

Town Planning Assessment Report

70 Perkins Street, Murgon

Development Permit for Material Change of Use of Premises to establish
a Multiple Dwelling (12 units and Manager's Residence)

October 2025

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This report is based on our opinion of the town planning issues that arise from the statutory provisions relating to this site. Comments and conclusions in or construed from this report relating to matters of law are not to be relied upon. You should only rely upon the advice of your professional legal advisors with respect to matters of law. This report is provided on the basis that our standard Terms and Conditions apply.

1. Introduction

We act for Murgon Independent Lifestyle Project Inc. (MILP) in lodging this development application over the premises located at 70 Perkins Street, Murgon. MILP is a not-for-profit charitable incorporated association (registered charity). Its purpose is to provide independent living accommodation for adults with disabilities (low to medium care) in the Murgon area. Their first project is to deliver a multi-unit "village-style" complex in Murgon at McMahon Park site, being 70 Perkins Street, Murgon. MILP has been granted an initial three-year lease of part of the land by council enable fundraising and secure the necessary development approvals.

2. Site and Application Summary

Applicant	
Applicant:	Murgon Independent Lifestyle Project Inc C/- Brennan Planning Pty Ltd
Contact Details:	Marcus Brennan Mob: 0423 952 928 Email: info@brennanplanning.com
Registered Landowner(s):	South Burnett Regional Council

Application	
Development Application:	Development Permit Material Change of Use of Premises to establish a Multiple Dwelling (12 units and manager's residence)
Level of Assessment:	Impact Assessable
Referral Agencies:	Nil
Assessment Manager	South Burnett Regional Council

Subject Site	
Address:	70 Perkins Street, Murgon
Lot Description:	Lot 37 on RP842815
Area:	5.661ha
Easement(s):	Nil
Regional Plan	Wide Bay Burnett Regional Plan 2023
Planning Scheme	South Burnett Regional Council Planning Scheme 2017
Zone:	Recreation and Open Space Zone
Overlays:	+ Agricultural Land Classification - (Class A)

3. Proposal

Development summary

The application seeks a Development Permit for Material Change of Use – Multiple Dwelling comprising twelve (12) detached units, a manager’s residence, and a community hall.

The proposal is intended to accommodate people with disabilities who require low to medium support needs, many of whom currently face barriers securing appropriate local housing due to the need for 24-hour supervision within a safe, secure environment. The development will provide:

- Purpose-built, single-storey accessible dwellings designed to meet relevant requirements of the Building Code of Australia (BCA) for accessibility provisions;
- On-site 24/7 management and support, delivered from the manager’s residence;
- Communal facilities, including a community hall for shared dining, programmed activities and a cinema room; and
- Generous, securely fenced communal open-space areas to encourage social interaction and outdoor recreation.

The project will demonstrate best-practice supported independent living in a neighbourhood setting. Subject to successful operation, the model is intended to be replicable and provide a template for similar facilities in other communities.

Site and tenure

The development is wholly contained within Lease A (approx. 1.824 ha) located in the southern corner of the premises with frontage to the unmade section of Herterick Street. The dwelling units will be sited along the northern portion of Lease A, with internal access and communal open space arranged to the south adjacent to the frontage with Herterick Street.

Residential units

- **Number / form:** 12 detached, single-storey units raised on posts.
- **Height:** approx. 5.12 m.
- **Typical layout:** 2 bedrooms with ensuites, laundry, open-plan kitchen/living/dining and verandah.
- **GFA:** 86.4 m² per unit (total).
- **Construction:** Prefabricated by Asset Cabins & Homes (11 Langton Rd, Gympie) and delivered to site by truck; lightweight construction on posts to minimise site disturbance.
- **Accessibility:** Designed to meet BCA requirements for people with disabilities (with reference to relevant accessibility provisions and associated Australian Standards).

Manager’s residence

The manager’s residence will be positioned adjacent to the frontage of the site and provide 24 hour on-site supervision and assistance for residents. The manager will also manage common areas and recreational facilities. The building will comprise 2 bedrooms, an office, ensuite, main bathroom, laundry, open-plan kitchen/living/dining and verandah. The building will have a total GFA of 112m²

Community hall

Building size: 20 m × 20 m (approx. 7 m high).

Layout: the internal layout will comprise a flexible multi-purpose space with stage, communal dining area, kitchen, sanitary facilities and a small cinema/AV room.

Plans

The design and layout of Lease A, the unit prototype and the community hall are shown in Figures 1–5 below.

