

## PLANNING REPORT

No. 400879

Application for a Development Permit for Reconfiguring a Lot via Boundary Realignment (2 Lots into 2 Lots) on land described as Lots 1 & 2 on RP602469, situated at 67 & 69 Shamrock Street, Blackall QLD 4472



Prepared on Behalf of Blackall-Tambo Regional Council

October 2024



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## **Executive Summary**

Murray & Associates (QLD) Pty Ltd were commissioned to prepare this Planning Report on behalf of Blackall-Tambo Regional Council in support of an Application for a Development Permit for Reconfiguring a Lot via Boundary Realignment (2 Lots into 2 Lots) on land described as Lots 1 & 2 on RP602469, situated at 67 & 69 Shamrock Street, Blackall QLD 4472.

The report evaluates the relevant town planning issues and requirements associated with the proposal and recommends / concludes the development can be approved subject to reasonable and relevant conditions.

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**Murray & Associates (QLD) Pty Ltd**  
**Planning & Surveying Consultant**

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## 1.0 Summary

SITE DETAILS	
<b>Address</b>	67 & 69 Shamrock Street, Blackall QLD 4472
<b>Real Property Description</b>	Lots 1 & 2 on RP602469
<b>Subject Land Area (Appendix B)</b>	Lot 1: 1,012m <sup>2</sup> Lot 2: 2,023m <sup>2</sup> Total: 3,035m <sup>2</sup>
<b>Local Authority</b>	Blackall-Tambo Regional Council
<b>Current Registered Landowner (Appendix A)</b>	Lot 1: BLACKALL-TAMBO REGIONAL COUNCIL Lot 2: FRANCIS GEORGE RUSSELL & SHIRLEY ANN RUSSELL
PLANNING SCHEME DESIGNATIONS	
<b>Planning Scheme</b>	Blackall-Tambo Regional Council Planning Scheme
<b>Zone</b>	Township Zone (Commercial Precinct)
<b>Zone Map</b>	Blackall-Tambo Region Zone Map ZM001
APPLICATION DETAILS	
<b>Applicant</b>	Blackall-Tambo Regional Council C/- Murray & Associates (Qld) Pty Ltd
<b>Proposal</b>	Reconfiguring a Lot via Boundary Realignment (2 Lots into 2 Lots)
<b>Application Type</b>	Development Permit
<b>Level of Assessment</b>	Code Assessable (Table 4.5.1)

## 2.0 Introduction

Murray & Associates (Qld) Pty Ltd have been commissioned to prepare this Planning Report on behalf of the Blackall-Tambo Regional Council (BTRC) in support of an Application for a Development Permit for Reconfiguring a Lot via Boundary Realignment (2 Lots into 2 Lots) on land described as Lots 1 & 2 on RP602469, situated at 67 & 69 Shamrock Street, Blackall QLD 4472.

The current registered landowners of the respective properties have provided written consent to the proposed development by signing the relevant Owners Consent Form (Planning Act 2016), which accompany this planning report. Also accompanying this planning report is completed DA Form 1 – Development Application Details.

The subject site incorporates an area of 3,035m<sup>2</sup> and is situated within the Township Zone within the Commercial Precinct, in accordance with Zone Map ZM001 of the BTRC Planning Scheme. In accordance with Table 4.5.1 of the Blackall-Tambo Regional Council Planning Scheme, the proposed development is Code Assessable.

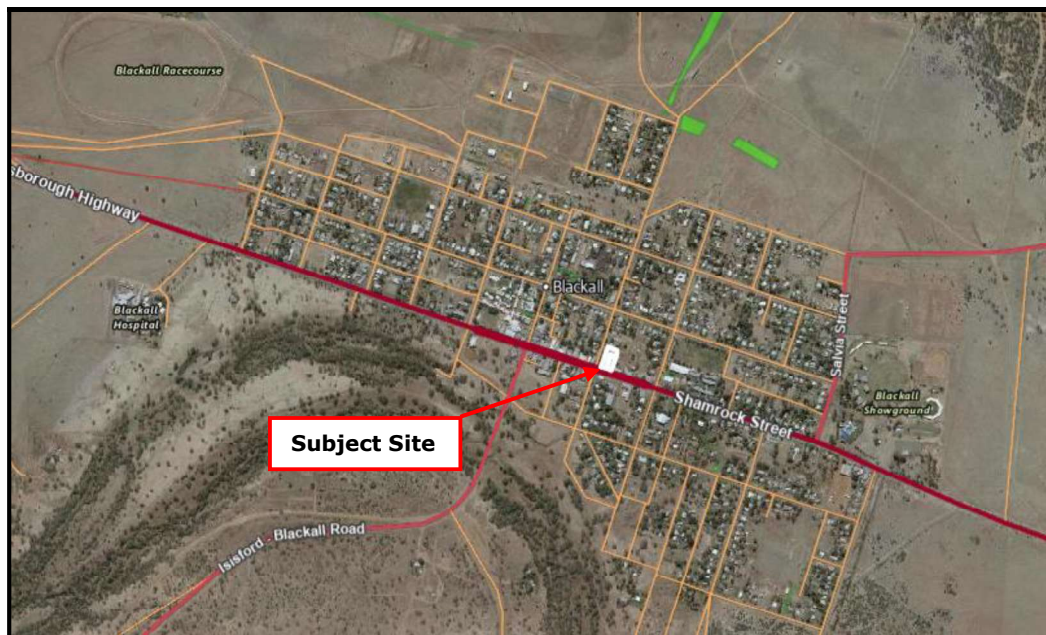
The purpose of this Town Planning Report is to provide a detailed overview of the proposed development in relation to the subject site, the local area, and the applicable planning regulations. In this regard, an assessment has been undertaken of the development and overlay codes of the BTRC Planning Scheme and should be read in conjunction with the supporting information included within the Figures and Appendices of this report, as well as the attached DA Form 1.

## 3.0 Characteristics of the Site and Surrounding Area

### 3.1 Overview

#### 3.1.1 Location of Subject Site

The subject site is situated at 67 & 69 Shamrock Street, Blackall. 67 is a predominant corner lot host to Blackall True Value Hardware and Containers for Change. 69 is home to an old theatre. The site is along the main road of Blackall (Shamrock Street). A Locality Map is provided below, which identifies the subject site in relation to the surrounding area (**Figure 1**).

