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## Development Assessment Report

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Application for Preliminary  
Approval including a Variation  
Request and Development  
Permit for Reconfiguring a Lot  
(1 lot into 8 lots, over two  
stages and access easement)

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Lot 176 on CSH2185  
46 Steven Street, Benarkin

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Applicant: Graham Cannon

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ONF Ref: 14438K

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March 2026

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## 1. Introduction

### 1.1 Overview

This Planning Report has been prepared by ONF Surveyors on behalf of Graham Cannon (the 'applicant') in support of a development application seeking a Preliminary Approval including a Variation Request under Section 43 and Section 50(3) of the *Planning Act, 2016* to vary the effect of the South Burnett Regional Council Planning Scheme (SBRC Planning Scheme) for Use Rights associated with the Township Zone and a Development Permit for Reconfiguring a Lot (1 lot into 8 lots) over land at 46 Steven Street, Blackbutt more particularly described as Lot 176 on CSH2185.

Pursuant to section 50(3) of the *Planning Act, 2016* a development application for a preliminary approval may also include a variation request. A variation approval can specify the categories of assessment required for different types of assessable development and sets out the matters that the assessment manager must assess assessable development against.

The application is being made to achieve use rights associated with the 'Township Zone' over the site to provide for a logical extension of the existing Benarkin township with access from Steven Street. Future development will be assessed against the provisions relevant to a development in the Township Zone.

The development proposed is 'assessable development' as defined under Section 44 of the *Planning Act, 2016* and thus requires assessment against local Planning Scheme provisions and relevant State legislation.

This report provides an overview of the development proposed and addresses the various planning considerations relevant to Council and State Agencies' assessment of the proposal.

In summary, the report concludes that:

- The submitted information conforms to the requirements for making an 'impact-assessable' development application under the Planning Act 2016; and
- Adequate justification exists to override the SBRC Planning Scheme and depart from the current Rural zoning.

### 1.2 Applicant Details

<b>Applicant</b>	Graham Cannon
<b>Contact</b>	C/- ONF Surveyors PO Box 896, Kingaroy QLD 4610 Ph: (07) 4162 2647 Email: <a href="mailto:admin@onfsurveyors.com.au">admin@onfsurveyors.com.au</a>
<b>Reference</b>	14993K

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### 1.3 Site Details

Address	46 Steven Street BENARKIN 4314
Real Property Description	Lot 176 CSH2185
Area	32480 sqm
Owner	GRAHAM WILLIAM CANNON

### 1.4 Approvals Sought

	Code Assessment		Impact Assessment	
	Preliminary Approval	Development Permit	Preliminary Approval	Development Permit
Material Change of Use			X	
Reconfiguring a Lot		X		

### 1.5 Planning Scheme Provisions

Zone	Rural
Overlays	OM2 - Bushfire Hazard Overlay - Very High Potential Bushfire Intensity, Potential Impact Buffer. OM5 – Biodiversity Areas Overlay – a small slither of Regulated vegetation Category B along site’s eastern boundary. OM9 – Historic Subdivision Overlay.
Applicable Codes	The whole of the Planning Scheme, to the extent relevant. The following codes are considered most relevant to the proposal: <ul style="list-style-type: none"> <li>• Township Zone Code</li> <li>• Bushfire Hazard Overlay Code</li> <li>• Reconfiguring a Lot Code</li> <li>• Service and works Code</li> </ul>

### 1.6 Referral Agencies

Agency	Advice Agency	Concurrence Agency	Trigger

The application does not trigger referral under the Planning Regulation 2017.

## 2. Site Detail

### 2.1 Site Description

The subject site consists of existing Lot 176 on CSH2185 and is situated to the north of the D’Aguilar Highway at 46 Steven Street, Benarkin at the eastern end of Steven Street and the western edge of the Benarkin Township. The Benarkin State School is located approximately 200m southeast of the subject site along Scott Street.

Access to the subject site is available via Muir Street, then Scott Street that intersects with the D’Aguilar Highway to the southeast.

Please refer to **Figure 1** of this report, which provides a Locality Map of the subject site and surrounding area.

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Figure 1: Locality Map, Source QLD Globe

The subject site has an area of 17.1551ha and contains a dwelling house and shed constructed on site in the 1990s and is used for rural residential purposes and grazing of livestock.

Vegetation on site is mapped as Category X on the regulated vegetation management map with a small slither of Category B vegetation on the regulated vegetation management map along the eastern boundary of the site. This vegetation forms part of the Benarkin State Forest. We note the applicant holds a Grazing Lease over Lot A on CSH808936 (refer to the shaded area in Figure 1 above) adjacent to the eastern and northern boundary of the subject site.

There are no mapped waterways for waterway barrier works on site.

The subject site is not included on the Department of Environment and Science's Environmental Management Register or Contaminated Land Register.

## 2.2 Planning Context – Zone and Overlays

The subject site is included within the Rural Zone of the SBRC Planning Scheme.

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Surrounding land to the north and east is in the Environmental Management and Conservation zone. Land to the west and south is on the Township Zone.

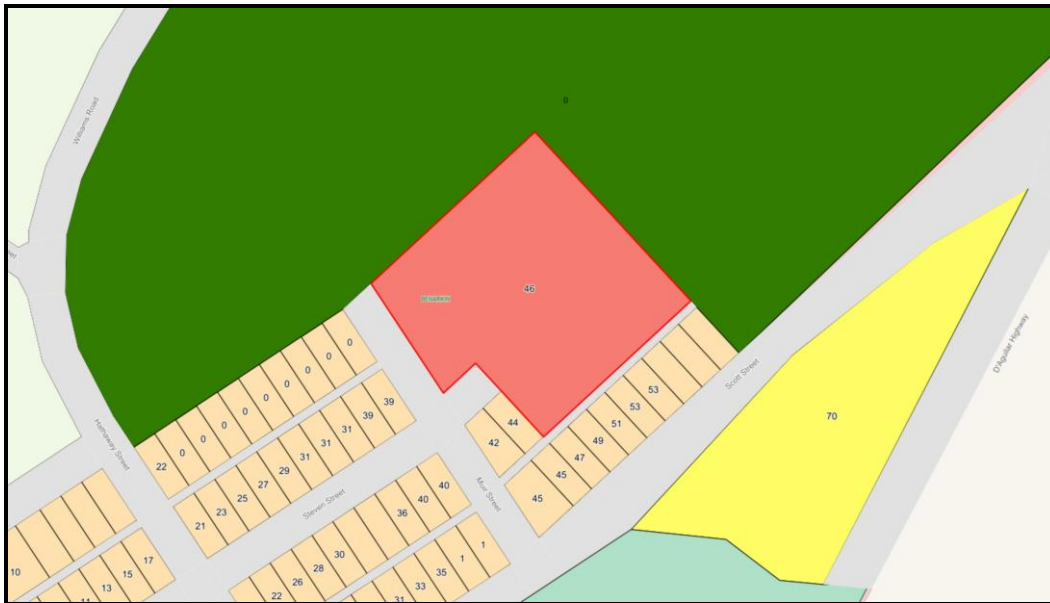


Figure 2: Zoning, SBRC Online Maps

The subject site is mapped as subject to Bushfire Hazard.