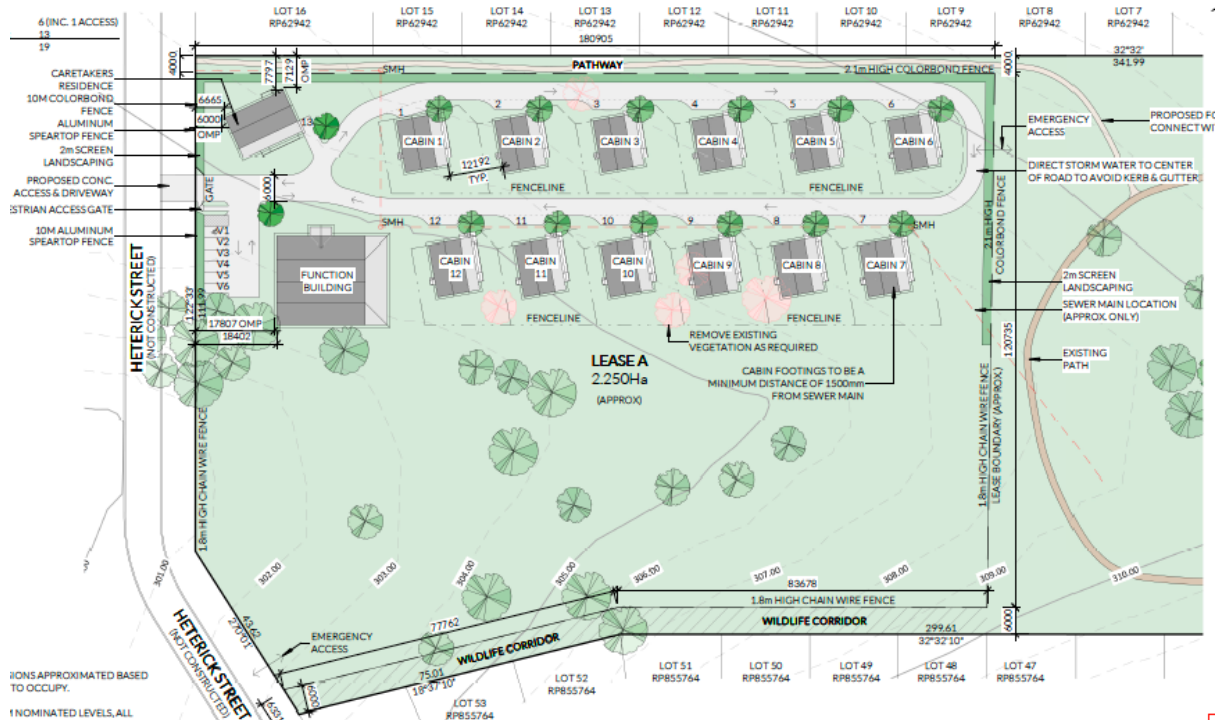


Figure 1 - Site Plan

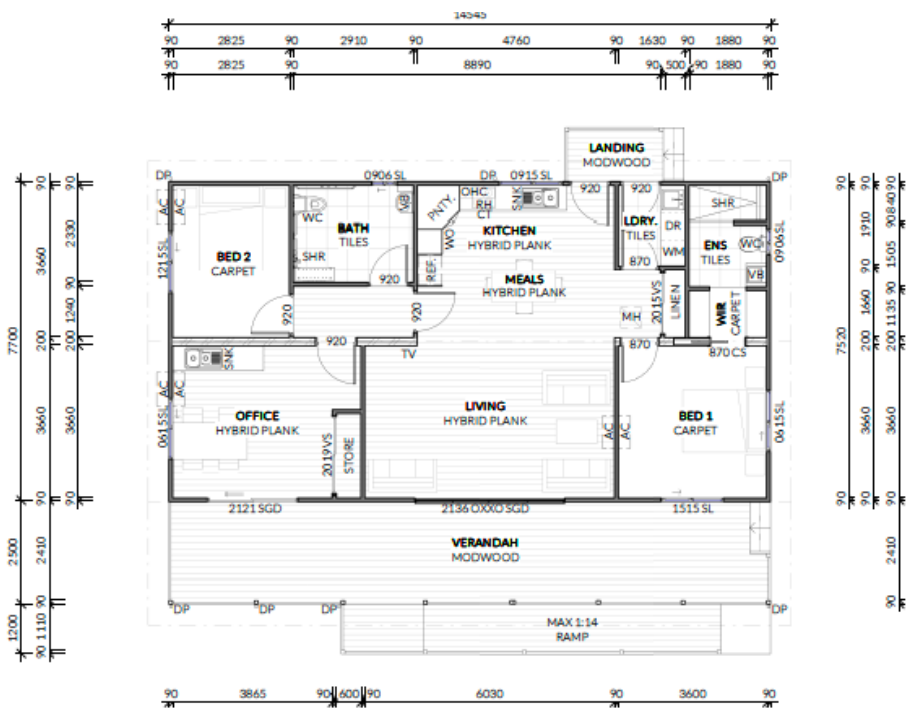


Figure 2 - Floor Plan of Manager's Residence

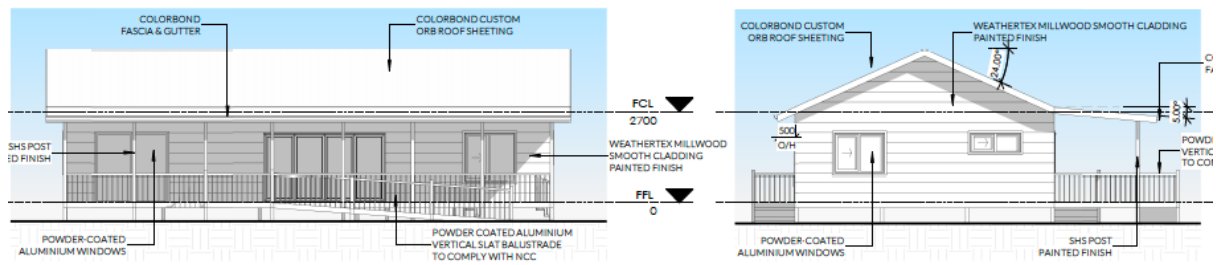


Figure 3 - Front and Side Elevation of Units

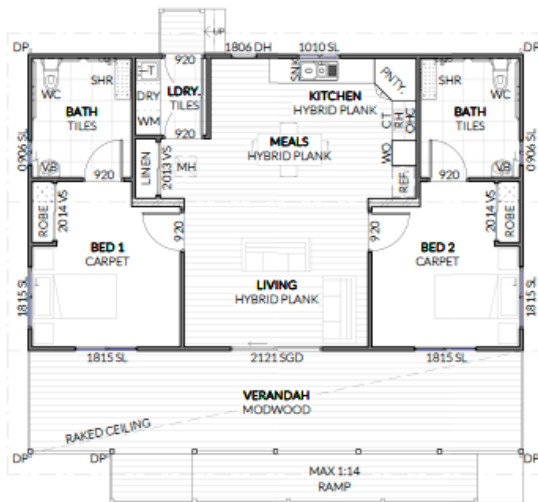


Figure 4 - Typical Floor Plan of Units

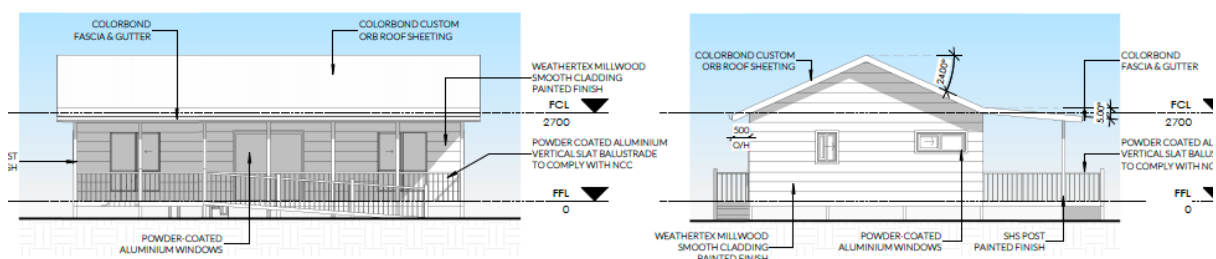


Figure 5 - Typical Elevations of Units

Access, Parking & Servicing

Vehicular Access and Internal Circulation

Vehicular access will be provided via a new crossover to Herterick Street (currently unformed). The crossover and the initial internal driveway section will be 6.0 m wide to enable safe two-way movements and visitor parking entry/exit. Beyond the frontage, the driveway transitions to a one-way loop road providing efficient access to all units and enabling emergency and service vehicle circulation.

Parking supply is as follows:

- Visitors: 6 spaces located on the southern side of the entrance driveway, adjacent to the frontage; and
- Residents: 1 uncovered space per unit, positioned directly in front of each unit entry.

The internal pavement widths and geometry have been selected to balance safe movement with a low-speed residential environment. Detailed construction, levels and cross-falls will be finalised at the operational works stage.

Pedestrian Connectivity and Environmental Linkages

A pedestrian footpath will be delivered along the western side boundary, providing a direct connection from Herterick Street through the site to McMahan Park to the east, improving local permeability and access to open space. A 6.0 m wide wildlife corridor is accommodated along the southern boundary, maintaining fauna movement and responding to consultation undertaken with Council.

Waste Collection and Servicing

