



Town Planning Report

123 Boat Mountain Road, Murgon QLD 4605

Reconfiguring a Lot (One Lot into Two Lots) with Access Easement
Lot 1 on SP341224

1.0 EXECUTIVE SUMMARY

1.1 Compliance Assessment Overview

Proposed development	Subdivision of one lot into two lots, together with a 104sqm access easement (Easement A). The Proposal creates Proposed Lot 1 of 1.19ha and Proposed Lot 2 of 4,619sqm. No material change of use, building work or operational work is proposed.
Pathway and approval	Impact assessment. A Development Permit for Reconfiguring a Lot is required. No State Assessment and Referral Agency referral is enlivened.
Site address	123 Boat Mountain Road, Murgon QLD 4605.
Real property description	Lot 1 on SP341224.
Site area	16,560sqm
Local government area	South Burnett Regional Council.
Applicant	[REDACTED]

1.2 Planning Summary

Development type (Planning Act 2016)	Reconfiguring a Lot, being the subdivision of one lot into two lots and the creation of an access easement.
Assessment category	Impact assessment.
Categorising provisions	Planning scheme Table 5.6.1; Planning Regulation 2017, Schedule 10, Part 14, Section 21.
Development application required	Yes. Development Permit for Reconfiguring a Lot.
Zone	Rural residential zone (Section 6.2.14). Not within the RR1 (Rural Residential 4,000) precinct. No neighbourhood plan or local plan.
Overlays engaged	Agricultural land overlay (Overlay Map 08). No hazard, biodiversity or other overlay applies.
Assessment benchmarks	Rural residential zone code; Reconfiguring a lot code (including the agricultural land overlay outcome); Services and works code; and the strategic framework.
State referral (SARA)	Not enlivened. No State Development Assessment Provisions State Code applies.
Other referral	None. Council concurrence under Schedule 9 and the Building Act 1975 is not enlivened, as no building work is proposed.
Public notification	Required. The Proposal is impact assessable.
Planning position	The Proposal appropriately responds to the applicable assessment benchmarks, is consistent with the relevant planning framework, and represents an appropriate planning outcome.

1.3 Planning Framework

The Site is subject to the South Burnett Regional Council Planning Scheme Version 2.0 and is wholly within the Rural residential zone, outside the RR1 (Rural Residential 4,000) precinct, with no neighbourhood plan or local plan applying. The agricultural land overlay applies over the Site; no hazard, biodiversity or other overlay is engaged. The Proposal is assessed against the Rural residential zone code, the Reconfiguring a lot code, the Services and works code and, because the Proposal is impact assessable, the strategic framework. The State Planning Policy interests are integrated through the planning scheme, and the Wide Bay Burnett Regional Plan 2023 provides strategic context.

1.4 Development Components

The Proposal comprises a single development component under the Planning Act 2016:

- **Reconfiguring a Lot:** the subdivision of Lot 1 on SP341224 into Proposed Lot 1 of 1.19ha and Proposed Lot 2 of 4,619sqm, together with the creation of a 104sqm access easement (Easement A), impact assessment under Table 5.6.1 of the planning scheme.

No material change of use, building work or operational work forms part of the Proposal.

1.5 Referral Considerations

Referral has been assessed against Schedules 9 and 10 of the Planning Regulation 2017. No referral to the chief executive as the State Assessment and Referral Agency is enlivened, and no State Development Assessment Provisions State Code applies. The only mapped State matter is a water resource planning area boundary, which is informational and does not enliven a referral. Council concurrence under Schedule 9 and the Building Act 1975 relates to building work and is not enlivened. The full referral analysis is at Section 5.3.

1.6 Overall Planning Position

The Proposal delivers two residential allotments capable of being serviced in an established small-lot rural residential enclave adjoining the Murgon township and the RR1 (Rural Residential 4,000) precinct. It does not meet the 2ha minimum lot area or the 80m standard-lot frontage in Table 8.4.2 that applies to Rural residential land outside a precinct, and compliance with those matters is demonstrated on planning merit against the relevant performance outcomes and overall outcomes, as set out in Sections 4 and 5 and consolidated in the Code Compliance Table at Appendix A. Each lot exceeds the 4,000sqm minimum applying in the adjoining RR1 precinct, is capable of accommodating a dwelling house and on-site servicing, and is provided with lawful, safe and practical access. The Proposal does not result in unacceptable amenity, environmental, infrastructure or State interest impacts, and is well founded against the planning framework.

2.0 SITE ANALYSIS AND LOCALITY CONTEXT

2.1 Site Description

The Site is a single freehold rural residential allotment described as Lot 1 on SP341224. It has an area of approximately 16,560sqm (1.656ha) taken from the State cadastral record, approximate pending registered survey. The Site is broadly quadrilateral and slopes gently, with its narrow eastern point fronting Boat Mountain Road, a constructed local government road on the western edge of Murgon. The established access to Boat Mountain Road is located at this eastern interface. The Site adjoins the small rural residential allotments of the SP341224 estate to the north and east and larger rural landholdings to the west and south.



Figure 1 - Cadastral context: the Site, Lot 1 on SP341224, fronting Boat Mountain Road within the SP341224 estate.

The Proposal is defined by the plan of reconfiguration prepared by ONF Surveyors (Drawing No. 13968-P1, Sheet 1 of 1, dated 26 June 2026, scale 1:800). Areas and dimensions shown on that plan are approximate and are to be confirmed by field survey. A current title search is to confirm the registered owners and any existing encumbrances; none is annotated on the base plan. The written consent of the registered owners is required for the development application.