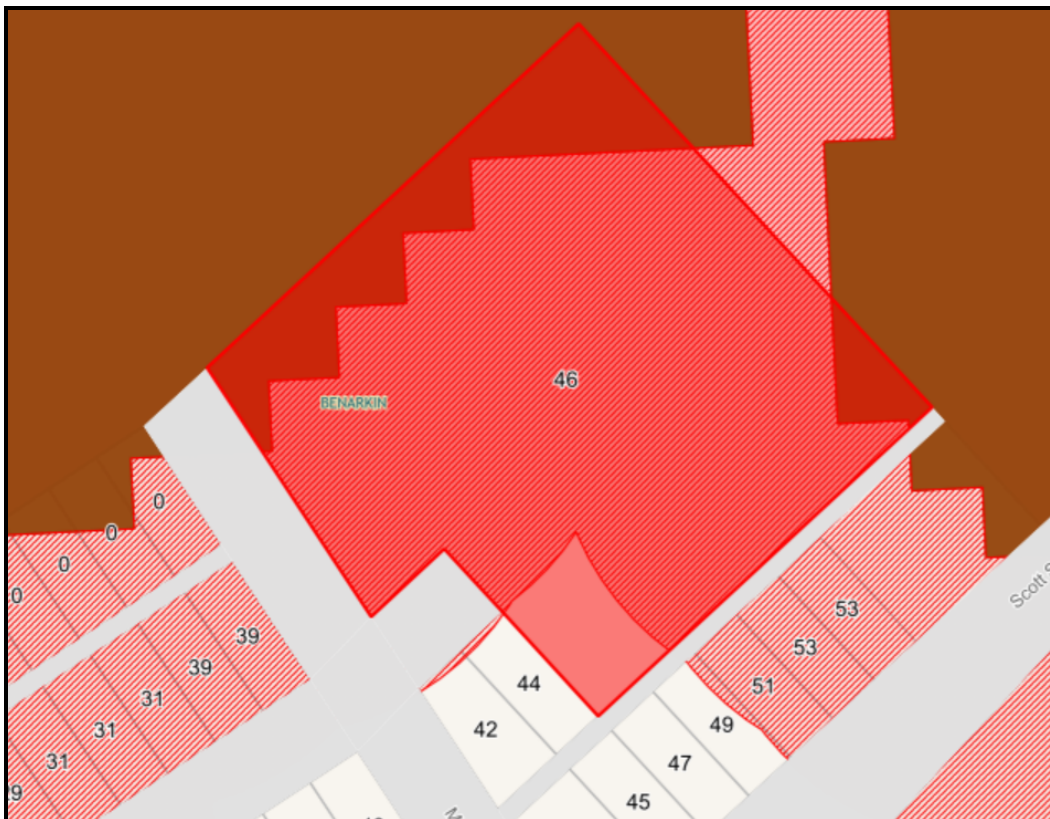


Figure 3: Mapped Bushfire Hazard, SBRC Online Maps

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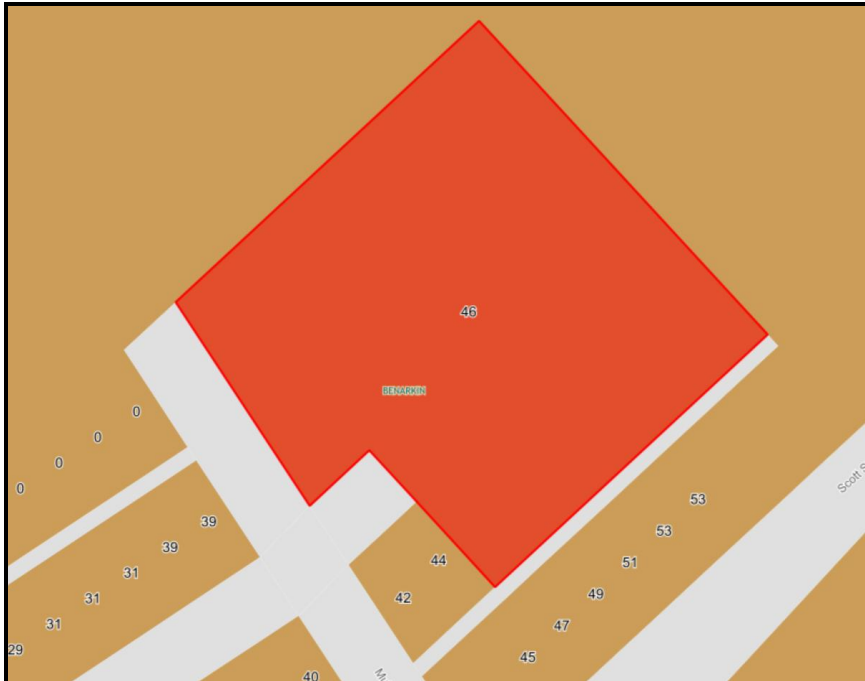
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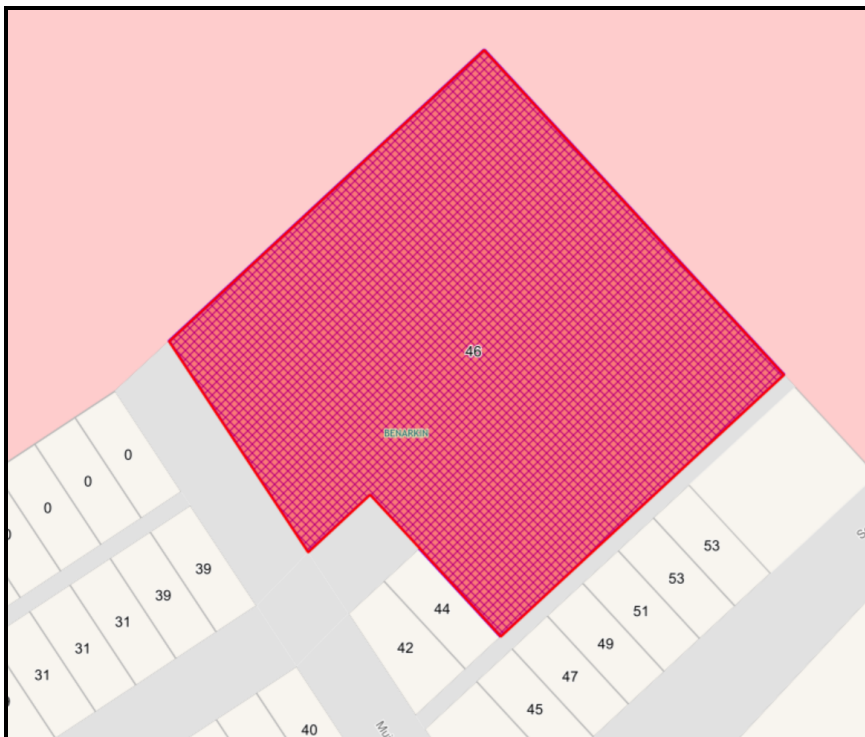


The subject site is mapped as subject to the Agricultural Land Classification.



**Figure 4: Agricultural Land Classification, SBRC Online Maps**

The subject site is also included within the Historic Subdivision Overlay of the SBRC Planning Scheme.



**Figure 5: Historic Subdivision, SBRC Online Maps**

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### 3. Proposed development

The proposed development seeks approval to establish use rights consistent with the Township Zone over the subject site, to more accurately reflect the site's locality adjacent to the Benarkin Township. The application also seeks a Development Permit for Reconfiguring a Lot to subdivide the subject site into 8 lots, over two (2) stages and an access easement in Stage 1 to "reserve" the area of land to accommodate a new road construction in Stage 2.

#### 3.1 Variation Request

In order to regulate the future development of the site, the proposal seeks to establish use rights in accordance with Table 5.5.16 – Township zone and Table 5.6.1 – Reconfiguring a Lot, of the SBRC Planning Scheme V 2.0. The assessment benchmarks of the South Burnett Regional Planning Scheme 2017 V2.0 will apply and no variation to development outcomes in these assessment benchmarks are sought.

#### 3.2 Reconfiguring a Lot

The application seeks approval to reconfigure the subject site over two (2) stages as demonstrated on proposal plan **Drawing No. 14438-P2, Rev A and 14438-P2, Rev B.**

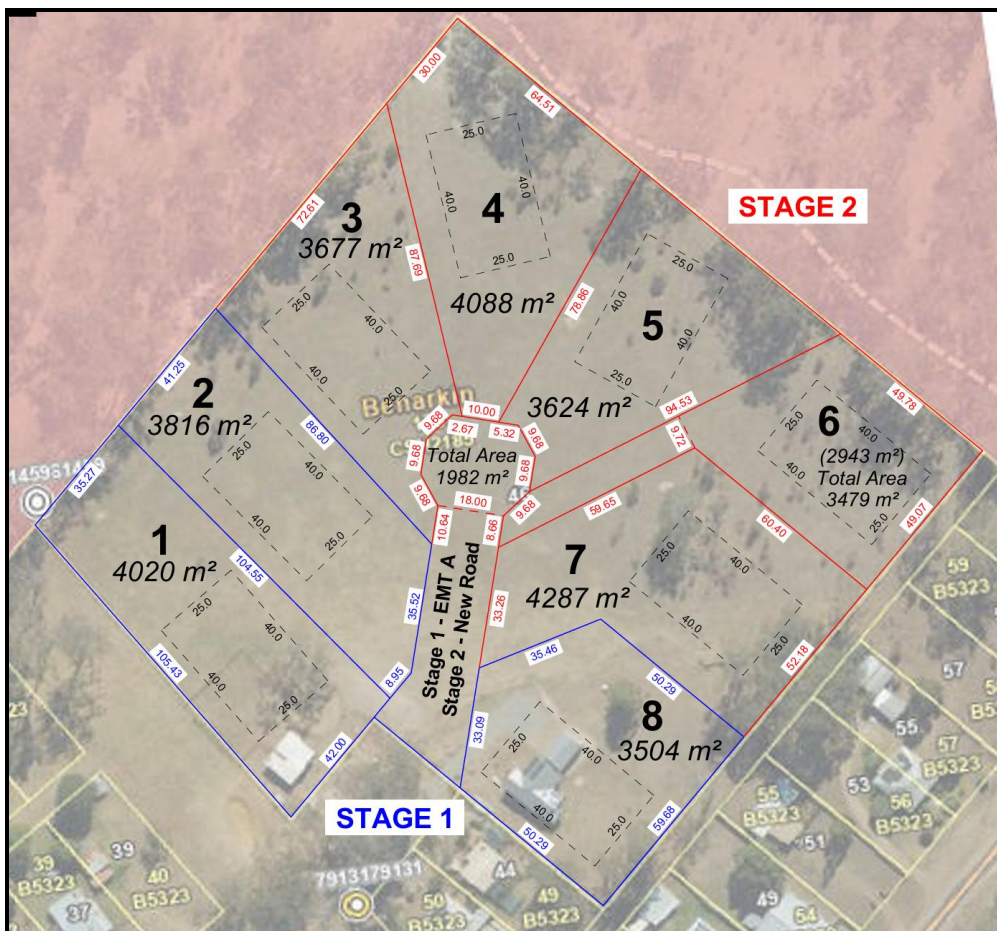


Figure 6: Proposed Layout and Staging, ONF Surveyors

The proposal will be staged as follows:

- Stage 1 – Lots 1,2 and 8, access easement over balance lot. The proposed access easement in Stage 1 is required to ensure that the area of the new road to be constructed in Stage 2 remains clear of any future buildings. The proposed easement will burden the balance area and benefit proposed Lots 1,2 and 8. Proposed Lot 8 will include the existing dwelling on site.
- Stage 2 – Lots 3 to 7, new road. It is proposed to extend Steven Street over the site by providing a new road that reflect the current construction standard of the sealed road at the frontage of the subject site.

The subject site is included in the water service supply area for Blackbutt but outside the sewerage declared service area for Blackbutt. Development on the subject site and surrounding Benarkin township is services by on-site wastewater disposal facilities.

A Bushfire Assessment Report, prepared by Yarraman Environmental identifies appropriate building envelopes on the proposed lots, and considers that the proposed development has been designed to account for and appropriately respond to bushfire hazard on and surrounding the site.



Figure 7: Building location envelopes, Yarramine Environmental

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An Ecological Advice Letter prepared by Yarramine Environmental confirms that there are no biodiversity values or identified areas of environmental significance present on the site, the proposed development will not result in any adverse impacts on any mapped biodiversity values.

The subject site is considered suitable to accommodate township uses for the following reasons:

- The proximity of township style lots and uses along Steven Street, Muir Street and Scott Street forms a logical extension to the township development in the area. The Benarkin State Forest to the east and north of the subject site can be considered as a logical eastern boundary of the Benarkin Township. The Benarkin State forest provides an effective natural barrier to the further expansion of the Benarkin Township and the infill development as proposed will not create a precedent for further subdivision to the east of the subject site.
- The subject site is not suited to rural uses given its proximity to the existing township development to the west and south. There is the opportunity for reverse sensitivity issues occurring from potential dust and noise as a result of the intensive rural use of the site as contemplated by the current rural zoning.
- The proposed development would contribute to housing diversity and choice in living environments for a range of target markets including those downsizing from rural properties and families seeking an aspirational lifestyle, reflective of the Regional Plan intents to support a range of housing expectations across different life cycle stages and varying economic circumstances.
- The subject site is in a location where access to physical and social services are available. Reticulated water supply can be made available to the proposed development as it is within the Council's Water Supply Service Area. Social services are readily available to the subject site as the Benarkin State School is within 5km distance by road of the subject site. The adjacent electricity network and telecommunication services can readily be extent to provide supply to the subject site.
- There are no significant natural hazards like bushfire or landslides that could prevent the use of the site for township style development. The subject site is not impacted by overland flow paths or natural drainage hazards, that could result in a flood hazard. The bushfire hazard present on the adjacent sites has been assessed and can safely be managed by adopting the recommendations contained in the Bushfire Assessment report included in support of the proposed development.

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## 4. Legislative Considerations

### 4.1 Planning Act 2016

This section provides an overview of the legislative context of the application under the provisions of the Planning Act 2016.

#### 4.1.1. Assessable Development

The proposed development is identified as 'assessable' under the Planning Act 2016 due to the effect of the Planning Regulation 2017.

#### 4.1.2. Assessment Manager

The Assessment Manager for this development application is South Burnett Regional Council as determined by Schedule 8 of the Planning Regulation 2017.

#### 4.1.3. Level of Assessment

An application including a Variation Request is subject to 'impact assessment'.

#### 4.1.4. Referral Agencies

A review of Schedule 10 of the Planning Regulation 2017 indicates that the application will not trigger referral to State Agencies.

#### 4.1.5. Public Notification

This application requires public notification for a period of 30 business days.

## 5. State Planning Matters

### 5.1 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 – restricted to a very minor part of the subject site adjoining the eastern boundary

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- MSES - Regulated vegetation (category R)
- MSES - Regulated vegetation (essential habitat)
- MSES - Wildlife habitat (endangered or vulnerable)
- Water Quality
  - Water resource catchments
- Natural Hazards Risk and Resilience
  - Flood Hazard Area – Local Government Flood Mapping Area.
  - Bushfire prone area

If identified as being contained within a Local Government flood mapping area, the SPP requirements for flood are triggered by the flood mapping contained in that Local Government's planning scheme. The subject site is not included in the SBRC Flood Hazard Overlay mapping.

The responses below are provided against State Planning Policy 2017, Part E.


<b>Planning for Liveable communities and housing</b>	
<b>Housing supply</b> Diverse, accessible and well-serviced housing, and land for housing, is provided and supports affordable housing outcomes.	The proposed development provides the opportunity for additional housing within a locality with good access to services, employment and infrastructure.
<b>Liveable communities</b> Liveable, well-designed and serviced communities are delivered to support wellbeing and enhance quality of life.	The proposed development provides the opportunity for additional housing within a locality that addresses the liveability choices of the local community for township style lots that provide a high level of amenity and distinctive local character rather than traditional low density residential development.
<b>Planning for economic growth</b>	
<b>Agriculture</b> The resources that agriculture depends on are protected to support the long-term viability and growth of the agricultural sector	The proposed development is adjacent to established township development within an area that is not subject to agricultural activities. The proposed development is therefore unlikely to impact the viability of the region's agricultural sector, given the
<b>Development and construction</b> Employment needs, economic growth, and a strong development and construction sector are supported by facilitating a range of	The development will provide additional housing opportunities that can support the employment needs and economic growth of the South Burnett region.

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residential, commercial, retail, industrial and mixed-use development opportunities.	
<b>Mining and extractive resources</b> 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 conflicts where possible.	The development is well clear of and unlikely to impact on the protection of extractive resources.
<b>Tourism</b> 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 support the growth and sustainability of the growing tourism development in the Region by providing additional accommodation opportunities.
<b>Planning for the environment and heritage</b>	
<b>Biodiversity</b> 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.
<b>Coastal Environment</b> 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> 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> 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> Community health and safety, and the natural and built environment, are protected	The proposed development does not include a hazardous activity.

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from potential adverse impacts of emissions and hazardous activities. The operation of appropriately established industrial development, major infrastructure, and sport and recreation activities is ensured.	
<b>Natural hazards, risk and resilience</b> 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 not identified as being constrained by natural hazard areas that contain high risk bushfire and/or flooding hazards that would prevent the site from being used for township purposes.
<b>Planning for infrastructure</b>	
<b>Energy and water supply</b> 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 is for housing activities.
<b>Infrastructure Integration</b> The benefits of past and ongoing investment in infrastructure and facilities are maximised through integrated land use planning.	The proposed development is for housing activities.
<b>Transport Infrastructure</b> The safe and efficient movement of people and goods is enabled, and land use patterns that encourage sustainable transport are supported.	The proposed development is for housing activities.
<b>Strategic airports and aviation facilities</b> 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 will not impact the safe operations of strategic airports and aviation facilities.
<b>Strategic ports</b> 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.

## 5.2 Wide Bay Burnett Regional Plan

The subject site is not included in the Priority Agricultural Area or Priority Agricultural Expansion Area of the WBB Regional Plan.

The subject site is within the mapped Agroforestry/ Reforestation Area of the Wide Bay Burnett Regional Plan. The intent of this designation is to maintain opportunities for sustainable forestry, reforestation and land management practices at a regional scale.

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The proposed development is occurring in an established township area on a site improved by built form. It does not compromise the availability of land for opportunities relating to agroforestry or reforestation activities and is consistent with the broader strategic outcome of protecting regional land use opportunities.

