

PROPERTY
PROJECTS
AUSTRALIA

RECEIVED
11/08/2026
**TOOWOOMBA
REGIONAL COUNCIL**



Town Planning Report

237 MACGINLEY ROAD, WEST HALDON QLD 4359

Town Planning Report

237 MACGINLEY ROAD, WEST HALDON QLD 4359

■ Development Permit for Reconfiguring a Lot - Boundary Realignment (3 lots into 3 lots)

Assessable Development (Impact Assessment)

Prepared by Property Projects Australia Pty Ltd
Prepared for Ben Mckenzie

11 August 2026

Prepared by Oliver O'Callaghan (Graduate Town Planner)
Reviewed by Blake Brindley (Senior Town Planner)

BRISBANE OFFICE

LOWER GROUND/618-626 BRUNSWICK ST
NEW FARM QLD 4005 AUSTRALIA
P +61 7 3254 1566

TOOWOOMBA OFFICE

123 MARGARET ST
TOOWOOMBA QLD 4350 AUSTRALIA
P +61 7 4632 0516

MELBOURNE OFFICE

LEVEL 1, 239 NICHOLSON STREET
CARLTON VIC 3053 AUSTRALIA
P +61 3 7037 0432

CONTENTS

1. EXECUTIVE SUMMARY	4
2. DEVELOPMENT PROPOSAL	8
2.1. Site Overview	8
2.2. Proposed Development	9
2.3. Infrastructure, Services and Assets	9
3. ASSESSMENT BENCHMARKS	11
3.1. Compliance with Assessment Benchmarks	11
3.1.1. State Planning Framework	11
3.1.2. Local Planning Framework	11
4. KEY PLANNING MATTERS	12
4.1. Suitability of the Proposed Lot Configuration	12
4.2. Matters of State Environmental Significance – Regulated Vegetation	14
4.3. Compatibility with Constraints	14
5. CONCLUSIONS AND RECOMMENDATION	16

TABLES

Table 1 – Site Details.....	4
Table 2 – Proposed Lot Details.....	9
Table 3 – Infrastructure, Services and Assets.....	9
Table 4 – Response to State Assessment Benchmarks / Matters.....	20
Table 5 – Category of Assessment.....	24
Table 6 – Response to Local Assessment Benchmarks / Matters.....	24

FIGURES

Figure 1 – Context Plan – Aerial.....	6
Figure 2 – Context Plan – Planning Scheme.....	7

APPENDICES

APPENDIX A Application Documentation and Searches.....	17
APPENDIX B Proposal Plans.....	18
APPENDIX C State Planning Assessment.....	19
APPENDIX D Local Planning Assessment.....	23
APPENDIX E Code Response Tables.....	27