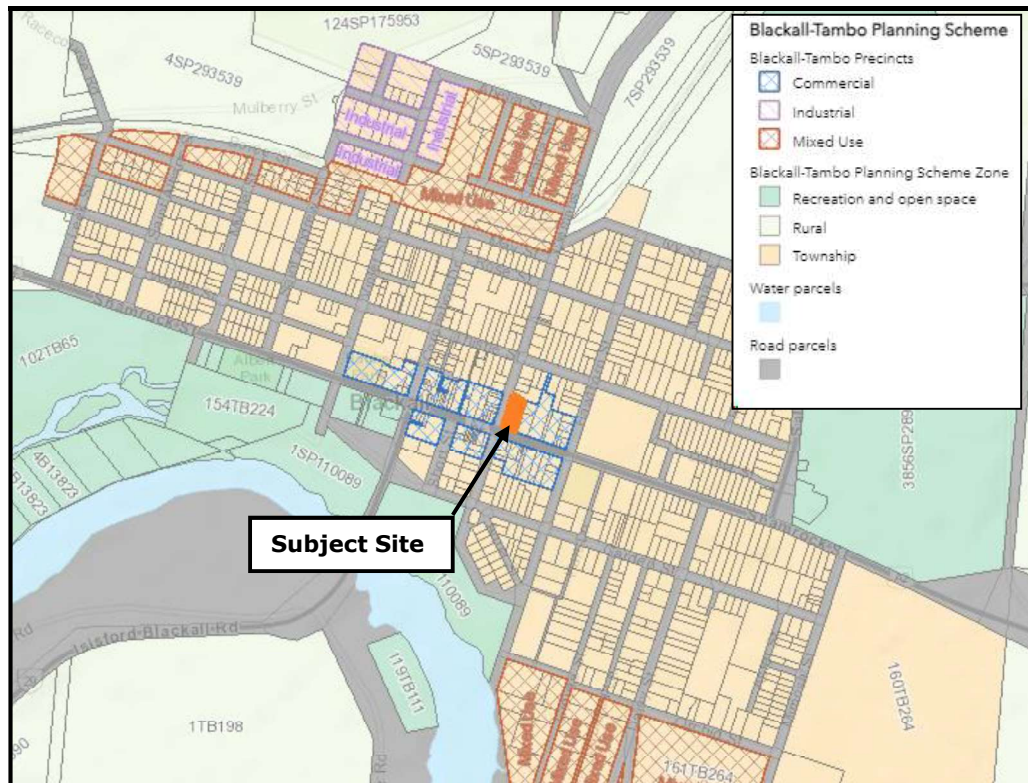


**Figure 1 – Locality Map**

#### 3.1.2 Zoning Designation

The subject site is included in the Township Zone within the Commercial Precinct, in accordance with Zone Map ZM001 of the BRTC Planning Scheme. An extract of Zone Map ZM001 is provided over the page (**Figure 2**).





**Figure 2 – Zone Map ZM001**

### **3.1.3 Surrounding Land Uses**

The subject site is surrounded by Township zoned land in all directions and central to the Commercial Precinct of Blackall. The uses onsite are well positioned to service customers and locals alike.

### **3.1.4 Current Registered Landowner**

The Current Registered Landowners of the subject site are listed at **Appendix A**.

### **3.1.5 Dimensions, Easements and Topography**

The subject site is regular in shape and comprises an area of 3,035m<sup>2</sup> of generally flat topography. For complete site dimensions, refer to the Survey Plan and SmartMap (**Appendix B**).



### **3.1.6 Existing Built Form**

The subject site contains Blackall True Value Hardware, Containers for Change, an old theatre, and ancillary storage sheds.

### **3.1.7 Access & Services**

The subject site has frontage to Shamrock Street and Clematis Street, which are asphalt, urban standard roads inclusive of drainage channels. No upgrades to Shamrock or Clematis Streets are required to cater for the proposed boundary realignment.

The subject site has existing connections to the following infrastructure:

- Reticulated water supply;
- Reticulated sewerage;
- Stormwater infrastructure;
- Reticulated telecommunications; and
- Reticulated electricity.

## 4.0 Proposed Development

### 4.1 Reconfiguring a Lot

#### 4.1.1 Development Overview

Application for a Development Permit for Reconfiguring a Lot via Boundary Realignment (2 Lots into 2 Lots) on land described as Lots 1 & 2 on RP602469, situated at 67 & 69 Shamrock Street, Blackall QLD 4472.

Plan of Development 400879 has been prepared by Murray & Associates (QLD) Pty Ltd (**Appendix C**). The purpose of the proposed boundary realignment is to redesignate a shed from one lot to another. The shed is used by the hardware store (on Lot 2 on RP602469) but is currently located on Council land (on Lot 1 on RP602469).

#### 1.1.2 Built Design

As demonstrated by Plan of Development 400879, the proposed development will consist of:

- Proposed Lot 11 – 912m<sup>2</sup>
- Proposed Lot 12 – 2,132m<sup>2</sup>

The proposed lot sizes are well in excess of the outlined minimum of 600m<sup>2</sup> for a Township Zoned allotment within the Commercial Precinct, as outlined in Table 6.3.3.1 of the Blackall-Tambo Regional Planning Scheme.

#### 4.1.3 Access, Proposed Easement, Parking and Services

No changes to the existing access and service arrangements (outlined in **Section 3.1.7**) are proposed. Each proposed lot will have individual service connections to ensure each lot can operate separate from the other.

#### 4.1.5 Stormwater

The proposed development does not increase the amount of impervious area onsite and therefore, will not increase sheet flow velocity or depth during rain

events. Stormwater is to be sufficiently dealt with, as currently is, via overland sheet flow toward legal points of discharge (Shamrock and Clematis Streets) with no adverse impacts placed upon surrounding lots and land uses.

## 5.0 Triggered Overlays

The following overlays of the Blackall-Tambo Regional Council Planning Scheme are applicable to this proposed development:

- Flood Hazard:
  - Blackall 1% AEP

### Flood hazard

Not applicable to the proposed development as no new lots are created as a result of the development.

## 6.0 Development Assessment

### 6.1 Level of Assessment & Strategic Framework

As stated under Section 1.0 and 2.0 of this report, the proposed development is 'Code Assessable', as determined in accordance with Part 4, Table 4.5.1 Reconfiguring a lot of the Blackall-Tambo Regional Council Planning Scheme.

Given the proposal requires 'Code Assessment', an assessment of the proposed development in respect of the Strategic Framework is not required.

### 6.2 Relevant Codes

As stipulated in accordance with Part 4, Table 4.5.1 of the Blackall-Tambo Regional Council Planning Scheme, the following codes are applicable to a development of this nature:

- Reconfiguring a Lot Code; and
- Township Zone Code.

Code assessments of the above relevant Codes has been undertaken by Murray & Associates (Qld) Pty Ltd and can be found in **Appendix D**.

### 6.3 Township Zone Code

The subject site is situated within the Township Zone. The overall outcomes of the Township Zone Code, along with an assessment of the proposal against the code is provided over the page:

*The purpose of the code will be achieved through the following overall outcomes:*

- (1) A range of residential, retail, commercial, industrial, administrative or cultural uses are provided.*
- (2) A range of residential dwelling types and densities that reflect local housing needs are provided.*
- (3) Development promotes safe, convenient and attractive living environments for residents.*
- (4) Development protects and enhances the local or historic character of a town.*
- (5) Existing heritage and character buildings are to be retained and new business is encouraged to use these buildings (if vacant) to help keep the town centre consistent with the historic amenity of the township.*

- (6) Commercial and retail development are encouraged to locate in the Commercial precinct.*
- (7) Industrial development appropriate for a township setting are located in the Industrial precinct or Mixed Use precinct.*
- (8) Development serves the needs of local residents, residents of the surrounding area and visitors.*
- (9) Development is designed to maximise energy efficiency, water conservation and public and active transport use.*
- (10) Development has access to infrastructure and essential services.*
- (11) The location and type of industrial development is carefully considered to mitigate impacts on sensitive land uses.*
- (12) Natural features such as creeks, gullies, waterways, wetlands, habitats, vegetation and bushland are retained and enhanced and any unavoidable impacts are minimised through locational, design, operational and management approaches.*
- (13) Development responds to land constraints including topography, bushfire and flooding.*

#### *Commercial precinct*

*The purpose of the zone will also be achieved through the following additional overall outcomes for the Commercial precinct:*

- (14) This precinct accommodates and promotes the commercial, professional, government and retail uses that service the region and western Queensland, which are consolidated in the Blackall and Tambo town centres respectively.*
- (15) New developments create a highly attractive and permeable pedestrian-based built form that achieves a high standard of design and blends with the existing town character and streetscape.*
- (16) New commercial buildings make provision for on-site handling of goods, car parking for staff and clients, landscaping and shade areas in keeping with the existing streetscape.*
- (17) New business is encouraged to use existing buildings to help consolidate the Commercial precinct.*
- (18) Development in the Commercial precinct makes use of or positively contributes to the heritage and character attributes within the precinct.*

#### Comment

The proposed boundary realignment aims to redesignate a shed from one lot to another. The shed is used by the hardware store (on Lot 2 on RP602469) but is currently located on Council land (on Lot 1 on RP602469).

