

Appendix 1: Assessment against the Planning Codes

Reconfiguration of a Lot

1 into 2 Lot Subdivision

101 Old Yarraman Rd. South Nanango Qld. 4615

Lot 41 on RP176363

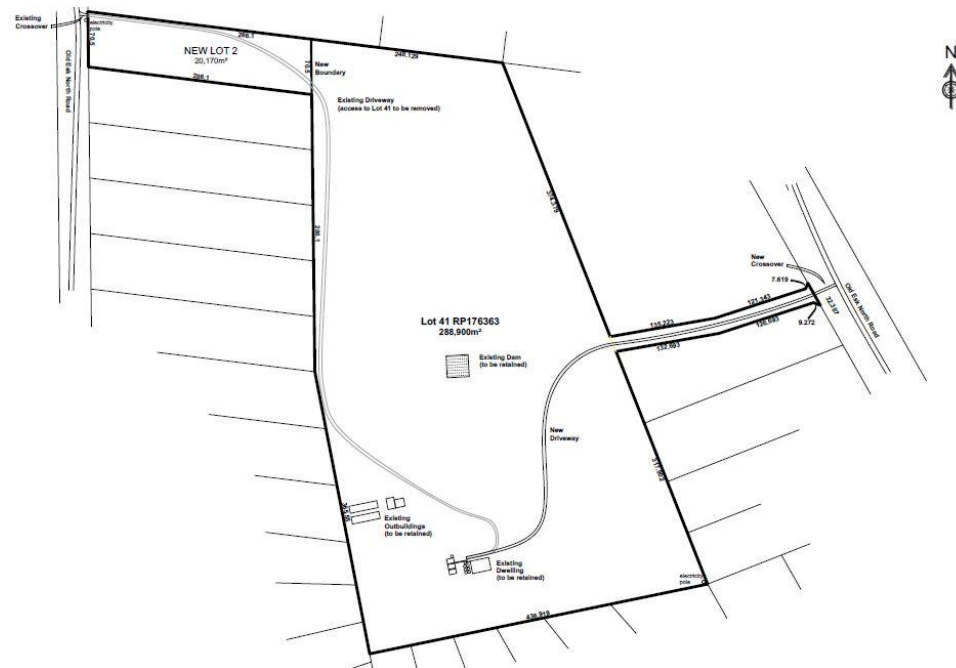


Appendix 1: Assessment against the South Burnett Regional Council Planning Scheme Codes

APPLICATION		PREMISES	
FILE NO:	26006	ADDRESS:	101 Old Yarraman Rd. South Nanango Qld. 4615
APPLICANT:	Land Owner c/- STP	RPD:	Lot 41 on RP176363
LODGED BY:	Scope Town Planning	AREA:	288,900m ²
DATE LODGED:	April 2026	OWNER :	Anthony and Kayla Saad
TYPE OF APPROVAL:	Development Permit		
PROPOSED DEVELOPMENT:	Reconfiguration of a Lot – 1 into 2 Lot Subdivision		
PLANNING SCHEME:	South Burnett Regional Council Planning Scheme 2017 v.2.0		
ZONE:	Rural Zone		
LEVEL OF ASSESSMENT:	Impact		

As identified in Part 5 of the Planning Scheme, this development is required to satisfy the Performance Criteria of the following Codes:

- 6.2.13 Rural Zone Code
- 7.2.1 Bushfire Hazard Overlay Code
- 8.4.1 Reconfiguring a Lot Code
- 8.4.2 Services, Works and Infrastructure Code



6.2.13 Rural Zone Code

The proposed development is assessable against the provisions of the Rural Zone Code of the SBRC Planning Scheme 2017 v.2.0.



6.2.13.3 Criteria for assessment

Table 6.2.13 - Accepted development subject to requirements and assessable development

Performance outcomes	Requirements for accepted development and assessment benchmarks	Compliance
Section 1 General		
<p>PO1 Development maintains rural amenity and character.</p>	<p>AO1.1 Buildings are set back 20m from any collector or higher order road and 10m from any other road frontage. and AO1.2 The use does not cause odour, noise or air emissions in excess of the prescribed limits in the <i>Environmental Protection (Air) Policy 2019</i> or the <i>Environmental Protection (Noise) Policy 2019</i>.</p>	<p>Complies The proposed development is for an ROL only and maintains rural amenity and character.</p>
<p>PO2 Development does not jeopardise the rural production capacity of the Zone.</p>	<p>Development resulting in lots less than the minimum size in Table 8.4.2 satisfying outcomes: AO2.1 The proposal is necessary for the efficient production and processing of a crop grown in the area. or AO2.2 The proposal provides an alternate productive rural activity that supports regionally significant industry. or AO2.3 An agricultural sustainability report prepared by a suitably qualified agronomist demonstrates that – (a) The lot is suitability sized for the proposed activity, including a dwelling house including yard; and (b) There is sufficient water for the proposed activity; and (c) The allotment is capable of being connected to reticulated electricity; and (d) The proposed activity is financially viable, requiring a viability assessment that</p>	<p>Complies with PO2 The proposed development results in 1 new lot with an area less than the minimum 20ha prescribed in Table 8.4.2. The subdivision makes practical use of the alienated portion of the existing lot which is consistent with the form of adjoining lots in the Rural Residential Zone. The new lot does not jeopardise the rural production capacity of the balance lot or the Rural Zone.</p>

	<p>includes capital costs, operational costs, sustainable yields to support a family, climate, soils and geological factors affecting crop growth, nutrients, salinity, topography, susceptibility to flooding and erosion and an assessment of market robustness (both recent and projected) and alternative practices in the event of failure.</p> <p>and AO2.4 Development is consistent with any Soil Conservation Plan that applies to the locality, as approved by the relevant State agency.</p>	
<p>PO3 Development does not result in any degradation of the natural environment, in terms of the geotechnical, physical, hydrological and environmental characteristics of the site and its setting.</p>	<p>AO3.1 Uses and associated works are confined to existing lawfully cleared land or areas not supporting regulated vegetation.</p> <p>and AO3.2 Uses and associated works are confined to areas outside stormwater discharge points, overland flow paths, watercourses and natural drainage features.</p> <p>and AO3.3 Development, excluding forestry activities and permanent plantations, adjacent to National Parks or State Forests is set back a minimum of 100m from the park boundaries in the absence of any current 'Management Plans' for these areas.</p>	<p>Complies The proposed development is for an ROL only and will not result in the degradation of the natural environment.</p> <p>The existing uses on the balance lot will be retained and are located within existing cleared areas, not impacted by vegetation or flood related overlays.</p>
<p>PO4 Development is not exposed to risk from natural hazard relating to land slip.</p>	<p>AO4 Uses and associated works are confined to slopes not exceeding:</p> <ul style="list-style-type: none"> (a) 15% for residential uses; (b) 10% for treated effluent disposal areas; (c) 6% for non-residential uses. 	<p>Complies The proposed development site is not impacted by land slip hazards. No works are proposed on sloped areas.</p>
<p>PO5 Development is adequately serviced.</p>	<p>AO5.1 A 45kl water tank is provided for consumption purposes.</p> <p>and</p>	<p>Complies The proposed development retains the existing dwelling and associated outbuildings which are serviced by potable water tanks and an on-site</p>

	<p>AO5.2 On-site sewage treatment is provided. and AO5.3 Each dwelling is provided with a service line connection to the electricity supply and telecommunications networks.</p>	<p>effluent disposal system. The proposed new lot will be provided with required utility connections.</p>
<p>PO6 Development is located and designed to ensure that land uses are not exposed to: (a) Areas that pose a health risk from previous activities; and (b) Unacceptable levels of contaminants.</p>	<p>AO6.1 Development does not occur: (a) In areas that pose a health risk from previous activities; and (b) On sites listed on the Contaminated Land Register or Environmental Management Register. or AO6.2 Areas that pose a health risk from previous activities and contaminated soils which are subject to development are remediated prior to plan sealing, operational works permit, or issuing of building works permit.</p>	<p>Complies The Development Site is not impacted by health risks or contaminated land.</p>
<p>Section 2 Where in the vicinity of an existing intensive animal industry</p>		
<p>PO7 Non-rural development does not compromise the integrity and operations of intensive animal industries.</p>	<p>AO7 Non-rural development does not result in an increase in the number of people living or working within 1km from an existing or approved intensive animal industry facility.</p>	<p>Complies The proposed development is not located in the vicinity of an existing intensive animal industry.</p>
<p>Section 3 Where intensive animal industry</p>		
<p>P08 A cattle feedlot involving less than 150 standard cattle units is sited to avoid adverse impacts on important environmental values and minimise impacts on the rural amenity of the area.</p>	<p>AO8 A cattle feedlot involving less than 150 standard cattle on a site more than 20ha is located a minimum of: (a) 200m from a frontage (b) 100m from a side or rear boundary (c) 2km from land in an urban area or in a rural residential zone (d) 700m from a sensitive use</p>	<p>Not Applicable The proposed development does not involve Intensive Animal Industry activities.</p>