2.1.1 Existing Conditions and Lawful Use

The Site is cleared, vacant rural residential land within a defined rural residential registration area on the Council parcel record. It has an existing access point to Boat Mountain Road. The Site is within the reticulated water supply area. The siting, setback and design of any future building relative to a new boundary is a building matter for a building certifier under the Building Act 1975, the Queensland Development Code and the National Construction Code, and is distinct from this planning assessment.



Figure 2 - Aerial context: the Site, cleared land fronting Boat Mountain Road adjoining the rural residential estates.

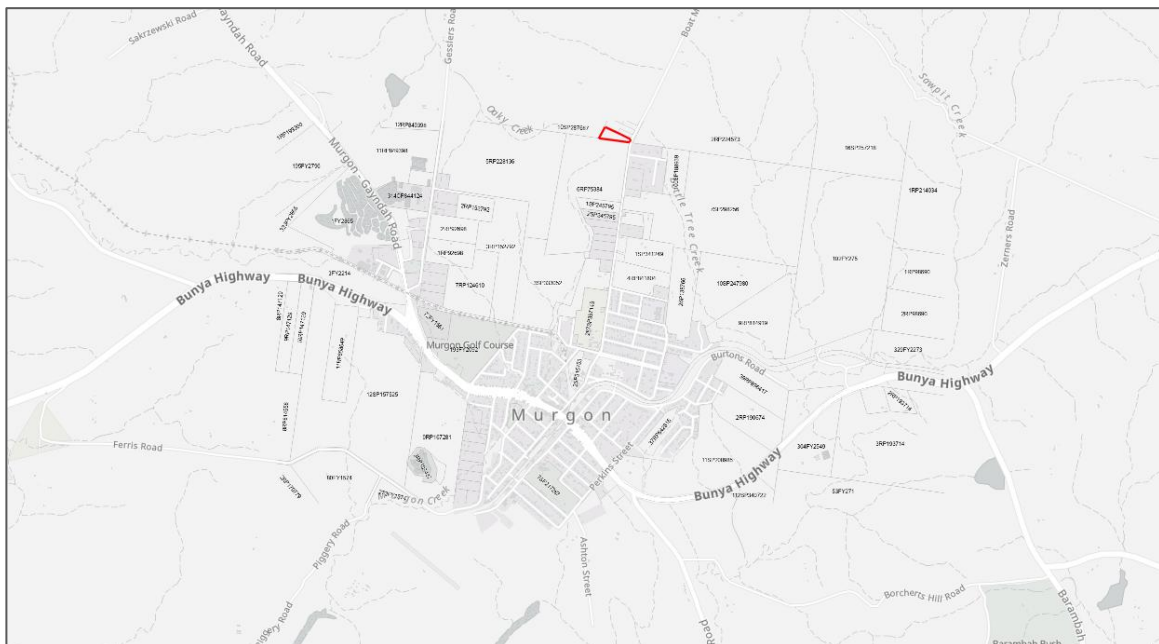


Figure 3 - Locality context: the Site on the north-western edge of Murgon, close to the town centre.

2.2 Surrounding Land Uses

The locality is the western edge of Murgon, characterised by an established pattern of small rural residential allotments created under SP341224 and SP188939, transitioning to larger rural landholdings further west. The immediate SP341224 estate comprises allotments well below the 2ha standard applying to Rural residential land outside a precinct, and the Site adjoins the RR1 (Rural Residential 4,000) precinct that applies to the estate on the eastern side of Boat Mountain Road. The reconfiguration reinforces this established small-lot rural residential pattern. This description is locality context and does not of itself constitute planning assessment.

Direction	Surrounding land	Character
North	Lots 3, 5 and 8 on SP341224 and rural land beyond	Rural residential allotments and grazing land
East	Boat Mountain Road; Lot 2 on SP341224 and the Holz Court and Nagel Court estate (SP188939) beyond	Rural residential allotments with dwellings
South	Lot 6 on RP75384	Large rural landholding
West	Lot 10 on SP287687 and rural land	Large rural landholdings, grazing

2.3 Planning History and Strategic Designation

No development approval history has been reviewed, and an approval search is recommended. Strategically, the Site lies within the Rural residential zone and is designated Rural residential on the strategic framework land use mapping. Under the Wide Bay Burnett Regional Plan 2023 the Site is within the rural living context associated with the Murgon township. The strategic framework and the Regional Plan support the consolidation of rural residential living with good access to services in established locations. The Regional Plan provides strategic context; the strategic framework is an assessment benchmark for the impact assessable Proposal and is addressed at Section 4.4.

3.0 DEVELOPMENT PROPOSAL

3.1 Proposed Development Details

This section describes the nature, scale and characteristics of the Proposal. It does not assess compliance with planning controls, which is undertaken in Sections 4 and 5 and consolidated in the Code Compliance Table at Appendix A.



Figure 4: Plan of reconfiguration, Proposed Lots 1 and 2 and Easement A in Lot 1 on SP341224 (ONF Surveyors, Drawing No. 13968-P1).

3.2 Overview and Intent of the Proposed Development

The Proposal subdivides Lot 1 on SP341224 into two allotments, being Proposed Lot 1 of 1.19ha and Proposed Lot 2 of 4,619sqm, together with a 104sqm access easement (Easement A). Both lots take access from the existing access to Boat Mountain Road, with Easement A securing the access arrangement to the road as shown on the registered plan. The intent is to realise the reasonable development potential of an allotment that is larger than required for a single rural residential holding, and to make an additional serviced rural residential lot available in an established location adjoining the Murgon township.