The proposed boundary realignment will have no adverse impacts on surrounding land uses and transport infrastructure. No changes to existing services or access arrangements are proposed. The existing land uses onsite will continue their existing services unimpeded.



## **7.0 State Planning Matters**

### **7.1 Referral for Matters of State Interest**

The Planning Act 2016 and the Planning Regulation 2017 provide the legislative framework within Queensland for authorities (Local and State Government) to assess development applications. Matters that require assessment may be delegated to the Department of State Development, Infrastructure, Local Government and Planning (DSDILGP) for assessment by the State Assessment and Referral Agency (SARA).

After reviewing the SARA DA Online Mapping System, it is acknowledged that this application does not require referral to DSDILGP for assessment by SARA.

### **7.2 State Planning Policy**

The State Planning Policy (SPP) outlines the Queensland Government's policies regarding matters of state interest in land use planning and development. The SPP only applies to development assessment if the planning scheme has not yet appropriately integrated the SPP. If a discrepancy arises between a local planning scheme and a SPP, the SPP overrides the planning scheme. As outlined within Part 2 of the Blackall-Tambo Regional Council Planning Scheme, the SPP has been fully incorporated into the planning scheme. In light of the above, an assessment of the proposed development against the SPP is not required.

## 8.0 Conclusions and Recommendations

On behalf of Blackall-Tambo Regional Council, this application provides justification for approval of the proposed development on the following grounds:

- The boundary realignment represents a logical rearrangement of boundaries to reflect the usage of the buildings on the land;
- Each existing lot is connected to all infrastructure services, including reticulated water, sewerage, electricity, and telecommunications;
- Stormwater flows are appropriately managed to mitigate adverse impacts to surrounding properties as a result of the proposal;
- The proposed development is in accordance with the applicable elements of the Blackall-Tambo Regional Council Planning Scheme and State Planning Policy.

Thus, considering the evidence and justifications given in this report and associated appendices, it is recommended that Council issue a favourable decision when considering the proposed Development Permit for Reconfiguring a Lot via Boundary Realignment (2 Lots into 2 Lots) on land described as Lots 1 & 2 on RP602469, situated at 67 & 69 Shamrock Street, Blackall QLD 4472.

**Current Title Search**

Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

<b>Title Reference:</b>	<b>30586135</b>	<b>Search Date:</b>	10/10/2024 09:08
<b>Date Title Created:</b>	10/01/1989	<b>Request No:</b>	49606040
<b>Previous Title:</b>	30480225		

#### ESTATE AND LAND

Estate in Fee Simple

LOT 1 REGISTERED PLAN 602469

Local Government: BLACKALL TAMBO

#### REGISTERED OWNER

Dealing No: 721073595 07/09/2021

BLACKALL-TAMBO REGIONAL COUNCIL

#### EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 10239035 (ALLOT 10 SEC 6)

#### ADMINISTRATIVE ADVICES

NIL

#### UNREGISTERED DEALINGS

NIL

\*\* End of Current Title Search \*\*

Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

<b>Title Reference:</b>	<b>30229116</b>	<b>Search Date:</b>	10/10/2024 09:09
<b>Date Title Created:</b>	30/08/1950	<b>Request No:</b>	49606073
<b>Previous Title:</b>	30205140, 30205141		

**ESTATE AND LAND**

Estate in Fee Simple

LOT 2 REGISTERED PLAN 602469

Local Government: BLACKALL TAMBO

**REGISTERED OWNER**

Dealing No: 717434750 08/08/2016

FRANCIS GEORGE RUSSELL

SHIRLEY ANN RUSSELL

TRUSTEE

UNDER INSTRUMENT 717434750

**EASEMENTS, ENCUMBRANCES AND INTERESTS**

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 10239035 (ALLOT 10 SEC 6)