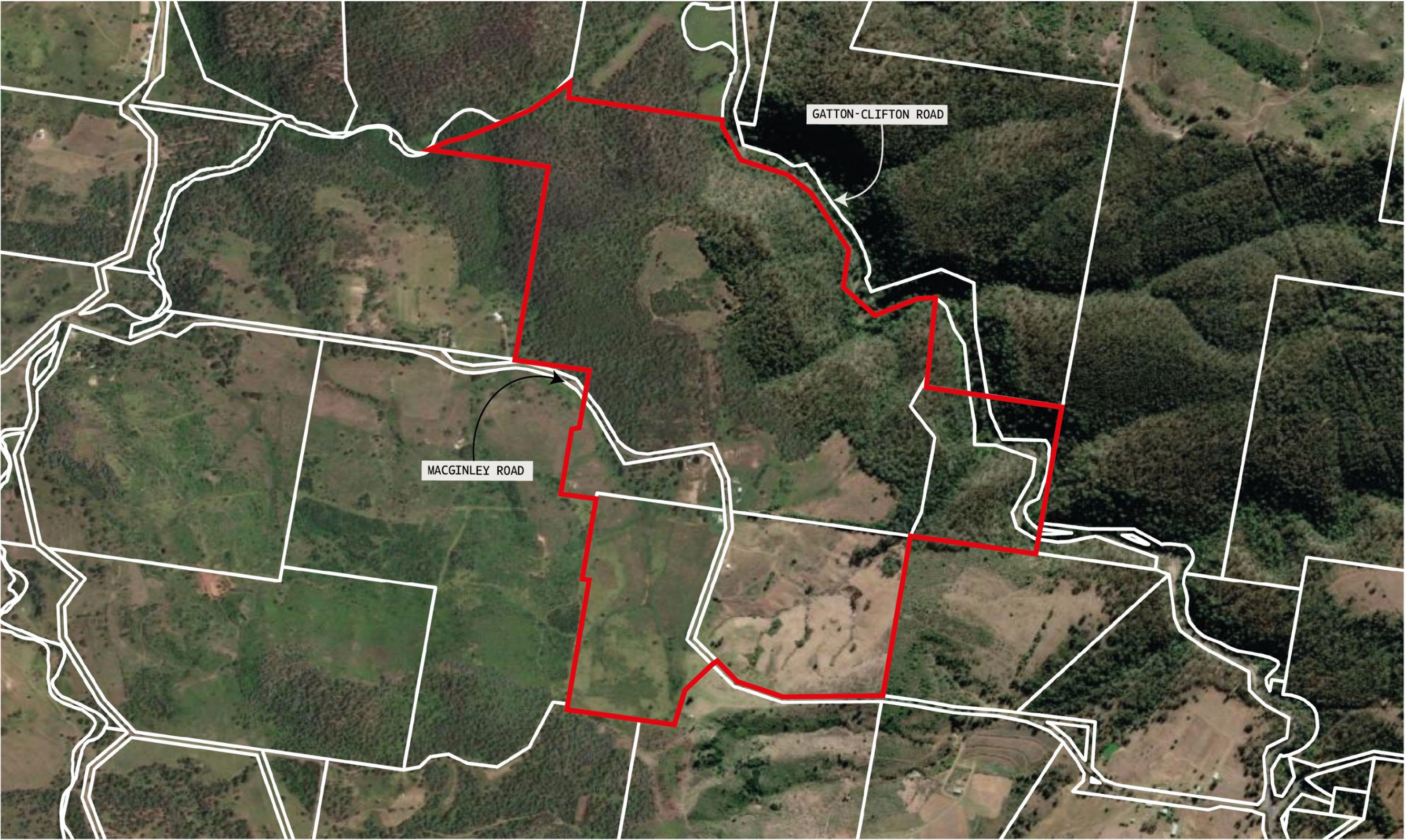
1. EXECUTIVE SUMMARY

Table 1 – Site Details

Applicant:	Ben Mckenzie C/- Property Projects Australia
Address of Site:	237 Macginley Road, West Haldon QLD 4359 ("the subject site") Refer to Figure 1
Property Description:	Lot 67 on SP278690, Lot 41 on SP191590 & Lot 101 on CC869
Area of Site:	Total Combined Area = 2,063,497m² (206.3497ha) - Lot 67 on SP278690: 576,800m² (57.68ha) - Lot 41 on SP191590: 1,319,637m² (131.9637ha) - Lot 101 on CC869: 165,060m² (16.506ha)
Land Owner:	Andrea Kathryn Mckenzie and Benjamin James Mckenzie Refer to Appendix A
Regional Plan:	<i>Darling Downs Regional Plan</i> Refer to Appendix A
Planning Scheme:	<i>Toowoomba Regional Planning Scheme v29</i> ("the planning scheme")
Zone and Precinct:	Rural Zone (100 ha minimum precinct) Refer to Figure 2
Overlays:	■ Environmental Significance Overlay ○ Areas of Ecological Significance ○ Areas of Ecological Significance Buffer ○ Biodiversity Corridors ○ Waterways and Wetlands Buffer ■ Bushfire Hazard Overlay ○ Medium Fire Hazard ○ High Fire Hazard ■ Agricultural Land Overlay ■ Landslide Hazard Overlay ○ High Landslide Hazard
Proposal Overview:	The proposal seeks to realign the boundaries between the three (3) existing lots to better reflect the topography of the land and mapped constraints, ensuring a higher level of usability for all lots.
Aspects of Development:	■ Development Permit for Reconfiguring a Lot – Boundary Realignment (3 lots into 3 lots)

Category of Assessment:	☒ Impact Assessment
Public Notification :	The development application is required to be publicly notified for a minimum of fifteen (15) business days
Assessment Manager:	Toowoomba Regional Council
Referral Agency:	Not Applicable

