

# Blackall – Tambo Region Planning Scheme

## Reconfiguring a Lot Code - Planning Scheme Section 6.3.3

What we want to achieve (Performance Outcomes)	One way to achieve it (Acceptable Outcomes)	Code Assessment
<b>Lot size and configuration</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> Allotment dimensions comply with Table 6.3.3.1.	A- We are not creating a new lot, we are simply moving a boundary that currently runs in a creek so that the lots can be fenced. The adjustment is approximately 250ha from lot 7 to lot 4. That is 7/EV59 becomes approximately 1715ha and 4/TA228260 becomes approximately 1500ha. B- NA not in town C- Not a significant change and will not affect this code D- Not a significant change and will not affect this code.
<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.		A- Both are still viable agricultural land sizes, the change is minimal, and we are not creating a new lot.
<b>PO3</b> The layout of lots, roads and infrastructure: <ul style="list-style-type: none"> <li>(a) provides connections to and is integrated with environmental corridors, open space and movement networks in the surrounding area; and</li> <li>(b) contributes to efficient use of land and infrastructure.</li> </ul>		A- We are not creating a new lot; both still maintain original access. This reconfiguration will allow us to move the boundary out of a creek so that the lots can be fenced.

		B- Not a significant change and will not affect this code.
<b>Roads and accesses</b>		
<b>PO4</b> Roads are constructed and upgraded to provide for the safe and efficient movement of: <ul style="list-style-type: none"> <li>(a) vehicles to and from the site</li> <li>(b) emergency vehicles accessing each proposed lot</li> <li>(c) pedestrians and cyclists.</li> </ul>	<b>AO4.1</b> New road infrastructure is designed and constructed in accordance with the standards detailed in the <i>Capricorn Municipal Development Guidelines</i> (including Standard Drawings and Specifications, Construction Specifications and Procedures, Design Specifications and Purchase Specifications).  <b>AO4.2</b> Any pre-existing roads, part of or within the development site, are upgraded to the standards detailed in the <i>Capricorn Municipal Development Guidelines</i> (including Standard Drawings and Specifications, Construction Specifications and Procedures, Design Specifications and Purchase Specifications).	We are not creating a new lot; both lots still maintain original accesses.
<b>PO5</b> Each proposed lot has a legal point of access from the local or State controlled road network.		We are not creating a new lot; both lots still maintain original accesses.
<b>Stormwater</b>		
<b>PO6</b> The development is planned, designed, constructed and managed to avoid: <ul style="list-style-type: none"> <li>(a) adverse impacts on surrounding development; and</li> </ul>	<b>AO6</b> A site stormwater quality management plan (SQMP) is prepared and implemented, which provides for	A- None B- The boundary of these lots currently lies in a creek, moving

(b) compromising the natural health and functioning of adjoining waters.	achievable stormwater quality treatment measures meeting design objectives listed in Table 6.4.3.1 (construction phase).	this boundary will not only allow us to fence the lots but also to avoid compromising the natural health and function of waters ways.
<b>Service provision</b>		
<b>P07</b> 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.	<b>AO7.1</b> All lots within the Township zone, where reticulated water and sewerage is available, are connected to the reticulated water and sewerage service.  <b>AO7.2</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.	NA – not serviced by town sewage or water.
<b>P08</b> An electricity supply and telecommunications services are available to each lot in a development that will be used for residential, commercial or industrial purposes.		There will be no change to the existing electricity supply or telecommunication services on each lot, and no lines are transected on the proposed adjustment.
<b>Biodiversity</b>		
<b>P09</b> The creation of new lots avoids significant adverse impacts on the region's important biodiversity identified in <a href="#">SPP mapping – Environment and Heritage (Biodiversity) and maintains and enhances ecological connectivity</a> .		NA not creating a new lot
<b>Flood</b>		
<b>P010</b> Lot design in areas of flood hazard:	<b>AO10</b>	A- The boundary of these lots currently lies in a creek, moving

<p>(a) maintains personal safety and minimises property impacts at all times, through siting and layout of lots and access;</p> <p>(b) provides safe egress from all building areas in flood emergency.</p>	<p>Reconfiguring of a lot or lots involving land identified as a mapped flood area in <b><u>Schedule 2 – Flood mapping</u></b> is sited and designed so that:</p> <p>(a) all new lots contain:</p> <p>(i) a building envelope located outside of the mapped flood area in <b><u>Schedule 2 – Flood mapping</u></b>; or</p> <p>(ii) can achieve the flood immunity level of 1% Annual Exceedance Probability (AEP); and</p> <p>(b) there is at least one (1) evacuation route that achieves safe egress for emergency evacuations during all floods.</p> <p>(c)</p>	<p>this boundary will allow us to fence the lots minimizing flood damage to fencing.</p> <p>Furthermore, no buildings or any other structures are located within the realignment area.</p> <p>B- No change is being made to the access of each lot, and therefore the current evacuation routes remain intact.</p>
<p><b>Bushfire</b></p>		
<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></p> <p>No new lots are created within the bushfire prone area.</p> <p>Editor's note— Bushfire prone areas are identified on <a href="#">SPP mapping – Safety and Resilience to Hazards (Natural Hazards Risk and Resilience – Bushfire Prone Area)</a>.</p> <p>OR</p> <p><b>AO11.2</b></p> <p>Lots are separated from hazardous vegetation by a distance that:</p>	<p>A- the boundary of these lots currently lies in a creek, moving this boundary will allow us fence the lots creating safe fire breaks on the fence line, minimizing risk.</p>