**ADMINISTRATIVE ADVICES**

NIL

**UNREGISTERED DEALINGS**

NIL

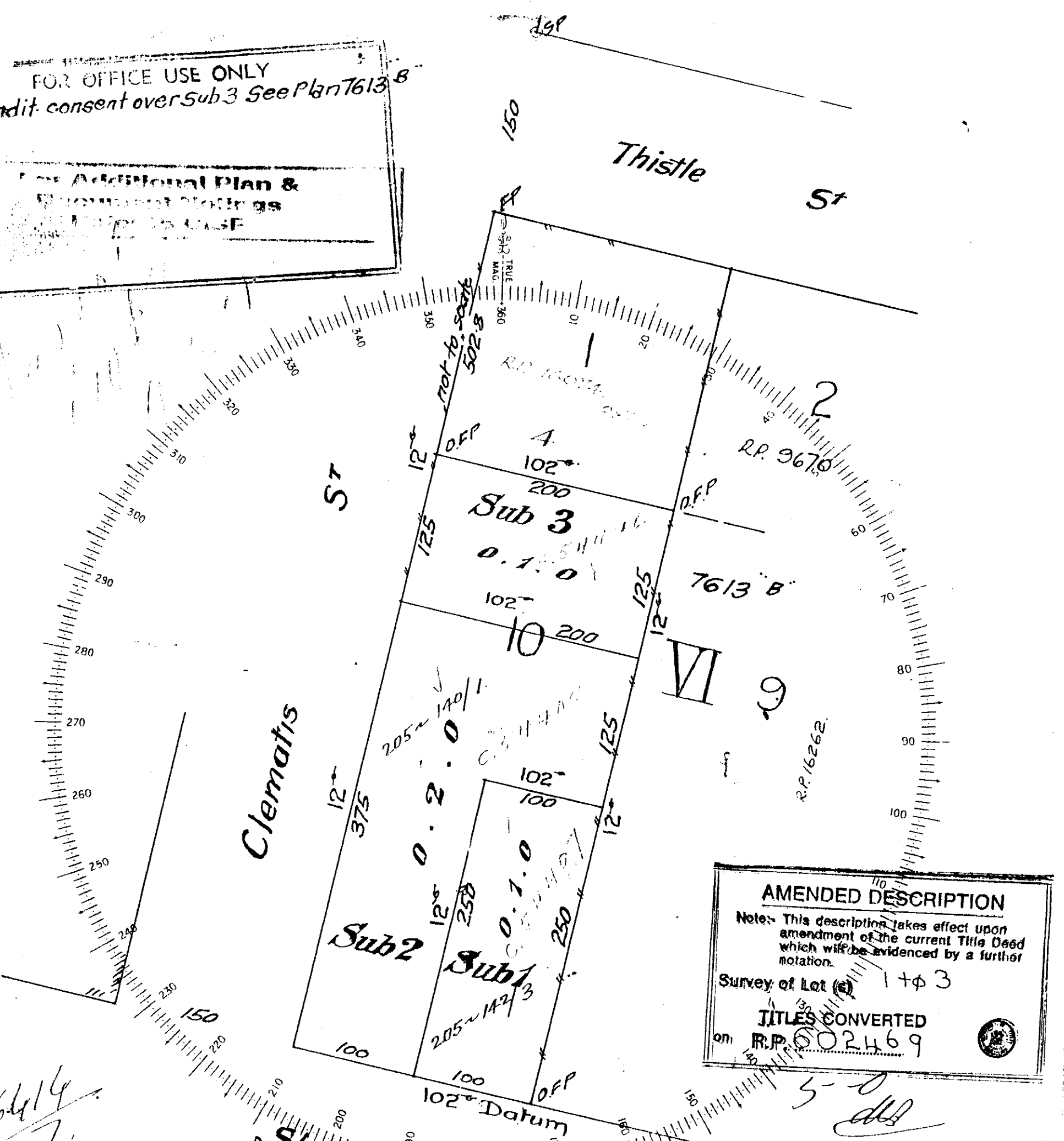
\*\* End of Current Title Search \*\*

**Survey Plan and SmartMap**



FOR OFFICE USE ONLY  
For condit. consent over Sub 3 See Plan 7613 B

For Additional Plan &  
Requirement of the  
Municipal Council



# AMENDED DESCRIPTION

Note: This description takes effect upon amendment of the current Title Deed which will be evidenced by a further notation.

Survey of Lot (s) 1 + 3

TITLES CONVERTED  
on R.P. 002469



Town of Blackall

## SURVEY

OF SUBDIVISIONS 1, 2 & 3

OF ALLOTMENT OR PORTION NO. 10 (P)

OF SECTION VI Blackall

COUNTY OF Tambo

PARISH OF Blackall

Cat. No. 2469

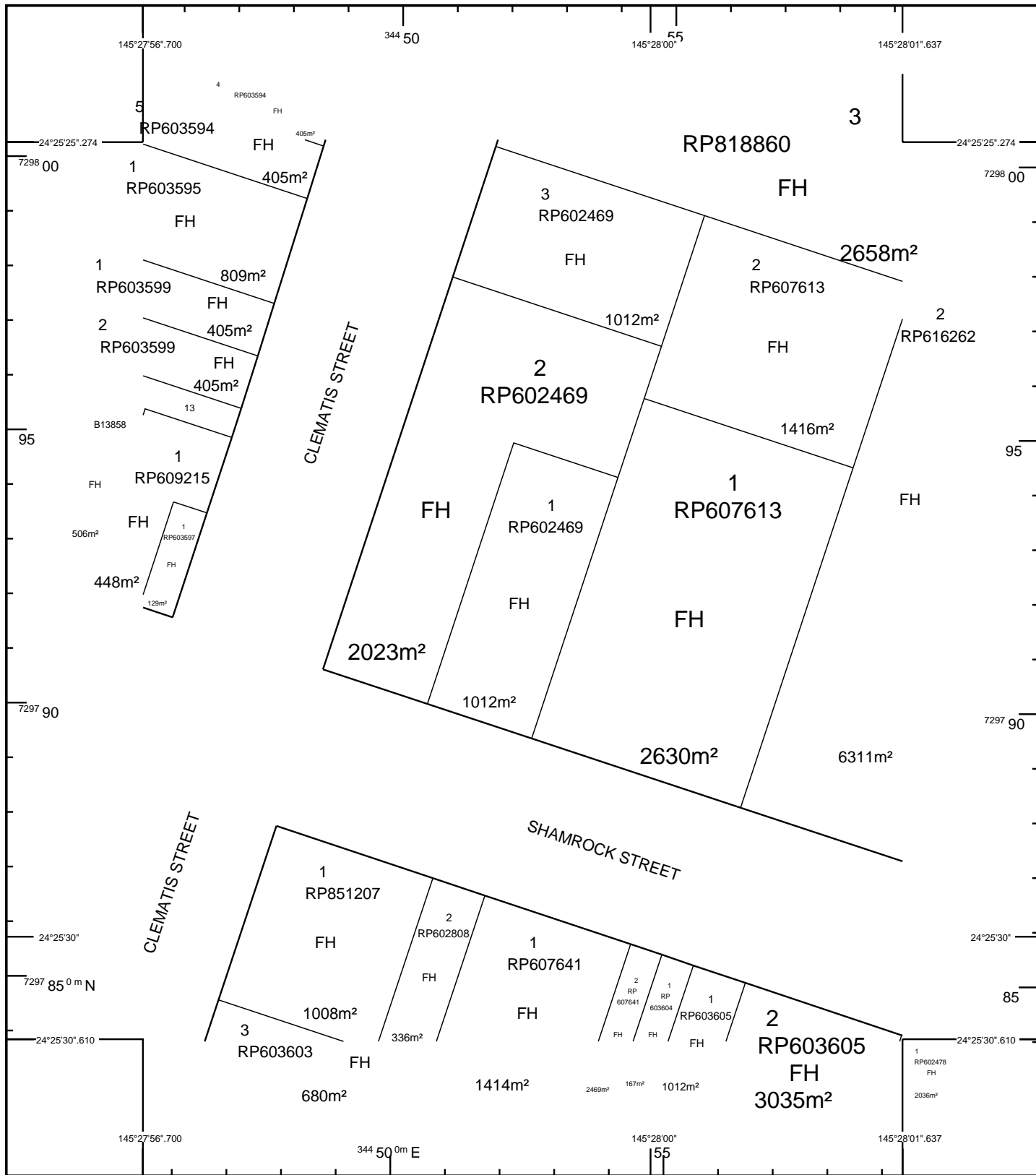
2469 3073

As Proprietor of this land, I agree to this Plan of subdivision, and dedicate the new roads shown hereon to public use.

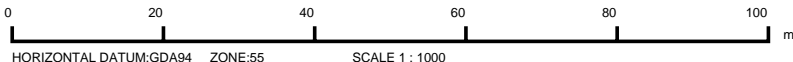
Signature of Proprietor } *W. T. Murray*

*Grant O. Murray*  
*Rackham*

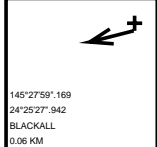




STANDARD MAP NUMBER  
7949-22132



MAP WINDOW POSITION &  
NEAREST LOCATION



#### SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	1/RP602469
Area/Volume	1012m²
Tenure	FREEHOLD
Local Government	BLACKALL TAMBO REGIONAL
Locality	BLACKALL
Segment/Parcel	45414/30

#### CLIENT SERVICE STANDARDS

PRINTED 09/10/2024

DCDB 08/10/2024

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<https://www.qld.gov.au/housing/buying-owning-home/property-land-valuations/smartmaps>