	(e) 200m from a referable wetland (f) 100m from a watercourse.	
PO9 Intensive animal industry is located on a lot of sufficient size to enable the impacts of the use to be contained within the site.	AO9 The use is located on a minimum lot size of: (a) 10 ha where for: (i) 150 or less standard cattle units (ii) 1,000 or less standard sheep units (iii) 400 or less standard pig units (iv) 1,000 or less birds of poultry (b) 100ha otherwise.	Not Applicable The proposed development does not involve Intensive Animal Industry activities.
PO10 Intensive animal industry is sited and designed, including incorporating appropriate separation distances, to avoid adverse impacts on surrounding uses and the rural amenity of the area.	AO10 No acceptable solution	Not Applicable The proposed development does not involve Intensive Animal Industry activities.
PO11 The use does not adversely affect the environmental values of the site or the area, including impacts on groundwater, watercourses, wetlands and vegetation.	AO11 No acceptable solution	Not Applicable The proposed development does not involve Intensive Animal Industry activities.
PO12 The use has access to a reliable water supply for the purposes of drinking water for animals and water for cleaning and maintenance.	AO12 No acceptable solution	Not Applicable The proposed development does not involve Intensive Animal Industry activities.
PO13 The use has appropriate access to the road transport network with regard to the road haulage requirements of the use and (a) does not compromise the safety and operational efficiency of the road network (b) does not adversely affect the amenity of the area.	AO13 No acceptable solution	Not Applicable The proposed development does not involve Intensive Animal Industry activities.
Section 4 Winery Precincts		
PO14 Reconfiguring a lot in the Winery precinct provides for viable viticulture, boutique foods and tourism uses on a lot of at least 20 ha.	AO14 No acceptable solution	Not Applicable The development site is not located in a Winery Precinct.

Section 5 Caretakers accommodation		
<p>PO15 Caretaker's accommodation is subsidiary to and compatible with the principal use on the same site.</p>	<p>AO15.1 Only one caretaker's accommodation is established on the site. and AO15.2 A caretaker's accommodation is not located at the front of the primary use on the site. and AO15.3 A caretaker's accommodation is separated from the principal activity areas of the primary use of the site by at least 10m.</p>	<p>Not Applicable The proposed development does not involve Caretakers Accommodation.</p>
<p>PO16 Caretaker's accommodation is compatible with the scale, character and appearance of the setting and provide for the accommodation needs of a caretaker and their family.</p>	<p>AO16.1 A caretaker's accommodation does not exceed 8.5m in height. and AO16.2 Where adjoining land used, or approved for use, for uses in the accommodation activities use group, a caretaker's accommodation is located adjacent to the adjoining use. and AO16.3 A caretaker's accommodation has a floor area no greater than 125m², has a balcony, verandah or deck with a minimum area of 6m² with minimum dimensions of 3m. and AO16.4 A caretaker's accommodation is provided with private open space which is directly accessible from a habitable room. and</p>	<p>Not Applicable The proposed development does not involve Caretakers Accommodation.</p>

	<p>AO16.5 A caretaker’s accommodation is setback:</p> <ul style="list-style-type: none"> (a) A minimum of 1.5m from the common property boundary to an adjoining residential use; or (b) A minimum of 10m from the principal activity areas of an industrial or commercial use on an adjoining allotment. 	
Section 6 Home-based business		
<p>PO17 Home-based businesses are a small-scale component of the principal use on the site.</p>	<p>AO17.1 The area used for a home-based business is:</p> <ul style="list-style-type: none"> (a) for outdoor activities – maximum 20m² (b) in all other circumstances – maximum 50m² <p>and</p> <p>AO17.2 Except for bed and breakfast accommodation, the home-based business is conducted in, under or within 20m of the principal dwelling.</p> <p>and</p> <p>AO17.3 A home-based business is setback from the road frontage of the site a distance greater than the existing building line.</p> <p>and</p> <p>AO17.4 A home-based business is setback a minimum of 15m from any side or rear boundary. And</p> <p>AO17.5 A structure associated with a home-based business is no higher than 8.5m above ground level.</p> <p>and</p> <p>AO17.6 No more than one non-resident of the site is employed in the home-based business.</p>	<p>Not Applicable The proposed development does not involve a Home Based Business.</p>

<p>PO18 The conduct of home-based businesses minimises the off-site impacts on the amenity of the local residential area and the health and safety of its residents.</p>	<p>AO18.1 Except for a bed and breakfast, operating hours are limited to 7am to 8pm Monday to Friday (excluding public holidays) and 8am to 4pm on other days. and AO18.2 The use does not produce noise emissions more than 3dB(A) above background noise levels at the property boundary. and AO18.3 The use does not generate dust or other particle emissions measurable at the property boundary. and AO18.4 The use does not involve the storage of hazardous or noxious materials in quantities beyond that reasonably associated with the dwelling. and AO18.5 The use does not involve the servicing or repair of vehicles not reasonably associated with the use of the dwelling. and AO18.6 The occupation does not rely on transport provided by vehicles larger than a 3-tonne rigid vehicle. and AO18.7 The occupation does not involve the hiring out of any machinery or equipment.</p>	<p>Not Applicable The proposed development does not involve a Home Based Business.</p>
---	--	---

<p>PO19 Car parking and access is provided in a safe, attractive and functional manner.</p>	<p>AO19.1 Except for a bed and breakfast, home-based businesses provide a maximum of one parking space in addition to the requirements of the principal dwelling. and AO19.2 A bed and breakfast provides parking in addition to the requirements of the principal dwelling at the rate of one space per bedroom. and AO19.3 Site access is provided from an all- weather road way with a minimum width of: (a) 6m for a bed and breakfast (b) 4m in all other circumstances.</p>	<p>Not Applicable The proposed development does not involve a Home Based Business.</p>
<p>PO20 Non-resident workers are provided with adequate open space to accommodate their social, relaxation and recreational needs.</p>	<p>AO20.1 Accommodation for a worker who is not a resident of the premises provides communal open space at the rate of 0.2m² per square metre of gross floor area of the accommodation building. and AO20.2 Communal open space has a minimum dimension of 4m and a depth to width ratio of 2:1. and AO20.3 Ground level open space does not including vehicle parking or manoeuvring areas or clothes drying areas. and AO20.4 An indoor communal area is provided at either 1m² for each bed space or 25m² overall, whichever is the greater area and is equipped with toilet, kitchen and storage facilities as a minimum.</p>	<p>Not Applicable The proposed development does not involve a Home Based Business.</p>


Section 7 Secondary dwelling		
<p>PO21 A secondary dwelling must be subsidiary to its primary dwelling.</p>	<p>AO21.1 A secondary dwelling is no larger than 70m² in gross floor area or 40% of the gross floor area of the primary dwelling, whichever is less. and AO21.2 Parking is provided for one vehicle and access to it is via the same driveway as the primary dwelling.</p>	<p>Not Applicable The proposed development does not involve a Secondary Dwelling.</p>
Section 8 Short term accommodation		
<p>PO22 Short term accommodation is of a small scale and intensity that is:</p> <ul style="list-style-type: none"> (a) subordinate to the rural use (b) does not adversely impact existing or future productive agricultural development in the area; and (c) maintains the character and amenity (including visual amenity) of the area. 	<p>AO22.1 No more than five short term accommodation units are located on a lot. AO22.2 A short term accommodation unit has a maximum GFA of 70m², unless the accommodation unit is an existing Dwelling house. AO22.3 A short term accommodation unit has a maximum building height of 2 storeys and 8.5m. AO22.4 A short term accommodation unit is not located within 50m of a property boundary. AO22.5 A minimum of one car parking space if provided for each short term accommodation unit.</p>	<p>Not Applicable The proposed development does not involve Sort-term Accommodation.</p>
<p>PO23 RV camping sites are subordinate to the rural use, character, and amenity of the area.</p>	<p>AO23.1 No more than two RV camping sites are located on a lot less 50ha or smaller AO23.2 No more than five RV camping sites are located on a lot greater than 50ha AO23.3 One vehicle may utilise an RV camping site at one time.</p>	<p>Not Applicable The proposed development does not involve Sort-term Accommodation.</p>

	AO23.4 An RV camping site is not located within 100m of a property boundary.	Not Applicable The proposed development does not involve Short-term Accommodation.
Section 9 Renewable energy facility		
PO24 A renewable energy facility does not compromise the value of productive rural land.	AO24 A Renewable energy facility is not located on agricultural land as identified on SPP Interactive Mapping (Plan Making).	Not Applicable The proposed development does not involve a Renewable Energy Facility.
PO25 A renewable energy facility: (a) is conveniently located with regard to the electricity distribution network; (b) is on a site that requires minimal operational work to facilitate the use; (c) does not cause significant off site adverse impacts with regard to noise, glare or visual amenity.	AO25 No acceptable outcome provided.	Not Applicable The proposed development does not involve a Renewable Energy Facility.
Section 10 For development affected by one or more overlays (other than bushfire hazard overlay)		
Agricultural land overlay		
PO26 The productive capacity and utility of agricultural land for rural activities is maintained.	AO26.1 The proposal is not located on agricultural land as identified on SPP Interactive Mapping (Plan Making). or AO26.2 The proposal is necessary for the efficient production and processing of a crop grown in the area. or AO26.3 The proposal provides an alternate productive rural activity that supports regionally significant industry. or AO26.4 An agricultural sustainability report prepared by a suitably qualified agronomist demonstrates that – (a) The lot is suitability sized for the proposed activity. Including a dwelling house including yard; and	Not Applicable The development site is not affected by the Agricultural Land Overlay.

