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# Development Assessment Report

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Reconfiguration of a Lot –  
Subdivision by Road  
Reservation – One Lot into  
Two Lots

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Lot 1 on RP166463  
12804 D'Aguilar Highway  
South Nanango

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Applicant: FCK  
Superannuation Pty Ltd

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ONF Ref: 14545K

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December 2025

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## 1. Introduction

### 1.1 Overview

This application has been prepared on behalf of the applicant, FCK Superannuation Pty Ltd, seeking approval for a Development Permit for Reconfiguring a Lot – Subdivision (One Lot into Two Lots) of 12804 D'Aguilar Highway (Lot 1 on RP166463). The proposed subdivision reflects a natural severance created by the existing D'Aguilar Highway.

The subject site is located within the Rural Zone of the South Burnett Region, positioned between Nanango and Yarraman, and seeks to establish two rural allotments consistent with the existing division formed by the State-controlled road.

The application requires Impact Assessment; however, as demonstrated through assessment against the State Planning Policy, the Strategic Framework, and the Performance Outcomes of the South Burnett Regional Council Planning Scheme V2.0, the proposal is considered to comply with the relevant planning benchmarks and is therefore capable of support by Council.

### 1.2 Applicant Details

|                  |                                                                                                                                                                     |
|------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Applicant</b> | FCK Superannuation Pty Ltd                                                                                                                                          |
| <b>Contact</b>   | C/- ONF Surveyors<br>PO Box 896<br>Kingaroy Qld 4610<br>Ph: (07) 4162 2647<br>Email: <a href="mailto:kingaroy@onfsurveyors.com.au">kingaroy@onfsurveyors.com.au</a> |
| <b>Reference</b> | 14545K                                                                                                                                                              |

### 1.3 Site Details

|                                  |                                       |
|----------------------------------|---------------------------------------|
| <b>Address</b>                   | 12804 D'Aguilar Highway South Nanango |
| <b>Real Property Description</b> | Lot 1 on RP166463                     |
| <b>Area</b>                      | 59.721 hectares                       |
| <b>Owners</b>                    | FCK Superannuation Pty Ltd            |

### 1.4 Approvals Sought

|                   | Code Assessment      |                    | Impact Assessment    |                    |
|-------------------|----------------------|--------------------|----------------------|--------------------|
|                   | Preliminary Approval | Development Permit | Preliminary Approval | Development Permit |
| Reconfigure a Lot |                      |                    |                      | X                  |

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## 1.5 Planning Scheme Provisions

|                         |                                                                                                                                                                                                                          |
|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Zone</b>             | Rural                                                                                                                                                                                                                    |
| <b>Overlay Areas</b>    | OM2<br>Bushfire Hazard Overlay<br>Potential Impact Buffer                                                                                                                                                                |
| <b>Applicable Codes</b> | The Planning Scheme, in particular: <ul style="list-style-type: none"> <li>• Rural Zone Code</li> <li>• Bushfire Hazard Overlay Code</li> <li>• Reconfiguring a Lot Code</li> <li>• Services &amp; Works Code</li> </ul> |

## 1.6 Referral Agencies

| Agency                                 | Advice Agency | Concurrence Agency | Trigger                                                                        |
|----------------------------------------|---------------|--------------------|--------------------------------------------------------------------------------|
| Department of Transport and Main Roads |               | <b>X</b>           | Sch 10, Part 9, Div 4, Sub 2, Table 1<br>Sch 10, Part 9, Div 4, Sub 2, Table 3 |

## 2. Proposal

The proposal seeks to create two new rural lots, severed by the existing D'Aguilar Highway, with one allotment located on either side. The proposed boundaries are aligned with the existing highway road reserve, ensuring that the subdivision reflects the current physical division of the land. As a result, the subdivision will not alter the existing visual appearance of the site.

### (a) Proposed Lot 3:

- Total area of 9.424 hectares, located on the western side of the D'Aguilar Highway.
- Comprises two parts, including a smaller vacant rural allotment.

### (b) Proposed Lot 4:

- Total area of 36.54 hectares, located on the eastern side of the D'Aguilar Highway.
- Contains the existing dwelling and associated rural infrastructure.

Access arrangements will remain unchanged, with Lot 3 accessed via Kiehne West Road/George Green Road, and Lot 4 accessed directly from the D'Aguilar Highway.

## 2.1 Site Description

The subject lot is predominantly utilised for rural living with a dwelling and outbuildings. The lot is predominantly cleared across the site and has no regulated vegetation. Cattle graze the property.

The subject site is not within Council's reticulated sewerage or water declared service areas. The existing dwelling has a septic system for on-site wastewater disposal. All infrastructure for the dwelling is contained within Proposed Lot 4. The lot is fenced to a rural standard.

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## 2.2 Zoning and Natural Hazards

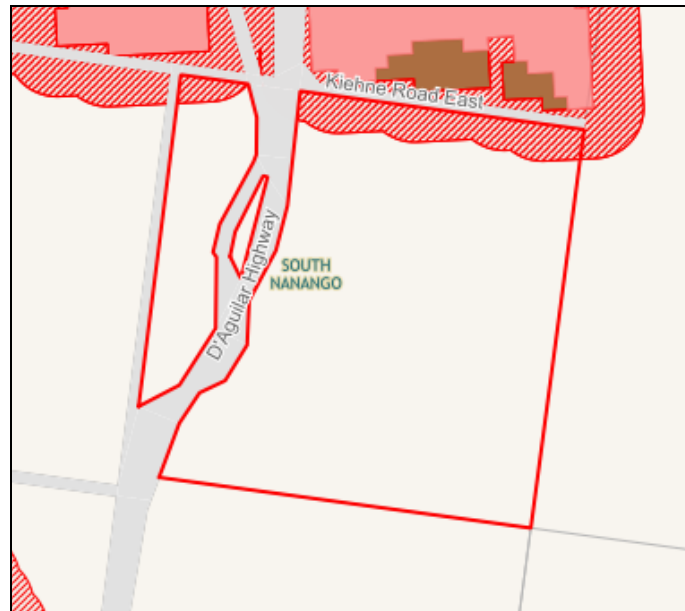
The site is zoned Rural Zone under the South Burnett Regional Council Planning Scheme V2.0. The subject site is impacted by one overlay, being the Bushfire Hazard Overlay.