The Proposal responds directly to the character, servicing and constraints of the Site. Both resulting lots remain rural residential holdings consistent with the established small-lot pattern of the SP341224 estate and the adjoining RR1 (Rural Residential 4,000) precinct. The Site is able to connect to the reticulated water supply, telecommunications are available in the locality, and electricity supply connections can be applied for to each proposed lot prior to the endorsement of the plan of subdivision. The agricultural land overlay applies but the Site is of no productive agricultural utility, and no hazard or environmental overlay affects the Site. No clearing, filling or excavation of consequence is required on the cleared, established land.

The Proposal is well founded as an appropriate planning outcome, as assessed in full at Section 4 and Appendix A. The Site is already 1.656ha, so the 2ha minimum area in Table 8.4.2 cannot be achieved regardless of configuration, and that standard reflects rural residential land elsewhere rather than this

established small-lot enclave on the edge of town. Both lots exceed the 4,000sqm RR1 precinct minimum and sit within the size and pattern of the surrounding allotments, aligning with the intended character of the locality and the Rural residential zone overall outcomes. Each lot is of sufficient size and dimension to accommodate a dwelling house and on-site servicing consistent with performance outcome PO7, is fully serviced and outside the Priority Infrastructure Area, and has lawful, safe and practical access. Creating one additional lot on cleared, unconstrained land, the Proposal responds to a genuine planning need and is consistent with the relevant planning framework.

3.3 Summary of Development Aspects

Development type	Reconfiguring a Lot (one lot into two lots) with access easement
Existing lot	Lot 1 on SP341224, approximately 16,560sqm (1.656ha)
Proposed Lot 1	1.19ha
Proposed Lot 2	4,619sqm, fronting Boat Mountain Road
Access easement	Easement A, 104sqm, approximately 10m wide, securing access to Boat Mountain Road (benefit and burden as shown on the registered plan)
Additional lots created	One (net increase of one lot)
Access	Existing access to Boat Mountain Road, secured by Easement A
Works	None. No clearing, filling or excavation
Servicing	Reticulated water available for connection; on-site wastewater to be installed with future development; electricity connection to each lot able to be applied for prior to endorsement of the plan of subdivision; telecommunications available in the locality

3.4 Rural Residential and Servicing Characteristics

Each resulting lot is capable of being serviced to the standard expected for rural residential living. The Site is within the reticulated water supply area, and each lot is able to connect to the reticulated water network, with telecommunications available in the locality. The Site is vacant and has no existing on-site wastewater system; wastewater for each lot is to be treated and disposed of on-site in accordance with the Queensland Plumbing and Wastewater Code as part of any future development, with a site and soil evaluation to confirm effluent disposal capacity, in particular for Proposed Lot 2 at 4,619sqm. Electricity supply connections can be applied for to each proposed lot prior to the endorsement of the plan of subdivision. The Site is outside the Priority Infrastructure Area, so no trunk infrastructure extension is required. Detailed servicing arrangements will be assessed by Council through the assessment and any conditions of approval. This servicing basis is relied on in the assessment at Sections 4.9 and 4.10 and is not repeated there.

3.5 Development Parameters

The Proposal is defined by the plan of reconfiguration prepared by ONF Surveyors (Drawing No. 13968-P1, Sheet 1 of 1, dated 26 June 2026). Areas and dimensions shown on that plan are approximate and are to be confirmed by field survey, with the final lot layout fixed on the registered plan of survey. The assessment in this PR is based on the reconfiguration described above and is not altered by minor survey adjustment.

4.0 PLANNING ASSESSMENT

This section confirms the statutory pathway and assesses the Proposal against each applicable benchmark in narrative form. The detailed assessment against each Performance Outcome and Acceptable Outcome is consolidated in the Code Compliance Table at Appendix A.

4.1 Pre-lodgement

No pre-lodgement meeting or written pre-lodgement advice was undertaken or received in relation to the Proposal.

4.2 Key Issues

The single determinative matter is that the resulting lots do not meet the minimum lot area and standard-lot frontage in Table 8.4.2 for the Rural residential zone other than in a precinct, which is why the Proposal is impact assessable. That matter is assessed on planning merit at Section 4.9, Section 4.11 and Appendix A. No hazard, biodiversity, referral or servicing constraint arises.

4.3 Statutory Pathway and Relevant Instruments

The Proposal is Reconfiguring a Lot under the Planning Act 2016. Table 5.6.1 of the planning scheme provides that all reconfiguring a lot is code assessment where it is “compliant with the minimum requirements of Table 8.4.2” or is “a boundary realignment”, and is impact assessment “if not code assessment”. The resulting lots are not compliant with Table 8.4.2 and the Proposal is not a boundary realignment, so the Proposal is impact assessment.

This categorisation is confirmed at State level. Under the Planning Regulation 2017, Schedule 10, Part 14, Section 21, reconfiguring a lot is impact assessment where a local categorising instrument requires impact assessment and Schedule 12 does not apply. Schedule 12 does not apply, as Section 1(1)(a)(ii) expressly excludes the rural residential zone, and in any event the created lots are below the minimum lot size. The State and local positions align.

Component	Category	Categorising provision
Reconfiguring a Lot (one into two, with access easement)	Impact assessment	Planning scheme Table 5.6.1; Planning Regulation 2017, Schedule 10, Part 14, Section 21
Material change of use	Not applicable	No use change proposed
Building work	Not applicable	No building work proposed. Any future building is regulated under the Building Act 1975
Operational work	Not applicable	No filling, excavation or clearing proposed

Applicable planning controls are summarised below and verified against the scheme mapping.