### 5.3 Areas of Regional Interest

The subject site is not included in the Strategic cropping Area (SCA) as defined under the *Regional Planning Interest Act, 2014*.

The subject site is included in the Priority Living Area (PLA) as prescribed under the *Regional Planning Interest Regulation, 2014* or through the WBB Regional Plan.

## 6. Planning Scheme Assessment

### 6.1 Strategic Framework

#### 6.1.1 Settlement Pattern

##### Strategic Outcomes

- (1) *Forecasts suggest moderate growth throughout the Region, prompting incremental increases in urban growth areas around most towns. However, possible growth influences, such as that associated with the Bowen Basin, may occasion larger growth areas.*
- (2) *Kingaroy will continue to accommodate the greater proportion of the Region's population, commercial development and major facilities.*
- (3) *Kingaroy develops as the main activity centre for the Region with the highest level of commercial, industrial, community and municipal services. Other towns develop at a scale that supports Kingaroy's role while providing a more localised level of service.*
- (4) *Increases in population densities are facilitated where suitable access to services is available.*
- (5) *Industrial, commercial and other high-employment generating activities are located in areas of high accessibility, but in a way that minimises their visual influence on the character of their host towns.*
- (6) *The settlement pattern is well serviced by a range of safe and efficient transport options that promotes the accessibility and mobility of the wider community.*

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- (7) *The boundary between urban and rural areas is well-defined, particularly along the main approaches to Kingaroy and the other towns where that characteristic is already established. Further strip development is discouraged and buffering is utilised to minimise land use conflicts.*
- (8) *Rural villages provide country town lifestyle options, access to services, opportunities for employment and economic activity at a local level.*
- (9) *The Bunya Mountains village serves a primarily tourist function that will continue to be enhanced by its alpine village architectural character.*
- (10) *The risk to life and property from bushfire, flood, landslide and man-made hazards is avoided or mitigated.*

### **Comment**

The proposal provides a settlement pattern that is consistent with the established Benarkin township and strengthen the distinctive country lifestyle character and sense of community. Opportunity for growth is provided in an area adjacent to the existing township development that will be integrated with urban fabric of Benarkin.

The subject site is located in a position where access to services is readily available as demonstrated and supporting social services can be accessed in an efficient manner.

The proposal is consistent with the outcome to minimise risk to life and property given the site is not encumbered by natural hazards that would pose a significant risk to development.

### **6.1.2 Rural Futures**

#### **Strategic Outcomes**

- (1) *The capacity of important agricultural areas, as shown on Strategic Framework map and rural activities that contribute to the Region's economy is protected from incompatible land uses to optimise agricultural development opportunities.*
- (2) *The rural production base of the Region is broadened to accommodate the widest diversity of productive rural activities.*
- (3) *Non-rural activities are ancillary or subsidiary to principal rural land uses to widen the economic base for rural production provided that rural production in surrounding areas is not compromised and rural character is maintained.*
- (4) *Rural areas can potentially accommodate major industries, infrastructure projects, resource extraction enterprises and transport and aviation related opportunities involving land close to Kingaroy airport. However, they must be of a nature that is*

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*unable to be accommodated in towns, brings major local or regional economic benefits and respects overriding considerations of rural character and production values, scenic values and water quality and has direct access to substantial urban areas via high quality roads.*

- (5) *Extractive resources in rural areas are protected for effective and sustainable exploitation consistent with demonstrated planning need.*
- (6) *Small-scale, low impact accommodation is facilitated on land alongside railway corridors.*
- (7) *The function, connectivity and pasture productivity of the stock route network is maintained for sustainable use by travelling stock on hoof. The stock route network is protected from development which have the potential for conflict.*

### **Comment**

The proposal will not undermine the potential for rural activities to continue operating within the area. The subject site has limited agricultural potential given its size and locality adjacent to existing township development.

### **6.1.3 Strong Economy**

#### **Strategic Outcomes**

- (1) *The Region's economy is founded on strength and diversity of industry and service provision that capitalises on its location advantages and natural assets, improving the Region's employment opportunities and maximising regional economic activity.*
- (2) *The Region's major industries are sustained and grown through diversification, clustering of complementary businesses, and expansion of secondary industries and protection from the establishment and intensification of incompatible land uses.*
- (3) *The contribution of tourism to the Region's economy is complemented by a diverse range of activities that respect the natural environment and productive rural resources.*
- (4) *The role of major employers, including the Tarong Power Station, Swickers Kingaroy Bacon Factory Pty Ltd, the Peanut Company of Australia (PCA), Bean Growers Australia Ltd in the regional economy is supported.*
- (5) *Economic development is enhanced by infrastructure that strengthens and develops linkages with the Southeast Queensland, the Darling Downs and the Wide Bay/Fraser Coast.*

### **Comment**

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The proposal will support the continued economic growth of the Region and provide additional housing opportunities in a suitable location.

#### 6.1.4 Natural Systems and Sustainability

##### Strategic Outcomes

- (1) The values of the Region's National Parks, State Forests and all matters of State environmental significance are protected from incompatible development to avoid or otherwise minimise adverse impacts on their biodiversity values.*
- (2) The water, land, vegetation and air resources of the Region are managed on a sustainable basis, maintaining their availability for sustainable use and facilitating their contribution to the Region's ecosystem health, liveability and prosperity.*
- (3) New development acknowledges the potential impacts of climate change and is designed to reduce the carbon footprint of the Region by reducing car and electricity use.*
- (4) Overlays identify natural hazards and prescribe assessment benchmarks for avoiding and mitigating their effects on people and property.*

##### Comment

The proposal is not located on a site that contains significant environmental values that could be compromised by the proposed development. The density of the proposed development is compatible with the existing level of development in the area and do not present an over development of the subject site.

#### 6.1.5 Strong Community

##### Strategic Outcomes

- (1) The towns and villages retain the country look and feel that has created their individual social character and contributed to their desirability as places to live. The role of Kingaroy as the major regional centre is not compromised.*
- (2) Development occurs in a manner that provides access to a range of employment, commercial, cultural, recreational, education and community opportunities in serviceable locations that respond to community needs.*
- (3) A range of dwelling types in keeping with desired neighbourhood character enables residents to remain in the same community when their housing needs change, maintaining their existing lifestyle and social contacts.*
- (4) The Region's cultural heritage is acknowledged and protected to maintain the link between the current community and the historic values that contributed to its establishment.*

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- (5) *Re-use and redevelopment of heritage places occurs in a way that is compatible with their heritage values and mitigates adverse impacts on the heritage significance.*
- (6) *The role of visual character in defining township identity and creating traditional streetscapes is reinforced.*
- (7) *Community health and safety, sensitive land use (as defined in the Regulation) and the natural environment are protected from the potential adverse impacts of hazardous air, noise and odour emissions from higher impact uses.*
- (8) *Sensitive land use (as defined in the Regulation) are protected from the impacts of previous activities that pose a risk to people or property.*
- (9) *Extractive industry sites are available for re-use for other activities or revert to their natural state upon cessation of extraction.*

### **Comment**

The proposal retains the country look and feel and distinctive social character of the Benarkin township by proposing a low density township development that supports Kingaroy's role as a major activity centre.

The proposal will address a community need for additional housing opportunities and choice while maintaining the distinctive neighbourhood character of the area consisting of larger residential lots and retaining the open space nature of the area.

### **6.1.6 Infrastructure and servicing**

#### **Strategic Outcomes**

- (1) *New development occurs in a manner that allows for the efficient and affordable provision and on-going maintenance of utility infrastructure.*
- (2) *To maintain its major regional centre status, Kingaroy is the recipient of most investment in urban infrastructure, so is best suited to accommodating major urban development.*
- (3) *The relationship between development and utility infrastructure recognises that Blackbutt, Nanango, Wondai and Murgon require a level of infrastructure provision appropriate to the circumstances.*
- (4) *Public and active transport options contribute to reduced greenhouse gas emission and increase the community's well-being.*
- (5) *The investment in the provision of major infrastructure, particularly the Tarong Power Station and its associated entities, is protected from the implications of incompatible development.*
- (6) *Urban development is planned, designed, constructed and operated to manage stormwater and wastewater in ways that help protect the environmental values of waters, including the biodiversity and functioning of freshwater ecosystem.*

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(7) *New development occurs in a manner that allows for the efficient and affordable provision and on-going maintenance of utility infrastructure.*

### **Comment**

The proposal will not compromise the achievement of these outcomes as it will allow for the efficient connection to existing infrastructure at a level consistent with the local circumstances.