### Zoning (SBRC Mapping)



The subdivision is part of an established Rural area of with varying lot sizes, mostly used for stock grazing. Both proposed lots will not be uncommon for the area.

### Bushfire Hazard Overlay (SBRC Mapping)



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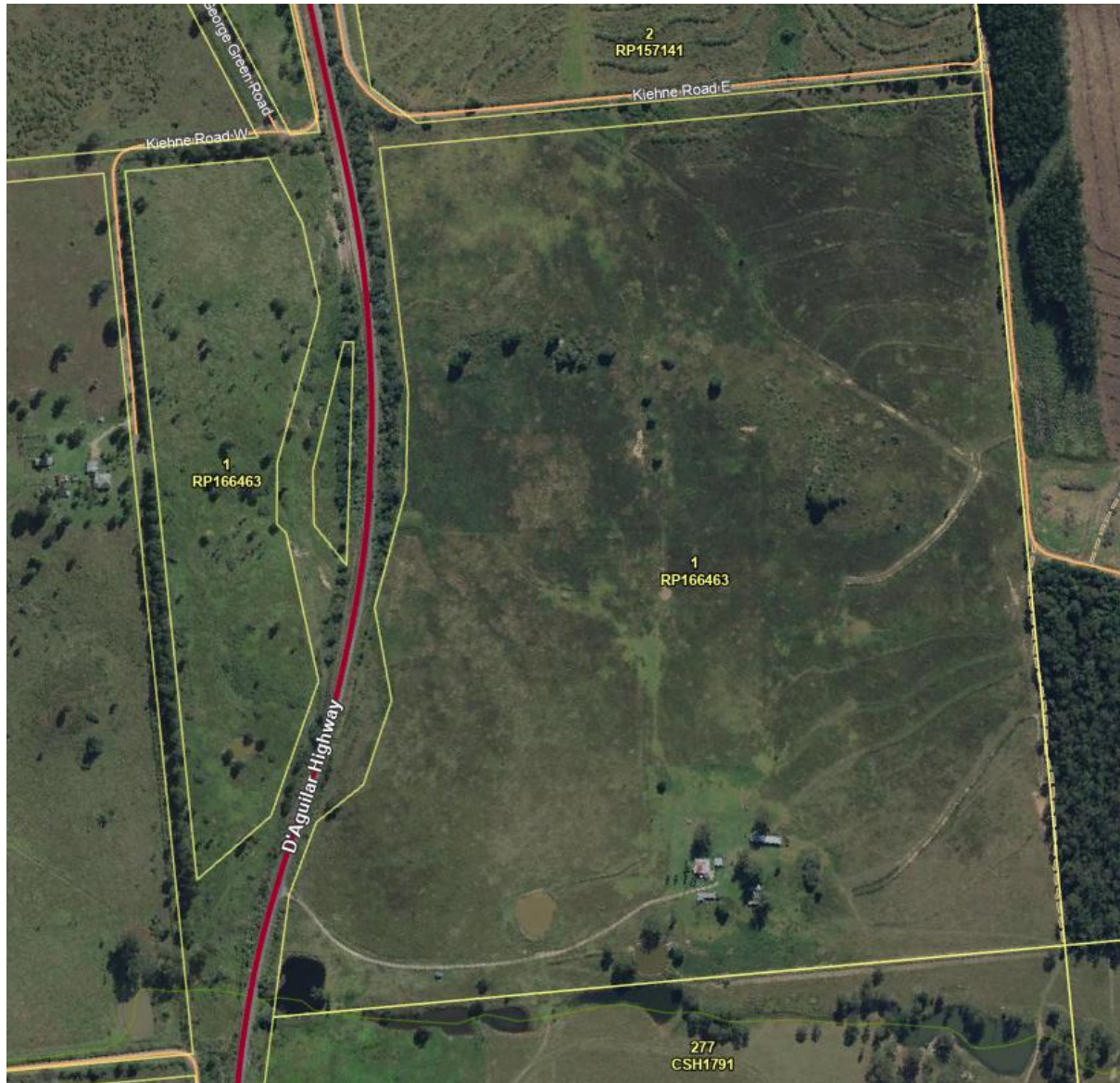
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Both lots have the Potential Hazard Buffer present, however there is ample room for development if required.

### Locality (Qld Globe)



The lot as imaged on QLD Globe (capture date around 2023).

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## FISH HABITAT AREAS

- Queensland waterways for waterway barrier works

## WATER RESOURCES

- Water resource planning area boundaries

## STATE TRANSPORT CORRIDOR

- State-controlled road

## AREAS WITHIN 25M OF A STATE TRANSPORT CORRIDOR

- Area within 25m of a State-controlled road

As confirmed in accordance with the *Planning Regulation 2017*, the proposed development does trigger referral to the State Assessment and Referral Agency due the proximity of the State controlled road and the formation of new lots adjacent to the State Controlled Road.

## 3.2 State Planning Policy

The State Planning Policy (SPP) outlines the Queensland Government's policies regarding matters of state interest in land use planning and development. The SPP only applies to development assessment if the planning scheme has not yet appropriately integrated the SPP. If a discrepancy arises between a local planning scheme and a state planning policy, the state planning policy overrides the planning scheme.

The State Planning Policy highlights the following items of State Interest:

### AGRICULTURE

- Agricultural land classification - class A and B

### BIODIVERSITY

- MSES - Regulated vegetation (intersecting a watercourse)

### WATER QUALITY

- Water resource catchments

### NATURAL HAZARDS RISK AND RESILIENCE

- Flood hazard area - local government flood mapping area
- Bushfire prone area

### TRANSPORT INFRASTRUCTURE

- State-controlled road

As outlined in Part 2 of the SBRC Planning Scheme V2.0, the July 2017 SPP has not yet been fully incorporated into the planning scheme.

Given the nature of development proposed, there is no known significant impact on the identified State Matters.

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## Agriculture

The subject site is partially affected by an agricultural overlay, which impacts the corner of the allotment. Due to this limited extent, the land is generally not considered to meet the criteria for Good Quality Agricultural Land (GQAL). Furthermore, the site is physically divided by a major man-made structure—the adjoining highway—which contributes to the fragmentation of the land.