The development is capable of being serviced by Council's refuse collection. The internal loop road has been designed to accommodate a standard Waste Collection Vehicle (WCV), allowing on-site collection with the vehicle entering and exiting in forward gear. Swept-path analysis and pavement design details will be provided at the operational works stage to confirm compliance with Council's standards and relevant guidelines.

Utility Connections

The development will be connected to all urban services including reticulated water, sewer, electricity supply and telecommunications. A sewer line transects through the site which will provide a connection for the development.

Stormwater

Stormwater from the impervious areas associated within the development will be captured, conveyed and discharged to the waterway which transects through the site. Appropriate treatment and attenuation will be accommodated and further details can be provided with a subsequent application for operational works.

4. Background

MILP was founded in 2022 with its purpose is to provide independent living accommodation for adults with disabilities (low to medium care) in the Murgon area. Below is a summary of the key milestones of the organisation to date:

2022 – Foundation Year

- 24 March 2022: First community meeting; decision to incorporate MILP; 14 members joined (\$5 membership).
- May 2022: Incorporated and registered for ABN/TFN; bank account opened.
- Early meetings held with Nina Temperton (CEO, South Burnett CTC) and SBRC Mayor/Councillors.
- Initial fundraisers launched to fund public liability insurance and a feasibility study (\$5,000 target).
- Efforts to locate suitable land through Council, RSL, and Railway sites — none suitable at this stage.
- Achieved ACNC registration as a charity.