## **6.2 Relevant Codes**

As identified within Part 5.6 Categories of Development and Assessment of the SR Planning Scheme, the following codes are relevant to this application:

### **6.2.1 Township Zone Code**

#### **Overall Outcomes**

(2) *The overall outcomes sought for the zone code are as follows:*

- (a) *A range of small-scale non-residential uses such as retail, commercial, industrial and cultural activities supports a predominantly low density residential area.*
- (b) *Maintain the distinctive form and limited geographical spread of the smaller villages of Benarkin, Kumbia, Maidenwell, Memerambi, Wooroolin, Tingooro, Hivesville and Proston. Development provides for the limited growth of these villages, provides a high level of amenity and protects and enhances their local or historic character and compact settlement pattern.*
- (c) *Development services the needs of local residents and visitors.*
- (d) *Development has access to infrastructure and essential services of a standard normally expected in isolated communities.*
- (e) *The quality of the surrounding natural environment is maintained and protected from any detriment caused by urban waste.*
- (f) *Development is designed to avoid and mitigate risks from natural risks and hazards to demonstrable acceptable or tolerable level of risk for both existing and new development, people and property and not result in unacceptable or unavoidable impacts.*
- (g) *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).*
- (h) *Community facilities and infrastructure which directly supports the local community is facilitated.*

### **Comment**

The proposal does not conflict with the overall purpose and relevant outcomes of the Township zone code as it provides for development that is compatible with the existing residential character and environmental features of the area.

The proposal is consistent with the subdivision pattern of the existing township uses in the area retaining the distinctive form of the Benarkin village and presents a modest expansion of the village while retaining the compact settlement pattern historically established in the area.

There are no natural features such as significant gullies, waterways or vegetation on the site that will be impacted by the proposed development.

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Electricity infrastructure is located adjacent the frontage of the site, and an application will be made to connect to the existing infrastructure. Water storage for household consumption will be augmented by the Council's supply and on-site wastewater treatment systems will be required at the time future dwellings are constructed.

### Criteria for Assessment

Section 1 – General	
Performance Outcomes	
<b>PO1</b> The extent of development complements the intended low-density character of the Zone.	
Acceptable Outcomes	Discussion
<b>AO1.1</b> For residential uses, site cover does not exceed 50%.  and <b>AO1.2</b> For non-residential uses, site cover does not exceed 60%.	The proposed new lot will have adequate area on site for the siting of a future dwelling, and the amenity of surrounding area is not expected to be impacted.
Performance Outcomes	
<b>PO2</b> The scale, bulk and design of development are consistent with established scale, character, street presentation and streetscape in the locality.	
Acceptable Outcomes	Discussion
<b>AO2.1</b> Buildings are a maximum of 8.5m above natural ground level.  and <b>AO2.2</b> Buildings are built the same distance from the road alignment as the average of the 2 adjoining buildings.  and <b>AO2.3</b> If no adjoining buildings, or if the average setback of adjoining buildings from road alignments exceeds 6m, buildings are at least 3m from road alignments.	No buffering is considered necessary for this proposal. Adjoining lots are used for residential activities, and the proposed new lots are to provide for new dwellings.  Future development can achieve this outcome.
Performance Outcomes	
<b>PO3</b> Development is to be adequately serviced.	
Acceptable Outcomes	Discussion
<b>AO3.1</b> Development in Benarkin, Kumbia, Wooroolin, Tingoora and Proston is connected to the reticulated water supply network and, in the case of Kumbia and Wooroolin, supplemented by a 9,000L roofwater storage.  or <b>AO3.2</b> In all other circumstances, development is provided with water supply of: (a) For residential uses – a 45,000L rainwater tank per dwelling; (b) For non-residential uses – a potable supply at 140L/head/day and fire-fighting	The proposed development will be connected to the reticulated water supply network.

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<p>supply at 3,000L/hour for a 5 hour period.</p> <p>and  <b>A03.3</b> Development in Proston is connected to Council's common effluent drainage scheme.</p> <p>or</p> <p><b>A03.4</b> In all other circumstances, the provision of on-site sewage treatment conforms to the requirements of the Queensland Plumbing and Wastewater Code.</p> <p>and  <b>A03.5</b> Stormwater discharge must be to a lawful point of discharge or to downstream properties but only with the consent of the affected landowners.</p> <p>and  <b>A03.6</b> Development has direct access to a sealed road.</p> <p>and  <b>A03.7</b> Development is provided with a connection to the electricity supply and telecommunications networks.</p>	<p>On site wastewater treatment systems are to be provided for the construction of future dwellings. Each proposed lot is sufficient in area to accommodate an adequate disposal area.</p> <p>Stormwater discharge will be to the lawful point of discharge.</p> <p>The proposed development will have direct access to Steven Street. Steven Street will be extended over the subject site in Stage 2.</p> <p>The existing electricity infrastructure at the frontage of the site is to be utilized for connection to the proposed new lots. The site is within the NBN Fixed Wireless network area.</p>
<b>Performance Outcomes</b>	
<p><b>PO4</b> Development is located and designed to ensure that land uses are not exposed to:</p> <p>(a) Areas that pose a health risk from previous activities; and</p> <p>(b) Unacceptable levels of contaminants.</p>	
<b>Acceptable Outcomes</b>	<b>Discussion</b>
<p><b>A04.1</b> Development does not occur:</p> <p>(a) In areas that pose a health risk from previous activities; and</p> <p>(b) On sites listed on the Contaminated Land Register or Environmental Management Register.</p> <p>or</p> <p><b>A04.2</b> 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.</p>	<p>There are no known areas or previous activities that may pose a risk to health as outlined in the contamination report included with this application. The subject site is not included in the Contaminated Land Register or Environmental Management Register.</p>
<b>Section 2 Residential activities</b>	
<b>Performance Outcomes</b>	
<p><b>PO5</b> The density of development complements the intended low-density character of the Zone.</p>	

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Acceptable Outcomes	Discussion
<b>AO5</b> Dwelling density does not exceed 1 dwelling per 500m <sup>2</sup> of site area.	Future development can achieve this outcome.
<b>Section 10 For development affected by one or more overlays Other than bushfire hazard overlay)</b>	
<b>Biodiversity overlay</b>	
<b>Performance Outcomes</b>	
<b>PO27</b> Areas of environmental significance, including biodiversity values, are identified, protected and enhanced.	
Acceptable Outcomes	Discussion
<b>AO27.1</b> Uses and associated works are confined to areas not identified on Overlay Map 05. or <b>AO27.2</b> Development is compatible with the environmental values of the area. or <b>AO27.3</b> Where development within an area identified on Overlay Map 05 is unavoidable, measures recommended by a suitably qualified ecologist are incorporated to protect and retain the environmental values and underlying ecosystem processes within or adjacent to the development site to the greatest extent practical.	The assessment provided by Yarramine Ecological confirms that there are no areas of environmental significance, including biodiversity values, identified on the site.
<b>Performance Outcomes</b>	
<b>PO28</b> Biodiversity values of identified areas of environmental significance are protected from the impacts of development.	
Acceptable Outcomes	Discussion
<b>AO28</b> Development adjacent to Protected Areas identified on Overlay Map 05 is set back a minimum of 100m from the park boundaries in the absence of any current 'Management Plans' for these areas.	As there are no biodiversity values of identified areas of environmental significance on the site, the proposed development will have no adverse impacts on any mapped values.
<b>Performance Outcomes</b>	
<b>PO29</b> There are no significant adverse effects on water quality, ecological and biodiversity values.	
Acceptable Outcomes	Discussion
<b>AO29.1</b> Uses and associated works are confined to areas outside overland flow paths and natural drainage features. and <b>AO29.2</b> All buildings, on-site effluent disposal, external activities or storage areas are located 100m from the top of the bank of a river, creek, stream or wetland identified on Overlay Map 05. and <b>AO29.3</b> The Waterway Corridors identified on Overlay Map 05 are	There are no watercourses, dams or drainage lines mapped on the site. The closest watercourse is Taromeo Creek (West Branch) which is located approximately 470m to the northwest of the closest site boundary. As Taromeo Creek is sufficiently separated from the site, no adverse impacts on water quality, ecological and biodiversity values are anticipated.