Figure 1 – Context Plan – Aerial



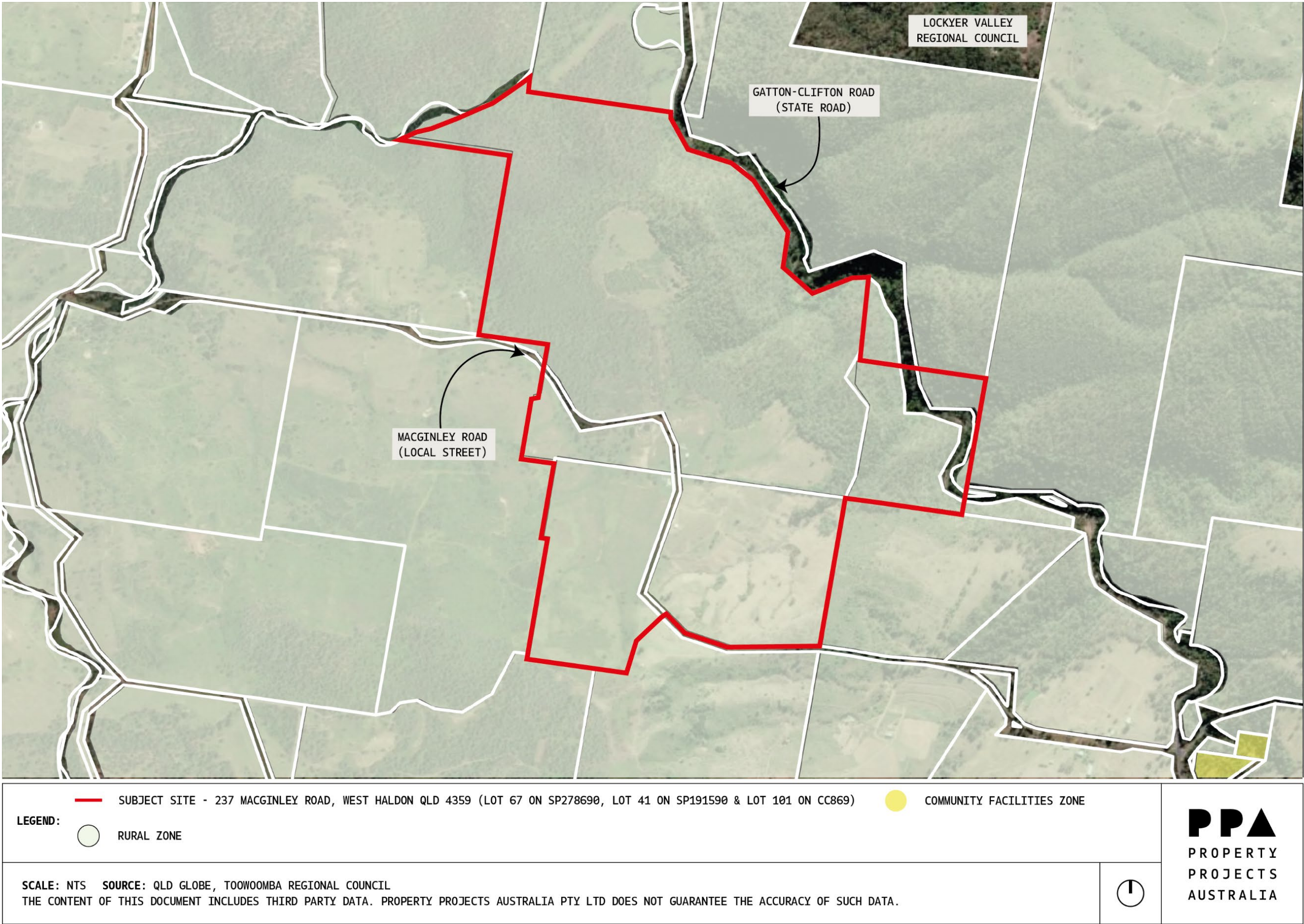
LEGEND: — SUBJECT SITE - 237 MACGINLAY ROAD, WEST HALDON QLD 4359 (LOT 67 ON SP278690, LOT 41 ON SP191590 & LOT 101 ON CC869)

SCALE: NTS SOURCE: QLD GLOBE, MINSTAFF SURVEYS
THE CONTENT OF THIS DOCUMENT INCLUDES THIRD PARTY DATA. PROPERTY PROJECTS AUSTRALIA PTY LTD DOES NOT GUARANTEE THE ACCURACY OF SUCH DATA.



PPA
PROPERTY
PROJECTS
AUSTRALIA

Figure 2 – Context Plan – Planning Scheme



2. DEVELOPMENT PROPOSAL

2.1. Site Overview

The subject site is located at 237 Macginley Road, West Haldon formally described as Lot 67 on SP278690, Lot 41 on SP191590 and Lot 101 on CC869. The subject site (206.3497ha) has a frontage of approximately 2.39km to Gatton-Clifton Road (Regional Arterial Road under council's road hierarchy), which traverses the north-eastern corner of the site and splits the north-eastern lot into two (2) sections, and approximately 3.39km of frontage to Macginley Road, which traverses through Lots 41 and Lot 67 (the lots being split into two sections located on either side of the road).

The subject site is topographically characterised by steep slopes throughout particularly around the Mount Dunmore peak. The site contours typically vary from 540m elevation down to 360m with the lower points aligning with Gatton-Clifton Road.

The subject site is located within the *Rural Zone* under the planning scheme and is affected by various designations under the *Environmental Significance Overlay*, *Bushfire Hazard Overlay*, *Agricultural Land Overlay* and *Landslide Hazard Overlay*. For further context:

- Areas of *Environmental Significance* and *Environmental Significance Buffer* are located throughout much of the subject site particularly within the heavily vegetated Lot 41 with isolated stands within Lot 41 and Lot 101, however majority of the southern areas of the site are free of heavy vegetation.
- Under the *State Planning Policy* the subject site is mapped as containing:
 - *MSES – Regulated Vegetation (intersecting a watercourse)* along Heifer Creek following Gatton-Clifton Road;
 - *MSES – Regulated Vegetation (category B)* in majority of the northern portion of the site;
 - *MSES – Regulated Vegetation (category C)* in the centre of the site and in the south eastern corner;
 - *MSES – Regulated Vegetation (essential habitat)* in majority of the northern portion of the site;
 - *MSES – Wildlife Habitat (endangered or vulnerable)* also in majority of the northern portion of the site; and
 - *Potential Impact Buffer, Very High, High and Medium Potential Bushfire Intensity* under the Bushfire Overlay.