2023 – Strategic Planning and Land Secured

- Grant from SBRC awarded for feasibility study.
- May 2023: Workshop held with CPR Group to begin strategic and feasibility planning.
- July 2023: Draft plan received; collaboration begins with Paul Turner (Land Investigation Officer, SBRC).
- Late 2023: Paul Turner identified a suitable site at McMahon Park (between Perkins St & Goodchild Dr).
 - Proposal supported by Council's Standing Committee (Dec. 6, 2023) → referred to full Council.
- September 2023: Final Strategic Plan completed (includes new logo).
- November 2023: Public consultation day held on-site; strong community support, minor concerns re: wildlife corridor.
- December 2023:
 - Council unanimously approved a 3-year lease (Deed of Licence) over the McMahon Park land, to be extended to a 30+ year lease once development commences.
 - Received letters of support from Graham House, Llew O'Brien MP, Murgon Business & Development Assoc., and Rockin' Our Abilities.
 - Continued strong local fundraising (golf days, raffles, Christmas events).

2024 – Technical & Planning Progress

- April 2024: First formal meeting with Council's Planning & Infrastructure Department.
 - Outcome: required to construct a 6 m wide concrete access (via Herterick Street) and address zoning and overlays:
 - *Recreation and Open Space Zone*
 - *Agricultural Land Classification Overlay*
 - *Biodiversity Overlay*
 - *Regulated Vegetation (Category R) and Waterway Barrier Works* (low classification).
 - Council recommended proceeding with a Material Change of Use (MCU) and Reconfiguration of a Lot (RAL) due to lease length.
 - Included full checklist for MCU and RAL applications, including DA Form 1, plans, engineering drawings, town planning report, and State code references (SPP 2017, WBBRP 2023).
 - Provided links to Council mapping, fees, and infrastructure charges.
 - Case officer: Zack Soper (SBRC Planning Officer).
- March 2024: Grant application lodged for a tractor mower.
- May 2024: Meeting with Jason Erbacher, South Burnett CTC.
- Mid-2024: Engaged Asset Cabins & Homes (Gympie) to design unit plans — several design meetings held.
- August 2024: Achieved Deductible Gift Recipient (DGR) status after amending model rules through the Office of Fair Trading and ATO.
- Ongoing fundraising events (golf day 7 Sept 2024, community BBQs, raffles).
- Growing register of 16 potential residents from across the South Burnett region.

2025 – Current Stage

- **January 2025:**
 - Awaiting final designs from Asset Cabins & Homes.
 - Scheduled meeting with South Burnett Regional Council Planning Dept. (22 Jan 2025).
 - Contact made with Olivia Everitt (Gympie-based grant writer) re: Regional Precincts and Partnerships Program (funding up to 100% of project costs).
 - Council reiterated need to engage a planning consultant for MCU/RAL preparation.
 - Land area adjusted to allow for a wildlife corridor.
 - Recommendation to engage Marcus Brennan (Brennan Planning) to assist with planning consultancy and DA preparation.

- Report compiled and signed by Lorraine Goodchild, Secretary, MILP (23 Jan 2025).

5. Site Details

5.1. Site Description

The subject site is situated at 70 Perkins Street, Murgon described as Lot 37 on RP842815.

The allotment has a total area of 5.661ha and is known as the McMahon Park. The park infrastructure including pathways, playground and plantings are located in the northeast half of the park. The southwest half of the land currently comprises of an unutilised mown paddock.

The site slopes gently downhill to a waterway that begins in the northeast corner of the site and runs through the middle of the site downhill in a south-westerly direction.

A lease (Lease A) has been established over the southwest portion of the site, which has an area of 1.824ha, with MILP being the licensee of the lease (refer to Appendix C - Deed of Lease)

Please refer to Figure 6 below for an aerial photograph of the subject site.



Figure 6 - Aerial Photograph of Subject Site

5.2. Surrounding Locality

The subject site is located on the eastern side of the Murgon township and is surrounded by low density residential housing to the north, east, and west. To the south is Herterick Street and rural land beyond. The site is situated 430m to the southeast of Murgon local centre which contains a mix of businesses and services to meet the daily need of residents.

Please refer to Figure 7 below for a map illustrating the subject site in context with the Murgon township.