	<p>(b) There is sufficient water for the proposed activity; and (c) The allotment is capable of being connected to reticulated electricity; and (d) The proposed activity is financially viable, requiring a viability assessment that includes capital costs, operational costs, sustainable yields to support a family, climate, soils and geological factors affecting crop growth, nutrients, salinity, topography, susceptibility to flooding and erosion and an assessment of market robustness (both recent and projected) and alternative practices in the event of failure.</p> <p>and AO26.5 Development is consistent with any Soil Conservation Plan that applies to the locality, as approved by the relevant State agency.</p>	
Airport environs overlay		
Public safety sub-area		
<p>PO27 Development located at the end of runways does not increase the risk to public safety.</p>	<p>AO27 Development does not include the following within an airport's public safety area as depicted on Overlay Map 01:</p> <ul style="list-style-type: none"> (a) a significant increase in the number of people living, working or congregating in the public safety area, such as accommodation activities (b) uses that attract large numbers of people (recreation activities, shopping centres, industrial or commercial uses involving large numbers of workers or customers) (c) community activities (e.g. education establishments, hospitals) (d) the manufacture, use or storage of flammable, explosive, hazardous or noxious materials. 	<p>Not Applicable The development site is not affected by the Airport Environs Overlay.</p>

Wildlife hazards sub-area		
<p>PO28 Development does not significantly increase the risk of wildlife hazard particularly flying vertebrates, such as birds and bats, intruding within an airport operational airspace.</p>	<p>AO28.1 Development located within 3 km of an airport runway as depicted on Overlay Map 01 does not include turf farms, fruit tree farms, piggeries, show grounds, food processing plants or food, organic waste or putrescible waste facilities.</p> <p>Development for the purposes of dairy or poultry farms, outdoor sport and recreation, non-putrescible waste facility or sewage treatment facilities ensure landscaping and drainage works (including artificial water bodies) minimise bird and bat attracting potential. and</p> <p>AO28.2 Development located between 3 km and 8 km of an airport runway as depicted on Overlay Map 01 for turf farms, fruit tree farms, piggeries, show grounds, food processing plants, food, organic waste or putrescible waste facilities, dairy or poultry farms, outdoor sport and recreation or sewage treatment facilities ensures potential food or waste sources are covered and collected so that they are not accessible to wildlife. and</p> <p>AO28.3 Putrescible waste disposal sites (e.g. landfill and waste transfer facilities) are not located within a 13km radius of an airport.</p>	<p>Not Applicable The development site is not affected by the Agricultural Land Overlay.</p>
Biodiversity overlay		
<p>PO29 Areas of environmental significance, including biodiversity values, are identified, protected and enhanced.</p>	<p>AO29.1 Uses and associated works are confined to areas not identified on Overlay Map 05. or</p> <p>AO29.2 Development is compatible with the environmental values of the area.</p>	<p>Complies The development site is affected by the Biodiversity Overlay.</p> <p>The proposed new lot includes ample area outside of any area affected by the Biodiversity to accommodate a new Dwelling and associated outbuildings.</p>



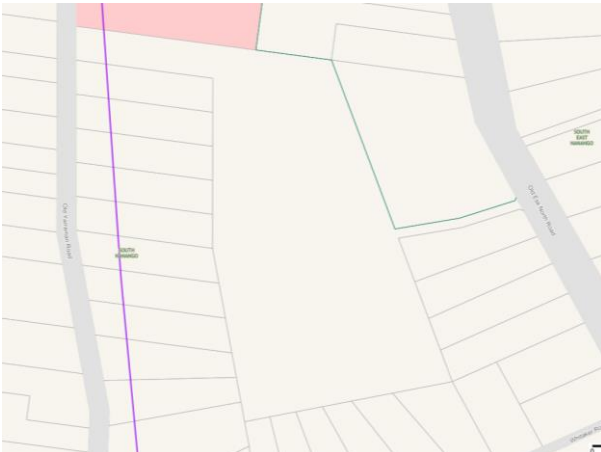
	<p>or AO29.3 Where development within an area identified on Overlay Map 05 is unavoidable, measures recommended by a suitably qualified ecologist are incorporated to protect and retain the environmental values and underlying ecosystem processes within or adjacent to the development site to the greatest extent practical.</p>	<p>No new structures or uses are proposed within the balance lot in areas affected by the Biodiversity Overlay.</p> 
<p>PO30 Biodiversity values of identified areas of environmental significance are protected from the impacts of development</p>	<p>AO30 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>Complies No development is proposed within areas affected by the Biodiversity Overlay.</p>
<p>PO31 There are no significant adverse effects on water quality, ecological and biodiversity values.</p>	<p>AO31.1 Uses and associated works are confined to areas outside overland flow paths and natural drainage features. and AO31.2 All buildings, on-site effluent disposal, external activities or storage areas are located 100m from the top of the bank of a river, creek, stream or wetland identified on Overlay Map 05.</p> <p>Note—This setback does not apply to equipment such as pumps that are necessary to access water or waterway crossings. and AO31.3 The Waterway Corridors identified on Overlay Map 05 are maintained in a natural state.</p>	<p>Complies No development is proposed within areas affected by the Biodiversity Overlay.</p>

Extractive industry overlay		
<p>PO32 The long term availability of the extractive resource, coal or mineral for extraction or processing is maintained.</p>	<p>AO32 Development in the resource or processing area depicted on Overlay Map 07 is for: (a) extractive, coal or mineral industry or is directly associated with extractive, coal or mineral; industry; or (b) other uses that would not constrain existing or future extractive, coal or mineral activities; or (c) a temporary use.</p>	<p>Not Applicable The development site is not affected by the Extractive Industry Overlay.</p>
<p>PO33 Development does not increase the number of people living or working in the separation area.</p>	<p>AO33.1 New residential, business and community activities are not located within the separation area depicted on Overlay Map 07. or AO33.2 Development does not increase the total number of lots within the separation area depicted on Overlay Map 07.</p>	<p>Not Applicable The development site is not affected by the Extractive Industry Overlay.</p>
<p>PO34 Development does not increase the number of people living in the transport route's separation area.</p>	<p>AO34.1 Development does not involve: (a) New residential, business or community activities; or (b) An increase in the total number of lots; within 100m distance each side of a transport corridor associated with the extractive or mining resource. and AO34.2 Access points are designed to avoid adversely affecting the safe and efficient operation of vehicles transporting extractive materials.</p>	<p>Not Applicable The development site is not affected by the Extractive Industry Overlay.</p>

Flood hazard overlay		
<p>PO35 Development is not exposed to risk from flood events by responding to flood potential and maintains personal safety at all times.</p>	<p>AO35.1 (a) All new allotments include an area of sufficient size to accommodate the intended land use outside the area identified on Overlay Map 03. and (b) New buildings are not located within the area identified on Overlay Map 03; or AO35.2 (a) Development is sited above the 1%AEP flood event where known, or the highest known flood event, as follows: (i) Habitable floor levels - 500mm; (ii) Non-habitable floor levels - 300mm; (iii) On-site sewage treatment and storage areas for potential contaminants - 300mm; (iv) All other development - 0mm. and (b) Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p>	<p>Complies The development site is affected by the Flood Hazard Overlay. The proposed new lot contains a substantial area outside of the overlay affected area in which to accommodate a new dwelling and associated outbuildings. Refer to the appended Flood Assessment Report (J12661v1.0) prepared by Storm Water Consulting attached as Appendix 3.</p>
<p>PO36 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.</p>	<p>AO36 Works associated with the proposed development do not: (a) involve a net increase in filling greater than 50m³; or (b) result in any reductions of on-site flood storage capacity and contain within the site any changes to depth/duration / velocity of flood waters; or (c) change flood characteristics outside the site in ways that result in: (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times.</p>	<p>Complies The proposed development and associated works avoids any significant impact upon the hydraulic properties of the development site. Refer to the appended Flood Assessment Report (J12661v1.0) prepared by Storm Water Consulting attached as Appendix 3..</p>