Other overlays include:

- *Medium and High Fire Risk* under Council's *Bushfire Hazard Overlay* and;
- *High Risk Landslide Hazard* along majority of the frontage to Gatton-Clifton Road due to the steep slope following the road and isolated stands in the southern portion of the site due to the topography and hills.

Currently, the subject site is currently utilised for light grazing and residential purposes over the flatter, grassed areas to the south. The areas to the north feature steep slopes and are heavily vegetated, and therefore are not used for any significant activities.

The existing lot configuration is not reflective of current land use patterns. Notably, the north-eastern lot has no practical means of access to the road network and is heavily constrained by slopes. All lots are split into two by existing roads which traverse the subject site.

The subject site has one (1) historical approval submitted to council on 18 February 2014 and approved on 18 March 2014 for Reconfiguring a Lot – Boundary Realignment (2 lots into 2 lots) (Council Ref: RAL/2014/621).

This application permitted the realignment of the boundary between Lot 67 on SP278690 (part of the subject site) and Lot 69 on SP278690. There are no significant ongoing obligations affecting the subject site due to this development approval.

2.2. Proposed Development

The following information should be read in conjunction with the Proposal Plans provided at **Appendix B**

This development application seeks to realign the boundary of the three (3) lots which comprise the subject site. The proposed boundary realignment seeks to align the boundaries for a future rural use.

An overview of the proposed development and its intended operation is provided at **Table 2** below.

Table 2 – Proposed Lot Details

Existing	Area (ha)
Total Site Area:	206.3497 ha
Proposed Lot 41:	85.89 ha
Proposed Lot 67:	76.44 ha
Proposed Lot 101:	43.82 ha

2.3. Infrastructure, Services and Assets

An overview of the proposed infrastructure services connections and stormwater management strategies are provided at **Table 4** below.

Table 3 – Infrastructure, Services and Assets

Aspect	Response
Water:	The provision for water can be made via existing water treatment connections to the south, with water licencing methods able to be utilised providing connection to Heifer Creek to the north. For the lots further to the south, access to rainwater tanks is

Aspect	Response
	provided via existing connections associated with the dwelling house.
Sewer:	The subject site is in a rural area and does not have access to the Council sewer network. Proposed lots can be serviced by an onsite effluent disposal system. Note this is already existing for the house on Proposed Lot 67
Stormwater:	Stormwater will continue to be discharged via sheet flow towards Heifer Creek to the north-east for Proposed Lot 101. Stormwater within Proposed Lot 67 will continue to be discharged via sheetflow with a number of unnamed waterways in valleys throughout. Proposed Lot 41 will be discharged via sheet flow in multiple directions based on the topography.
Vehicle Access:	Vehicle access to the proposed lots can be provided off Macginley Road, using the following existing access points ○ Access to Proposed Lot 67 is provided via the existing crossover for the dwelling house and shed on either side of Macginley Road ○ Access to Proposed Lot 101 can be provided off Macginley Road via a proposed driveway crossover along the 38.0m of frontage. The topography is flat and appropriate for a rural driveway and can be conditioned to comply. ○ Access to Proposed Lot 41 can be provided via an existing crossover in the south eastern corner of the lot.
Electricity, Data and Telecommunications:	The use of the proposed lots is anticipated to be retained, with the dwelling house/Proposed Lot 67 utilising existing connections to the network. No additional connections to electricity data and telecommunications is warranted as a result of the realignment of boundaries.
Street Tree:	The proposed boundary realignment does not impact any existing street trees.

3. ASSESSMENT BENCHMARKS

3.1. Compliance with Assessment Benchmarks

The development application involves assessable development subject to impact assessment and, therefore, in accordance with Section 45 of the *Planning Act 2016*, the assessment of the development application must be carried out against:-

- the assessment benchmarks included in a categorising instrument;
- the matters prescribed at Part 4, Division 4 of the *Planning Regulation 2017*;
- as required, any other relevant matter.

3.1.1. State Planning Framework

A response to the State Government legislative framework is provided at **Appendix C** The response demonstrates that the development application complies with all of the applicable assessment benchmarks.

3.1.2. Local Planning Framework

A response to the Local Government planning scheme is provided at **Appendix D** The response demonstrates that the development application complies with all of the applicable assessment benchmarks.

4. KEY PLANNING MATTERS

The following section provides further discussion regarding key aspects of the proposed development and clearly demonstrates that the proposed development is, on balance, an appropriate development outcome.