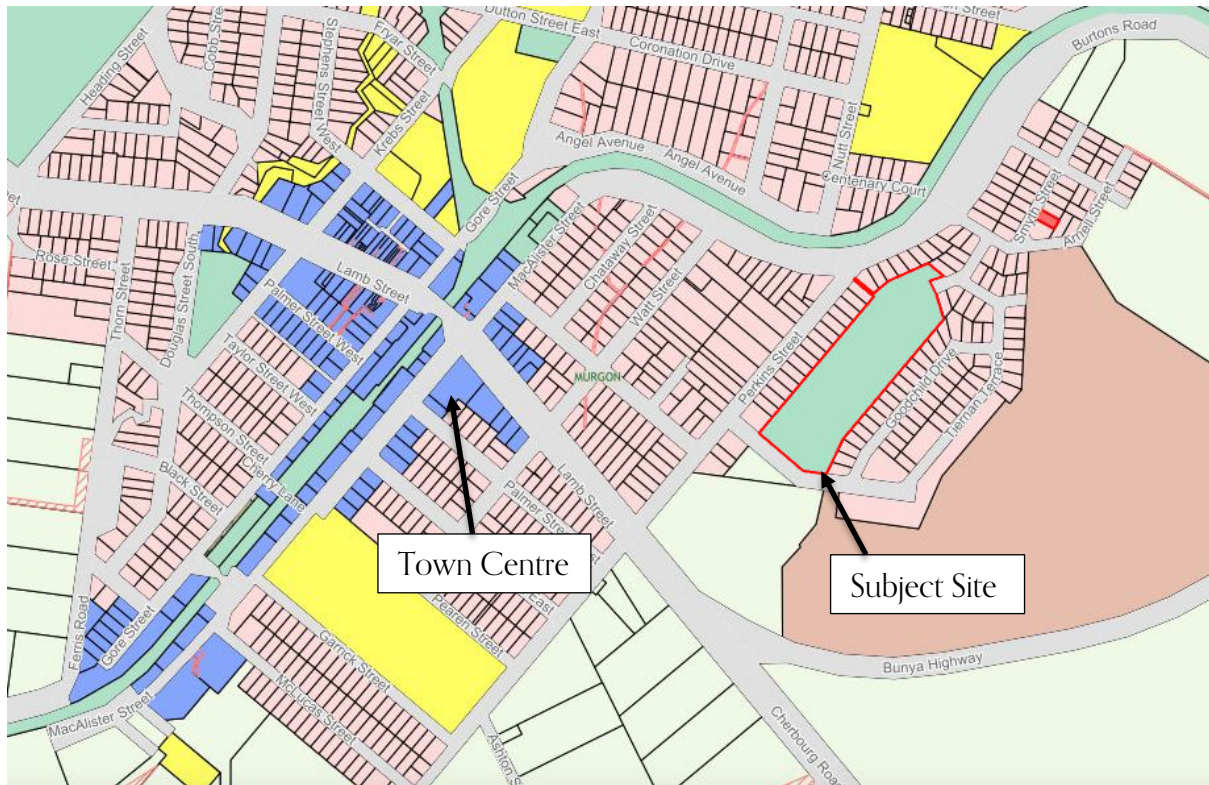


Figure 7 - Map of site in relation to Murgon Town Centre

6. Assessment Requirements

6.1. Framework for Assessment

Categorising Instruments for Statutory Assessment

In accordance with Section 43 of the *Planning Act 2016*, the following categorising instruments may contain assessment benchmarks applicable to development applications:

- + the *Planning Regulation 2017*
- + the Planning Scheme for the local government area
- + any temporary local planning instrument
- + any variation approval

Of these, the planning instruments relevant to this application are discussed below:

6.1.1. Assessment Benchmarks Related to the *Planning Regulation 2017*

The *Planning Regulation 2017* (the Regulation) prescribes assessment benchmarks that the application must be carried out against, which are additional or alternative to the assessment benchmarks contained in council's Planning Scheme. These assessment benchmarks may be contained within:

- the Regional Plan;
- Part E of the State Planning Policy, to the extent they are not appropriately integrated into the Planning Scheme; and
- Schedule 10 of the Regulation.

An assessment against the applicable benchmarks contained within the Planning Regulation is provided below:

Wide Bay Burnett Regional Plan 2011

The subject site is within the Main Urban Settlement Area of Murgon under the WBBRP 2023. Overall, the proposal remains consistent with the priorities and objectives of the WBBRP 2023 as it will support greater housing diversity, choice and provide for low to medium care persons with disabilities within the community.

Part E of the State Planning Policy

The current State Planning Policy (SPP) commenced on 3 July 2017. The applicable State interests relating to development assessment are set out in Part E of the document and are under five broad themes. Part 2.1 of the South Burnett Regional Council Planning Scheme 2017 states that all aspects of the SPP are appropriately integrated in the Planning Scheme.

Schedule 10 of the Regulation

The development will not trigger any referrals pursuant to Schedule 10 of *Planning Regulation 2017* as identified in the Table 5.2.2 below:

Table 5.2.2 - Schedule 10 Assessment

Schedule 10 - Development Assessment		Applicable/Comments
Part 1	Airport Land	N/A Subject site not identified on airport land.
Part 2	Brothels	N/A Development does not involve a brothel use
Part2A	Caboolture West interim structure plan	N/A
Part 3	Clearing of native vegetation	N/A the proposal does not involve vegetation clearing within a category A or B area.
Part 4	Contaminated land	N/A the site does not contain contaminated land
Part 5	Environmentally relevant activities	N/A The proposed extension does not trigger an ERA and does not alter the existing ERA.
Part 6	Fisheries	N/A
Part 7	Hazardous chemical facilities	N/A
Part 8	Heritage places	N/A
Part 9	Infrastructure-related referrals	N/A
Part 10	Koala habitat area	N/A
Part 11	Noise sensitive place on noise attenuation land	N/A
Part 12	Operational work for reconfiguring a lot	N/A
Part 13	Ports	N/A