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maintained in a natural state.	
<b>Historic subdivision overlay</b>	
<b>Performance Outcomes</b>	
<b>PO34</b> Historic subdivisions are only developed in locations where there is adequate access to physical and social services.	
<b>Acceptable Outcomes</b>	<b>Discussion</b>
<b>AO34</b> The site is within 5km distance by road of a school if not on a current school bus route.	The subject site is located within a 5km distance by road to the Benarkin State School.
<b>Performance Outcomes</b>	
<b>PO35</b> A site identified on the Overlay Map 09 is not developed where: (a) the site characteristics, including impacts from natural hazards, make it unsuitable for development; and (b) infrastructure, including water, sewerage, stormwater and roads are not adequate or result in environmental harm.	
<b>Acceptable Outcomes</b>	<b>Discussion</b>
<b>AO35.1</b> The site has frontage to a gazetted and constructed road.  and <b>AO35.2</b> The site has sufficient area to provide for onsite effluent disposal in accordance with the requirements of the Queensland Plumbing and Wastewater Code.  and <b>AO35.3</b> The site is: (a) within a reticulated town water area, and reticulated water supply is provided, or; (b) outside a reticulated town water area, and a rainwater tank or other supplementary water supply system is installed with a minimum capacity of 45,000 litres.  and <b>AO35.4</b> Habitable rooms within new buildings are 300mm above the highest known flood level, located on the highest part of the site and elevated to enhance flood immunity.  and <b>AO35.5</b> New buildings are provided with a service line connection to the electricity supply and telecommunications networks.  and <b>AO35.6</b> Stormwater drainage is discharged from the boundary of a	The subject site has frontage to Steven Street.  The proposed lots exceed an area of 3400m <sup>2</sup> which is considered sufficient to accommodate on- site effluent disposal area.  The subject site is within the Benarkin town water area.  The subject site is not subject to a known flood event and the proposed lots contain sufficient area to locate new dwellings on the highest part of the site as required.  Electricity and telecommunication supply connections a can be provide in future.  Stormwater discharge can be undertaken without nuisance to adjoining properties. The subject site

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<p>development site:</p> <p>(a) without nuisance and annoyance to adjoining or downstream properties,</p> <p>(b) into natural systems, and</p> <p>(c) with conveyance to a lawful point of discharge including by way of easement where drainage systems traverse private property into natural systems.</p> <p>and</p> <p><b>AO35.7</b> New buildings are confined to areas outside of overland flow paths and natural drainage features.</p>	<p>drains naturally to the northwest away from the existing development to the southeast.</p> <p>There are no water courses or overland flow paths visible on the subject site.</p>
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### 6.2.2 Bushfire hazard overlay code

(1) *The purpose of the Bushfire hazard overlay code is to ensure that risk to life, property, and the environment as a result of bushfire is mitigated to an acceptable or tolerable level, through development and activities that achieve the following outcomes:*

- (a) *Development is laid out and located to minimise the exposure and vulnerability of people and property at risk from bushfires.*
- (b) *Development contributes to effective and efficient emergency response and recovery capabilities.*
- (c) *Rehabilitation, revegetation and landscaping does not increase the risk to people or property.*
- (d) *Development only establishes or intensifies vulnerable uses within the bushfire prone area where no other option exists to provide the necessary level of service.*
- (e) *Development only establishes or intensifies community infrastructure providing essential services within the bushfire prone area where necessary to provide an adequate level of service to the existing and projected population.*
- (f) *Development avoids or mitigates the risk from the manufacture or storage of materials that are hazardous in the context of bushfire.*

#### Comment

The proposed development has demonstrated that development can occur without placing people or property at an unacceptable risk of loss or damage, subject to following reasonable measures to avoid or mitigate the assessed bushfire threat applicable of the subject site.

#### Criteria for Assessment

<b>Section A – Reconfiguring a lot (RaL) – where creating any number of lots of more than 2,000 square metres:</b>	
<b>Performance Outcomes</b>	
<p><b>PO1</b> The subdivision layout:</p> <p>(a) enables future buildings to be located away from slopes and land forms that expose people or property to an intolerable risk to life or property; and</p> <p>(b) facilitates emergency access and operational space for firefighters in a reduced fuel area between future buildings and structures and hazardous vegetation, that reduce risk to an acceptable or tolerable level.</p>	
<b>Acceptable Outcomes</b>	<b>Discussion</b>

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<p><b>AO1.1</b> 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> 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 plan boundaries.</p>	<p>Each proposed lot has been assigned a building location envelope sized and positioned to avoid ridgelines, saddles, and steep crest areas as show on the proposal plan included with this application.</p> <p>The BAL assessment undertaken by Yarramine Environmental confirms that, with the implementation of a 24m wide asset protection zone and the nomination of building location envelopes, future dwellings will be adequately separated from nearby hazardous vegetation to achieve a radiant heat flux of 29 kW/m<sup>2</sup> or less.</p>
<b>Performance Outcomes</b>	
<p><b>PO2</b> The subdivision layout enables:</p> <p>(a) future buildings to be located as close as possible to property entrances to facilitate safe evacuation during a bushfire event; and</p> <p>(b) future site access to be located and designed to allow safe evacuation of the site by occupants and maintain access by emergency services under critical event conditions.</p>	
<b>Acceptable Outcomes</b>	<b>Discussion</b>
<p><b>AO2</b> A development footprint plan is identified for each lot that:</p> <p>(a) is located within 60 metres of the street frontage; and</p> <p>(b) sited to enable a route between the development footprint plan and the street frontage with a gradient that does not exceed of 12.5 per cent.</p>	<p>Each proposed lot has been allocated a building location envelope that is sized and positioned within 60 m of the new street frontage to be constructed as part of the subdivision, and is configured to allow a connecting driveway with a gradient not exceeding 12.5%.</p>
<b>Section F - Where involving an asset protection zone:</b>	
<b>Performance Outcomes</b>	
<p><b>PO17</b> Asset protection zones are designed and managed to ensure they do not increase the potential for bushfire hazard.</p>	
<b>Acceptable Outcomes</b>	<b>Discussion</b>
<p><b>AO17</b> Landscaping treatments within any asset protection zone comprise only low threat vegetation, including grassland managed in a minimal fuel condition, maintained lawns, golf courses, maintained public reserves and parklands, vineyards, orchards, cultivated gardens, commercial nurseries, nature strips and windbreaks.</p> <p>OR</p> <p>Landscaping management within any asset protection zone maintains a:</p> <p>(a) potential available fuel load which is less than eight tonnes/hectare in aggregate; and</p> <p>(b) fuel structure which is discontinuous.</p>	<p>Within the proposed 24m wide asset protection zone, the majority of vegetation present is low-threat. The remaining areas are recommended to be subject to ongoing structural management to ensure:</p> <p>(a) the potential available fuel load remains below 8 tonnes per hectare in aggregate; and</p> <p>(b) the fuel structure remains discontinuous.</p> <p>Any plant species introduced into the APZ are to be selected for low combustibility, characterised by features such as high moisture content, low volatile oil levels, high leaf mineral content, large or fleshy leaves, and the absence of shedding bark, and positioned to avoid both vertical and horizontal continuity of fuels. Conditions requiring such management can be imposed.</p>

### 6.2.3 Reconfiguring a Lot Code

#### Overall Outcomes

- (2) *The purpose of the code will be achieved through the following overall outcomes:*
- (g) *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.*
  - (h) *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.*
  - (i) *In-fill and consolidation of existing urban areas is maximised where consistent with the intended nature of the zone.*
  - (j) *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.*
  - (k) *Areas or features of environmental significance are not adversely impacted by habitat loss, fragmentation or isolation.*
  - (l) *A structured road hierarchy is created that provides safe, convenient and efficient connectivity and circulation for vehicles, cyclists and pedestrians.*
  - (m) *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.*
  - (n) *Lots are provided with water supply, stormwater disposal, sustainable effluent and waste disposal, telecommunications and power, to standards appropriate for the zone.*

#### Comment

The proposed lot areas are consistent with the existing smaller lot character of the adjacent township residential development along Muir, Scott and Steven Streets, Benarkin.

The proposed lots will cater for the housing demand in a rural village and the lots will provide sufficient area for the siting of new dwellings and required effluent disposal area associated therewith. Access is to be provided via Steven Street which can be upgraded to the required Council standard in Stage 2 of the development.

The proposal represents suitable infill development within an established township residential area.

The proposal will not result in any clearing or fragmentation of remnant or significant vegetation.

The proposal will utilise the existing road network and not result in adverse impact on the existing road network. The proposed lots can be adequately serviced utilising existing electricity infrastructure located at the frontage of the site and reticulated water and on-site effluent disposal can be installed on construction of future dwellings.

#### Criteria for Assessment

##### Section 3 – All Other Reconfiguration

##### Performance Outcomes

**PO7** Allotments are of sufficient size and dimensions to meet the requirements of the users and provide for servicing of the intended use.