Despite this fragmentation, both portions of the allotment retain the potential for individual productive use. The land remains suitable for agricultural or farming purposes and can continue to be classified accordingly. The existing separation does not preclude ongoing rural activity, and the overlay's limited impact supports the view that the site's agricultural value will not be compromised by the subdivision.

## Biodiversity

The watercourse is impacting on the corner of the allotment facing the highway and will not be impacted nor disturbed by the development.

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## Natural Hazards

As per Council Flood Hazard Overlay OM3 there is no flood hazard affecting the subject site.

The Council Bushfire Hazard Mapping identifies the site as being partly bushfire prone, this is being addressed in the Overlay Code.

## Transport Infrastructure

The State Controlled Road impacts will be assessed by State Government.

### Planning for Liveable communities and housing

#### Housing supply

Diverse, accessible and well-serviced housing, and land for housing, is provided and supports affordable housing outcomes.

The proposal provides a unique opportunity to provide additional rural allotments close to good transportation lines to town without compromising productive agricultural land, on suitable land that is of a low gradient, is accessible, well-connected to services, has access to infrastructure and will guarantee future employment related to agricultural uses of the sites.

#### Liveable communities

Liveable, well-designed and serviced communities are delivered to support wellbeing and enhance quality of life.

The proposed development provides the opportunity for additional affordable rural allotments within a locality that addresses the liveability choices of the local community for rural lifestyle choice allotments.

### Planning for economic growth

#### Agriculture

The resources that agriculture depends on are protected to support the long-term viability and growth of the agricultural sector

The subdivision will not alienate agricultural land or result in new fragmentation of rural land. The use of the land will continue.

#### Development and construction

Employment needs, economic growth, and a strong development and construction sector are supported by facilitating a range of residential, commercial, retail, industrial and mixed-use development opportunities.

The development will support economic growth of the South Burnett region through rural activities.

#### Mining and extractive resources

Extractive resources are protected, and mineral, coal, petroleum and gas resources are appropriately considered to support the productive use of resources, a strong mining and resource industry, economical supply of construction materials, and avoid land use

The development is well clear of and unlikely to impact on the protection of extractive resources.

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| conflicts where possible.                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                 |
| <b>Tourism</b><br><br>Tourism planning and development opportunities that are appropriate and sustainable are supported, and the social, cultural and natural values underpinning tourism developments are protected.                                                                                       | The proposed development will indirectly support the growth and sustainability of the growing tourism development in the Region through the retention of rural amenity of the region through drive tourism.     |
| <b>Planning for the environment and heritage</b>                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                 |
| <b>Biodiversity</b><br><br>Matters of environmental significance are valued and protected, and the health and resilience of biodiversity is maintained or enhanced to support ecological processes.                                                                                                         | The proposal does not impact on any mapped biodiversity or habitat areas onsite.                                                                                                                                |
| <b>Coastal Environment</b><br><br>The coastal environment is protected and enhanced, while supporting opportunities for coastal-dependent development, compatible urban form, and maintaining appropriate public use of and access to, and along, state coastal land.                                       | The subject site is not located in a coastal region of the state.                                                                                                                                               |
| <b>Cultural Heritage</b><br><br>The cultural heritage significance of heritage places and heritage areas, including places of Aboriginal and Torres Strait Islander cultural heritage, is conserved for the benefit of the community and future generations                                                 | The proposed development will not impact on areas identified as containing cultural heritage values.                                                                                                            |
| <b>Water Quality</b><br><br>The environmental values and quality of Queensland waters are protected and enhanced.                                                                                                                                                                                           | Best practice principals through design and construction will ensure that the future use of the site will maximise the opportunity to recover and reuse stormwater and minimise discharging into the catchment. |
| <b>Planning for safety and resilience</b>                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                 |
| <b>Emissions and hazardous activities</b><br><br>Community health and safety, and the natural and built environment, are protected from potential adverse impacts of emissions and hazardous activities. The operation of appropriately established industrial development, major infrastructure, and sport | The proposed development does not include a hazardous activity.                                                                                                                                                 |

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| and recreation activities is ensured.                                                                                                                                                                                                                               |                                                                                                                                                                                                           |
| <b>Natural hazards, risk and resilience</b><br><br>The risks associated with natural hazards, including the projected impacts of climate change, are avoided or mitigated to protect people and property and enhance the community's resilience to natural hazards. | The subject site is constrained by natural hazard areas that contain minor bushfire hazards. The constraints would not prevent the site from being used for rural purposes.                               |
| <b>Planning for infrastructure</b>                                                                                                                                                                                                                                  |                                                                                                                                                                                                           |
| <b>Energy and water supply</b><br><br>The timely, safe, affordable and reliable provision and operation of electricity and water supply infrastructure is supported, and renewable energy development is enabled.                                                   | The proposed development has access to electricity; however, the lot is outside the water infrastructure of Nanango. Onsite tanks or dams can be constructed for water infrastructure, dependent on need. |
| <b>Infrastructure Integration</b><br><br>The benefits of past and ongoing investment in infrastructure and facilities are maximised through integrated land use planning.                                                                                           | The proposed development benefits from existing infrastructure in the vicinity.                                                                                                                           |
| <b>Transport Infrastructure</b><br><br>The safe and efficient movement of people and goods is enabled, and land use patterns that encourage sustainable transport are supported.                                                                                    | The movements around both lots will not be altered, and the land use patterns will continue in the same manner.                                                                                           |
| <b>Strategic airports and aviation facilities</b><br><br>The operation of strategic airports and aviation facilities is protected, and the growth and development of Queensland's aviation industry is supported.                                                   | The proposed development is well clear of the local Nanango airport, the Kingaroy airport runway and any public safety areas.                                                                             |
| <b>Strategic ports</b><br><br>The operation of strategic ports and priority ports is protected and their growth and development is supported.                                                                                                                       | The proposed development will not impact the safe operations of a strategic port.                                                                                                                         |

### 3.3 Wide Bay Burnett Regional Plan 2023

The application meets the requirements of the Wide Bay Burnett Regional Plan, as Objective 2.2 promotes and safeguards the region's agricultural industries into the future.