<p>PO37 Development avoids the release of hazardous materials into floodwaters.</p>	<p>AO37.1 Materials manufactured or stored on site are not hazardous in nature. or AO37.2 Hazardous materials and any associated manufacturing equipment are located above the nominated flood level.</p>	<p>Complies The proposed development does not involve the manufacture or storage of any hazardous materials.</p>
<p>PO38 Community infrastructure in any area mapped as Flood Hazard is able to function effectively during and immediately after flood</p>	<p>AO38 No outcome specified.</p>	<p>Not Applicable The proposed development does not involve any community infrastructure in any area mapped as Flood Hazard affected land.</p>
Historic subdivisions overlay		
<p>PO39 Historic subdivisions are only developed in locations where there is adequate access to physical and social services. Editor's note—This does not apply to outbuildings and extensions to an existing house.</p>	<p>AO39 The site is within 5km distance by road of a school if not on a current school bus route.</p>	<p>Not Applicable The development site is not affected by the Historic Subdivisions Overlay.</p>
<p>PO40 A site identified on the Overlay Map 09 is not developed where:</p> <ul style="list-style-type: none"> (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. 	<p>AO40.1 The site has frontage to a gazetted and constructed road. Editor's note—The construction standard for unmade roads is defined in the 'Construction of Unmade Roads' policy resolved by South Burnett Regional Council and adopted on 19 August 2009 and AO40.2 The site has sufficient area to provide for onsite effluent disposal in accordance with the requirements of the <i>Queensland Plumbing and Wastewater Code</i>. and AO40.3 The site is:</p> <ul style="list-style-type: none"> • within a reticulated town water area, and reticulated water supply is provided, or; • outside a reticulated town water area, and a rainwater tank or othersupplementary water supply system is installed with a minimum capacity of 45,000 litres. 	<p>Not Applicable The development site is not affected by the Historic Subdivisions Overlay.</p>

	<p>and</p> <p>AO40.4 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.</p> <p>Editor's note—Where historical flood data exists, it may be possible to use this information to determine the highest know flood level. Historical data may include:</p> <ul style="list-style-type: none"> • formally recorded gauge heights records for a number of floods; • formally surveyed peak flood levels; • photographs of a historic flood; • 'high-water' marks recorded on public or private property; and • interviews with long-term residents. <p>and</p> <p>AO40.5 New buildings are provided with a service line connection to the electricity supply and telecommunications networks.</p> <p>and</p> <p>AO40.6 Stormwater drainage is discharged from the boundary of a development site:</p> <ol style="list-style-type: none"> (a) without nuisance and annoyance to adjoining or downstream properties, (b) into natural systems, and (c) with conveyance to a lawful point of discharge including by way of easement where drainage systems traverse private property into natural systems. <p>and</p> <p>AO40.7 New buildings are confined to areas outside of overland flow paths and natural drainage features.</p>	
--	---	--

Landslide hazard overlay		
<p>PO41 Development does not increase the risk of harm to people and property as a result of landslide, by:</p> <ul style="list-style-type: none"> (a) avoiding development in a landslide hazard area; or (b) undertaking development in a landslide hazard area only where strictly in accordance with best practice geotechnical principles. 	<p>AO41.1 Development, including associated access, is not located in a landslide hazard area as identified on Overlay Map 10. or AO41.2 Development, including associated access, is located in a low or very low land landslide hazard area as determined by a site-specific geotechnical assessment prepared by a competent person.</p>	<p>Not Applicable The development site is not affected by the Historic Landslide Hazard Overlay.</p>
<p>PO42 Community infrastructure in any area mapped as Landslide Hazard is able to function effectively during and immediately after landslide events.</p>	<p>AO42 No outcome specified.</p>	<p>Not Applicable The development site is not affected by the Historic Landslide Hazard Overlay.</p>
Regional infrastructure overlay		
<p>PO43 Stock routes and trails identified on Overlay Map 04 are protected from incompatible development on adjoining sites.</p>	<p>AO43 No outcome specified.</p>	<p>Complies The development site is affected by the Regional Infrastructure Overlay – National Trail. The identified Trail, which runs through private property, is not impacted by incompatible uses.</p> 

<p>PO44 Development is sufficiently separated from major electricity infrastructure or substations to minimise the likelihood of nuisance or complaint.</p>	<p>AO44 Sensitive land use (as defined in the Regulation) maintain the following separation distances from substations or easement for major electricity infrastructure identified on Overlay Map 04: (a) 20m for transmission lines up to 132 kilovolts (b) 30m for transmission lines between 133 kilovolts and 275 kilovolts and (c) 40m for transmission lines exceeding 275 kilovolts.</p> <p>Editor's note—Information relating to the voltage of transmission lines is available from the relevant energy supplier.</p>	<p>Not Applicable The development site is not affected by electrical infrastructure mapped in the Regional Infrastructure Overlay.</p>
<p>PO45 There is sufficient space within the site to establish landscaping which substantively assists in screening and softening obtrusive major electricity infrastructure identified on Overlay Map 04.</p>	<p>AO45 A minimum 3m wide densely planted landscaped buffer is provided along the boundary adjoining the major electricity infrastructure, including provision for advanced trees and shrubs that will grow to a minimum height of 10m.</p>	<p>Not Applicable The development site is not affected by electrical infrastructure mapped in the Regional Infrastructure Overlay.</p>
<p>Water catchments overlay</p>		
<p>PO46 There are no significant adverse effects on the water quality of drinking water supply.</p>	<p>AO46.1 Development within the Bjelke- Petersen Dam Water Resource Catchment Area and the 800m buffer to Boondooma and Gordonbrook Dams shown on Overlay Map 06 has no significant adverse effect on the quantity and availability of raw water for consumption, as determined by a suitably qualified water quality expert. or AO46.2 Development within the Cooyar Creek water supply buffer area shown on Overlay Map 06 complies with the specific outcomes and measures of the <i>Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012</i>.</p>	<p>Not Applicable The development site is not affected by the Water Catchments Overlay.</p>

7.2.1 Bushfire Hazard Overlay Code

The proposed development is assessable against the provisions of the Bushfire Hazard Overlay Code of the SBRC Planning Scheme 2017 v.2.0.

7.2.1.3 Criteria for assessment

Table 7.2.1 - Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Compliance
Section A		
Reconfiguring a lot (RaL) – where creating any number of lots of more than 2,000 square metres:		
<p>PO1 The subdivision layout:</p> <ul style="list-style-type: none"> (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 (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>Note—An applicant may seek to undertake a site-level verification of the location and nature of hazardous vegetation and resulting potential bushfire intensity levels, for example where changes in foliage have occurred (e.g. as a consequence of adjoining permanent urban development) or where an applicant seeks to verify the regional ecosystem map inputs. This verification should form part of a bushfire hazard assessment in accordance with the methodology in the QFES Bushfire resilient communities document. The outcomes of this assessment can demonstrate how an alternate solution to the acceptable outcome can deliver an acceptable or tolerable level of risk.</p>	<p>AO1.1 A development footprint plan is identified for each lot that avoids ridgelines, saddles and crests where slopes exceed 28 per cent.</p> <p>AO1.2 A development footprint plan is identified for each lot that is separated from the closest edge to the adjacent mapped medium, high or very high potential bushfire intensity area by a distance that achieves a radiant heat flux level of 29 kW/m² or less at all development footprint plan boundaries.</p> <p>Note—This separation area is often termed an asset protection zone.</p> <p>Note – The radiant heat flux levels can be established by undertaking a bushfire hazard assessment in accordance with the methodology in the QFES <u>Bushfire resilient communities</u> document.</p>	<p>Complies The proposed subdivision layout 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 facilitates emergency access and operational space for firefighters in a reduced fuel area between future buildings and structures and hazardous vegetation that reduce risk to an acceptable or tolerable level.</p> <p>Refer to the Bushfire Hazard Assessment and Bushfire Management Report (4615v2.0) prepared by MAX Bushfire Protection attached as Appendix 4.</p>

<p>PO2</p> <p>The subdivision layout enables:</p> <ul style="list-style-type: none"> (a) future buildings to be located as close as possible to property entrances to facilitate safe evacuation during a bushfire event; and (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>AO2</p> <p>A development footprint plan is identified for each lot that:</p> <ul style="list-style-type: none"> (a) is located within 60 metres of the street frontage; and (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>Complies</p> <p>The proposed subdivision layout enables future buildings on the new lot to be located as close as possible to the property entrances (Old Yarraman Rd.) to facilitate safe evacuation during a bushfire event.</p> <p>Site access is located and designed to allow safe evacuation of the site by occupants and maintain access by emergency services under critical event conditions.</p> <p>Refer to the Bushfire Hazard Assessment and Bushfire Management Report (4615v2.0) prepared by MAX Bushfire Protection attached as Appendix 4.</p>
<p>Section B</p>		
<p>Reconfiguring a lot (RaL) – where creating any number of lots of 2,000 square metres or less:</p>		
<p>PO3</p> <p>The subdivision layout:</p> <ul style="list-style-type: none"> (a) avoids creating lots on slopes and land forms that expose people or property to an intolerable risk to life or property; and (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>Note—An applicant may seek to undertake a site-level verification of the location and nature of hazardous vegetation and resulting potential bushfire intensity levels, for example where changes in foliage have occurred (e.g. as a consequence of adjoining permanent urban development) or where an applicant seeks to verify the regional ecosystem map inputs. This verification should form part of a bushfire hazard assessment, in accordance with the methodology in the QFES <u>Bushfire resilient communities</u> document. The outcomes of this assessment can demonstrate how an alternate solution to the acceptable outcome can deliver an acceptable or tolerable level of risk.</p>	<p>AO3.1</p> <p>The subdivision layout results in lots that are sited so that they are 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/m² or less:</p> <ul style="list-style-type: none"> (a) at the building envelope, if identified at RaL stage; or (b) where a building envelope is not identified, at all lot boundaries. <p>Note—This separation area is often termed an asset protection zone.</p> <p>Note—The radiant heat flux levels can be established by undertaking a bushfire hazard assessment in accordance with the methodology in the QFES <u>Bushfire resilient communities</u> document.</p> <p>Note—For staged developments, temporary separation.</p>	<p>Not Applicable</p> <p>The proposed development does not create new lots equal to or less than 2000m² in area.</p>