**SmartMap**

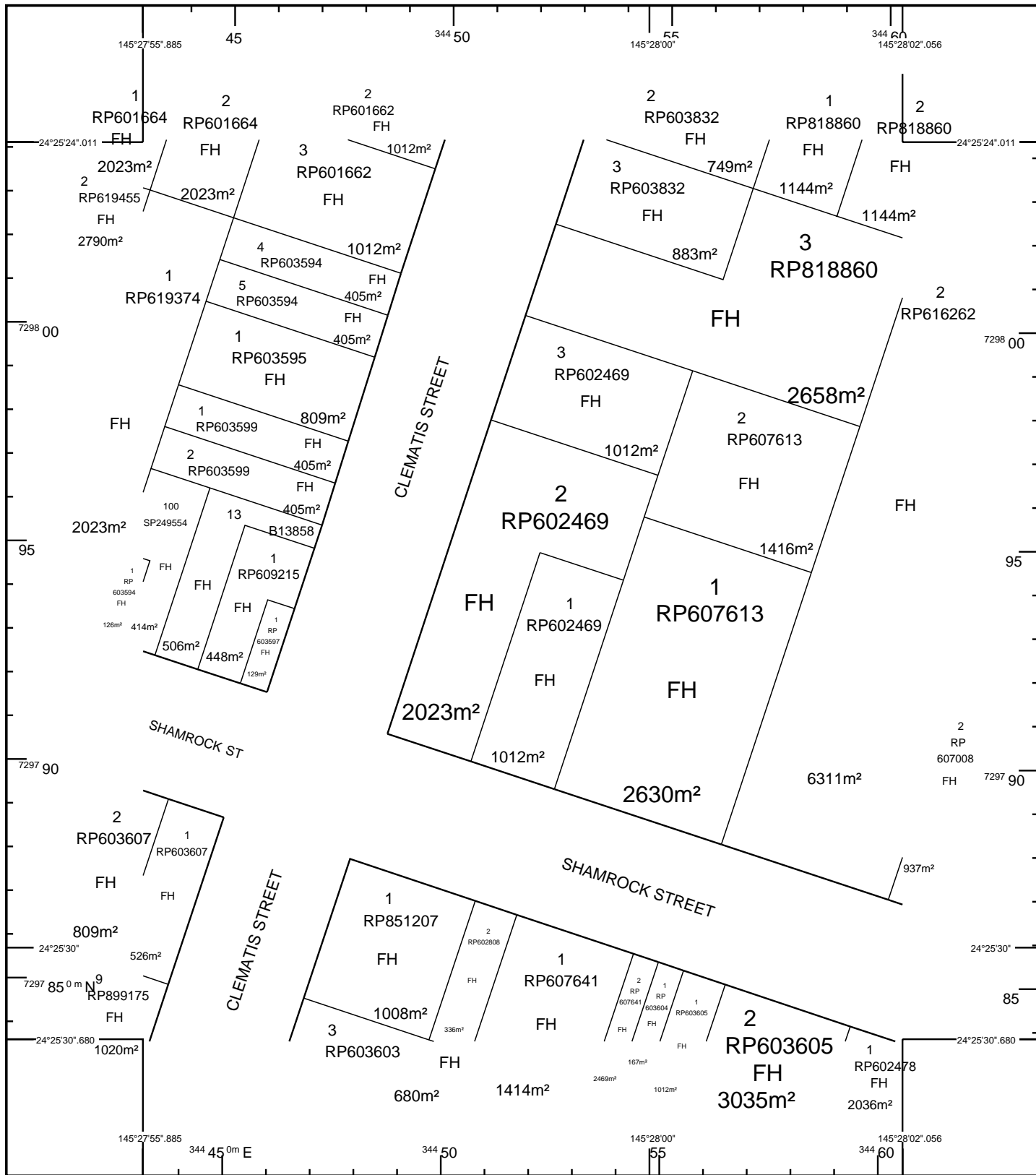
An External Product of  
SmartMap Information Services

Based upon an extraction from the  
Digital Cadastral Data Base



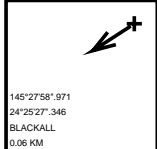
(c) The State of Queensland,  
(Department of Resources) 2024.





STANDARD MAP NUMBER  
7949-22132

MAP WINDOW POSITION &  
NEAREST LOCATION



#### SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	2/RP602469
Area/Volume	2023m <sup>2</sup>
Tenure	FREEHOLD
Local Government	BLACKALL TAMBO REGIONAL
Locality	BLACKALL
Segment/Parcel	45414/21

#### CLIENT SERVICE STANDARDS

PRINTED 09/10/2024

DCDB 08/10/2024

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**SmartMap**

An External Product of  
SmartMap Information Services

Based upon an extraction from the  
Digital Cadastral Data Base



**Queensland  
Government**  
(c) The State of Queensland,  
(Department of Resources) 2024.

**Plan of Development 400879**

Prepared by Murray & Associates (Qld) Pty Ltd



CLIENT Blackall-Tambo Regional Council				PROJECT  Proposed Boundary Realignment Proposed Lots 11 and 12 Cancelling Lot 2 on RP602469 and Lot 1 on RP602469  Shamrock Street, Blackall L.G.A. Blackall-Tambo Regional Council			
REV.		Scale 1:600				Date 08.10.24	
		Drawn ARB					
Datum IS318897			Contour Interval: XX		File 400879		
Registered Surveyor ABELL				Job & Plan No. 400879		Notes. Underground services have been located from visible surface features only . A Dial Before You Dig search should be performed before the commencement of any excavation work. The property boundaries shown have not fully been investigate for the purposes of this survey. For an accurate determination of the boundaries, and identification survey will be required.	
<div>MURRAY &amp; ASSOCIATES</div> <div>SURVEYORS &amp; TOWN PLANNERS</div> <div>ACN 075 543 154</div> <div>Murray Building,15-17 Currie St. Nambour Ph.(07)5441 2188 P.O. Box 246</div> <div>Branch Offices at Maroochydore Caboolture Chinchilla Roma Gympie &amp; Emerald</div>				<div><div><div><div>AV</div><div>BM</div><div>CP</div><div>ELP</div><div>EMH</div><div>PP</div></div><div><div>Air Valve</div><div>Bench Mark</div><div>Control Point</div><div>Elect. Light Pole</div><div>Electricity Manhole</div><div>Power Pole</div></div></div><div><div><div>EPL</div><div>EPIT</div><div>FH</div><div>GRATE</div><div>GATE</div><div>S</div></div><div><div>Electricity Pillar</div><div>Electricity Pit</div><div>Fire Hydrant</div><div>Stormwater Grate</div><div>Gate</div><div>Sign</div></div></div><div><div><div>GAS</div><div>SMH</div><div>SV</div><div>SWMH</div><div>T</div><div>TE</div></div><div><div>Gas Infrastructure</div><div>Sewer Manhole</div><div>Scower Valve</div><div>Stormwater Manhole</div><div>Tree</div><div>Telstra Pit</div></div></div><div><div><div>TPL</div><div>WM</div><div>WV</div></div><div><div>Telstra Pillar</div><div>Water Meter</div><div>Water Valve</div></div></div></div>			

**Code Assessment**

Prepared by Murray & Associates (Qld) Pty Ltd



## Assessment benchmarks for Reconfiguring a Lot Code

Application for a Development Permit for Reconfiguring a Lot via Boundary Realignment (2 Lots into 2 Lots) on land described as Lots 1 & 2 on RP602469, situated at 67 & 69 Shamrock Street, Blackall QLD 4472		
What we want to achieve (Performance Outcomes)	One way to achieve It (Acceptable Outcomes)	Assessment & Comment
<b>For assessable development</b>		
<b>PO1</b>  The proposed lots are of a size and dimension to meet the outcomes for development in the zones and precincts in respect of: <ul style="list-style-type: none"> <li>(a) preserving land for agriculture, animal production and environmental conservation in the Rural zone;</li> <li>(b) achieving a safe and pleasant residential environment in the Township zone;</li> <li>(c) consistency with the nature and layout of existing subdivision patterns; and</li> <li>(d) providing a variety of lot sizes for residential living, industry and commerce.</li> </ul>	<b>AO1</b>	Complies PO1.  The proposed lot sizes are well above the outlined minimum of 600m <sup>2</sup> for a Township Zoned allotment within the Commercial Precinct, as outlined in Table 6.3.3.1 of the Blackall-Tambo Regional Planning Scheme.  The proposed lots are a suitable size to accommodate the existing buildings and associated infrastructure servicing those buildings.  The proposed boundary realignment does not represent fragmentation of commercial land.