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*2.2.4 New and expanding agricultural operations (including controlled environment farming and protected cropping/horticulture) are supported within rural areas and other zones where appropriate.*

An assessment determines that the development aligns with the intent and themes advocated by the WBBRP23 and does not offend the strategic intent of the planning scheme. The intent of the Planning Scheme and the Regional Plan are similar in relation to the protection of agricultural land and the safeguarding of this land for future generations with varied rural opportunities on changing ranges of land.

There is no new fragmentation of usable high quality grazing and cultivation land because of this application.

## **4 Planning Scheme Assessment**

### **4.3 Level of assessment**

The proposed development is 'Impact Assessable' as determined in accordance with Part 5.6 Categories of Development and Assessment of the SBRC Planning Scheme V2.0.

#### **4.3.1 Settlement Pattern (Section 3.2)**

The proposal is consistent with the strategic outcomes of Section 3.2. The subject site is located south of Nanango and north of Yarraman, within the rural locality of South Nanango. This area is characterised by rural production and some rural residential allotments, bounded by Tarong Power Station to the west and South Nanango State Forest to the east.

The proposed lots are serviced by good quality rural roads, including one local and one state road. The subdivision does not result in the loss of agricultural land, and both lots contain sufficient flood-free areas suitable for development if required.

#### **4.3.2 Rural Futures (Section 3.3)**

The proposal does not conflict with the strategic outcomes of Section 3.3. The proposal supports a diverse rural future, supporting a country lifestyle for the area. The two varying lot sizes support the rural production base of the region to accommodate the diversity of rural activities and most importantly the economic benefit of the land is not reduced by this subdivision due to the existing landscape of the land.

#### **4.3.3 Strong Economy (Section 3.4)**

The proposal does not conflict with the strategic outcomes of Section 3.4, the proposal will continue to support the economic development of the area by supplying rural land for grazing, or other agricultural opportunities as sought by owners. The subdivision is supported by strong infrastructure, due to the proximity to the State highway.

#### **4.3.4 Natural Systems and Sustainability (Section 3.5)**

The proposal does not conflict with the strategic outcomes of Section 3.5; the proposal does not impact on biodiversity.

Stormwater runoff from the land can be managed appropriately through water sensitive urban design and future management plans on development of each proposed lot. Roof water drainage associated with the site could be captured in rainwater tanks with overflows



directed onsite. The existing biodiversity on both proposed lots is not proposed to be altered or disturbed in any way.

#### 4.3.5 Strong Community (Section 3.6)

The proposal does not conflict with the strategic outcomes of Section 3.6, as the country amenity for the region will not be disturbed by this development. There is sufficient area on each lot for new infrastructure if required that will not affect the visual character from local/state roads (if seen).

#### 4.3.6 Infrastructure and servicing (Section 3.7)

The proposal does not conflict with the strategic outcomes of Section 3.7. The development has sufficient areas onsite for rainwater tanks and septic if required. The proposal does not conflict with the strategic outcomes as it will not result in adverse impacts on the safe and efficient operation of the local road network. There is minimal increase of non-local traffic on local roads.

### 4.4 Rural Zone Code

#### Overall Outcomes

The overall outcomes sought for the zone code are as follows:

- a) Land that is essential to the economic viability of productive agricultural Land Classification Class A or Class B and rural land uses within the region is conserved.
- b) Development comprises a wide range of existing and new rural pursuits, including cropping, intensive horticulture and animal industries, animal husbandry and keeping and other compatible primary production uses.
- c) On farm value adding in the form of small scale agri-tourism is supported where associated with the rural use of the site.
- d) Infrastructure is provided at a standard normally expected in rural locations.
- e) Areas of land used for primary production are conserved and not unnecessarily fragmented.
- f) The viability of existing and future rural uses and activities are protected from the intrusion of incompatible uses.
- g) Uses that require isolation from urban areas as a consequence of their impacts such as noise or odour may be appropriate where land use conflicts are minimised.
- h) Development embraces sustainable land management practices and contributes to the rural amenity and landscape of the area.
- i) Development is designed to avoid and mitigate risks from natural risks and hazards to demonstratable acceptable or tolerable level of risk for both existing and new development, people and property and not result in unacceptable or unavoidable impacts.
- j) Sites that are contaminated or pose a health risk from prior activities are remediated prior to being developed for sensitive land use (as defined in the Regulation).
- k) Residential or other sensitive land use (as defined in the Regulation) are not intensified in the identified separation area around the Swickers Kingaroy Bacon Factory on Overlay Map 11.
- l) New residential development of historic or remote residential subdivisions is inconsistent with the purpose of this zone code.
- m) Non-rural development is appropriate only where directly associated with the rural use of the zone and does not compromise the rural use of the land.
- n) Areas of identified extractive resources, including the resource/processing area,

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separation area, transport route and transport route separation area, are protected from incompatible development and land uses that may inhibit the extraction, processing and transportation of the resource.

- o) Intensive animal industry uses are consistent with the rural character and amenity of the area and do not adversely affect productive agricultural land,
- p) Small scale short term accommodation or Tourist park (RV camping) may be provided where the use is consistent with the rural character and amenity of the area and does not compromise rural production or rural industry.
- q) Renewable energy facility uses do not compromise productive rural land and are consistent with rural character and amenity of the area.
- r) Viticulture, boutique foods and supporting tourism uses are encouraged on smaller lots in the RU1 – Winery Precinct around Moffatdale.
- s) Natural features such as creeks, gullies, waterways, wetlands and bushland are retained, managed, enhanced and buffered from adjacent development.
- t) Water supply catchments are protected from activities that may endanger water quality.

## Discussion

The proposal does not conflict with the overall purpose or relevant outcomes of the Rural Zone Code. It provides for development that is compatible with the existing character of the surrounding area and appropriately considers the environmental and physical features of the site.

The subdivision of the rural lot represents a logical planning outcome, given the physical and permanent division of the property by the Main Highway. Splitting the survey lot enables each parcel to be managed independently, with opportunities for compatible primary production uses or continued grazing activities.

Both proposed lots benefit from existing access to their respective roads and electricity connections. Each lot contains sufficient area for future infrastructure if required, including provision for water tanks or the establishment of dams to support grazing ruminants.