		Subject site is not located on Brisbane core port land
Part 14	Reconfiguring a lot under Land Title Act	N/A
Part 15	SEQ development area	N/A
Part 16	SEQ regional landscape and rural production area and SEQ rural living area	N/A
Part 17	Tidal works or work in a coastal management district	N/A
Part 18	Urban design	N/A
Part 19	Water-related development	N/A

6.1.2. Assessment Benchmarks Relating to the Planning Scheme

6.1.2.1. Level of Assessment

The land comprising the proposed multiple dwelling is located within the Recreation and Open Space Zone under the South Burnett Regional Council Planning Scheme 2017 (Version 2.0) (the **Planning Scheme**). The proposed development is an impact assessable use on the land in accordance with Table 5.5.5 of the Planning Scheme.

6.1.2.2. Assessment Benchmarks

While the application will require a whole of planning scheme assessment, the following parts of the Planning Scheme were found to be most applicable:

- + Part 3 - Strategic Framework
- + Recreation and Open Space Zone Code;
- + Services and Works Code;

A summary of the key provisions and assessment against the abovementioned is provided in the tables below:

Please refer to Appendix B for a detailed assessment against the primary codes

Part 3 - Strategic Framework	
Specific Outcomes	Comment
3.2 Settlement Pattern	
(8) Opportunity to subdivide allotments in existing urban areas is maximised, while ensuring that usable allotments are created and the potential adverse impact on amenity and character is minimised.	<p>The development makes efficient use of existing urban land by utilising an underused portion of McMahon Park (Lease A, 1.824 ha) for a community-based residential project. The development will be capable of creating titled allotments for each unit as part of a community title scheme and ensures:</p> <ul style="list-style-type: none"> • A compact village form that accommodates 12 dwellings, a manager's residence and community hall within a well-defined and landscaped setting; • No adverse amenity impacts, as the development is screened from nearby

<p>(9) Increased density residential development is facilitated on serviced lots close to the town centres, with design to minimise impacts on the amenity and character of areas predominantly occupied by houses.</p> <p>(15) Development is directed away from historic subdivisions where residential development would lead to isolated communities and uneconomical extension of urban infrastructure.</p>	<p> dwellings and maintains open-space buffers; and</p> <ul style="list-style-type: none"> Retention of usable open-space areas and integration of pedestrian and wildlife corridors that preserve the site's character. <p>This aligns with the intent of maximising urban land efficiency while protecting the visual and environmental qualities of the surrounding locality</p> <p>The subject site is fully serviced (water, sewer, power, telecoms) and located approximately 430 m from the Murgon town centre, providing excellent access to shops, health and community services. The proposal delivers:</p> <ul style="list-style-type: none"> Medium-density housing for people with disabilities on urban-serviced land; Low-rise, detached unit design compatible with adjoining residential character; and Generous setbacks and landscaping to soften built form and protect neighbourhood amenity. <p>The proposal thus supports compact, accessible housing consistent with the Scheme's direction for density near town centres.</p> <p>The proposal is located within Murgon's urban services catchment, avoiding historic or remote subdivisions. It makes use of existing infrastructure (sewer, water, electricity) without requiring costly extensions. The clustered "village" layout fosters community interaction, social inclusion, and economic efficiency, consistent with the intent of directing housing to serviced, connected locations</p>
<p>3.6 Strong Communities</p>	
<p>(8) New development does not result in isolated or poorly serviced communities.</p> <p>(9) Existing communities have enhanced access to community services that is commensurate with anticipated demand.</p>	<p>The proposed development is located within the established urban footprint of Murgon, approximately 430 metres from the Murgon town centre, ensuring ready access to local shops, community services, and public transport routes. The site benefits from existing reticulated water, sewer, and power infrastructure, with direct vehicle access available from Herterick Street. The proposal therefore utilises existing urban infrastructure and community services, avoiding isolated or poorly serviced outcomes, and consolidates residential growth within an appropriate and sustainable location.</p> <p>The development will directly respond to a documented local need for disability housing and support services within the Murgon and broader South Burnett region. By integrating 24-hour on-site management, accessible dwellings, and a communal hall for group activities and shared dining, the project enhances the local community's overall access to supported accommodation options and related care services. In doing so, it strengthens the social infrastructure</p>