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Acceptable Outcomes	Discussion
<p><b>A07.1</b> Development provides that allotment area, dimension and shape are in accordance with the standards in Table 9.4.2.</p> <p>and</p> <p><b>A07.2</b> The minimum allotment size for any rear allotment shall be calculated exclusive of the area of the access corridor of the allotment.</p> <p>and</p> <p><b>A07.3</b> Irregularly shaped allotments are designed to allow a building area of 15m by 10m to be setback 6m from the site frontage.</p>	<p>The proposed development provides lot sizes that correspond with the Township Zone and is consistent with existing lot sizes of the township zoned lots in the area along Steven, Muir and Scott Streets.</p> <p>Proposed rear allotment size shown on the proposal plan excludes the access strip or corridor.</p> <p>The proposed irregular shaped lots are of sufficient size to allow for the required building area and frontage as demonstrated on the proposal plan.</p>
<b>Performance Outcomes</b>	
<b>PO8</b> Lots have lawful, safe and practical access.	
Acceptable Outcomes	Discussion
<p><b>A08.1</b> Access is provided via either: (a) Direct road frontage; (b) Access strip with a minimum width of 3.5m (for rear lots only); or (c) Access easement with a minimum width of 6m (where lots only have legal road frontage that does not provide, safe or practical access to the existing street network).</p> <p>and</p> <p><b>A08.2</b> Newly created lots do not have direct access to sub-arterial or higher order roads.</p> <p>and</p> <p><b>A08.3</b> Except in the Rural Zone, new lots, are provided with access to a sealed road.</p>	<p>Access for Stage 1 will be via a access easement from Steven Street.</p> <p>Access to Stage 2 will be provided via a new road extension from Steven Street.</p> <p>The proposed lots will not have direct access to a sub-arterial or higher order road.</p> <p>All lots will have access to a sealed road as part fo the development.</p>
<b>Performance Outcomes</b>	
<b>PO9</b> The number of rear lots is minimised having regard to the outlook, topography of the site, intended land use and general amenity of the area.	
Acceptable Outcomes	Discussion
<p><b>A09.1</b> Only one rear lot is provided behind each full street frontage regular lot.</p> <p>and</p> <p><b>A09.2</b> No more than two rear lot access strips directly adjoin each other.</p> <p>and</p> <p><b>A09.3</b> No more than two rear lots gain access from the head of a cul-de-sac.</p>	<p>Proposal meets this requirement as only one rear lot is proposed behind each full street frontage regular lot.</p> <p>No more than two rear lot access strips directly adjoin each other.</p> <p>No more than two rear lots gain access from the head of a cul-de-sac.</p>

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and <b>AO9.4</b> Rear lots are only created where the site gradient is greater than 5%.	The site gradient is not greater than 5%.
<b>Performance Outcomes</b>	
<b>PO10</b> The design and construction of new roads: (a) Maintain safe and efficient access to the transport network; (b) Creates integrated neighbourhoods; and (c) Are constructed to a standard that is commensurate with the intended use of allotments.	
<b>Acceptable Outcomes</b>	<b>Discussion</b>
<b>AO10.1</b> Intersection shall be spaced at no less than 45m from any other intersection.	The proposed layout meets this requirement.
and <b>AO10.2</b> Any intersections with existing roads shall be treated with a T-intersection or a roundabout.	No new intersection is proposed.
and <b>AO10.3</b> The road layout indicates connections to adjoining development sites.	Due to the nature of the adjoining development no opportunity exists for a connection road.
and <b>AO10.4</b> Other than in the Rural or Rural Residential Zones, new streets are provided with layback kerb and channel.	No layback curb and channel is proposed given the construction of the existing roads in Benarkin consist of grass swales.
or <b>AO10.5</b> In the Rural Residential Zone, new streets are provided with concrete flush kerbs and swale drains.	No concrete flush kerbs or concrete swale drains are proposed.
<b>Performance Outcomes</b>	
<b>PO11</b> The provision of services is resistant to inclement weather and does not degrade the character of the area.	
<b>Acceptable Outcomes</b>	<b>Discussion</b>
<b>AO11.1</b> Where the reconfiguration involves the opening of a new road, all electricity and telecommunications services are located underground.	Electricity will be provided overhead while telecommunication service will be provided in accordance with requirements of the service provider.
<b>Performance Outcomes</b>	
<b>PO12</b> 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.	
<b>Acceptable Outcomes</b>	<b>Discussion</b>
No outcome specified.	Not relevant to this proposal.
<b>Performance Outcomes</b>	
<b>PO13</b> Public open space is provided in response to community need.	
<b>Acceptable Outcomes</b>	<b>Discussion</b>

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<b>AO13.1</b> Public open space is provided in accordance with the Priority Infrastructure Plan.	The priority Infrastructure Plan does not require the provision of open space, however, a contribution will be payable under the infrastructure charges notice issued for the development.
<b>Performance Outcomes</b>	
<b>PO14</b> 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.	
<b>Acceptable Outcomes</b>	<b>Discussion</b>
<b>AO14.1</b> 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 relevant to this proposal.
<b>Performance Outcomes</b>	
<b>PO15</b> Reconfiguration into allotments less than 400m <sup>2</sup> in the Medium Density Residential zone is to provide for suitable living environments.	
<b>Acceptable Outcomes</b>	<b>Discussion</b>
For allotments less than 400m <sup>2</sup> – <b>AO15.1</b> All lots are orientated to within 200 of north.  <b>AO15.2</b> All lots are to be sized and shaped to accommodate a 10m x 20m rectangle.	Not relevant to this proposal.
<b>Section 4 All reconfiguring a lot subject to an overlay</b>	
<b>Agricultural land overlay</b>	
<b>Performance Outcomes</b>	
<b>PO16</b> The productive capacity and utility of agricultural land for rural activities is maintained.	
<b>Acceptable Outcomes</b>	<b>Discussion</b>
<b>AO16.1</b> In the Rural zone only, no additional allotments are created in the area identified as agricultural land on SPP Interactive Mapping (Plan Making);  or <b>AO16.2</b> In the Rural zone only, a Farm management plan prepared by a suitably qualified agronomist demonstrates that the existing productivity of the land area is not reduced.	The subject site is mapped on SPP Interactive Mapping (Plan Making) as agricultural land. However, the subject site is not included in the Important Agricultural Areas mapped by the SBRC Planning Scheme, Overlay Map.

## 6.2.4 Services, Works and Infrastructure Code

### Overall Outcomes

- (2) *The purpose of the code will be achieved through the following overall outcomes:*
- Infrastructure is provided in a cost-effective, efficient and co-ordinated manner to a standard ordinarily expected in the locality.*
  - Development is planned, designed, constructed and operated to manage stormwater and wastewater in ways that protect environmental values and achieve water quality objectives.*

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- (c) Development is provided with sufficient vehicle parking and servicing in a manner that provides safe and efficient access and circulation.
- (d) Landscaping enhances visual amenity, integrates the built and natural environments, maximises water efficiency, minimises soil loss, provides shade in large paved areas and does not adversely impact on infrastructure.
- (e) Filling or excavation maintains the amenity and health of the community and environment.
- (f) Development is reflective of and responsive to the environmental constraints of the land and is established where the impacts of natural hazards are avoided or safely managed.

### Comment

The proposal can be adequately serviced utilising existing services available at the frontage of the development, i.e., electricity and new services on construction of future dwellings. There will be adequate area on the site for on-site wastewater treatment systems for effluent disposal and provision of reticulated water. The site is within the fixed wireless NBN area.

The site has sufficient frontage for new accesses to service the proposed new lots which will allow vehicles to enter and exit the site in a forward gear.

No significant filling or excavation is proposed as part of this application.

There are no known environmental constraints over the site and no natural hazards are identified on the Overlay Maps of the SBRC Planning Scheme.

### 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.	A preliminary stormwater management plan is not considered required due to the small scale of the development. The proposed lots have sufficient area on site to provide for on-site stormwater discharge. The site is relatively flat and not subject to existing overland flow paths or watercourses.
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: (a) wastewater type; (b) climatic conditions; (c) water quality objectives; (d) best-practice environmental management;  and <b>AO2.2</b> Wastewater is managed in accordance with a waste management hierarchy that:	The proposal will not discharge wastewater into a waterway.

