <p>d. The proposed development will not be connected to a reticulated water supply. A dedicated fire-fighting water supply is to be provided at the time of constructing a dwelling on Lot 1 in accordance with AO15.3. It is noted that the SPP 'Natural Hazards, Risk and Resilience – Bushfire' identifies that a dedicated water supply of 10,000 litres is to be provided.</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</p>
<p>PO17 Major risks to the safety or property and to the 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>	<p>AO17.1 New dwellings on land mapped as Very High to Medium (Potential Intensity) are located:</p> <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> (i) is free of highly combustible vegetated areas; and (ii) is on southerly to easterly facing slopes not exceeding 15% gradient; or (iii) on flat lands at the base of north to western facing slopes not exceeding 15% gradient. b. A fire protection buffer is established around the complete perimeter of the 	<p>PS17.1 The development site was mapped by the Queensland Government as being subject to a Very High Potential Intensity bushfire hazard. The site assessment identified that a bushfire hazard rating of Medium was present.</p> <ul style="list-style-type: none"> a. A new dwelling can be established centrally on Lot 1, and the following items are noted: <ul style="list-style-type: none"> (i) The site is free of highly combustible vegetated areas (e.g. shrubby understorey vegetation such as lantana), with neighbouring properties being managed in a low fuel load state; and (ii) is on relatively level site with the land falling from the northwest to the southeast with an underlying slope (gradient) of 3% or less than 2 degrees.

Performance outcomes	Acceptable outcomes	Proposed solutions
	dwelling unit within a lot for a minimum width of 50m	b. The establishment of an Asset Protection Zone for a minimum radius of 15 metres will enable a dwelling to achieve a Bushfire Attack Level in the order of 19 to 29.

7.0 Conclusion

The bushfire assessment of the site identified that the entire site is located within an area assessed to comprise a Medium Potential Bushfire Intensity with areas of Potential Bushfire Impact Buffer to the north, west and south, and areas of High Potential Bushfire Intensity to the east and southeast. A Bushfire Attack Levels (BAL) for the BLE identified for Lot 1 is in the order 19 to 29, dependent on the extent of vegetation management actions undertaken. The bushfire risk to built assets can be effectively managed by provision of ready ingress and egress to the site from Anita Road, establishment of an asset protection zone with a minimum width of 15 metres around the dwelling, ongoing management of the site to maintain it in a low fuel load state (less than 5 tonnes per hectare) and the provision of a dedicated fire-fighting water supply at the time of constructing a dwelling on the site. Building measures can be adequately addressed at the design and construction phase through the application of the National Construction Code and the Australian Standard Construction of buildings in bushfire-prone areas (AS3959-2018) and ongoing vegetation management.

8.0 Recommendations

The following recommendations are made for the proposed development with reference to the ecological values and bushfire management requirements of the site:

- That ready access be provided from Anita Road to Lot 1 that is suitable for use by QFES emergency service vehicles.
- That an Asset Protection Zone with a minimum width of 15 metres be established and maintained on the north-western and eastern boundaries of Lot 1 at the time of establishing a dwelling on the site.
- That a dedicated fire-fighting water supply with a minimum capacity of 10,000 litres be provided at the time of constructing a dwelling on Lot 1.
- That buildings are designed and constructed to meet the requirements of the relevant building standards prevailing at the time. This includes the Building Code of Australia (BCAC), the Australian Standard for Construction of buildings in bushfire-prone areas (AS3959 – 2018) and relevant Council bylaws and building regulations.
- That bushfire mitigation measures identified in this bushfire management report are implemented and maintained.

9.0 References

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