		The realignment will ensure all building associated with each use are located on the respective lot.
<b>PO2</b>  Lots created through reconfiguring, will not lead to diminished productivity of rural land, or compromise the long-term viability of rural activities in the Rural zone.	<b>AO2</b>	Complies.  No rural land or rural values will be adversely impacted as a result of the proposed development.
<b>PO3</b>  The layout of lots, roads and infrastructure:  (a) provides connections to and is integrated with environmental corridors, open space and movement networks in the surrounding area; and (b) contributes to efficient use of land and infrastructure.	<b>AO3</b>	Complies.  The proposed lot layout is legible and representative of site characteristics. The proposed new boundaries are non-obtrusive and do not run through any existing built form. Each lot has individual service connections.
<b>Roads and Accesses</b>		
<b>PO4</b>  Roads are constructed and upgraded to provide for the safe and efficient movement of:  (a) vehicles to and from the site (b) emergency vehicles accessing each proposed lot (c) pedestrians and cyclists.	<b>AO4.1</b> New road infrastructure is designed and constructed in accordance with the standards detailed in the Capricorn Municipal Development Guidelines (including Standard Drawings and Specifications, Construction Specifications and Procedures, Design Specifications and Purchase	NA  No new road proposed.

	Specifications).  <b>A04.2</b> Any pre-existing roads, part of or within the development site, are upgraded to the standards detailed in the Capricorn Municipal Development Guidelines (including Standard Drawings and Specifications, Construction Specifications and Procedures, Design Specifications and Purchase Specifications).	NA  No road upgrades required.
<b>PO5</b>  Each proposed lot has a legal point of access from the local or State controlled road network	<b>A05</b>	Complies.  No change proposed to the exiting access arrangements.
<b>Stormwater</b>		

<p><b>PO6</b></p> <p>The development is planned, designed, constructed and managed to avoid: (a) adverse impacts on surrounding development; and (b) compromising the natural health and functioning of adjoining waters.</p>	<p><b>AO6</b></p> <p>A site stormwater quality management plan (SQMP) is prepared and implemented, which provides for achievable stormwater quality treatment measures meeting design objectives listed in Table 6.4.3.1 (construction phase).</p>	<p><b>NA</b></p> <p>No change to the existing stormwater management is proposed.</p> <p>The proposed development does not seek to increase impervious surfaces onsite and will have no adverse impacts on the velocity and levels of sheet flow.</p>
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Service Provision		
<p><b>P07</b></p> <p>A potable water supply and adequate sewerage services are available to each lot in a development that will be used for residential, commercial or industrial purposes.</p>	<p><b>A07.1</b> All lots within the Township zone, where reticulated water and sewerage is available, are connected to the reticulated water and sewerage service.</p> <p><b>A07.2</b> All lots within the Rural zone have a potable water supply and on site sewerage is provided generally in accordance with the Queensland Plumbing and Wastewater Code.</p>	<p>Complies.</p> <p>The existing lots are connected to the required reticulated service networks and has compliant access for vehicles including emergency vehicles.</p> <p>NA</p> <p>Site connected to the reticulated network of Blackall.</p>
<p><b>P08</b></p> <p>An electricity supply and telecommunications services are available to each lot in a development that will be used for residential, commercial or industrial purposes</p>	<p><b>A08</b></p>	<p>Complies.</p>

<b>Biodiversity</b>		
<b>PO9</b>  The creation of new lots avoids significant adverse impacts on the region's important biodiversity identified in SPP mapping – Environment and Heritage (Biodiversity) and maintains and enhances ecological connectivity.	<b>AO9</b>	Complies.  The proposed reconfiguration has no adverse impacts on the existing biodiversity of the region.  No construction is proposed.
<b>Flood</b>		
<b>PO10</b>  Lot design in areas of flood hazard:  (a) maintains personal safety and minimises property impacts at all times, through siting and layout of lots and access; (b) provides safe egress from all building areas in flood emergency.	<b>AO10</b> Reconfiguring of a lot or lots involving land identified as a mapped flood area in Schedule 2 – Flood mapping is sited and designed so that: (a) all new lots contain: (i) a building envelope located outside of the mapped flood area in Schedule 2 – Flood mapping; or (ii) can achieve the flood immunity level of 1% Annual Exceedance Probability (AEP); and (b) there is at least one (1) evacuation route that achieves safe egress for emergency evacuations during all floods.	Complies.  No additional lots or new buildings result from the proposed development.



Bushfire		
<p><b>PO11</b></p> <p>A separation distance from hazardous vegetation, to effectively mitigate bushfire hazard risk, can be established at the edge of the proposed lot(s).</p>	<p><b>AO11.1</b> No new lots are created within the bushfire prone area. Editor's note— Bushfire prone areas are identified on SPP mapping – Safety and Resilience to Hazards (Natural Hazards Risk and Resilience – Bushfire Prone Area).</p> <p><b>AO11.2</b> Lots are separated from hazardous vegetation by a distance that: (a) achieves radiant heat flux level of 29kW/m2 at all boundaries; and (b) is contained wholly within the development site.</p> <p>Editor's note—</p> <ul style="list-style-type: none"> <li>• Where a separation distance is proposed to be achieved by utilising existing cleared developed areas external to the site, certainty must be established (through tenure or other means) that the land will remain cleared of hazardous vegetation.</li> <li>• For staged developments, temporary separation distances, perimeter roads or fire trails may be absorbed as</li> </ul>	<p>Complies.</p> <p>No new lots are proposed within the bushfire prone area.</p> <p>Not applicable.</p> <p>No hazardous vegetation surrounding the subject site.</p>



	<p>(g) incorporates roll-over kerbing.</p> <p><b>AO12.2</b> Fire hydrants are designed and installed in accordance with AS2419.1 2017, unless otherwise specified by the relevant water entity.</p>	
<p><b>PO13.1</b></p> <p>Where the reconfiguring of a lot is undertaken anywhere that PO12 does not apply:</p> <ul style="list-style-type: none"> <li>(a) A constructed perimeter road or a formed, all weather fire trail is established between either, the lots or building envelope/s, and hazardous vegetation; and</li> <li>(b) The road or fire trail is readily accessible at all times for the type of fire fighting vehicles servicing the area; and</li> <li>(c) Access is available for both firefighting and maintenance/hazard reduction works.</li> </ul> <p><b>PO13.2</b></p> <p>Where the reconfiguring of a lot is undertaken anywhere that PO12 does not apply:</p> <ul style="list-style-type: none"> <li>(a) A constructed perimeter road or a formed, all weather fire trail is established between either, the lots or building envelope/s, and hazardous vegetation; and</li> <li>(b) The road or fire trail is readily accessible at all times for the type of fire fighting vehicles servicing the area; and</li> <li>(c) Access is available for both firefighting and maintenance/hazard reduction works.</li> </ul>	<p><b>AO13</b> Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has:</p> <ul style="list-style-type: none"> <li>(a) a reserve or easement width of at least 20m;</li> <li>(b) a minimum trafficable (cleared and formed) width of 4 metres capable of accommodating a 15 tonne vehicle and which is at least 6 metres clear of vegetation;</li> <li>(c) no cut or fill embankments or retaining walls adjacent to the 4 metres wide trafficable path;</li> <li>(d) a minimum of 4.8 metres vertical clearance;</li> <li>(e) turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines;</li> </ul>	<p>NA</p> <p>NA</p>