4.1. Suitability of the Proposed Lot Configuration

The proposed involves the realignment of the three (3) lots comprising the subject site to establish, from a topographic and land management perspective, more logical and legible boundaries between land currently utilised for the current dwelling house (Proposed Lot 67) and land sharing frontage to Gatton Clifton Road (state-controlled road) considered too steep for any future development, cropping or grazing uses. The proposed reconfiguration also results in each lot provided with practical access to Macginley Road.

A detailed assessment of the Reconfiguring a Lot Code and Rural Zone Code is provided at Appendix E with further justification provided below. In particular, below provides an assessment of Performance Outcome P04 of the Reconfiguring a lot Code due to the non-compliance with Acceptable Outcome A04.1 and Performance Outcome P014 of the Rural Zone Code, which state:

A04.1 Reconfiguring a Lot Code

All lots are rectangular and have minimum width to depth ratios, areas, dimensions and frontages as prescribed in Table 9.4.5:4.

For completeness Performance Outcome P04 is provided below:

All new lots provide sufficient area, frontage and dimensions, and road access that enable their future development to achieve relevant outcomes in applicable Use, Zone, Overlay, and Other Development Codes in relation to:

- a. dwellings, buildings and/or other structures*
- b. setbacks ;*
- c. landscaping;*
- d. on site car parking and vehicle access;*
- e. recreation areas (private open space);*
- f. cultural heritage and character streetscape values;*
- g. other design criteria.*

P014 Rural Zone Code

Development in the 100ha Precinct:

- a. does not involve the creation of additional lots smaller than 100ha;*
- b. maintains the productive capacity of the land; and*
- c. maintains the natural and scenic landscape values of the land.*

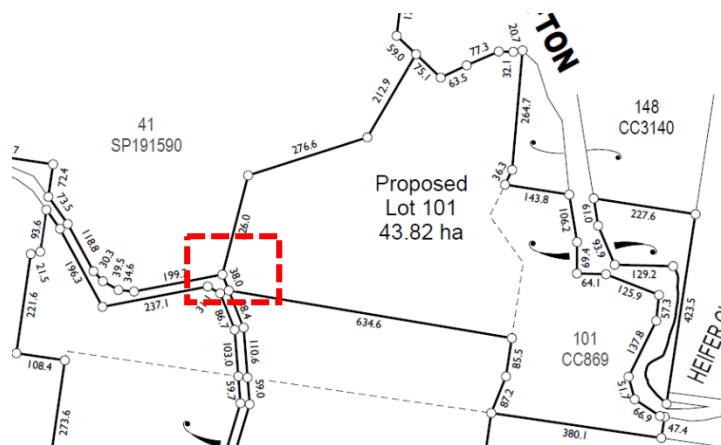
The proposed boundary realignment results in lots less than the prescribed area in Table 9.4.5:4 of the Reconfiguring a Lot Code and results in lots with areas less than the 100ha area anticipated under the Rural Zone Code (although this is an existing circumstance

unchanged by the realignment). However, compliance can be demonstrated with Performance Outcome P04 of the Reconfiguring a Lot Code and Performance Outcome P014 of the Rural Zone Code through the following points:

- The proposed lots, particularly proposed lot 67 result in land that is more suitable for future light grazing and cropping purposes, with a better utilisation of open space
- The proposed boundaries follow the valley and steep slope of the land, particularly between Proposed Lot 41 and Proposed Lot 101, allowing the boundaries to better align with the contours.
- All proposed lots contain a large, relatively flat, cleared area capable of accommodating future development.
- Access to all proposed lots is now completely provided via Macginley Road with Lot 101 on CC869 previously restricted to access via Gatton-Clifton Road (State Controlled Road) (refer to Extract 1 and 2 for further illustration). Notably, this prevented access do the western part of the lot due to extreme slopes between the western portion and the road.



Extract 1 – Previous Access Arrangement – Current Lot 101 on CC869
Source – QLD Globe



Extract 2 – Proposed Access Arrangement – Proposed Lot 101 on CC869
Source – Minstaff Survey

In consideration of the above, the proposed boundary realignment achieves compliance with Performance Outcome P04 of the Reconfiguring a Lot Code and Performance Outcome P014 of the Rural Zone Code.

4.2. Matters of State Environmental Significance – Regulated Vegetation

The subject site includes areas containing regulated vegetation, including *MSES – Regulated vegetation (category B)*, *Regulated vegetation (category C)*, *Regulated Vegetation (essential habitat)*.