Control	Position at the Site	Assessment implication
Zone	Rural residential zone (Section 6.2.14; zones mapped under Schedule 2)	Rural residential zone code is a benchmark
Precinct	None. Not within the RR1 (Rural Residential 4,000) precinct	Not applicable
Overlays	Agricultural land overlay (Overlay Map 08). No other overlay engaged	Reconfiguring a lot code PO16 (Section 4) applies
Use codes	None (Section 8.3)	Not applicable

Control	Position at the Site	Assessment implication
Development codes	Reconfiguring a lot code (8.4.1); Services and works code (8.4.2)	Assessment benchmarks
Strategic framework	Rural residential land use designation	Assessment benchmark for impact assessment
LGIP	Outside the Priority Infrastructure Area	No trunk infrastructure required

4.4 Strategic Framework Consistency

The strategic framework is an assessment benchmark for the impact assessable Proposal under Section 45(5) of the Planning Act 2016. The framework and the Reconfiguring a lot code seek to provide opportunities for rural residential living with good access to services. The Proposal delivers two serviced rural residential lots in an established rural residential enclave on the edge of the Murgon township, consistent with that direction. The land is not part of a viable agricultural unit and its reconfiguration does not compromise the productive capacity of surrounding rural land.



Figure 5: Zoning. The Site is within the Rural residential zone (South Burnett Regional Council zoning map).

4.5 Zone Code, Rural Residential Zone Code (Section 6.2.14)

The Rural residential zone code applies to assessing a reconfiguring a lot in the Rural residential zone. Its purpose is to provide for residential uses and activities on large lots, with overall outcomes that development comprises dwelling houses on larger allotments in a clustered settlement pattern (overall outcome (a)), that the RR1 precinct identifies locations near urban centres where smaller rural residential allotments are preferred (overall outcome (b)), that residences are provided with an adequate supply of potable water and sustainable wastewater treatment (overall outcome (i)), and that the productive capacity of Agricultural Land Classification Class A or Class B is not compromised (overall outcome (k)). The Proposal delivers a clustered rural residential outcome consistent with the established pattern of the locality, each lot can be serviced with reticulated water and on-site

wastewater, and the Site is not part of a productive agricultural unit. The built form and use-based outcomes are not engaged, as no building work or use change is proposed. The full assessment is at Appendix A.

4.6 Precinct

Not applicable. The Site is not within the RR1 (Rural Residential 4,000) precinct, and no neighbourhood plan or local plan applies. The RR1 precinct nonetheless provides relevant context, as it applies to the adjoining rural residential estate and reflects the smaller-lot rural residential character of this part of Murgon.

4.7 Overlay Codes

The agricultural land overlay (Overlay Map 08) applies over the Site, consistent with the State mapping of Agricultural Land Classification Class A and B and important agricultural area. Under the Reconfiguring a lot code, Section 4, the relevant benchmark is performance outcome PO16. Acceptable outcomes AO16.1 and AO16.2 apply “in the Rural zone only” and are not triggered on this Rural residential land, and compliance is demonstrated against PO16, as the Site is a small rural residential allotment of no productive agricultural utility. No other overlay is engaged. The hazard and biodiversity overlays do not extend over the Site, as shown below.

4.8 Use Codes

Not applicable. Section 8.3 of the planning scheme confirms there are no use codes for the planning scheme area, and no material change of use forms part of the Proposal.

4.9 Development Codes

The Reconfiguring a lot code (Section 8.4.1) applies. The Proposal is assessed under Section 3 “All other reconfiguration” (performance outcomes PO7 to PO13) and, for the agricultural land overlay, under Section 4 (PO16 at Section 4.7). The Section 1 boundary realignment outcomes do not apply, as the Proposal is not a boundary realignment. Acceptable outcome AO7.1 requires allotment area, dimension and shape in accordance with Table 8.4.2. The resulting lots do not meet the 2ha minimum area or the 80m standard-lot frontage for the Rural residential zone other than in a precinct, and compliance is demonstrated against PO7, that “allotments are of sufficient size and dimensions to meet the requirements of the users and provide for servicing of the intended use”. Each lot is of sufficient size and dimension to accommodate a dwelling house and on-site servicing, each exceeds the 4,000sqm minimum applying in the adjoining RR1 precinct, and the outcome is consistent with the code’s overall outcome (a) that lots be “of a size and dimension suitable for their intended use” having regard to community expectations of character. Access is taken from the existing access to Boat Mountain Road, secured by Easement A of approximately 10m width, satisfying acceptable outcome AO8.1(c), which permits access by “an access easement with a minimum width of 6m”.

The Services and works code (Section 8.4.2) applies. Each lot has frontage to a constructed local road and can connect to reticulated water, with on-site wastewater managed under the Queensland Plumbing and Wastewater Code. The sealed-road frontage outcome (AO5.1) and the sealed-road access outcome (AO8.3) require confirmation of the sealed status of Boat Mountain Road at the access. The stormwater, landscaping, parking and filling and excavation outcomes address operational work and material change of use, which do not form part of the Proposal, and are not engaged. The full assessment is at Appendix A.

4.10 Local Government Infrastructure Plan

The Site is outside the Priority Infrastructure Area, so no trunk network extension is required. The servicing basis for each lot is set out at Section 3.4. Infrastructure charges for the additional lot are a matter for an infrastructure charges notice under the adopted charges resolution.