Section C		
Reconfiguring a lot (RaL) – additional provisions where creating more than 20 lots:		
<p>PO4 The subdivision layout is designed to minimise the length of the development perimeter and number of lots exposed to hazardous vegetation.</p> <p>Note–For example, avoid finger-like subdivision patterns or substantive vegetated corridors between lots.</p>	<p>AO4 No acceptable outcome is prescribed.</p>	<p>Not Applicable The proposed development does not create more than 20 new lots.</p>
<p>PO5 The subdivision layout provides for adequate access and egress and safe evacuation routes, to achieve an acceptable or tolerable risk to people.</p>	<p>AO5.1 The subdivision layout: (a) avoids the creation of bottle-neck points in the movement network within the development (for example, avoids hourglass patterns); and (b) ensures the road network has sufficient capacity for the evacuating population</p> <p>AO5.2 The subdivision layout ensures evacuation routes: (a) direct occupants away from rather than towards or through areas with a greater potential bushfire intensity; and (b) minimise the length of route through bushfire prone areas.</p> <p>Refer Figure 1.</p>	<p>Not Applicable The proposed development does not create more than 20 new lots.</p>

<p>PO6</p> <p>The subdivision layout provides adequate buffers between hazardous vegetation and development.</p> <p>Note—An applicant may seek to undertake a site-level verification of the location and nature of hazardous vegetation and resulting potential bushfire intensity levels, for example where changes in foliage have occurred (e.g. as a consequence of adjoining permanent urban development) or where an applicant seeks to verify the regional ecosystem map inputs. This verification should form part of a bushfire hazard assessment, in accordance with the methodology in the QFES Bushfire resilient communities document. The outcomes of this assessment can demonstrate how an alternate solution to the acceptable outcome can deliver an acceptable or tolerable level of risk.</p>	<p>AO6.1</p> <p>The subdivision layout results in an asset protection zone being located to create a separation area from adjacent mapped medium, high or very high potential bushfire intensity areas.</p> <p>AO6.2</p> <p>The asset protection zone is comprised of:</p> <ul style="list-style-type: none"> (a) parks and open spaces; and/or (b) lots greater than 2000 square metres; and/or (c) public roads (termed perimeter roads). <p>Note—Parks and open space may be located within the mapped medium, high and very high potential bushfire intensity areas to create a separation between the development and the balance of the bushfire prone area.</p> <p>Note—Portions of lots greater than 2000 square metres may be located within the mapped medium, high and very high potential bushfire intensity areas.</p> <p>Refer Figure 1.</p> <p>AO6.3</p> <p>Where the asset protection zone includes lots greater than 2000 square metres a development footprint plan is identified for each lot that is located in accordance with AO1.2.</p>	<p>Not Applicable</p> <p>The proposed development does not create more than 20 new lots.</p>
<p>PO7</p> <p>Parks or open space provided as part of the asset protection zone do not create additional bushfire prone areas.</p> <p>Note—The undertaking of a bushfire hazard assessment, in accordance with the methodology in the QFES Bushfire resilient communities document may assist in demonstrating compliance with this outcome.</p>	<p>AO7</p> <p>Where the asset protection zone includes parks or open spaces, they:</p> <ul style="list-style-type: none"> (a) comprise only low threat vegetation, including grassland managed in a minimal fuel condition, maintained lawns, golf courses, maintained public reserves and parklands, cultivated gardens and nature strips; or (b) are designed to ensure a potential available fuel load is maintained at less than eight tonnes/hectare in aggregate 	<p>Not Applicable</p> <p>The proposed development does not create more than 20 new lots.</p>



	<p>and with a fuel structure that remains discontinuous.</p> <p>Note–Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack, for example short-cropped grass to a nominal height of 10 centimetres.</p>	
<p>PO8 Perimeter roads are accessible for firefighting vehicles, to facilitate emergency access and operational space for firefighting, maintenance works and hazard reduction activities.</p>	<p>AO8.1 Where the asset protection zone includes a perimeter road it:</p> <ul style="list-style-type: none"> (a) has a two-lane sealed carriageway clear of hazardous vegetation; and (b) is connected to the wider public road network at both ends and at intervals of no more than 200 metres; and (c) does not include design elements that may impede access for fire-fighting and maintenance for fire-fighting purposes (for example traffic calming involving chicanes). <p>AO8.2 Where the subdivision contains a reticulated water supply, the road network and fire hydrants are designed and installed in accordance with:</p> <ul style="list-style-type: none"> (a) <i>Fire Hydrant and Vehicle Access Guidelines for residential, commercial and industrial lots, Queensland Fire and Emergency Services, 2015, unless otherwise specified by the relevant water entity; and</i> (b) <i>the Road Planning and Design Manual 2nd edition, Department of Transport and Main Roads, 2013.</i> 	<p>Not Applicable The proposed development does not create more than 20 new lots.</p>

Section D		
Reconfiguring a lot (RaL) – where creating additional lots for the purpose of residential development and a reticulated water supply is not provided:		
<p>PO9</p> <p>The subdivision layout provides for perimeter roads or fire trail and working areas that are accessible by the type of fire-fighting vehicles servicing the area, to facilitate emergency access and operational space for firefighting, maintenance works and hazard reduction activities.</p>	<p>AO9</p> <p>The subdivision layout includes:</p> <ul style="list-style-type: none"> (a) a fire trail and working area designed and constructed in accordance with the design parameters in Table 1 that separates the residential lot or development footprint plan from adjacent mapped medium, high or very high potential bushfire intensity areas; or (b) a perimeter road designed and constructed in accordance with AO8.1. <p>Refer Figure 2.</p>	<p>Complies</p> <p>Refer to the Bushfire Hazard Assessment and Bushfire Management Report (4615v2.0) prepared by MAX Bushfire Protection attached as Appendix 4.</p>
Section E		
Material change of use:		
<p>PO10</p> <p>Site layout achieve an acceptable or tolerable risk to people. Landscape or open space provided as part of the development:</p> <ul style="list-style-type: none"> (a) acts as a buffer between hazardous vegetation and development; and (b) does not create additional bushfire prone areas. <p>Note—An applicant may seek to undertake a site-level verification of the location and nature of hazardous vegetation and resulting potential bushfire intensity levels, for example where changes in foliage have occurred (e.g. as a consequence of adjoining permanent urban development) or where an applicant seeks to verify the regional ecosystem map inputs. This verification should form part of a bushfire hazard assessment in accordance with the methodology in the QFES Bushfire resilient communities document. The outcomes of this assessment can demonstrate how an alternate solution to the acceptable outcome can deliver an acceptable or tolerable level of risk.</p>	<p>AO10.1</p> <p>Site layout places the landscape and open spaces within the site between premises and adjacent mapped medium, high or very high potential bushfire intensity areas.</p> <p>Refer Figure 3.</p> <p>AO10.2</p> <p>This landscaping and open space comprises protective landscape treatments that:</p> <ul style="list-style-type: none"> (a) comprise only low threat vegetation, including grassland managed in a minimal fuel condition, maintained lawns, golf courses and cultivated gardens; or (b) are designed to ensure a potential available fuel load is maintained at less than 8 tonnes/hectare in aggregate and that fuel structure remains discontinuous. <p>Note—Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack, for example short-cropped grass to a nominal height of 10 centimetres.</p>	<p>Not Applicable</p> <p>The proposed development is not a Material Change of Use.</p>



<p>PO11 The development establishes evacuation areas, to achieve an acceptable or tolerable risk to people.</p>	<p>AO11 If in an isolated location, development establishes direct access to a safe assembly/ evacuation area.</p> <p>Note–Guidance on identifying safe evacuation areas is contained in the QFES Bushfire resilient communities document.</p>	<p>Not Applicable The proposed development is not a Material Change of Use.</p>
<p>PO12 If on a lot of over 2000m², where involving a new premises or an existing premises with an increase in development footprint, development:</p> <ul style="list-style-type: none"> (a) locates occupied areas as close as possible to property entrances to facilitate safe evacuation during a bushfire event; and (b) ensures vehicular access is located and designed to allow safe evacuation of the site by occupants and maintain access by emergency services under critical event conditions. 	<p>AO12 No acceptable outcome is prescribed.</p>	<p>Not Applicable The proposed development is not a Material Change of Use.</p>
<p>PO13 Development is located within a reticulated water supply area or includes a dedicated static water supply that is available solely for fire-fighting purposes and can be accessed by fire-fighting vehicles.</p> <p>Note–Swimming pools, farm ponds and dams are not considered reliable sources of static water supply in Queensland due to regular drought events.</p> <p>[Note for Local Government – Information on how to provide an appropriate static water supply, may form a condition of a development approval. For further information on preferred solutions refer to the QFES Bushfire resilient communities document.]</p>	<p>AO13 No acceptable outcome is prescribed.</p>	<p>Not Applicable The proposed development is not a Material Change of Use.</p>