Schedule 10, Part 3, Division 4, Table 2 of the *Planning Regulation* requires referral where all of the following triggers apply:

- (a) a lot that the application relates to is 5ha or larger; and*
- (b) the size of any lot created is 25ha or less; and*
- (c) either–*
 - (i) the reconfiguration involves operational work that is assessable development under section 5, other than operational work that is only the clearing of regulated regrowth vegetation; or*
 - (ii) on any lot created, accepted operational work, other than operational work that is only the clearing of regulated regrowth vegetation, may be carried out*

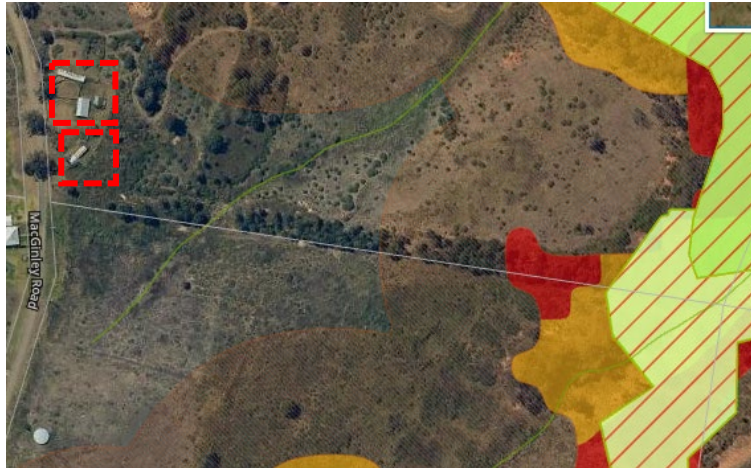
In relation to each component of the above (and noting that *all* criteria must be met for referral to be required):

- (a) And (b) – the proposal relates to lots larger than 5ha but does not create any lot 25ha or less. Therefore these do not apply.
- (c)(i) – The proposal does not involve operational work (it only involves the realignment of boundaries)
- (c)(i)(ii) – accepted operational work, other than only the clearing of regulated regrowth vegetation, may be carried out.

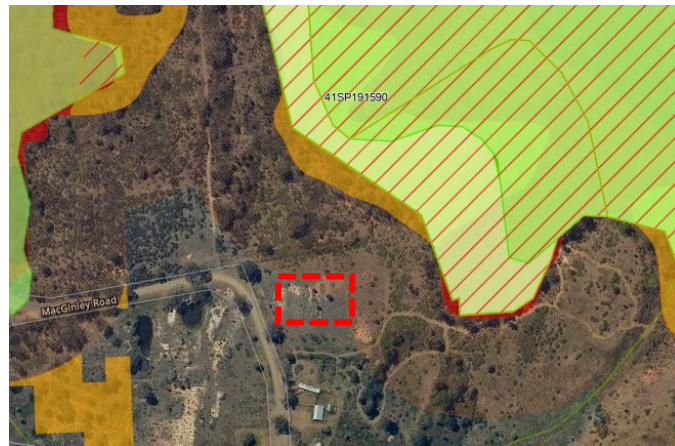
In consideration of the above, referral under the *Planning Regulation 2017* in relation to native vegetation clearing is not triggered in this instance.

4.3. Compatibility with Constraints

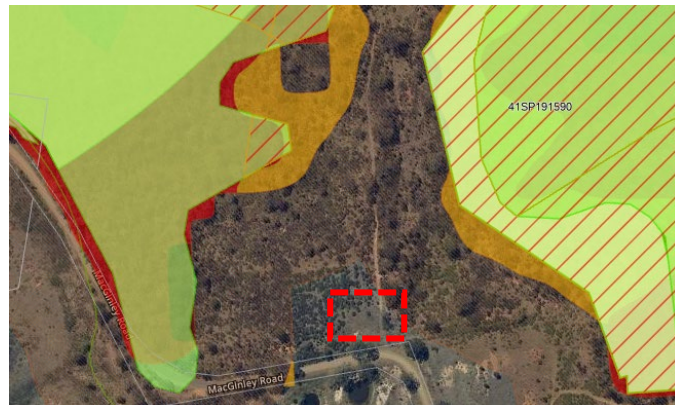
The subject site is affected by numerous overlays under the Toowoomba Regional Planning Scheme and the State Planning Policy (SPP). In particular, Matters of State Environmental Significance and Bushfire Hazard in areas affected by dense bushland and steep slope. Areas free of constraints are mostly located in proximity to Macginley Road and are not affected by steep slope. Refer to extracts below for areas nominated for future development:



Extract 3 – Existing Development – Proposed Lot 67
Source – State Planning Policy



Extract 4 – Example Potential Development Area – Proposed Lot 101
Source – State Planning Policy



Extract 5 – Example Potential Development Area – Proposed Lot 41
Source – State Planning Policy

5. CONCLUSIONS AND RECOMMENDATION

This town planning report has been prepared by *Property Projects Australia Pty Ltd* on behalf of Ben McKenzie ("the applicant") in support of a development application lodged over land located at 237 Macginley Road, West Haldon QLD 4359 being more formally described as Lot 67 on SP278690, Lot 41 on SP191590 & Lot 101 on CC869 .