<p>(11) The provision of recreational and open space facilities provides increased opportunities for social interaction.</p> <p>(12) New development should be suitably integrated with existing development in relation to road, public and active transport networks, open space linkages and access to community facilities and employment opportunities.</p> <p>(13) Residential neighbourhoods comprise a variety of lot sizes that support a diverse range of housing options in keeping with desired neighbourhood characters.</p> <p>(14) Housing choice that includes traditional detached houses, small-lot houses, townhouses, duplexes, residential care facilities and community residences is facilitated provided the character resulting from the dominance of traditional detached houses is not compromised.</p>	<p>network available to residents with disabilities, aligning with Council's objectives for equitable and inclusive community service provision.</p> <p>The development incorporates communal landscaped areas, securely fenced outdoor spaces, and a community hall that includes a multipurpose activity area, dining room, kitchen, and cinema space. These design elements encourage social interaction, recreation, and communal engagement among residents, carers, and visitors. The inclusion of a pedestrian connection between Herterick Street and McMahon Park further promotes community integration by providing convenient access to existing public open space and recreation facilities. This will assist with further activating the use of the parkland.</p> <p>The proposal has been designed to integrate seamlessly with the surrounding residential and community context. The internal access loop road connects efficiently to Herterick Street, maintaining safe and logical vehicle movements. Pedestrian connectivity is enhanced through the proposed footpath link to McMahon Park, ensuring access to nearby open space, and the layout facilitates the safe and efficient operation of Council's refuse collection services. The proposal's location within proximity to Murgon's town centre ensures residents and staff can easily access shopping, and community facilities, supporting active transport and social inclusion principles.</p> <p>The proposal introduces a distinct residential typology—purpose-built, accessible dwellings for persons requiring 24 hour care supervision—into the established housing mix of Murgon. This contributes to housing diversity by providing smaller, single-storey detached units suited to residents with disabilities and low to medium level care needs, complementing the existing pattern of traditional detached housing within the area.</p> <p>The project delivers twelve detached dwellings, each of modest scale and single-storey height, consistent with the low-density character of Murgon's residential areas. Although the dwellings are designed for a specialised purpose (people with disabilities), their built form, materials, and setbacks are compatible with surrounding residential development. By clustering these dwellings around landscaped communal areas and providing a manager's residence for on-site management, the proposal achieves housing diversity while maintaining the prevailing residential character and amenity of the locality.</p>
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3.7 Infrastructure Servicing

<p>(1) Development is located to allow immediate connection to existing infrastructure or provides for the orderly extension of that infrastructure to service the development.</p>	<p>The proposed development is located within the serviced urban footprint of Murgon, where existing water, sewerage, electricity, and telecommunications networks are readily available for connection. The project therefore utilises existing infrastructure capacity rather than requiring new or extended trunk services, ensuring cost-effective.</p>
<p>(5) Development facilitates the use of walking and cycling to assist in reducing vehicle trip frequency.</p>	<p>The development has been planned and designed to promote active transport, reducing reliance on private vehicles for short, local trips. The site is located within easy walking distance (approximately 430 metres) of the Murgon town centre, where residents and staff can access essential services, including shops, health providers, and community facilities.</p> <p>A dedicated pedestrian pathway is proposed along the western boundary of the site, linking Herterick Street to McMahon Park, thereby enhancing connectivity to existing open space and recreation facilities. This link not only supports pedestrian movement for residents and visitors but also provides an opportunity for informal exercise and community interaction.</p> <p>Given the site's proximity to established services and the inclusion of safe and convenient pedestrian connections, the proposal facilitates walkability and cycling opportunities, aligning with Council's objective of reducing vehicle trip frequency and supporting sustainable transport outcomes within the urban area of Murgon.</p>
<p>(9) Urban stormwater and waste water management design objectives are identified and implemented to protect the environmental values of receiving water and avoids the transport of contaminants.</p>	<p>The development is planned, designed, and will be constructed and operated in accordance with best-practice stormwater and wastewater management principles. In this regard the development will be connected to council's reticulated sewer network which extends through the site and stormwater can be management to achieve non-worsening of post-development runoff. Further details in relation to stormwater management can be provided with a subsequent operational works application, however, there is a lawful point of discharge within the site which can be drained to.</p>
<p>(10) Discharge of waste water demonstrates best practice environmental management</p>	<p>Waste water will be discharges to council's sewer network.</p>

Recreation and Open Space Zone Code

The proposed development results in some degree of conflict with the purpose and overall outcomes of the Recreation and Open Space Zone Code, in that the development does not provide for cultural, educational, leisure, recreation or sporting uses typically envisaged within this zone, such as parks, playgrounds, or playing fields. However, the development occupies an unutilised portion of McMahon Park, identified by Council's Property Department as surplus to recreation requirements. On this basis, Council has agreed to establish a lease over this portion of land to accommodate the proposed development. Importantly, the project will enhance the functionality of

the remaining parkland by providing a dedicated pedestrian pathway along the western boundary, linking Herterick Street to McMahon Park, thereby improving pedestrian accessibility and connectivity to public open space and recreation facilities.

In consideration of the non-compliances, it is considered that there are sufficient relevant matters to warrant approval of the development, which are discussed in detail under section 7. In this regard, the proposal provides substantial community benefit, delivering specialised supported accommodation for people with disabilities within a serviced urban setting, while simultaneously improving access to community infrastructure and open space.

Please refer to Appendix B - Code Assessment for a detailed assessment against the code.