The lots are subject to an acceptable level of risk from natural hazards, with no known contamination present. Surrounding rural uses are not compromised by the development. Ecological systems remain unaffected, and water catchments are protected from runoff through existing stormwater management practices.

Accordingly, the proposal is consistent with the Rural Zone Code and supports the ongoing rural function of the locality.

### Criteria for Assessment

#### 6.2.13 Self Assessable and Assessable Development

| Section 1 – General                                                                                            |                                                            |
|----------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|
| Performance Outcomes                                                                                           |                                                            |
| PO1 Development maintains rural amenity and character.                                                         |                                                            |
| Acceptable Outcomes                                                                                            | Discussion                                                 |
| AO1.1 Buildings are set back 20m from any collector or higher order road and 10m from any other road frontage. | No new buildings are proposed as part of this development. |

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| 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> .                                                                                                                                                                                                                  | The development does not cause odour, noise or air emissions in excess of the prescribed limits.                                                                                                                                                                                  |
| <b>Performance Outcomes</b>                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                   |
| <b>PO2 Development does not jeopardise the rural production capacity of the Zone.</b>                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                   |
| <b>Acceptable Outcomes</b>                                                                                                                                                                                                                                                                                                                                                                                                           | <b>Discussion</b>                                                                                                                                                                                                                                                                 |
| Development resulting in lots less than the minimum size in Table 9.4.2 satisfying outcomes –                                                                                                                                                                                                                                                                                                                                        | The proposal does not jeopardise the rural production capacity of the zone through the proposed subdivision. The subdivision reflects the existing divided operation of the subject parcel, which is physically and permanently separated by the highway.                         |
| AO2.1 The proposal is necessary for the efficient production and processing of a crop grown in the area.                                                                                                                                                                                                                                                                                                                             | This subdivision provides a logical planning outcome by recognising the functional division of the land. It also creates further opportunities for rural activities, either for continued grazing or for other compatible rural industries that support the South Burnett region. |
| 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 –                                                                                                                                                                                                                                                                                                                          | By enabling independent management of both sides of the highway, the proposal enhances the potential for productive rural use while maintaining consistency with the intent of the Rural Zone Code and ensuring no loss of agricultural land.                                     |
| (a) The lot is suitably 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 market robustness (both recent and projected) and alternative practices in the event of failure. |                                                                                                                                                                                                                                                                                   |
| and                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                   |
| AO2.4 Development is consistent with any Soil Conservation Plan that applies to the locality, as approved by the relevant State agency.                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                   |
| <b>Performance Outcomes</b>                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                   |
| <b>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.</b>                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                   |

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| Acceptable Outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Discussion                                                                                                                                                                                                                                                                                                                                                                                                       |
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| <b>AO3.1 Uses and associated works are confined to existing lawfully cleared land or areas not supporting regulated vegetation.</b><br><br><b>and</b><br><b>AO3.2 Uses and associated works are confined to areas outside stormwater discharge points, overland flow paths, watercourses and natural drainage features.</b><br><br><b>and</b><br><b>AO3.3 Development, excluding forestry activities and permanent plantations, adjacent to National Parks or State Forests is set back a minimum of 100m from the park boundaries in the absence of any current 'Management Plans' for these areas.</b> | <p>The subdivision uses existing cleared land and does not impact on any regulated vegetation. The lots follow existing fence lines.</p> <p>All uses are existing and remain outside of overland flow paths, watercourses and natural drainage features.</p> <p>The proposal is adjacent to a State Forest, however there is no physical modifications to the lot within 100 metres of the joining boundary.</p> |
| Performance Outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>PO4 Development is not exposed to risk from natural hazard relating to land slip.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Acceptable Outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Discussion                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>AO4.1</b><br><b>Uses and associated works are confined to slopes not exceeding:</b><br><b>(a) 15% for residential uses;</b><br><b>(b) 10% for treated effluent disposal areas;</b><br><b>(c) 6% for non-residential uses</b>                                                                                                                                                                                                                                                                                                                                                                          | <p>There are no known land slip hazards on the site and proposed Lot 3 has sufficient flat area for future infrastructure if ever required.</p>                                                                                                                                                                                                                                                                  |
| Performance Outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>PO5 Development is adequately serviced.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Acceptable Outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Discussion                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>AO5.1 A 45 kl water tank is provided for consumption purposes.</b><br><br><b>and</b><br><b>AO5.2 On-site sewage treatment is provided.</b><br><br><b>and</b><br><b>AO5.3 Each dwelling is provided with a service line connection to the electricity supply and telecommunications networks.</b>                                                                                                                                                                                                                                                                                                      | <p>The current lot doesn't have access to any reticulated systems. The proposed vacant lot has sufficient area to accommodate future water tanks if required.</p> <p>Onsite sewage treatment can be provided for any future dwellings.</p> <p>The dwelling on proposed Lot 4 has an existing service line connection to electricity and telecommunications networks.</p>                                         |
| Performance Outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>PO6 Development is located and designed to ensure that land uses are not exposed to:</b><br><b>(a) Areas that pose a health risk from previous activities; and</b><br><b>(b) Unacceptable levels of contaminants.</b>                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Acceptable Outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Discussion                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>AO6.1 Development does not occur:</b><br><b>(a) In areas that pose a health risk from previous activities; and</b><br><b>(b) On sites listed on the Contaminated</b>                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p>There are no known previous activities that could pose a risk to public health.</p>                                                                                                                                                                                                                                                                                                                           |

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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.