4.11 Variations to Planning Provisions

The only acceptable outcome not met is AO7.1 of the Reconfiguring a lot code. The resulting lots do not meet the 2ha minimum area or the 80m standard-lot frontage in Table 8.4.2, and Proposed Lot 2 cannot contain the 60m by 90m rectangle specified in that table. Compliance is demonstrated against the corresponding performance outcome PO7 and the overall outcomes of the relevant codes, as consolidated at Appendix A. No other variation arises.

4.12 Grounds Regarding Any Conflicts

In accordance with Section 45(5) of the Planning Act 2016, the assessment has regard to other relevant matters, being the planning need for serviced rural residential lots in this established location and the current relevance of the 2ha benchmark given the actual small-lot, serviced, near-town character of the locality. The Site is itself only 1.656ha, so a 2ha-compliant lot cannot be achieved, and it adjoins the RR1 (Rural Residential 4,000) precinct that both lots exceed. On the assessment consolidated at Appendix A, the Proposal appropriately responds to the applicable assessment benchmarks, and its approval is supported under Section 60(3) of the Planning Act 2016, with reasonable and relevant conditions if imposed.

5.0 STATE ASSESSMENT AND OTHER MATTERS

5.1 State Interests

5.1.1 Matters Established in the Planning Regulation 2017

The State Assessment and Referral Agency mapping (Development Assessment Mapping System) identifies a single matter over the Site, being a water resource planning area boundary. This is an informational matter of interest and is not a reconfiguring a lot referral trigger under Schedule 10 of the Planning Regulation 2017. No matters of State environmental significance, regulated vegetation, waterway barrier works or State transport corridors are identified over the Site. As no operational work, clearing or waterway barrier works form part of the Proposal, no prescribed referral to the chief executive is enlivened.

5.1.2 State Planning Policy

The State Planning Policy plan-making mapping identifies the Site within Agriculture (Agricultural Land Classification Class A and B, and an important agricultural area) and a Natural hazards, risk and resilience layer (a local government flood mapping layer). These State Planning Policy interests are integrated into the planning scheme under Section 2.1 of the scheme and Section 8 of the Planning Regulation 2017. The agriculture interest is reflected in the agricultural land overlay assessed at Section 4.7; the flood mapping layer does not translate to an engaged Flood hazard overlay (Overlay Map 03) over the Site, and no operational work is proposed. The State Planning Policy therefore does not apply directly as a separate assessment benchmark.

5.2 Referral Agency Pre-lodgement and Early Referral Responses

Not applicable. No referral agency pre-lodgement or early referral response was undertaken or received.

5.3 Assessment of Referral Requirements

5.3.1 Schedule 10 State Referral (State Assessment and Referral Agency)

The Schedule 10 reconfiguring a lot triggers have been assessed as follows.

Potential State trigger	Enlivened	Basis
Reconfiguring a lot near a State transport corridor	No	The Site is not within 25m of a State transport corridor. Boat Mountain Road is a local government road, and no State-controlled road adjoins the Site
Reconfiguring a lot involving matters of State environmental significance or vegetation clearing	No	No matters of State environmental significance or regulated vegetation are mapped over the Site, and no clearing is proposed
Water resource planning area boundary	No	An informational matter of interest on the DA mapping, not a reconfiguration referral trigger. No taking of or interference with water is proposed

No trigger requiring assessment against the State Development Assessment Provisions is enlivened. Accordingly, there is no chief executive (State Assessment and Referral Agency) referral, and no State Development Assessment Provisions State Code applies to the Proposal.

5.3.2 Schedule 9 Referral (Council Concurrence, Building Act 1975)

Council's Referral Agency Assessment role under Schedule 9 for prescribed building matters, including siting and design relief under the Queensland Development Code, arises only in relation to building work assessed under the Building Act 1975. The Proposal contains no building work, so this role is not

enlivened. It would be engaged only if a future building proposal sought a prescribed matter such as siting relief, assessed by a building certifier, and is kept distinct from this planning assessment.

5.4 Public Notification

The Proposal is impact assessable, so public notification is required in accordance with the Development Assessment Rules (Chapter 1, Part 4). Notification must commence within the timeframes in Section 16 of the Development Assessment Rules and run for the statutory period under Section 53 of the Planning Act 2016, being at least 15 business days. Properly made submissions and, in turn, submitter appeal rights arise.

5.5 Other Statutory Matters

The duty of care under the Aboriginal Cultural Heritage Act 2003 applies to any future ground-disturbing works. It operates independently of this assessment, is not an assessment benchmark, and is noted so that it is observed. No ground disturbance forms part of the Proposal. The written consent of the registered owners is required for the development application, and mortgagee consent, if any mortgage is registered, is a Titles Queensland requirement for registration of the plan of survey rather than a development application requirement.

6.0 CONCLUSION

The Proposal reconfigures the Site, Lot 1 on SP341224, by subdividing one lot into two lots, being Proposed Lot 1 of 1.19ha and Proposed Lot 2 of 4,619sqm, together with a 104sqm access easement (Easement A) securing access to Boat Mountain Road. It results in a net increase of one rural residential allotment in an established rural residential enclave adjoining the Murgon township.

The Proposal is impact assessable Reconfiguring a Lot under Table 5.6.1 of the planning scheme and Schedule 10, Part 14, Section 21 of the Planning Regulation 2017, and a Development Permit for Reconfiguring a Lot is required from South Burnett Regional Council as assessment manager. It has been assessed against each applicable benchmark, being the Rural residential zone code, the Reconfiguring a lot code (including the agricultural land overlay outcome PO16), the Services and works code and the strategic framework, with the detailed assessment consolidated in the Code Compliance Table at Appendix A.