	<p>(a) achieves radiant heat flux level of 29kW/m<sup>2</sup> at all boundaries; and</p> <p>(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 part of subsequent stages.</li> <li>The achievement of a cleared separation distance may not be achievable where other provisions within the planning scheme require protection of certain ecological, slope, visual or character features or functions.</li> </ul>	
<p><b>PO12</b></p> <p>Where reconfiguring of a lot is undertaken in the Township zone, other than the Industrial precinct of the Township zone at Tambo, a constructed perimeter road with reticulated water supply is established between the lots and the hazardous vegetation and is readily accessible at all times for the type of fire fighting vehicles servicing the area.</p> <p>The access is available for both firefighting and maintenance/defensive works.</p>	<p><b>AO12.1</b></p> <p>Lot boundaries are separated from hazardous vegetation by a public road which:</p> <ul style="list-style-type: none"> <li>(a) has a two lane sealed carriageway;</li> <li>(b) contains a reticulated water supply;</li> <li>(c) is connected to other public roads at both ends and at intervals of no more than 500m;</li> <li>(d) accommodates geometry and turning radii in accordance with Qld Fire and Emergency Services' Fire</li> </ul>	<p>NA – this is a boundary adjustment between two rural lots, and does not affect any access routes.</p>

	<p>Hydrant and Vehicle Access Guidelines;</p> <ul style="list-style-type: none"> <li>(e) a minimum of 4.8m vertical clearance above the road;</li> <li>(f) is designed to ensure hydrants and water access points are not located within parking bay allocations; and</li> <li>(g) incorporates roll-over kerbing.</li> </ul> <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> 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>OR</p> <p><b>PO13.2</b> If, as a result of the location and context of the development, a fire trail would not serve a practical fire management purpose, a fire trail is not required.</p>	<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</li> </ul>	<ul style="list-style-type: none"> <li>A- the boundary of these lots currently lies in a creek, moving this boundary will allow us fence the lots creating safe fire breaks on the fence line, minimizing risk.</li> <li>B- A road will run along the division fence, making the area accessible at all times for the type of fire fighting vehicles servicing the area.</li> <li>C- No change is being made to the access on each lot and therefore the current emergency access routes remain intact.</li> </ul>

	<p>Services' Fire Hydrant and Vehicle Access Guidelines;</p> <ul style="list-style-type: none"> <li>(f) a maximum gradient of 12.5%;</li> <li>(g) a cross fall of no greater than 10 degrees;</li> <li>(h) drainage and erosion control devices in accordance with the <i>IECA 2008 Best Practice Erosion and Sediment Control</i> (as amended);</li> <li>(i) vehicular access at each end which is connected to the public road network at intervals of no more than 500 metres;</li> <li>(j) designated fire trail signage;</li> <li>(k) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; and</li> <li>(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.</li> </ul>	
<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>AO14</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</li> </ul>	

	<p>event of an approaching bushfire; and</p> <p>(d) ensures roads likely to be used in the event of a fire are designed to minimise traffic congestion.</p> <p>Editor's note— For example, developments should avoid finger-like or hour-glass subdivision patterns or substantive vegetated corridors between lots.</p> <p>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 <i>Undertaking a Bushfire Protection Plan</i>. Advice from the Queensland Fire and Emergency Services should be sought as appropriate.</p>	
<p><b>PO15</b></p> <p>Critical infrastructure does not increase the potential bushfire hazard.</p>	<p><b>AO15</b></p> <p>Critical or potentially hazardous infrastructure such as water supply, electricity, gas and telecommunications are undergrounded.</p>	NA- no infrastructure
<b>Local heritage places</b>		
<p><b>PO16</b></p> <p>Development maintains an intact context and setting that is compatible with the cultural heritage significance of the local heritage places identified in <u>Table SC3.1–Local Heritage Place of Schedule 3</u>.</p>		<p>In this reconfiguration, no changes are being made to the cultural heritage significance of the local heritage places identified in <u>Table SC3.1–Local Heritage Place of Schedule 3</u>.</p>