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(a) avoids wastewater discharge to waterways; or (b) minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and groundwater.	
<b>Performance Outcomes</b>	
<b>PO3</b> Construction activities avoid or minimise adverse impacts on stormwater quality.	
<b>Acceptable Outcomes</b>	<b>Discussion</b>
<b>AO3.1</b> An erosion and sediment control plan addresses the design objectives for the construction phase in Table 9.4.4.	An erosion and sediment control plan will be provided and implemented as part of the civil works required to implement the development.
<b>Performance Outcomes</b>	
<b>PO4</b> Operational activities avoid or minimise changes to waterway hydrology from adverse impacts of altered stormwater quality and flow.	
<b>Acceptable Outcomes</b>	<b>Discussion</b>
<b>AO4.1</b> Development incorporates stormwater flow control measures to achieve the design objectives for the post-construction phase in Table 9.4.4.	Noted and to be complied with as part of the Operational Works stage of the development.
<b>Section 2 Infrastructure</b>	
<b>Performance Outcomes</b>	
<b>PO5</b> Development is provided with infrastructure which: (a) conforms with industry standards for quality; (b) is reliable and service failures are minimised; and (c) is functional and readily augmented.	
<b>Acceptable Outcomes</b>	<b>Discussion</b>
<b>AO5.1</b> Except in the Rural zone, all development occurs on a site with frontage to a sealed road.  and <b>AO5.2</b> Infrastructure is designed and constructed in accordance with the standards contained in PSP1 – Design and Construction Standards.	It is proposed that Steven Street will be extended over the subject site in Stage 2 at the standard of the existing roads in the facility of the subject site.
<b>Section 5 Filling and excavation</b>	
<b>Performance Outcomes</b>	
<b>PO9</b> Development results in ground levels that retain: (a) access to natural light; (b) aesthetic amenity; (c) privacy; and (d) safety.	
<b>Acceptable Outcomes</b>	<b>Discussion</b>
<b>AO9.1</b> The depth of: (a) fill is less than 2m above ground level; or (b) excavation is less than 2m below ground level.  and	The proposal will not require extensive cut and fill to achieve developable sites.

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<p><b>AO9.2</b> The toe of the fill, or top of the excavation is not less than 0.5m inside the site property boundary.</p> <p>and</p> <p><b>AO9.3</b> Works do not occur on slopes over 15% in grade.</p> <p>and</p> <p><b>AO9.4</b> Retaining walls over 1m in height are terraced 1.5m for every 1m in height and landscaped.</p> <p>and</p> <p><b>AO9.5</b> Batter slopes are not steeper than 25% and are grassed and terraced 1.5m for every 1m in height.</p> <p>and</p> <p><b>AO9.6</b> Filling or excavation for the purpose or retention of water:</p> <p>(a) is certified by an RPEQ engineer to safely withstand the hydraulic loading;</p> <p>(b) directs overflow such that no scour damage or nuisance occurs on adjoining lots.</p>	
<b>Performance Outcomes</b>	
<b>PO10</b> Filling or excavation does not cause damage to public utilities.	
<b>Acceptable Outcomes</b>	<b>Discussion</b>
<b>AO10.1</b> Filling or excavation does not occur within 2m horizontally of any part of an underground water supply, sewerage, stormwater, electricity or telecommunications system.	Noted and to be complied with by the future development.
<b>Performance Outcomes</b>	
<b>PO11</b> 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</b> Following filling or excavation: (a) the premises: (i) are self-draining; and, (ii) has a minimum slope of 0.25%; and, (b) surface water flow is: (i) directed away from neighbouring properties; or (ii) discharged into a stormwater drainage system designed and constructed in accordance with AS3500 section 3.2.	Noted and to be complied with as the detailed filling and excavation design will be included as part of the Operational Works stage of the development.
<b>Section 6 - All operational work subject to an overlay</b>	
<b>Performance Outcomes</b>	
<b>PO12</b> Development avoids, minimises or mitigates adverse impacts on areas of environmental significance.	

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Acceptable Outcomes	Discussion
<p><b>AO12.1</b> Uses and associated works are confined to areas not identified on Overlay Map 05.</p> <p>or</p> <p><b>AO12.2</b> Development is compatible with the environmental values of the area.</p> <p>or</p> <p><b>AO12.3</b> Where development within an area identified on Overlay Map 05 is unavoidable, measures recommended by a suitably qualified ecologist are incorporated to protect and retain the environmental values and underlying ecosystem processes within or adjacent to the development site to the greatest extent practical.</p>	<p>There are no environmental values identified on the subject site.</p>
Performance Outcomes	
<p><b>PO 13</b> Biodiversity values of identified areas of environmental significance are protected from the impacts of development</p>	
Acceptable Outcomes	Discussion
<p><b>AO13</b> Development adjacent to Protected Areas identified on Overlay Map 05 is set back a minimum of 100m from the park boundaries in the absence of any current 'Management Plans' for these areas.</p>	<p>Not relevant to the proposed development as no environmental values are identified on site.</p>
Performance Outcomes	
<p><b>PO14</b> There are no significant adverse effects on water quality, ecological and biodiversity values.</p>	
Acceptable Outcomes	Discussion
<p><b>AO14.1</b> Uses and associated works are confined to areas outside overland flow paths and natural drainage features.</p> <p>and</p> <p><b>AO14.2</b> The Waterway Corridors identified on Overlay Map 05 are maintained in a natural state.</p>	<p>Noted, there are no overland flow paths and natural drainage features identified on the subject site.</p> <p>No Waterway Corridors are mapped over the site.</p>

## 7. Technical Reports

A Bushfire Assessment Report prepared by Yarramine Environmental, dated 04/03/2026 Hazard Includes the following recommendations.

### Siting of Future Buildings

Future dwellings should be located within the building location envelopes shown on Figure 13. Sheds can be constructed within building exclusion zones only if they are separated from a dwelling by more than 6m.

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### Construction of Future Buildings

Future buildings are to be constructed to meet the requirements of the relevant building standards prevailing at the time to enable a building to be designed and constructed according to the site conditions. This includes Australian Standard AS2959-2018 Construction of buildings in bushfire prone areas as invoked by the National Construction Code (NCC).

Although a separate requirement independent of any subdivision approval process, it is worth reiterating that future dwellings, where located within 100m of classified vegetation, will be subject to the findings of a Bushfire Attack Level Assessment prepared for a Building Certifier immediately prior to obtaining a building permit.

### Asset Protection Zone

A 24m wide APZ is recommended to be established at the time of the construction of future dwellings located along the inside edge of the site boundary as shown in Figure 13. This zone will serve to protect dwellings, from flames and radiant heat, as well as providing a relatively defensible space for firefighting activity.

The zone should be maintained in a very low fuel state, with minimal fine fuels at ground level, and discontinuous vegetation to prevent encroaching fire from assets. Any vegetation retained or planted within the APZ should meet the following criteria:

- Ensure potential available fuel load remains below 8 tonnes per hectare in aggregate.
- Must not touch or overhang any buildings.
- Should be spaced so that when mature horizontally and vertically avoid forming a continuous canopy.
- Must not include species that retain dead material or shed large amounts of ground fuel quickly or during high-risk periods.
- Should be positioned far enough from buildings to prevent ignition from direct flame contact or radiant heat.
- If planted, should consist only of species with fire-resistant qualities and low combustibility, by virtue of high moisture content, low volatile oil content, high leaf mineral levels, large fleshy leaves, absence of shedding bark.

The APZ will require regular fuel load management, potentially including pruning, mowing, slashing, and the removal of dead vegetation and leaf litter. At the time of field assessment much of the area was of significant vegetation, with only some smaller areas of tree regrowth that would require structural management.

### Water Supply

Connection the reticulated water supply be undertaken for all newly established lots at the time of their construction.

The Ecological Advice Letter prepared by Yarramine Environmental, dated 23 February 2026 confirmed that the proposal will not impact any matters of environmental significance mapped under the Biodiversity Overlay of the South Burnett Regional Planning Scheme 2017. There are no biodiversity values or identified areas of environmental significance present on the site and the proposed development will not result in any adverse impacts on any mapped biodiversity values.

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## 8. Summary

This application provides justification for approval for a Development Permit for a Preliminary Approval including a Variation Request under Section 43 and 50(3) of the Planning Act 2016 and Development Permit for Reconfiguring a Lot (1 lot into 8 lots, over two stages and an access easement).

- Give the proximity of township residential uses along Muir, Scott and Steven Streets, the use of the subject site for township residential uses forms a logical extension to the east of the established Benarkin village.
- The subject site is not suited to rural uses given the close proximity to the existing adjacent residential development in the immediate vicinity and the opportunity for reverse sensitivity issues occurring due to potential for dust and noise from rural activities on site.
- The agricultural potential of the subject site to sustain viable agriculture is considered very low given the site's physical characteristics.
- The proposed development would contribute to housing diversity and choice in living environments for a range of target markets including those downsizing from rural properties and families seeking an aspirational lifestyle, reflective of the Regional Plan intents to support a range of housing expectations across different life cycle stages and varying economic circumstances.
- There are no significant physical restrictions like flooding or contaminated land or significant ecological habitat on site that would preclude the use of the site for rural residential purposes.
- The proposed development can be adequately serviced in an efficient manner given the availability of services adjacent to the subject site.

The proposal provides justification against the applicable elements of the South Burnett Regional Council Planning Scheme.



**Chris Du Plessis MPIA**  
**Town Planner**

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