<p>PO14 Vulnerable uses listed in Table 2 are not established or intensified within a bushfire prone area unless:</p> <ul style="list-style-type: none"> (a) there is an overriding need in the public interest for the new or expanded service the development provides; and (b) there are no other suitable alternative locations within the required catchment; and (c) site planning can appropriately mitigate the risk (for example, siting ovals for an educational establishment between the hazardous vegetation and structures). <p>Note–The preparation of a bushfire management plan in accordance with the methodology in the QFES Bushfire resilient communities document may assist in demonstrating compliance with this outcome.</p>	<p>AO14 No acceptable outcome is prescribed.</p>	<p>Not Applicable The proposed development is not a Material Change of Use.</p>
<p>PO15 Community infrastructure providing essential services listed in Table 2 are not established within a bushfire prone area unless:</p> <ul style="list-style-type: none"> (a) there is an overriding need in the public interest for the new or expanded service the development provides (for example, there are no other suitable alternative locations that can deliver the required level of service or meet emergency service response times during and immediately after a bushfire event); and (b) the infrastructure can function effectively during and immediately after a bushfire event. <p>Note–The preparation of a bushfire management plan in accordance with the methodology in the QFES Bushfire resilient communities document may assist in demonstrating compliance with this outcome.</p>	<p>AO15 No acceptable outcome is prescribed.</p>	<p>Not Applicable The proposed development is not a Material Change of Use.</p>
<p>PO16 Development avoids or mitigates the risks to public safety and the environment from the manufacture or storage of materials listed in Table 2 that are</p>	<p>AO16 No acceptable outcome is prescribed.</p>	<p>Not Applicable The proposed development is not a Material Change of Use.</p>



<p>hazardous in the context of bushfire to an acceptable or tolerable level.</p> <p>Note—The preparation of a bushfire management plan in accordance with the methodology in the QFES Bushfire resilient communities document may assist in demonstrating compliance with this outcome.</p> <p>Editor’s note—In addition to these provisions, the <i>Work Health and Safety Act 2011</i> and associated Regulation and Guidelines, the <i>Environmental Protection Act 1994</i> and the relevant building assessment provisions under the <i>Building Act 1975</i> contain requirements for the manufacture and storage of hazardous substances. Information is provided by Business Queensland on the requirements for storing and transporting hazardous chemicals, available at: www.business.qld.gov.au/running-business/protecting-business/risk-management/hazardous-chemicals/storing-transporting</p>		
<p>Section F</p>		
<p>Where involving an asset protection zone:</p>		
<p>PO17</p> <p>Asset protection zones are designed and managed to ensure they do not increase the potential for bushfire hazard.</p> <p>Note— The preparation of a landscape management plan undertaken in accordance with the methodology in the QFES Bushfire resilient communities document may assist in demonstrating compliance with this outcome.</p>	<p>AO17</p> <p>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>Note—Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack, for example short-cropped grass to a nominal height of 10 centimetres.</p> <p>OR</p> <p>Landscaping management within any asset protection zone maintains a:</p> <ul style="list-style-type: none"> (a) potential available fuel load which is less than eight tonnes/hectare in aggregate; and (b) fuel structure which is discontinuous. 	<p>Not Applicable</p> <p>The proposed development does not involve an Asset Protection Zone.</p>

	<p>Note–The preparation of a landscape management plan undertaken in accordance with the methodology in the QFES Bushfire resilient communities document may assist in demonstrating compliance with this acceptable outcome.</p>	
<p>Section G</p>		
<p>Where planning provisions or conditions of approval require revegetation or rehabilitation:</p>		
<p>PO18 Revegetation or rehabilitation areas are designed and managed to ensure they do not result in an unacceptable level of risk or an increase in bushfire intensity level.</p> <p>Note–The undertaking of a bushfire hazard assessment in accordance with the methodology in the QFES Bushfire resilient communities document may assist in demonstrating compliance with this outcome.</p>	<p>AO18.1 Required revegetation or rehabilitation: (a) is located outside of any asset protection zone; or (b) maintains a potential available fuel load which is less than eight tonnes/hectare in aggregate and fuel structure which is discontinuous.</p> <p>Note–The preparation of a landscape management plan undertaken in accordance with the methodology in the QFES Bushfire resilient communities document may assist in demonstrating compliance with AO18.1(b).</p> <p>AO18.2 Revegetation or rehabilitation of areas located within mapped medium, high or very high potential bushfire intensity areas, revegetate and rehabilitate in a manner that maintains or reduces the existing fuel load.</p> <p>OR</p> <p>Revegetation or rehabilitation of areas located within the mapped potential impact buffer area, revegetate and rehabilitate in a manner that maintains or reduces the existing fuel load.</p> <p>Note–The preparation of a vegetation management plan undertaken in accordance with the methodology in the QFES Bushfire resilient communities document may assist in demonstrating compliance with this acceptable outcome.</p>	<p>Not Applicable The proposed development does not require revegetation or rehabilitation.</p>

8.4.1 Reconfiguring a Lot Code

The proposed development is assessable against the provisions of the Reconfiguring a Lot Code of the SBRC Planning Scheme 2017 v.2.0.

8.4.1.4 Criteria for assessment

Table 8.4.1 - Assessable development

Performance outcomes	Assessment benchmarks	Compliance
Section 1 Boundary realignment		
<p>PO1 The boundary realignment:</p> <ul style="list-style-type: none"> (a) results in lots that are consistent with the established subdivision pattern of the local area; (b) maintains or improves the utility of the lots; (c) does not create a situation where the use or buildings on the resulting lots become unlawful. 	<p>AO1.1 Development provides that allotment area, dimension and shape are in accordance with the standards in Table 8.4.2, except where the reconfiguration is boundary realignment and the outcome is preferable to the current allotment configuration.</p> <p>and</p> <p>AO1.2 The utility of the lots is maintained or improved where:</p> <ul style="list-style-type: none"> (a) a frontage to depth ratio exceeds that of the existing allotments; (b) access is provided to an allotment that previously had no access or an unsuitable access; (c) an existing boundary encroachment by a building or areas is corrected. <p>and</p> <p>AO1.3 The realignment does not result in abuilding contravening the setback, standards required by this Planning Scheme or relevant building assessment provisions.</p> <p>and</p> <p>AO1.4 The realignment results in a larger lot that is a more viable farming unit.</p>	<p>Not Applicable The proposed reconfiguration is not for a Boundary Realignment.</p>

<p>PO2 The boundary realignment facilitates the creation or consolidation of a viable farming unit.</p>	<p>AO2.1 Where covered by the Overlay Map 08: (a) new lot boundaries enhance viable farming units; and (b) the boundaries ensure that a new dwelling is not on agricultural land; and (c) the reconfiguration satisfies the acceptable outcomes in section 6 of the Rural Zone code</p>	<p>Not Applicable The proposed reconfiguration is not for a Boundary Realignment.</p>
<p>Section 2 Reconfiguration under a community Title Scheme</p>		
<p>PO3 Community Title Scheme development for a specific use does not detract from the character of surrounding areas as the result of increased density or the introduction of an incompatible land use.</p>	<p>AO3.1 The Community Title Scheme is approved as part of or following approval of a Material Change of Use application over the site. or AO3.2 Where it is proposed to register a Community Title Scheme over land on which there is an existing building or buildings, the lots include only the area of the building on the lot, except that multiple dwelling buildings lots may include a balcony, courtyard, veranda and garage.</p>	<p>Not Applicable The proposed reconfiguration is not under a Community Title Scheme.</p>
<p>PO4 The setback of residential buildings makes efficient use of the site, provides privacy and amenity for residents and contributes to positive urban design.</p>	<p>AO4.1 The minimum separation between the front of buildings on either side of an access way is 8m. and AO4.2 Except for private landscaped courtyards, all landscaped open space, landscaped setbacks to frontages and buffer areas are included within common property. and AO4.3 The common property is used for street access, utilities and recreation.</p>	<p>Not Applicable The proposed reconfiguration is not under a Community Title Scheme.</p>