## 4.5 Bushfire Hazard Overlay Code (Section 7.2.1)

### 7.2.1.3 Criteria for Assessment

| Section A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Reconfiguring a lot (RAL) – where creating any number of lots of more than 2,000 square metres:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                          |
| Performance Outcome                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                          |
| PO1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                          |
| <p>The subdivision layout:</p> <ul style="list-style-type: none"> <li>(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</li> <li>(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.</li> </ul> <p><b>Note</b>—An applicant may seek to undertake a site-level verification of the location and nature of hazardous vegetation and resulting potential bushfire intensity levels, for example where changes in foliage have occurred (e.g. as a consequence of adjoining permanent urban development) or where an applicant seeks to verify the regional ecosystem map inputs. This verification should form part of a bushfire hazard assessment in accordance with the methodology in the QFES <u>Bushfire resilient communities</u> document. The outcomes of this assessment can demonstrate how an alternate solution to the acceptable outcome can deliver an acceptable or tolerable level of risk.</p> |                                                                                                                                                                                                                                          |
| Acceptable Outcome                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Discussion                                                                                                                                                                                                                               |
| <p><b>AO1.1</b></p> <p>A development footprint plan is identified for each lot that avoids ridgelines, saddles and crests where slopes exceed 28 per cent.</p> <p><b>AO1.2</b></p> <p>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 a distance that achieves a radiant heat flux level of 29 kW/m<sup>2</sup> or less at all development footprint</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <p>Both lots are minorly impacted by the potential Impact Buffer. There is ample room outside of each buffer to facilitate future development if required. Both lots have slopes of less than 5% for future development if required.</p> |

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|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| plan boundaries.                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                              |
| <b>Note</b> —This separation area is often termed an asset protection zone. Note – The radiant heat flux levels can be established by undertaking a bushfire hazard assessment in accordance with the methodology in the QFES <u>Bushfire resilient communities</u> document.                                                                                                                                      |                                                                                                                                              |
| <b>Performance Outcome</b>                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                              |
| <b>PO2</b>                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                              |
| The subdivision layout enables: <ul style="list-style-type: none"> <li>(a) future buildings to be located as close as possible to property entrances to facilitate safe evacuation during a bushfire event; and</li> <li>(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.</li> </ul> |                                                                                                                                              |
| <b>Acceptable Outcome</b>                                                                                                                                                                                                                                                                                                                                                                                          | <b>Discussion</b>                                                                                                                            |
| <b>AO2</b><br><b>A development footprint plan is identified for each lot that:</b> <ul style="list-style-type: none"> <li>(a) is located within 60 metres of the street frontage; and</li> <li>(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.</li> </ul>                                                        | Both lots have existing safe access for both lots, being clear site access, onto a higher use road, or a local going onto a higher use road. |

## 4.6 Reconfiguring a Lot Code

### Overall Outcomes

- (1) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Lots are of a size and dimension suitable for their intended use and have due regard to local geographical constraints, identified hazards, fragmentation of agricultural land and community expectations of residential separation and character.
  - (b) Reconfiguring a lot contributes to good urban design outcomes, safe and attractive neighbourhoods and functional industrial areas that are consistent with the intended character of the particular locality.
  - (c) In-fill and consolidation of existing urban areas is maximised where consistent with the intended nature of the zone.
  - (d) Reconfiguring a lot does not compromise the viability and productivity of identified agricultural land, extractive and coal resources and the Swickers Bacon Factory and maintains appropriate buffers to these resources.
  - (e) Areas or features of environmental significance are not adversely impacted by habitat loss, fragmentation or isolation.

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- (f) A structured road hierarchy is created that provides safe, convenient and efficient connectivity and circulation for vehicles, cyclists and pedestrians.
- (g) An integrated public open space network is available to meet the needs of the community for outdoor recreation and social activities and the protection of valuable features.
- (h) Lots are provided with water supply, stormwater disposal, sustainable effluent and waste disposal, telecommunications and power, to standards appropriate for the zone.
- (i) Development is laid out and located to minimise the exposure and vulnerability of people and property at risk from natural risks and hazards.
- (j) Development contributes to effective and efficient emergency response and recovery capabilities.

## **DISCUSSION**

The proposed new lots will be able to cater for the demand for affordable rural allotments and both provide sufficient area for the siting of a new dwelling (if required) and the corresponding effluent disposal area. The site has one identified natural hazard which can be mitigated and has no major geographical constraints.

Access for proposed Lot 3 is to be provided via Kiehne Road W/George Green Road, which is sealed bitumen (to the access), and Lot 4 has an existing access from D'Aguilar Highway. The lot accesses have clear lines of sight along both roads.

The proposal will utilize the existing road network and not result in an adverse impact on the existing road network as no extension or upgrades of the road network are required to service the proposed lots. The proposed lots can be adequately serviced utilizing existing electricity, while effluent disposal systems can be installed with the construction of a future dwelling.

The proposal meets the requirements of the overall outcomes.

### **Criteria for Assessment**

| <b>Section 3 All Other Reconfiguration</b>                                                                                                                      |                                                                                                                        |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|
| <b>Performance Outcomes</b>                                                                                                                                     |                                                                                                                        |
| <b>P07</b>                                                                                                                                                      |                                                                                                                        |
| <b>Allotments are of sufficient size and dimensions to meet the requirements of the users and provide for servicing of the intended use.</b>                    |                                                                                                                        |
| <b>Acceptable Outcomes</b>                                                                                                                                      | <b>Discussion</b>                                                                                                      |
| <b>A07.1</b><br><b>Development provides that allotment area, dimension and shape are in accordance with the standards in Table 8.4.2.</b>                       | The two proposed allotments are of a sufficient size and dimension to meet the requirements of the future rural users. |
| <b>and</b>                                                                                                                                                      |                                                                                                                        |
| <b>A07.2</b><br><b>The minimum allotment size for any rear allotment shall be calculated exclusive of the area of the access corridor of the allotment. and</b> |                                                                                                                        |
| <b>A07.3</b>                                                                                                                                                    | There are no rear allotments.                                                                                          |