The resulting lots do not meet the 2ha minimum area or the 80m standard-lot frontage in Table 8.4.2. Compliance with those matters is demonstrated on planning merit against performance outcome PO7 and the overall outcomes of the relevant codes, supported by the established small-lot rural residential character of the locality, the fact that both lots exceed the 4,000sqm minimum applying in the adjoining RR1 precinct, the availability of reticulated water, and the provision of lawful, safe and practical access secured by an access easement satisfying acceptable outcome AO8.1(c). The agricultural land overlay is engaged, but its acceptable outcomes apply in the Rural zone only and compliance is demonstrated against PO16, as the Site is of no productive agricultural utility.

No State Assessment and Referral Agency referral is enlivened, no State Development Assessment Provisions State Code applies, and Council concurrence under Schedule 9 and the Building Act 1975 is not enlivened. The Proposal is impact assessable, so public notification is required under the Development Assessment Rules. On the verified controls and the assessment set out above, the Proposal appropriately responds to the applicable assessment benchmarks, is consistent with the relevant planning framework, and represents an appropriate planning outcome that supports a favourable determination under Section 60(3) of the Planning Act 2016, with reasonable and relevant conditions if imposed.

The following items are to be confirmed at lodgement and do not alter the planning conclusions: a current title search and the registered owners' consent; a site and soil evaluation confirming on-site wastewater capacity for each lot under the Queensland Plumbing and Wastewater Code; confirmation that Boat Mountain Road is sealed at the access; and confirmation of the benefit, burden and minimum 6m width of Easement A on the registered plan of survey.

APPENDIX A: CODE COMPLIANCE TABLE

This table assesses the Proposal against each applicable assessment benchmark of the South Burnett Regional Council Planning Scheme Version 2.0. Performance Outcomes (PO) and Acceptable Outcomes (AO) are reproduced verbatim. Where an acceptable outcome is met, the Proposal complies. Where an acceptable outcome is not met or is not engaged, compliance is demonstrated against the performance outcome and the relevant overall outcomes, with planning justification. Items marked “subject to confirmation” are verification items for lodgement that do not alter the assessment.

Rural residential zone code, Section 6.2.14. Purpose: to provide for residential uses and activities on large lots. Overall outcome (a): development is comprised predominantly of dwelling houses on larger allotments in a clustered settlement pattern.				
Ref	Performance Outcome	Acceptable Outcome	Proposal response and justification	Status
PO1	<i>Buildings and structures must complement the semi-rural character of nearby development and protects residential amenity.</i>	AO1.1 “Site cover does not exceed 10%.” AO1.2 “Buildings and structures are not higher than 8.5m above ground level.” AO1.3 “Buildings have a minimum set back of: (a) 10m to the road frontage; (b) 6m to a side or rear boundary.” (AO1.4 to AO1.6 also apply.)	The Proposal is a reconfiguration only, with no building work, so AO1.1 to AO1.6 are not engaged. The reconfiguration maintains the established clustered small-lot rural residential character of the locality. Building form and setbacks for any future dwelling are a building matter under the Building Act 1975. PO1 is satisfied.	Complies (PO1)
PO3	<i>Dwellings are to be adequately serviced.</i>	AO3.1 “Where in a reticulated water supply area, development is to be connected to the supply network.” AO3.3 “The provision of on-site sewage treatment conforms to the requirements of the Queensland Plumbing and Wastewater Code.” AO3.4 “Each dwelling is provided with a service line connection to the electricity supply and telecommunications networks.” AO3.6 “Development has direct access to a sealed road.”	The Site is within the reticulated water supply area and each lot can connect (AO3.1). On-site wastewater is to be managed under the Queensland Plumbing and Wastewater Code, with a site and soil evaluation at lodgement (AO3.3). Telecommunications are available in the locality, and electricity supply connections can be applied for to each proposed lot prior to the endorsement of the plan of subdivision (AO3.4). Access is from the existing access to Boat Mountain Road; the sealed status at the access is to be confirmed (AO3.6).	Complies
PO4	<i>Development is located and designed to ensure that land uses are not exposed to: (a) areas that</i>	AO4.1 “Development does not occur: (a) in areas that pose a health risk from previous activities; and (b) on sites listed on the	The Site is established rural residential land with no known contaminating land use history and is not identified on the Environmental Management	Complies

	<i>pose a health risk from previous activities; and (b) unacceptable levels of contaminants.</i>	<i>Contaminated Land Register or Environmental Management Register."</i>	Register or Contaminated Land Register. AO4.1 is satisfied.	
PO2, PO5 to PO20	<i>Reverse amenity to adjoining non-residential uses (PO2); intensive animal industry separation (PO5); home-based business (PO6 to PO8); secondary dwelling (PO9); overlay and airport outcomes (PO10 to PO19); and the RR1 precinct outcome (PO20).</i>	<i>Various acceptable outcomes specific to those uses, overlays and the RR1 precinct.</i>	These outcomes address land uses, overlays and the RR1 precinct that do not arise. No material change of use is proposed, no adjoining non-residential or intensive animal industry use is affected, the biodiversity, airport, flood and landslide overlays are not engaged, and the Site is not within the RR1 precinct. Not engaged.	Not engaged

Reconfiguring a lot code, Section 8.4.1, Section 3 (all other reconfiguration). Overall outcome (a): lots are of a size and dimension suitable for their intended use and have due regard to community expectations of residential separation and character.