Specifically, this development application seeks a development approval for the following aspect:-

- Development Permit for Reconfiguring a Lot - Boundary Realignment (3 lots into 3 lots)

As the development application is subject to impact assessment, a broad discretion is applied to the assessment of this development application. In applying this discretion, it is submitted that the development application is, on balance, in the public interest and a logical land use planning outcome which, having regard to fundamental planning principles, will advance the purpose of the *Planning Act 2016*.

The proposed development is recommended for approval, subject to reasonable and relevant conditions.

APPENDIX A

Application Documentation and Searches

Prepared by:

Property Projects Australia Pty Ltd

APPENDIX B

Proposal Plans

Prepared by:

Minstaff Survey

APPENDIX C

State Planning Assessment

Prepared by:

Property Projects Australia Pty Ltd

Table 4 - Response to State Assessment Benchmarks / Matters

Matter / Benchmark	Response
Prohibited Development:	The development is not prohibited development, as established giving consideration to all relevant instruments which can provide prohibitions under the <i>Planning Act 2016</i> and <i>Planning Regulation 2017</i> . Therefore, the applicant has the right to make a development application under Section 50 of the <i>Planning Act 2016</i> .
Schedule 9 & 10 of the <i>Planning Regulation 2017</i>:	The referral requirements for the proposed development under the <i>Planning Regulation 2017</i> have been reviewed. Based on this review the development application does not trigger referral to the State Assessment and Referral Agency under the <i>Planning Regulation 2017</i> despite sharing a frontage to a state controlled road. The following item is noted: Under <i>Planning Regulation 2017</i> Schedule 10, Part 9, Division 4, Subdivision 2, Table 1, Item 1: 1. <i>Development application requiring referral</i> <i>Development application for reconfiguring a lot that is assessable development under section 21, if-</i> ... <i>b. 1 or more of the following apply-</i> <i>i. the total number of lots is increased;</i> <i>ii. the total number of lots adjacent to the State transport corridor is increased;</i> <i>iii. there is a new or changed access between the premises and the State transport corridor;</i> <i>iv. an easement is created adjacent to a railway as defined under the Transport Infrastructure Act, schedule 6;</i> None of the abovementioned items apply to this reconfiguration, therefore, no referral is triggered. Further commentary on the potential trigger under Schedule 10, Part 3, Division 4, Table 2 can be found at Section 4.0 of the Town Planning Report.
Regional Plan:	The subject site is located within the Priority Agricultural Area of the <i>Darling Downs Regional Plan</i>. As identified at Section 2.2 of the planning scheme, the <i>Darling Downs Regional Plan</i> is appropriately integrated into the planning scheme and, therefore, a detailed assessment is not required.
State Planning Policy ("SPP"):	The subject site is mapped as being affected by the following interests under the SPP:

Matter / Benchmark	Response
	■ Agriculture ○ Agricultural land classification - class A and B ■ Biodiversity ○ MSES - Regulated vegetation (intersecting a watercourse) ○ MSES - Wildlife habitat (endangered or vulnerable) ○ MSES - Regulated vegetation (category B) ○ MSES - Regulated vegetation (category C) ○ MSES - Regulated vegetation (essential habitat) ■ Natural Hazards Risk and Resilience ○ Flood hazard area - local government flood mapping area ○ Bushfire prone area ■ Water Quality ○ Water resource catchments As identified at Section 2.1 of the planning scheme, the interests under the SPP are not appropriately integrated into the planning scheme and, therefore, a detailed assessment is provided below. ■ <u>Agriculture</u> - A small portion of the broader subject site is mapped as containing Agricultural land classification - class A and B along Gatton-Clifton Road. The proposed realignment would result in no impact to the agricultural potential of this area. No detailed assessment is required in this instance. ■ <u>Biodiversity</u> - The subject site is mapped as containing a significant amount of regulated vegetation. This application is for a boundary realignment and no clearing or impact to any vegetation is proposed. ■ <u>Natural Hazards Risk and Resilience</u> - The subject site is mapped within the Flood Hazard Area - Local government flood mapping area designation under the SPP, however none of the site is mapped as being affected by flooding under the relevant planning scheme overlay. The subject site is mapped within various bushfire risk categories under the SPP. It is anticipated that following the boundary realignment, the proposed lots will continue to be utilised for light grazing purposes, and all lots contain an accessible area not being inappropriately subject to bushfire hazard to contain future development. Refer to section 4.0 of the Town Planning Report for more commentary.

Matter / Benchmark	Response
Temporary State Planning Policy:	The development application is not currently affected by a <i>Temporary State Planning Policy</i> .
The Designation for a Designated Premises:	The premises are not the subject of a designation.
Lawful Use of Premises or Adjacent Premises:	The proposal will not impact on the lawful use of adjoining premises or the subject site.
Common Material:	The development application involves assessable development subject to impact assessment and, therefore, a properly made submission may be made to the assessment manager during the public notification period. Any submissions will be considered at the end of the public notification period. We note that no infrastructure agreement applies to the premises.