Works Codes

The proposed development achieves the purpose and overall outcomes of the Works and Services Code by ensuring that all infrastructure, access, and servicing arrangements are appropriately designed, coordinated and constructed to meet the standards ordinarily expected in the Murgon urban area. The development will connect to existing reticulated water and sewer networks in a cost-effective and efficient manner and a lawful stormwater discharge can be established within the site. Sufficient on-site parking and vehicle manoeuvring areas are provided, including visitor spaces and compliant waste collection access, ensuring safe and efficient traffic circulation. Sufficient landscaped areas have also been incorporated to that will be capable of enhancing visual amenity, softening the built form, and promoting environmental sustainability through shade, water-efficient plantings, and soil stabilisation. The limited extent of earthworks and site preparation ensures no adverse environmental impacts or changes to local drainage patterns. The proposal has also been designed to be responsive to site conditions and avoids exposure to natural hazard constraints, ensuring safe and sustainable long-term operation. Overall, the development provides for well-serviced, environmentally responsible and safe infrastructure outcomes consistent with the intent of the code.

7. Other relevant matters

To the extent that the development raises non-compliances with elements of the Recreation and Open Space Zone Code, The following relevant matters support approval of the proposed development under section 45(5)(b) of the Planning Act 2016:

- 1. Community Need and Public Benefit –**
The development provides specialist accommodation for people with disabilities that require low to medium support needs, addressing a significant and documented shortfall in accessible housing within the South Burnett region. The facility will deliver measurable social and community benefits, supporting inclusion, independence and local service provision.
- 2. Efficient Use of Underutilised Land –**
The proposal utilises an unneeded and unutilised portion of Council-owned parkland (Lease A), identified by Council's Property Department as surplus to recreation purposes. The development therefore represents an efficient and beneficial use of existing urban land.
- 3. Improved Public Access and Connectivity –**
The project includes a pedestrian pathway connection from Herterick Street to McMahon Park, improving community access to public open space and recreation facilities.
- 4. Integration with Urban Area and Infrastructure –**
The site is located within the established Murgon urban footprint, in proximity to the town centre, public transport, and key community services. The development will connect to existing reticulated water, sewer and power networks, ensuring cost-effective and sustainable infrastructure provision.
- 5. Positive Economic and Employment Contributions –**
The proposal supports local employment during construction and ongoing operational phases, including carers, maintenance staff, and service providers, thereby contributing to the local economy.

6. **Low Impact Built Form and Compatible Design –**
The development comprises low-rise, detached, lightweight buildings designed to sit lightly on the land. The single-storey scale, setbacks, and landscaping ensure that the development maintains compatibility with the surrounding residential and open space character.
7. **Improved Social Inclusion and Accessibility –**
The proposal delivers purpose-built, universally accessible dwellings designed to BCA disability access standards, promoting independent living and inclusion for residents with disabilities.
8. **Environmental and Engineering Compliance –**
the development will be designed and constructed in a manner that complies with best practice engineering and environmental standards. Further details will be provided with a subsequent application for operational works.
9. **No Adverse Amenity Impacts –**
The site layout, building setbacks, and landscaping ensure that the development does not result in unacceptable impacts on adjoining properties in terms of noise, traffic, privacy or visual amenity.
10. **Alignment with Strategic Planning Intent –**
The proposal is consistent with the Strategic Framework of the South Burnett Regional Planning Scheme 2017, supporting compact urban growth, diverse housing choice, and improved access to community facilities within the Murgon township.

8. Conclusion

This report has detailed and assessed the town planning matters relevant to the Material Change of Use of Premises to establish a Multiple Dwelling (12 Units and manager's residence) at 70 Perkins Street, Murgon.

It is considered that the proposed development represents an appropriate and well-planned outcome for the site and the broader community, for the following reasons:

1. The proposed development has been designed and sited to appropriately respond to the site's characteristics and constraints, including topography, access, and existing vegetation, while ensuring safe and efficient servicing, parking, and stormwater management consistent with Council's engineering standards.
2. The development is located on an underutilised portion of Council-owned land that has been identified by Council's Property Department as surplus to recreation requirements. In doing so, it represents an efficient and beneficial use of existing urban land within the serviced township of Murgon.
3. The development will provide significant community benefit by delivering specialised accommodation for adults with disabilities who require low to medium levels of care. The proposal directly responds to a demonstrated local housing and support need, facilitating independent living within a safe, inclusive, and purpose-built environment.
4. The proposed development is well-located within the Murgon urban footprint, close to existing infrastructure, community services, employment opportunities and the Murgon town centre. The site is fully capable of being connected to reticulated water, sewer and power, ensuring efficient and sustainable infrastructure provision.
5. The inclusion of a pedestrian pathway connection from Herterick Street to McMahon Park enhances public accessibility to existing recreation facilities and contributes positively to community connectivity and active transport outcomes.
6. While the development is not a traditional recreation use, it is compatible with the surrounding urban and open-space context due to its low-rise form, lightweight design, and extensive landscaping, which together maintain a high standard of residential and visual amenity.
7. The proposal can be developed in a manner that does not cause adverse amenity, environmental or traffic impacts on adjoining land or the broader locality.

8. The development achieves the strategic intent of the South Burnett Regional Planning Scheme 2017 by facilitating compact urban growth, housing diversity, and improved access to community facilities and services within an established township.
9. There are sufficient relevant matters that warrant approval of the application, including the substantial public and community benefit, the effective use of serviced land, and the absence of unacceptable planning, environmental, or amenity impacts.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Marcus Brennan', written in a cursive style.

Marcus Brennan
B. Urb. Reg. Plan.