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| Acceptable Outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Discussion                       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
| <b>AO10.1</b><br>Intersection shall be spaced at no less than 45m from any other intersection. and<br><b>AO10.2</b><br>Any intersections with existing roads shall be treated with a T-intersection or a roundabout. and<br><b>AO10.3</b><br>The road layout indicates connections to adjoining development sites. and<br><b>AO10.4</b><br>Other than in the Rural or Rural Residential Zones, new streets are provided with layback kerb and channel. or<br><b>AO10.5</b><br>In the Rural Residential Zone, new streets are provided with concrete flush kerbs and swale drains. | There are no proposed new roads. |
| <b>Performance Outcomes</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                  |
| <b>PO11</b><br>The provision of services is resistant to inclement weather and does not degrade the character of the area.                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                  |
| Acceptable Outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Discussion                       |
| <b>AO11</b><br>Where the reconfiguration involves the opening of a new road, all electricity and telecommunications services are located underground.                                                                                                                                                                                                                                                                                                                                                                                                                             | There are no proposed new roads. |
| <b>Performance Outcomes</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                  |
| <b>PO12</b><br>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.                                                                                                                                                                                                                                                                                                                                                             |                                  |
| Acceptable Outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Discussion                       |
| <b>No outcome specified.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Not applicable.                  |
| <b>Performance Outcomes</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                  |
| <b>PO13</b><br>Public open space is provided in response to community need.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                  |
| Acceptable Outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Discussion                       |
| <b>AO13</b><br>Public open space is provided in accordance with the Priority Infrastructure Plan.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Not applicable.                  |
| <b>Performance Outcomes</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                  |
| <b>PO14</b><br>Reconfiguration into allotments less than 400m <sup>2</sup> in the Medium Density Residential zone is facilitated where design outcomes are consistent with expectations for the zone.                                                                                                                                                                                                                                                                                                                                                                             |                                  |

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| Acceptable Outcomes                                                                                                                                                                                                                     | Discussion      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| <b>AO14</b><br>Reconfiguration in the Medium Density Residential zone involving allotments less than 400m <sup>2</sup> where creating allotments for individual units in an approved and completed multiple dwelling or dual occupancy. | Not applicable. |
| Performance Outcomes                                                                                                                                                                                                                    |                 |
| <b>PO15</b><br>Reconfiguration into allotments less than 400m <sup>2</sup> in the Medium Density Residential zone is to provide for suitable living environments.                                                                       |                 |
| Acceptable Outcomes                                                                                                                                                                                                                     | Discussion      |
| <b>For allotments less than 400m<sup>2</sup>:</b><br><b>AO15.1</b><br>All lots are orientated to within 200 of north.<br><b>AO15.2</b><br>All lots are to be sized and shaped to accommodate a 10m x 20m rectangle.                     | Not applicable. |

## 4.7 Services and Works Code

### Criteria for Assessment

| Section 1 – General                                                                                                                                                                                                                                                                                                                                                               |                                                                                                      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|
| Performance Outcomes                                                                                                                                                                                                                                                                                                                                                              |                                                                                                      |
| <b>PO1</b> The development is planned and designed considering the land use constraints of the site for achieving stormwater design objectives.                                                                                                                                                                                                                                   |                                                                                                      |
| Acceptable Outcomes                                                                                                                                                                                                                                                                                                                                                               | Discussion                                                                                           |
| <b>AO1.1</b> A stormwater quality management plan provides for achievable stormwater quality treatment measures that meet the design objectives identified in Table 9.4.4.                                                                                                                                                                                                        | Stormwater quality management plans can be achieved at a future construction stage if ever required. |
| Performance Outcomes                                                                                                                                                                                                                                                                                                                                                              |                                                                                                      |
| <b>PO2</b> Development does not discharge wastewater to a waterway or off-site unless demonstrated to be best practice environmental management for that site.                                                                                                                                                                                                                    |                                                                                                      |
| Acceptable Outcomes                                                                                                                                                                                                                                                                                                                                                               | Discussion                                                                                           |
| <b>AO2.1</b> A wastewater management plan prepared by a suitably qualified person and addresses:<br>(a) wastewater type;<br>(b) climatic conditions;<br>(c) water quality objectives;<br>(d) best-practice environmental management;<br><br>and<br><b>AO2.2</b> Wastewater is managed in accordance with a waste management hierarchy that:<br>(a) avoids wastewater discharge to | No additional discharge is anticipated from any development onsite.                                  |

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| waterways; or<br>(b) minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and groundwater.                                                                                                   |                                                                                                                                                                                                               |
| <b>Performance Outcomes</b>                                                                                                                                                                                                                                           |                                                                                                                                                                                                               |
| <b>PO3 Construction activities avoid or minimise adverse impacts on stormwater quality.</b>                                                                                                                                                                           |                                                                                                                                                                                                               |
| <b>Acceptable Outcomes</b>                                                                                                                                                                                                                                            | <b>Discussion</b>                                                                                                                                                                                             |
| <b>AO3.1 An erosion and sediment control plan addresses the design objectives for the construction phase in Table 9.4.4.</b>                                                                                                                                          | Not applicable to the reconfiguration.<br><br>Erosion and sediment control measures will be implemented as part of the construction activities to construct any new infrastructure if applicable.             |
| <b>Performance Outcomes</b>                                                                                                                                                                                                                                           |                                                                                                                                                                                                               |
| <b>PO4 Operational activities avoid or minimise changes to waterway hydrology from adverse impacts of altered stormwater quality and flow.</b>                                                                                                                        |                                                                                                                                                                                                               |
| <b>Acceptable Outcomes</b>                                                                                                                                                                                                                                            | <b>Discussion</b>                                                                                                                                                                                             |
| <b>AO4.1 Development incorporates stormwater flow control measures to achieve the design objectives for the postconstruction phase in Table 9.4.4.</b>                                                                                                                | No operational activities are proposed for this development.                                                                                                                                                  |
| <b>Section 2 – Infrastructure</b>                                                                                                                                                                                                                                     |                                                                                                                                                                                                               |
| <b>Performance Outcomes</b>                                                                                                                                                                                                                                           |                                                                                                                                                                                                               |
| <b>PO5 Development is provided with infrastructure which:<br/>(a) conforms with industry standards for quality;<br/>(b) is reliable and service failures are minimised; and<br/>(c) is functional and readily augmented.</b>                                          |                                                                                                                                                                                                               |
| <b>Acceptable Outcomes</b>                                                                                                                                                                                                                                            | <b>Discussion</b>                                                                                                                                                                                             |
| <b>AO5.1 Except in the Rural zone, all development occurs on a site with frontage to a sealed road.</b><br><br>and<br><b>AO5.2 Infrastructure is designed and constructed in accordance with the standards contained in PSP1 – Design and Construction Standards.</b> | The proposal has frontage to a sealed local road and arterial road.<br><br>The proposed lots can adequately be serviced in accordance with the required standards for access, electricity and possibly water. |
| <b>Section 3 – Vehicle Parking</b>                                                                                                                                                                                                                                    |                                                                                                                                                                                                               |
| <b>Performance Outcomes</b>                                                                                                                                                                                                                                           |                                                                                                                                                                                                               |
| <b>PO6 Vehicle parking and access is provided to meet the needs of occupants, employees, visitors and other users.</b>                                                                                                                                                |                                                                                                                                                                                                               |
| <b>Acceptable Outcomes</b>                                                                                                                                                                                                                                            | <b>Discussion</b>                                                                                                                                                                                             |
| <b>AO6.1 Vehicle parking spaces are provided on-site in accordance with Table 9.4.5.</b>                                                                                                                                                                              | Vehicle parking is provided next to the existing dwelling and can be accommodated on the proposed new lot.                                                                                                    |