Ref	Performance Outcome	Acceptable Outcome	Proposal response and justification	Status
PO7	<i>Allotments are of sufficient size and dimensions to meet the requirements of the users and provide for servicing of the intended use.</i>	<i>AO7.1 "Development provides that allotment area, dimension and shape are in accordance with the standards in Table 8.4.2."</i> <i>AO7.2 "The minimum allotment size for any rear allotment shall be calculated exclusive of the area of the access corridor of the allotment."</i> <i>AO7.3 "Irregularly shaped allotments are designed to allow a building area of 15m by 10m to be setback 6m from the site frontage."</i>	AO7.1 is not met. Table 8.4.2 requires, for the Rural residential zone other than in a precinct, a 2ha minimum area, an 80m standard-lot road frontage and a 60m by 90m rectangle within the lot. Area: Proposed Lot 1 is 1.19ha, about 60% of the 2ha standard, and Proposed Lot 2 is 4,619sqm, about 23%. Both exceed the 4,000sqm minimum applying in the adjoining RR1 precinct. Frontage: Proposed Lot 2 has approximately 19.6m to Boat Mountain Road, about a quarter of the 80m standard, while Proposed Lot 1 is served as a rear lot for which 10m applies, provided by the access	Complies (PO7)

			easement. Rectangle: a 60m by 90m rectangle is 5,400sqm, which exceeds the whole area of Proposed Lot 2, so it cannot be contained; this is a function of the smaller-lot outcome rather than a design deficiency, and Proposed Lot 1 can accommodate it. Compliance is demonstrated against PO7, that "allotments are of sufficient size and dimensions to meet the requirements of the users and provide for servicing of the intended use". The 80m frontage and 60m by 90m rectangle are calibrated to a 2ha holding and are disproportionate to lots of this scale. Each lot readily accommodates the 15m by 10m building area required by AO7.3, and the 25m by 40m rectangle that applies in the RR1 precinct, so the building-envelope intent is met at a scale appropriate to the locality; the approximately 19.6m frontage provides practical building frontage and safe access from the existing crossover; and each lot can be serviced with reticulated water and on-site wastewater, with telecommunications available and electricity able to be connected prior to plan endorsement. The base lot is itself only 1.656ha, so a 2ha-compliant lot cannot be achieved. The outcome is consistent with the code's overall outcome (a) that lots be "of a size and dimension suitable for their intended use" and with the established small-lot pattern of the SP341224 estate and the adjoining RR1 precinct. AO7.2: any allotment relying on the access easement retains an area well above any	
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			minimum exclusive of the 104sqm easement. AO7.3: each lot can accommodate a 15m by 10m building area setback 6m from its frontage.	
PO8	<i>Lots have lawful, safe and practical access.</i>	AO8.1 "Access is provided via either: (a) Direct road frontage; (b) Access strip with a minimum width of 3.5m (for rear lots only); or (c) Access easement with a minimum width of 6m (where lots only have legal road frontage that does not provide, safe or practical access to the existing street network)." AO8.2 "Newly created lots do not have direct access to sub-arterial or higher order roads." AO8.3 "Except in the Rural Zone, new lots, are provided with access to a sealed road."	Each lot is provided with lawful, safe and practical access from the existing access to Boat Mountain Road, secured by Easement A of approximately 10m width, satisfying AO8.1(c), which requires an access easement of a minimum width of 6m. AO8.2 is satisfied, as Boat Mountain Road is a local government road, not a sub-arterial or higher order road. AO8.3 requires access to a sealed road; the sealed status of Boat Mountain Road at the access is to be confirmed at lodgement.	Complies
PO9	<i>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.</i>	AO9.1 "Only one rear lot is provided behind each full street frontage regular lot." AO9.2 "No more than two rear lot access strips directly adjoin each other." AO9.3 "No more than two rear lots gain access from the head of a cul-de-sac." AO9.4 "Rear lots are only created where the site gradient is greater than 5%."	At most one lot relies on the access easement, satisfying AO9.1 and AO9.2, and no cul-de-sac is involved (AO9.3). AO9.4 is not met, as the Site is relatively flat; however only one such lot is created and it uses the existing access, so the number of rear lots is minimised and PO9 is satisfied.	Complies (PO9)
PO10	<i>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.</i>	AO10.1 to AO10.5 address intersection spacing, treatments, connectivity and kerbing for new roads.	No new road is created. Each lot uses the existing access to Boat Mountain Road. Not engaged.	Not engaged

PO11	<i>The provision of services is resistant to inclement weather and does not degrade the character of the area.</i>	<i>AO11 "Where the reconfiguration involves the opening of a new road, all electricity and telecommunications services are located underground."</i>	No new road is opened. Not engaged.	Not engaged
PO12	<i>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.</i>	<i>No outcome specified.</i>	No new road or public network is created by a two-lot reconfiguration using the existing access. Not engaged.	Not engaged
PO13	<i>Public open space is provided in response to community need.</i>	<i>AO13 "Public open space is provided in accordance with the Priority Infrastructure Plan."</i>	No public open space contribution arises for a two-lot reconfiguration outside the Priority Infrastructure Area. Not engaged.	Not engaged
PO14, PO15	<i>Reconfiguration into allotments less than 400m² in the Medium Density Residential zone (PO14 and PO15).</i>	<i>AO14, AO15.1 and AO15.2 apply to allotments less than 400m² in the Medium Density Residential zone.</i>	The Site is in the Rural residential zone and no lot is less than 400sqm. Not applicable.	Not applicable