	<p>(f) a maximum gradient of 12.5%;</p> <p>(g) a cross fall of no greater than 10 degrees;</p> <p>(h) drainage and erosion control devices in accordance with the IECA 2008 Best Practice Erosion and Sediment Control (as amended);</p> <p>(i) vehicular access at each end which is connected to the public road network at intervals of no more than 500 metres;</p> <p>(j) designated fire trail signage;</p> <p>(k) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; and</p> <p>(l) if a fire trail, has an access easement that is granted in favour of Blackall-Tambo Regional Council and Queensland Fire and Emergency Services.</p>	
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<p><b>PO14</b></p> <p>The development design responds to the potential threat of bushfire and establishes clear evacuation routes which demonstrate an acceptable or tolerable risk to people.</p>	<p><b>A014</b></p> <p>The lot layout:</p> <ul style="list-style-type: none"> <li>(a) minimises the length of the development perimeter exposed to, or adjoining hazardous vegetation;</li> <li>(b) avoids the creation of potential bottle-neck points in the movement network;</li> <li>(c) establishes direct access to a safe assembly /evacuation area in the event of an approaching bushfire; and</li> <li>(d) ensures roads likely to be used in the event of a fire are designed to minimise traffic congestion.</li> </ul> <p>Editor's note— For example, developments should avoid finger-like or hour-glass subdivision patterns or substantive vegetated corridors between lots. In order to demonstrate compliance with the performance outcome, a bushfire management plan prepared by a suitably qualified person may be required. The bushfire management plan should be developed in accordance with the Public Safety Business Agency (PSBA) guideline entitled Undertaking a Bushfire Protection Plan. Advice from the Queensland Fire and Emergency Services should be sought as appropriate.</p>	<p>N/A</p>
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<b>PO15</b>  Critical infrastructure does not increase the potential bushfire hazard.	<b>AO15</b> Critical or potentially hazardous infrastructure such as water supply, electricity, gas and telecommunications are undergrounded	NA  No critical infrastructure proposed, nor any being relocated.
<b>Local Heritage Places</b>		
<b>PO16</b>  Development maintains an intact context and setting that is compatible with the cultural heritage significance of the local heritage places identified in Table SC3.1–Local Heritage Place of Schedule 3.	<b>AO16</b>	NA  No local heritage places onsite or near the subject site.
<b>Stock Route Network</b>		
<b>PO17</b>  The stock route network identified in SPP mapping – Economic Development (Agriculture – Stock Route Network) is protected from incompatible development on adjoining sites.  Note—Pasturage rights exist where the mapped Stock Route Network adjoins a term lease for pastoral purposes. Section 432 of the Land Act 1994 provides guidance on the extent to which the pasturage rights overlap the adjoining lease area in this instance.	<b>AO17.1</b> No new allotments are created within or adjacent to the stock route network.  <b>AO17.2</b> (a) Proposed lots fronting a stock route are large enough to ensure any development can be sited a minimum of 800m from the stock route; and (b) any new accesses across the stock route are limited to no more than one access per 200m of lot frontage	NA  No stock route near the subject site. The proposed realignment will have negligible impact on the surrounding traffic network, including any stock routes.

**Petroleum/high pressure gas pipelines****PO18**

The integrity of pipelines carrying petroleum and gas is maintained.

**AO18**

No development is located closer than 200m from a pipeline or pipeline easement identified on SPP mapping – Safety and Resilience to Hazards (Emissions and Hazardous Activities – High Pressure Gas Pipelines).

**NA**

No petroleum or high-pressure gas pipelines within or near the subject site that will be impacted by the proposed realignment.

## Assessment benchmarks for Township Zone Code

Application for a Development Permit for Reconfiguring a Lot via Boundary Realignment (2 Lots into 2 Lots) on land described as Lots 1 & 2 on RP602469, situated at 67 & 69 Shamrock Street, Blackall QLD 4472		
What we want to achieve (Performance Outcomes)	One way to achieve It (Acceptable Outcomes)	Assessment & Comment
<b>For assessable development</b>		
<b>PO1</b>  Hotel, rooming accommodation, relocatable home park and short-term accommodation uses are provided in a location where: <ul style="list-style-type: none"> <li>(a) it can be serviced with infrastructure</li> <li>(b) is complementary to the existing character of the area;</li> <li>(c) does not have an adverse impact on residential amenity in terms of privacy, safety, noise, odour and fumes, lighting and traffic generation;</li> <li>(d) does not lead to a reduced quality of accommodation experiences available within the location.</li> </ul>	<b>AO1</b>  No acceptable outcome prescribed.	Not applicable.  The proposed development is for a 2 lot into 2 lot boundary realignment.
<b>PO2</b>  The industrial precinct and existing industrial land uses are protected from encroachment by incompatible land uses.	<b>AO2</b>  No acceptable outcome prescribed.	Not applicable.  The proposal is taking place within the Commercial Precinct.
<b>PO3</b>  Uses are compatible with, and complementary to, the existing residential uses.	<b>AO3</b>  No acceptable outcome prescribed.	Complies.  The proposed boundary realignment will have no adverse impacts on surrounding land uses and



		<p>transport infrastructure. No changes to existing services or access arrangements are proposed.</p> <p>The existing uses onsite will continue providing their services with no disruption.</p>
<p><b>PO4</b></p> <p>Where adjoining a residential use, non-residential uses are located and designed to avoid impacts on existing levels of residential amenity including privacy, safety, noise, odour and fumes, lighting and traffic generation.</p>	<p><b>A04.1</b></p> <p>Commercial uses are located in the commercial precinct and industrial uses are located in the industrial precinct.</p> <p><b>A04.2</b></p> <p>Non-residential uses do not overlook the living areas of any adjoining residential use.</p>	<p>Not applicable.</p> <p>No new land use proposed.</p> <p>The proposed development is for a 2 lot into 2 lot boundary realignment.</p>
<p><b>PO5</b></p> <p>Dual Occupancy is located on appropriately sized lots to avoid impacts on residential amenity and safety.</p>	<p><b>A05</b></p> <p>Dual Occupancy are located on a site with an area of at least:</p> <p>(a) 2000m<sup>2</sup> where not connected to reticulated sewerage network; or</p> <p>(b) 800m<sup>2</sup> where connection is available to reticulated sewerage network.</p>	<p>Not applicable.</p> <p>The proposed development is for a 2 lot into 2 lot boundary realignment.</p>