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| <p>and<br/><b>AO6.2 A service bay is provided on-site for the service vehicle nominated in Table 9.4.5.</b></p> <p>and<br/><b>AO6.3 Driveway crossings are provided to the standard contained in PSP1 – Design and Construction Standards.</b></p> <p>and<br/><b>AO6.4 Vehicle parking and manoeuvring areas are provided in accordance with the standards contained in PSP1 – Design and Construction Standards.</b></p>                                                                                                                                        | <p>No service bays are required.</p> <p>The driveway crossing access is present for both proposed lots.</p> |
| <b>Section 4 – Landscaping</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                             |
| <b>Performance Outcomes</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                             |
| <b>PO7 Landscaping is appropriate to the setting and enhances local character and amenity.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                             |
| <b>Acceptable Outcomes</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>Discussion</b>                                                                                           |
| <p><b>AO7.1 Landscaping is provided in accordance with the relevant zone code provisions.</b></p> <p>and<br/><b>AO7.2 Where shade tree planting is required in vehicle parking areas each planting bed has a minimum area of 2m<sup>2</sup> and is unsealed and permeable.</b></p> <p>and<br/><b>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.</b></p> | <p>Landscaping is not considered relevant to this proposal.</p>                                             |
| <b>Performance Outcomes</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                             |
| <b>PO8 Plant species avoid adverse impacts on the natural and built environment, infrastructure and the safety of road networks.</b>                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                             |
| <b>Acceptable Outcomes</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>Discussion</b>                                                                                           |
| <p><b>AO8.1 Landscaping utilises plant species that are appropriate for the location and intended purpose of the landscaping.</b></p> <p>and<br/><b>AO8.2 Species selection avoids non-invasive plants.</b></p> <p><b>Editor's Note. Guidance on plant</b></p>                                                                                                                                                                                                                                                                                                   | <p>Landscaping is not considered relevant to this proposal.</p>                                             |

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| selection is provided in Branching Out - Your Handy Guide to tree Planting in the South Burnett available from Council.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                         |
| <b>Section 5 – Filling and Excavation</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                         |
| <b>Performance Outcomes</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                         |
| PO9 Development results in ground levels that retain:<br>(a) access to natural light;<br>(b) aesthetic amenity;<br>(c) privacy; and<br>(d) safety,                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                         |
| <b>Acceptable Outcomes</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>Discussion</b>                                       |
| AO9.1 The depth of:<br>(a) fill is less than 2m above ground level;<br>or<br>(b) excavation is less than 2m below ground level.<br><br>and<br>AO9.2 The toe of the fill, or top of the excavation is not less than 0.5m inside the site property boundary.<br><br>and<br>AO9.3 Works do not occur on slopes over 15% in grade.<br><br>and<br>AO9.4 Retaining walls over 1m in height are terraced 1.5m for every 1m in height and landscaped.<br><br>and<br>AO9.5 Batter slopes are not steeper than 25% and are grassed and terraced 1.5m for every 1m in height.<br><br>and<br>AO9.6 Filling or excavation for the purpose or retention of water:<br>(a) is certified by an RPEQ engineer to safely withstand the hydraulic loading;<br>(b) directs overflow such that no scour damage or nuisance occurs on adjoining lots. | No cut or fill is proposed as part of this application. |
| <b>Performance Outcomes</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                         |
| PO10 Filling or excavation does not cause damage to public utilities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                         |
| <b>Acceptable Outcomes</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>Discussion</b>                                       |
| AO10.1<br>Filling or excavation does not occur within 2m horizontally of any part of an underground water supply, sewerage, stormwater, electricity or                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | No cut or fill is proposed as part of this application. |

**Offices :**
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|                                                                                                                                                                                                                                                                                                                                                                      |                                                                       |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|
| telecommunications system.                                                                                                                                                                                                                                                                                                                                           |                                                                       |
| <b>Performance Outcomes</b>                                                                                                                                                                                                                                                                                                                                          |                                                                       |
| PO11 Filling and excavation avoids water ponding on the premises or nearby premises that will adversely impact on the health of the community.                                                                                                                                                                                                                       |                                                                       |
| <b>Acceptable Outcomes</b>                                                                                                                                                                                                                                                                                                                                           | <b>Discussion</b>                                                     |
| <b>AO11.1 Following filling or excavation:</b><br><b>(a) the premises:</b><br>(i) are self-draining; and,<br>(ii) has a minimum slope of 0.25%; and,<br><b>(b) surface water flow is:</b><br>(i) directed away from neighbouring properties; or<br>(ii) discharged into a stormwater drainage system designed and constructed in accordance with AS3500 section 3.2. | Any future construction activities on site can meet this requirement. |

## 5 Technical Reports

No technical reports are attached to this report.

## 6 Summary

The proposed new lots are generally consistent with the intended outcome of the character of the area, and can be supported for the following reasons:

- The subdivision of the rural lot represents a logical planning outcome, given the physical and permanent division of the property by the Main Highway,
- The land remains suitable for agricultural or farming purposes and can continue to be classified accordingly,
- Safe and efficient access can be achieved for the proposal from existing formed and sealed roads, and
- Ecological systems remain unaffected, and no vegetation clearing is proposed on either site.

Given the above justification we recommend that Council approve the development subject to reasonable and relevant conditions.

Yours faithfully,



Leonie Meurant  
 Town Planning  
 ONF Surveyors

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