Stock Route Network		
<p><b>PO17</b></p> <p>The stock route network identified in <a href="#">SPP mapping – Economic Development (Agriculture – Stock Route Network)</a> is protected from incompatible development on adjoining sites.</p> <p>Note—Pasturage rights exist where the mapped Stock Route Network adjoins a term lease for pastoral purposes. Section 432 of the <i>Land Act 1994</i> provides guidance on the extent to which the pasturage rights overlap the adjoining lease area in this instance.</p>	<p><b>AO17.1</b></p> <p>No new allotments are created within or adjacent to the stock route network.</p> <p>OR</p> <p><b>AO17.2</b></p> <p>(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</p> <p>(b) any new accesses across the stock route are limited to no more than one access per 200m of lot frontage.</p>	<p>NA – we are not creating a new lot and the proposal does not affect existing stock routes.</p>
Petroleum/high pressure gas pipelines		
<p><b>PO18</b></p> <p>The integrity of pipelines carrying petroleum and gas is maintained</p>	<p><b>AO18</b></p> <p>No development is located closer than 200m from a pipeline or pipeline easement identified on <a href="#">SPP mapping – Safety and Resilience to Hazards (Emissions and Hazardous Activities – High Pressure Gas Pipelines)</a>.</p>	<p>NA - will not affect any pipelines.</p>

# Blackall – Tambo Region Planning Scheme

## Rural Zone - Planning Scheme Section 5.2.2.3

What we want to achieve (Performance Outcomes)	One way to achieve it (Acceptable Outcomes)	Code assessment
<b>For assessable development</b>		
<b>PO1</b> Development: (a) does not conflict with existing rural land uses or the natural, scenic and cultural values of the area; and (b) maintains the long-term production values of the land for rural purposes.		A- We are not creating a new lot, we are simply moving a boundary that currently runs in a creek so that the lots can be fenced. Both lots will continue to operate as they currently do, and there will be no conflict with existing rural land uses or the natural, scenic and cultural values of the area. B- Both blocks will continue to maintain the long-term production values of the land for rural purposes as the adjustment is minimal. (approximately 250ha from lot 7 moving to lot 4. That is 7/EV59 becomes approximately 1715ha and 4/TA228260 becomes approximately 1500ha.)
<b>PO2</b> Tourist uses that support the primary rural uses on the site are limited in scale and do not threaten the viability of traditional rural uses.		NA no tourism
<b>PO3</b>	<b>AO3</b>	There is no existing extractive industry, mining operations or other rural activities on the land and the reconfiguration is

<p>New development does not jeopardise existing or potential extractive industry, mining operations or other rural activities.</p>	<p>Residential and other sensitive land uses are separated from an existing or approved:</p> <ul style="list-style-type: none"> <li>(a) intensive animal industry use by at least 1,000m;</li> <li>(b) extractive industry operation by: <ul style="list-style-type: none"> <li>i. 1,000m from a hard rock extractive industry;</li> <li>ii. 200m from a sand or gravel extractive industry; and</li> <li>iii. 250m from a haul route for any existing or approved operation.</li> </ul> </li> <li>(c) mining activities by: <ul style="list-style-type: none"> <li>i. 1,000m; and</li> <li>ii. 250m from a haul route for an existing or approved operation.</li> </ul> </li> </ul>	<p>minimal and will in no way impact future potential activities.</p>
<p><b>PO4</b> Extractive industry is adequately separated from sensitive land uses to minimise potential for nuisance or complaint.</p>	<p><b>AO4</b> New extractive uses and activities are not established within 1000 metres of existing residential and other sensitive land uses.</p>	<p>NA – no extractive industry</p>
<p><b>PO5</b> Extractive industry provides rehabilitation of the site over the life of the project and the premises will be safe and useable upon completion.</p>	<p><b>AO5.1</b> Development is undertaken in accordance with a management and rehabilitation plan which satisfies Council the premises will be safe and useable upon completion, including the following will be appropriately undertaken:</p> <ul style="list-style-type: none"> <li>(a) progressive rehabilitation works;</li> <li>(b) appropriate clean-up works (including areas of possible soil or water contamination);</li> </ul>	<p>NA – no extractive industry</p>

	<p>(c) provision of stable and usable final landform and soil profiles; and</p> <p>(d) revegetation of the site using suitable native species.</p> <p><b>A05.2</b> Rehabilitation of the site is completed within 6 months of cessation of the extractive industry.</p>	
<p><b>P06</b> Development is located to protect sensitive land uses from the impacts of previous activities that may cause risk to people or property including land containing former mining activities and hazards e.g. disused underground mines, tunnels and shafts.</p> <p>Editor's note—Mapping and information of reported abandoned mines is available through the Abandoned Mine Land Project administered by the Department of Natural Resources, Mines and Energy. For further information and contacts refer to <a href="https://www.qld.gov.au/environment/land/management/abandoned-mines">https://www.qld.gov.au/environment/land/management/abandoned-mines</a>.</p>		NA – no risk from previous activity
<p><b>P07</b> Development is controlled and managed to protect agricultural assets from the intrusion or impacts of biosecurity hazards including the introduction or spread of weeds and pest animals.</p>	<p><b>A07.1</b> Development is undertaken in accordance with a Property Pest Management Plan which satisfies Council the premises will be effectively managed of weeds and pest animals.</p>	NA- no increased risk or new biosecurity hazards will result from these adjustments.