<p><b>PO6</b></p> <p>Multiple dwellings, residential care facilities, retirement facilities and rooming accommodation are of a scale, density and character that is complementary and compatible with the surrounding residential area.</p>	<p><b>AO6.1</b></p> <p>Multiple dwellings are located on lots with a minimum area of 1000m<sup>2</sup>.</p> <p><b>AO6.2</b></p> <p>The number of dwellings contained in a multiple dwelling and/or retirement facility is calculated as follows:</p> <ul style="list-style-type: none"> <li>(a) one bedroom units per 350m<sup>2</sup> of site area; and</li> <li>(b) units comprising more than one bedroom per 400m<sup>2</sup> of site area.</li> </ul>	<p>Not applicable.</p> <p>The proposed development is for a 2 lot into 2 lot boundary realignment.</p>
<p><b>PO7</b></p> <p>Low impact industry use involving commercial-use chiller box/es for the storage of animal carcasses (for example, associated with macropod harvesting):</p> <ul style="list-style-type: none"> <li>(a) does not have an adverse impact on surrounding residential or accommodation uses in terms of amenity, noise, odour and fumes, lighting and traffic generation; and</li> <li>(b) are serviced by reliable electricity and water required for the use; and</li> <li>(c) are designed and installed/constructed so that the chiller box/es may be readily unsecured and removed from the site, if necessary</li> </ul>	<p><b>AO7</b></p> <p>No acceptable outcome prescribed.</p>	<p>Not applicable.</p> <p>The proposed development is for a 2 lot into 2 lot boundary realignment.</p>

to protected public health and safety in response to an incident.		
<b>For assessable development in the Commercial precinct</b>		
<b>PO8</b>  Hours of operation are consistent with maintaining a reasonable level of amenity for nearby land in a residential precinct.	<b>AO8</b>  Hours of operation are limited to 6am to 10pm.	Not applicable.  The proposed development is for a 2 lot into 2 lot boundary realignment.
<b>PO9</b>  New buildings maintain and enhance the existing streetscape and relationship with adjoining buildings.	<b>AO9.1</b> Where adjoining an existing awning, a new awning connection is made at the same or very similar height to provide connectivity for weather protection.  <b>AO9.2</b> A footpath is provided in accordance with Council's minimum standards for all development.	Not applicable.  The proposed development is for a 2 lot into 2 lot boundary realignment.  No new built form proposed.
<b>PO10</b>  Waste disposal and servicing areas are screened from public view and do not have adverse amenity impacts on adjoining properties.	<b>AO10</b>  No acceptable outcome prescribed.	Not applicable.
<b>PO11</b>  Development is designed and located so that adverse impacts on privacy	<b>AO11.1</b> Buildings are set back 2m from any boundary shared	Complies.  The proposed development

and amenity on nearby residential uses are minimised.	<p>with a residential use, or half the height of that part of the building, whichever is the greater.</p> <p><b>AO11.2</b> A 1.8m high solid screen fence is provided along all boundaries shared with a residential use.</p> <p><b>AO11.3</b> Windows that have a direct view into an adjoining residential use are provided with fixed screening that is a maximum of 50% transparent to obscure views and maintain privacy for residents.</p>	<p>can take place with no adverse impacts placed on any surrounding infrastructure or land uses.</p> <p>The proposed development is for a 2 lot into 2 lot boundary realignment.</p> <p>No new built form is proposed.</p>
<p><b>PO12</b></p> <p>New uses developed in the Commercial precinct do not detract from the precinct's predominant commercial nature.</p>	<p><b>AO12</b></p> <p>No acceptable outcome prescribed.</p>	<p>Not applicable.</p> <p>No new uses proposed.</p> <p>The proposed development is for a 2 lot into 2 lot boundary realignment.</p>

Remaining Performance Outcomes **PO13 to PO22** of the Township Zone Code are related to development in the Industrial and Mixed-Use Precincts of Blackall & as such, are not relevant to the proposal.

## DIRECTORS

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Murray & Associates (Qld) Pty Ltd

**MURRAY &  
ASSOCIATES**  
SURVEYORS & TOWN PLANNERS



ACN 075 543 154 ABN 81 075 543 154

14 October 2024

The Chief Executive Officer  
Blackall-Tambo Regional Council  
PO Box 21  
**BLACKALL QLD 4472**  
Attention: Development Assessment

Dear Sir/Madam,

### **APPLICATION FOR A DEVELOPMENT PERMIT FOR RECONFIGURING A LOT VIA BOUNDARY REALIGNMENT (2 LOTS INTO 2 LOTS)**

<b>Property Description:</b>	Lots 1 & 2 on RP602469
<b>Property Location:</b>	67 & 69 Shamrock Street, Blackall QLD 4472
<b>Proposed Development:</b>	Reconfiguring a Lot via Boundary Realignment (2 Lots into 2 Lots)
<b>Local Government:</b>	Blackall-Tambo Regional Council
<b>Planning Scheme:</b>	Blackall-Tambo Regional Council Planning Scheme
<b>Our Reference:</b>	400879
<b>Applicant:</b>	Blackall-Tambo Regional Council

On behalf of Blackall-Tambo Regional Council, please find attached our Application for a Development Permit for Reconfiguring a Lot via Boundary Realignment (2 Lots into 2 Lots) on land described as Lots 1 & 2 on RP602469, situated at 67 & 69 Shamrock Street, Blackall QLD 4472.

In support of this application, please find attached:

- Completed DA Form 1 and Signed Company Owner Consent; and
- A digital copy of Planning Report No. 400879 prepared by Murray & Associates (Qld) Pty Ltd.

Council's Assessment Fee will be provided upon receipt of an application Reference Number.

We look forward to receiving Council's favourable Decision Notice for this proposal in due course.

Yours faithfully,

**Andrew Bell**  
**Director / Registered Surveyor / Senior Town Planner**  
**Murray & Associates (Qld) Pty Ltd**

#### Sunshine Coast

15-17 Currie Street Nambour  
2/9 First Ave Maroochydore  
PO Box 246 Nambour 4560  
Phone (07) 5441 2188 (N)  
Phone (07) 5443 9646 (M)

#### Caboolture

4/75 King Street  
PO Box 377 Caboolture 4510  
Phone (07) 5495 1478

#### Gympie

24 Reef Street  
PO Box 57 Gympie 4570  
Phone (07) 5482 1484

#### Emerald

Unit 1, 17 Opal Street  
PO Box 665 Emerald 4720  
Phone (07) 4987 5363

#### Roma

22 Lewis Street  
PO Box 1244 Roma 4455  
Phone (07) 4622 1666

#### Chinchilla

39 Heeney Street  
PO Box 243 Chinchilla 4413  
Phone (07) 4662 8100

**Company owner's consent to the making of a development application  
under the *Planning Act 2016***

We, Francis George Russell and Shirley Ann Russell, being the owners of the land identified as Lot 2 on RP602469, situated at 69 Shamrock Street, Blackall QLD 4472, consent to the making of a development application under the Planning Act 2016 by Blackall-Tambo Regional Council C/- Murray & Associates (QLD) Pty Ltd, on the premises described above for Reconfiguring a Lot via Boundary Realignment (2 Lots into 2 Lots).

*F. G. Russell*

.....  
Signature of Francis George Russell

*11-10-2024*  
.....  
Date

*A. Russell*

.....  
Signature of Shirley Ann Russell

*11-10-2024*  
.....  
Date

**Company owner's consent to the making of a development application  
under the *Planning Act 2016***

We, Francis George Russell and Shirley Ann Russell, being the owners of the land identified as Lot 2 on RP602469, situated at 69 Shamrock Street, Blackall QLD 4472, consent to the making of a development application under the Planning Act 2016 by Blackall-Tambo Regional Council C/- Murray & Associates (QLD) Pty Ltd, on the premises described above for Reconfiguring a Lot via Boundary Realignment (2 Lots into 2 Lots).

*F. G. Russell*

.....  
Signature of Francis George Russell

*11-10-2024*  
.....  
Date

*A. Russell*

.....  
Signature of Shirley Ann Russell

*11-10-2024*  
.....  
Date