<p>PO5 Adequate access is provided to public utilities for servicing, maintenance and repair.</p>	<p>A05 Suitable easements are granted (at no cost to the Council) to contain all public utility service mains which traverse the site under the control of the Council.</p>	<p>Not Applicable The proposed reconfiguration is not under a Community Title Scheme.</p>
<p>PO6 Fire hydrants are easily accessible in times of emergency and are of a standard consistent with service needs.</p>	<p>A06 Fire hydrant installation is provided in accordance with the requirements of the relevant Australian Standard.</p>	<p>Not Applicable The proposed reconfiguration is not under a Community Title Scheme.</p>
<p>Section 3 All other reconfiguration</p>		
<p>PO7 Allotments are of sufficient size and dimensions to meet the requirements of the users and provide for servicing of the intended use.</p>	<p>A07.1 Development provides that allotment area, dimension and shape are in accordance with the standards in Table 8.4.2. and A07.2 The minimum allotment size for any rear allotment shall be calculated exclusive of the area of the access corridor of the allotment. and A07.3 Irregularly shaped allotments are designed to allow a building area of 15m by 10m to be setback 6m from the site frontage.</p>	<p>Complies with PO7 The proposed new lot and balance lot are of sufficient size and dimensions to meet the requirements of the users and provide for servicing of the intended use.</p>
<p>PO8 Lots have lawful, safe and practical access.</p>	<p>A08.1 Access is provided via either: (a) Direct road frontage; (b) Access strip with a minimum width of 3.5m (for rear lots only); or (c) Access easement with a minimum width of 6m (where lots only have legal road frontage that does not provide, safe or practical access to the existing street network). and A08.2 Newly created lots do not have direct access to sub-arterial or higher order roads. and</p>	<p>Complies The proposed new lot has lawful direct frontage access via Old Yarraman Rd. The balance lot will maintain access via the 20m wide access strip to Old Esk North Rd.</p>

	<p>AO8.3 Except in the Rural Zone, new lots, are provided with access to a sealed road.</p>	
<p>PO9 The number of rear lots is minimised having regard to the outlook, topography of the site, intended land use and general amenity of the area.</p>	<p>AO9.1 Only one rear lot is provided behind each full street frontage regular lot. and AO9.2 No more than two rear lot access strips directly adjoin each other. And AO9.3 No more than two rear lots gain access from the head of a cul-de-sac. and AO9.4 Rear lots are only created where the site gradient is greater than 5%.</p>	<p>Complies The proposed reconfiguration results in the creation of only 1 rear lot (balance lot).</p>
<p>PO10 The design and construction of new roads: (a) Maintain safe and efficient access to the transport network; (b) Creates integrated neighbourhoods; and (c) Are constructed to a standard that is commensurate with the intended use of allotments.</p>	<p>AO10.1 Intersection shall be spaced at no less than 45m from any other intersection. and AO10.2 Any intersections with existing roads shall be treated with a T-intersection or a roundabout. and AO10.3 The road layout indicates connections to adjoining development sites. and AO10.4 Other than in the Rural or Rural Residential Zones, new streets are provided with layback kerb and channel. or AO10.5 In the Rural Residential Zone, new streets are provided with concrete flush kerbs and swale drains.</p>	<p>Not Applicable The proposed reconfiguration does not involve the construction of any new roads.</p>

<p>PO11 The provision of services is resistant to inclement weather and does not degrade the character of the area.</p>	<p>AO11 Where the reconfiguration involves the opening of a new road, all electricity and telecommunications services are located underground.</p>	<p>Not Applicable The proposed reconfiguration does not involve the construction of any new roads.</p>
<p>PO12 Reconfiguration facilitates integration of walking and cycling networks that provide a safe and convenient environment for users having regard to appropriate gradients and distances to be travelled.</p>	<p>AO12 No outcome specified.</p>	<p>Complies The proposed reconfiguration does not impede the existing walking and cycling networks.</p>
<p>PO13 Public open space is provided in response to community need.</p>	<p>AO13 Public open space is provided in accordance with the Priority Infrastructure Plan.</p>	<p>Not Applicable The proposed reconfiguration does not involve the construction of any new Public Open Spaces.</p>
<p>PO14 Reconfiguration into allotments less than 400m² in the Medium Density Residential zone is facilitated where design outcomes are consistent with expectations for the zone.</p>	<p>AO14 Reconfiguration in the Medium Density Residential zone involving allotments less than 400m² where creating allotments for individual units in an approved and completed multiple dwelling or dual occupancy.</p>	<p>Not Applicable The development site is not located in the Medium Density Residential Zone.</p>
<p>PO15 Reconfiguration into allotments less than 400m² in the Medium Density Residential zone is to provide for suitable living environments.</p>	<p>For allotments less than 400m²: AO15.1 All lots are orientated to within 20° of north. AO15.2 All lots are to be sized and shaped to accommodate a 10m x 20m rectangle.</p>	<p>Not Applicable The development site is not located in the Medium Density Residential Zone The proposed reconfiguration does not result in the creation of any lots less than 400m² in area.</p>
<p>Section 4 All reconfiguring a lot subject to an overlay (other than bushfire hazard overlay)</p>		
<p>Agricultural land overlay</p>		
<p>PO16 The productive capacity and utility of agricultural land for rural activities is maintained.</p>	<p>AO16.1 In the Rural zone only, no additional allotments are created in the area identified as agricultural land on SPP Interactive Mapping (Plan Making); or AO16.2 In the Rural zone only, a Farm management plan prepared by a suitably qualified agronomist demonstrates that the existing productivity of the land area is not reduced</p>	<p>Not Applicable The development site is not affected by the Agricultural Land Overlay.</p>

Airport environs overlay		
Public safety sub-area		
<p>PO17 Development located at the end of runways does not increase the risk to public safety.</p>	<p>AO17 Development does not include a significant increase in the number of people living, working or congregating in an airport’s public safety area as depicted on Overlay Map 01.</p>	<p>Not Applicable The development site is not affected by the Airport Environs Overlay.</p>
Biodiversity overlay		
<p>PO18 Development avoids, minimises or mitigates adverse impacts on environmentally significant areas and values.</p>	<p>AO18.1 Development is confined to areas not mapped as high or general ecological significance on Overlay Map 05. or AO18.2 Proposed boundaries do not create additional barriers to species movement. and AO18.3 Proposed allotments do not create circumstances where additional accepted development clearing of protected vegetation may occur.</p>	<p>Complies The development site is affected by the Biodiversity Overlay. The proposed new lot includes ample area outside of any area affected by the Biodiversity to accommodate a new Dwelling and associated outbuildings. No new structures or uses are proposed within the balance lot in areas affected by the Biodiversity Overlay.</p>
Flood hazard overlay		
<p>PO19 Development is not exposed to risk from flood events by responding to flood potential and maintains personal safety at all times.</p>	<p>AO19 All new allotments include an area of sufficient size to accommodate the intended land use outside the area identified on Overlay Map 03.</p>	<p>Complies The development site is affected by the Flood Hazard Overlay. The proposed new lot contains a substantial area outside of the overlay affected area in which to accommodate a new dwelling and associated outbuildings. Refer to the appended Flood Assessment Report (J12661v1.0) prepared by Storm Water Consulting attached as Appendix 3.</p>

<p>PO20 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.</p>	<p>AO20 Works associated with the proposed development do not:</p> <ul style="list-style-type: none"> (a) involve a net increase in filling greater than 50m³; or (b) result in any reductions of on-site flood storage capacity and contain within the site any changes to depth / duration/velocity of flood waters; or (c) change flood characteristics outside the site in ways that result in: <ul style="list-style-type: none"> (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times. 	<p>Complies The development site is affected by the Flood Hazard Overlay. The proposed development and associated works avoids any significant impact upon the hydraulic properties of the development site. Refer to the appended Flood Assessment Report (J12661v1.0) prepared by Storm Water Consulting attached as Appendix 3.</p>
Regional infrastructure overlay		
<p>PO21 Infrastructure networks and trails identified on Overlay Map 04 are protected from incompatible development on adjoining sites.</p>	<p>AO21 No new allotments are created within or adjacent to the networks and trails identified on Overlay Map 04.</p>	<p>Complies The development site is affected by the Regional Infrastructure Overlay – National Trail. The identified Trail, which runs through private property, is not impacted by incompatible uses.</p>
Waterways, wetlands and catchments overlay		
<p>PO22 There are no significant adverse effects on</p>	<p>AO22.1 Development and associated works are confined to areas outside overland flow paths and natural drainage features. and AO22.2 New allotments in the waterway and wetland buffer areas identified on Overlay Map 06 include a building envelope of sufficient size to accommodate the intended land use outside the buffer area. and AO22.3 Development within the Bjelke- Petersen Dam Water Resource Catchment Area and the 800m buffer to Boondooma and Gordonbrook Dams</p>	<p>Not Applicable The development site is not affected by the Waterways, Wetlands and Catchments Overlay.</p>

	<p>shown on Overlay Map 06 has no significant adverse effect on the quantity and availability of raw water for consumption, as determined by a suitably qualified water quality expert.</p> <p>or</p> <p>AO22.4</p> <p>Development within the Cooyar Creek water supply buffer area shown on Overlay Map 06 complies with the specific outcomes and measures of the <i>Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012</i>.</p>	
--	---	--



8.4.2 Services and Works Code

The proposed development is assessable against the provisions of the Services and Works Code of the SBRC Planning Scheme 2017 v.2.0.