Reconfiguring a lot code, Section 8.4.1, Section 4 (agricultural land overlay).				
Ref	Performance Outcome	Acceptable Outcome	Proposal response and justification	Status
PO16	<i>The productive capacity and utility of agricultural land for rural activities is maintained.</i>	<i>AO16.1 "In the Rural zone only, no additional allotments are created in the area identified as agricultural land on SPP Interactive Mapping (Plan Making);"</i> <i>AO16.2 "In the Rural zone only, a Farm management plan prepared by a suitably qualified agronomist demonstrates that the existing productivity of the land area is not reduced."</i>	The agricultural land overlay applies over the Site. AO16.1 and AO16.2 apply in the Rural zone only; the Site is in the Rural residential zone, so neither acceptable outcome is triggered. Compliance is demonstrated against PO16: the Site is a small rural residential allotment of no productive agricultural utility within an established rural residential enclave, and the reconfiguration maintains the productive	Complies (PO16)

			capacity and utility of agricultural land, as no commercial rural production occurs on or depends on the Site.	
PO17 to PO22	<i>Outcomes for the airport environs (PO17), biodiversity (PO18), flood hazard (PO19, PO20), regional infrastructure (PO21) and waterways, wetlands and catchments (PO22) overlays.</i>	<i>Acceptable outcomes specific to each of those overlays.</i>	None of these overlays is mapped over the Site, verified against the scheme overlay mapping. Not engaged.	Not engaged

Services and works code, Section 8.4.2. Overall outcome (a): infrastructure is provided in a cost-effective, efficient and co-ordinated manner to a standard ordinarily expected in the locality.

Ref	Performance Outcome	Acceptable Outcome	Proposal response and justification	Status
PO1	<i>The development is planned and designed considering the land use, constraints of the site for achieving stormwater design objectives.</i>	<i>AO1 "A stormwater quality management plan provides for achievable stormwater quality treatment measures that meet the design objectives identified in Table 9.4.4."</i>	No operational work or new impervious area is proposed by the reconfiguration. Not engaged.	Not engaged
PO2	<i>Development does not discharge wastewater to a waterway or off-site unless demonstrated to be best practice environmental management for that site.</i>	<i>AO2.1 "A wastewater management plan prepared by a suitably qualified person and addresses: (a) wastewater type; (b) climatic conditions; (c) water quality objectives; (d) best-practice environmental management;"</i> <i>AO2.2 wastewater is managed in accordance with a waste management hierarchy that "(a) avoids wastewater discharge to waterways; or (b) minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and groundwater."</i>	Wastewater is to be managed on-site under the Queensland Plumbing and Wastewater Code, with no discharge to a waterway. A site and soil evaluation at lodgement will confirm on-site effluent disposal capacity for each lot, in particular Proposed Lot 2 at 4,619sqm. PO2 is satisfied.	Complies

PO3	<i>Construction activities avoid or minimise adverse impacts on stormwater quality.</i>	<i>AO3 "An erosion and sediment control plan addresses the design objectives for the construction phase in Table 9.4.4."</i>	No construction or operational work forms part of the Proposal. Not engaged.	Not engaged
PO4	<i>Operational activities avoid or minimise changes to waterway hydrology from adverse impacts of altered stormwater quality and flow.</i>	<i>AO4 "Development incorporates stormwater flow control measures to achieve the design objectives for the post-construction phase in Table 9.4.4."</i>	No operational work or change to hydrology arises from the reconfiguration. Not engaged.	Not engaged
PO5	<i>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.</i>	<i>AO5.1 "Except in the Rural zone, all development occurs on a site with frontage to a sealed road." AO5.2 "Infrastructure is designed and constructed in accordance with the standards contained in PSP1 - Design and Construction Standards."</i>	Each lot has frontage to a constructed local road and can connect to reticulated water, with on-site wastewater, telecommunications available in the locality, and electricity connection able to be applied for prior to plan endorsement.1 requires sealed road frontage; the sealed status of Boat Mountain Road at the access is to be confirmed. No new infrastructure is required, so AO5.2 is not engaged.	Complies
PO6	<i>Vehicle parking and access is provided to meet the needs of occupants, employees, visitors and other users.</i>	<i>AO6.1 to AO6.4 require on-site parking to Table 9.4.5 and driveway and manoeuvring to PSP1 standards.</i>	Vehicle parking is a building and use matter for a future dwelling and does not arise on a reconfiguration. Not engaged.	Not engaged
PO7, PO8	<i>Landscaping is appropriate to the setting and enhances local character and amenity (PO7); plant species avoid adverse impacts on the natural and built environment, infrastructure and the safety of road networks (PO8).</i>	<i>AO7.1 to AO7.3 and AO8.1 to AO8.2 address landscaping provision and species selection.</i>	No landscaping works form part of the reconfiguration. Not engaged.	Not engaged
PO9 to PO11	<i>Filling and excavation outcomes for ground levels and amenity (PO9), damage</i>	<i>AO9.1 to AO11 address depth, batters, retaining, proximity to services and drainage of filled or excavated land.</i>	No filling or excavation forms part of the Proposal. Not engaged.	Not engaged

	<i>to public utilities (PO10) and water ponding (PO11).</i>			
PO12	<i>Development avoids, minimises or mitigates adverse impacts on areas of environmental significance (operational work subject to the biodiversity overlay).</i>	<i>AO12.1 confines uses and works to areas not identified on the biodiversity overlay mapping.</i>	No operational work is proposed and the biodiversity overlay is not engaged over the Site. Not engaged.	Not engaged