8.4.2.3 Criteria for assessment

Table 8.4.3 - Assessable development

Performance outcomes	Assessment benchmarks	Compliance
Section 1 General		
<p>PO1 The development is planned and designed considering the land use constraints of the site for achieving stormwater design objectives.</p>	<p>AO1 A stormwater quality management plan provides for achievable stormwater quality treatment measures that meet the design objectives identified in Table 9.4.4.</p>	<p>Not Applicable The proposed development is for Reconfiguration only. Future Dwelling construction on the new lot will be subject to requirements for achieving stormwater design objectives.</p>
<p>PO2 Development does not discharge wastewater to a waterway or off-site unless demonstrated to be best practice environmental management for that site.</p>	<p>AO2.1 A wastewater management plan prepared by a suitably qualified person and addresses: (a) wastewater type; (b) climatic conditions; (c) water quality objectives; (d) best-practice environmental management; and AO2.2 Wastewater is managed in accordance with a waste management hierarchy that: (a) avoids wastewater discharge to waterways; or (b) minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and groundwater.</p>	<p>Not Applicable The proposed development is for Reconfiguration only. Future Dwelling construction on the new lot will require a wastewater management plan prepared by a suitably qualified person.</p>
<p>PO3 Construction activities avoid or minimise adverse impacts on stormwater quality.</p>	<p>AO3 An erosion and sediment control plan addresses the design objectives for the construction phase in Table 9.4.4.</p>	<p>Not Applicable The proposed development is for Reconfiguration only.</p>

<p>PO4 Operational activities avoid or minimise changes to waterway hydrology from adverse impacts of altered stormwater quality and flow.</p>	<p>AO4 Development incorporates stormwater flow control measures to achieve the design objectives for the post-construction phase in Table 9.4.4.</p>	<p>Not Applicable The proposed development is for Reconfiguration only.</p>
<p>Section 2 Infrastructure</p>		
<p>PO5 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.</p>	<p>AO5.1 Except in the Rural zone, all development occurs on a site with frontage to a sealed road. and AO5.2 Infrastructure is designed and constructed in accordance with the standards contained in PSP1 – Design and Construction Standards.</p>	<p>Complies The development site is in the Rural Zone and has access to 2 sealed road frontages.</p>
<p>Section 3 Vehicle parking</p>		
<p>PO6 Vehicle parking and access is provided to meet the needs of occupants, employees, visitors and other users.</p>	<p>AO6.1 Vehicle parking spaces are provided on-site in accordance with Table 9.4.5. and AO6.2 A service bay is provided on-site for the service vehicle nominated in Table 9.4.5. and AO6.3 Driveway crossings are provided to the standard contained in PSP1 – Design and Construction Standards. and AO6.4 Vehicle parking and manoeuvring areas are provided in accordance with the standards contained in PSP1 – Design and Construction Standards.</p>	<p>Not Applicable The proposed development is for Reconfiguration only.</p>

Section 4 Landscaping		
<p>PO7 Landscaping is appropriate to the setting and enhances local character and amenity.</p>	<p>A07.1 Landscaping is provided in accordance with the relevant zone code provisions. and A07.2 Where shade tree planting is required in vehicle parking areas each planting bed has a minimum area of 2m² and is unsealed and permeable. and A07.3 Plantings along frontages or boundaries are in the form of defined gardens with three tier planting comprised of groundcovers, shrubs (understorey), and trees (canopy) and provided with a drip irrigation system, mulching and border barriers.</p>	<p>Not Applicable The proposed development is for Reconfiguration only.</p>
<p>PO8 Plant species avoid adverse impacts on the natural and built environment, infrastructure and the safety of road networks</p>	<p>A08.1 Landscaping utilises plant species that are appropriate for the location and intended purpose of the landscaping. and A08.2 Species selection avoids non-invasive plants.</p> <p>Editor's note—Guidance on plant selection is provided in Branching Out - Your Handy Guide to tree Planting in the South Burnett available from Council.</p>	<p>Not Applicable The proposed development is for Reconfiguration only.</p>
Section 5 Filling and excavation		
<p>PO9 Development results in ground levels that retain: (a) access to natural light; (b) aesthetic amenity; (c) privacy; and (d) safety.</p>	<p>A09.1 The depth of: (a) fill is less than 2m above ground level; or (b) excavation is less than 2m below ground level. and A09.2 The toe of the fill, or top of the excavation is not less than 0.5m inside the site property boundary. and A09.3 Works do not occur on slopes over 15% in grade. and</p>	<p>Not Applicable The proposed development is for Reconfiguration only.</p>



	<p>AO9.4 Retaining walls over 1m in height are terraced 1.5m for every 1m in height and landscaped. and AO9.5 Batter slopes are not steeper than 25% and are grassed and terraced 1.5m for every 1m in height. and AO9.6 Filling or excavation for the purpose or retention of water: (a) is certified by an RPEQ engineer to safely withstand the hydraulic loading; (b) directs overflow such that no scour damage or nuisance occurs on adjoining lots.</p>	
<p>PO10 Filling or excavation does not cause damage to public utilities.</p>	<p>AO10 Filling or excavation does not occur within 2m horizontally of any part of an underground water supply, sewerage, stormwater, electricity or telecommunications system.</p>	<p>Not Applicable The proposed development is for Reconfiguration only.</p>
<p>PO11 Filling and excavation avoids water ponding on the premises or nearby premises that will adversely impact on the health of the community.</p>	<p>AO11 Following filling or excavation: (a) the premises: (i) are self-draining; and, (ii) has a minimum slope of 0.25%; and, (b) surface water flow is: (i) directed away from neighbouring properties; or (ii) discharged into a stormwater drainage system designed and constructed in accordance with AS3500 section 3.2.</p>	<p>Not Applicable The proposed development is for Reconfiguration only.</p>

Section 6 All operational work subject to an overlay		
Biodiversity overlay		
<p>PO12 Development avoids, minimises or mitigates adverse impacts on areas of environmental significance.</p>	<p>AO12.1 Uses and associated works are confined to areas not identified on Overlay Map 05. or AO12.2. Development is compatible with the environmental values of the area. or AO12.3 Where development within an area identified on Overlay Map 05 is unavoidable, measures recommended by a suitably qualified ecologist are incorporated to protect and retain the environmental values and underlying ecosystem processes within or adjacent to the development site to the greatest extent practical.</p>	<p>Not Applicable The proposed development is for Reconfiguration only. No Operational Work is proposed.</p>
<p>PO13 Biodiversity values of identified areas of environmental significance are protected from the impacts of development</p>	<p>AO13 Development adjacent to Protected Areas identified on Overlay Map 05 is set back a minimum of 100m from the park boundaries in the absence of any current 'Management Plans' for these areas.</p>	<p>Not Applicable The proposed development is for Reconfiguration only. No Operational Work is proposed.</p>
<p>PO14 There are no significant adverse effects on water quality, ecological and biodiversity values.</p>	<p>AO14.1 Uses and associated works are confined to areas outside overland flow paths and natural drainage features. and AO14.2 The Waterway Corridors identified on Overlay Map 05 are maintained in a natural state.</p>	<p>Not Applicable The proposed development is for Reconfiguration only. No Operational Work is proposed.</p>
Flood hazard overlay		
<p>PO15 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.</p>	<p>AO15 Works associated with the proposed development do not: (a) involve a net increase in filling greater than 50m³ in the area identified on Overlay Map 03;</p>	<p>Complies The development site is affected by the Flood Hazard Overlay. The proposed new lot contains a substantial area outside of the overlay affected area in which to</p>

	<p>(b) result in any reductions of on- site flood storage capacity and contain within the site any changes to depth / duration/velocity of flood waters; or</p> <p>(c) change flood characteristics outside the site in ways that result in:</p> <ul style="list-style-type: none"> (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times 	<p>accommodate a new dwelling and associated outbuildings.</p> <p>Refer to the appended Flood Assessment Report (J12661v1.0) prepared by Storm Water Consulting attached as Appendix 3.</p>
Regional infrastructure overlay		
<p>PO16 Earthworks do not restrict access to and along major electricity infrastructure corridors by the electricity providers, using their normal vehicles and equipment.</p>	<p>AO16 Earthworks do not alter levels along the boundaries of existing easements by more than 300mm and do not result in increased inundation of electricity infrastructure.</p>	<p>Not Applicable The proposed development is for Reconfiguration only. No earthworks are proposed.</p>
<p>PO17 There is no worsening of drainage or erosion conditions affecting the bulk supply and linear infrastructure.</p>	<p>AO17 No outcome specified.</p>	<p>Not Applicable The proposed development is for Reconfiguration only.</p>
Water catchments overlay		
<p>PO18 There are no significant adverse effects on the water quality of the Region's drinking water supply.</p>	<p>AO18.1 Development within the Bjelke- Petersen Dam Water Resource Catchment Area and the 800m buffer to Boondooma and Gordonbrook Dams shown on Overlay Map 06 has no significant adverse effect on the quantity and availability of raw water for consumption, as determined by a suitably qualified water quality expert.</p> <p>or</p> <p>AO18.2 Development within the Cooyar Creek water supply buffer area shown on Overlay Map 06 complies with the specific outcomes and measures of the <i>Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012</i>.</p>	<p>Not Applicable The development site is not affected by the Historic Water Catchments Overlay.</p>