APPENDIX D

Local Planning Assessment

Prepared by:

Property Projects Australia Pty Ltd

Table 5 - Category of Assessment

Aspect of Development	Category of Assessment	Assessment Benchmark
Rural Zone		
Reconfiguring a Lot	Table 5.6.1 Assessable Development (Impact Assessment) <i>Any other reconfiguring a lot not listed in this table</i>	The Planning Scheme including: ■ Reconfiguring a Lot Code ■ Rural Zone Code ■ State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives
Overlays		
Environmental Significance Overlay	Table 5.10.1 No change	■ Environmental Significance Overlay Code
Bushfire Hazard Overlay	Table 5.10.1 No change	■ Bushfire Hazard Overlay Code
Agricultural Land Overlay	Table 5.10.1 No change	■ Agricultural Land Overlay Code
Landslide Hazard Overlay	Table 5.10.1 No change	■ Landslide Hazard Overlay

Table 6 – Response to Local Assessment Benchmarks / Matters

Assessment Benchmark	Response
Zone Code	
Rural Zone	An Assessment against the <i>acceptable outcomes</i> and <i>performance outcomes</i> of the <i>Rural Zone Code</i> has been undertaken at Appendix E .
Overlay Code	
Environmental Significance Overlay Code	The proposal involves a boundary realignment of the existing lots, retaining large lot sizes and not having the potential to create any material impact on biodiversity areas. A discussion regarding the suitability of the proposed lot configuration having regard to existing and future development is provided at Section 4.0, which demonstrates that the site

Assessment Benchmark	Response
	provides adequate space outside of biodiversity areas for other development. As such, no detailed assessment against this assessment benchmark is warranted in this instance.
Bushfire Hazard Overlay	Areas mapped within the <i>Bushfire Hazard Overlay</i> are limited to areas with heavy vegetation and steep slope and will remain unimpacted by this reconfiguration. All proposed lots contain an accessible area containing existing or future development which entirely avoids the hazard. Refer to Section 4.3 of the Town Planning Report for further commentary.
Agricultural Land Overlay	The proposal is mapped as containing Agricultural Land under the <i>Agricultural Land Overlay</i>. The proposed realignment will maintain large lot sizes and is not incompatible with continued agricultural activity over the land. No detailed assessment is warranted in this instance.
Landslide Hazard Overlay	Areas mapped within the <i>Landslide Hazard Overlay</i> are limited to the frontage along to Gatton-Clifton Road where any future development, farming or grazing land is considered not appropriate. Access to all proposed lots can be provided via Macingley Road which is outside the Landslide Hazard Overlay. No detailed assessment is warranted in this instance. Refer to Section 4.3 of the Town Planning Report for further commentary
Development Code	
Reconfiguring a Lot Code	An assessment against the acceptable outcomes and performance outcomes of the <i>Reconfiguring a Lot Code</i> has been undertaken at Appendix E.
Temporary Local Planning Instrument	
Not Applicable.	
Local Government Infrastructure Plan	

Assessment Benchmark	Response
	The subject site is located outside of the <i>Priority Infrastructure Area</i> . The development does not conflict with any planned works and does not alter demand. The development is compatible with the local government infrastructure plan.

APPENDIX E

Code Response Tables

Prepared by:

Property Projects Australia Pty Ltd

APPENDIX C

State Planning Assessment

Prepared by:

Property Projects Australia Pty Ltd

Table 4 - Response to State Assessment Benchmarks / Matters

Matter / Benchmark	Response
Prohibited Development:	The development is not prohibited development, as established giving consideration to all relevant instruments which can provide prohibitions under the <i>Planning Act 2016</i> and <i>Planning Regulation 2017</i> . Therefore, the applicant has the right to make a development application under Section 50 of the <i>Planning Act 2016</i> .
Schedule 9 & 10 of the <i>Planning Regulation 2017</i>:	The referral requirements for the proposed development under the <i>Planning Regulation 2017</i> have been reviewed. Based on this review the development application does not trigger referral to the State Assessment and Referral Agency under the <i>Planning Regulation 2017</i> despite sharing a frontage to a state controlled road. The following item is noted: Under <i>Planning Regulation 2017</i> Schedule 10, Part 9, Division 4, Subdivision 2, Table 1, Item 1: 1. <i>Development application requiring referral</i> <i>Development application for reconfiguring a lot that is assessable development under section 21, if-</i> ... <i>b. 1 or more of the following apply-</i> <i>i. the total number of lots is increased;</i> <i>ii. the total number of lots adjacent to the State transport corridor is increased;</i> <i>iii. there is a new or changed access between the premises and the State transport corridor;</i> <i>iv. an easement is created adjacent to a railway as defined under the Transport Infrastructure Act, schedule 6;</i> None of the abovementioned items apply to this reconfiguration, therefore, no referral is triggered. Further commentary on the potential trigger under Schedule 10, Part 3, Division 4, Table 2 can be found at Section 4.0 of the Town Planning Report.
Regional Plan:	The subject site is located within the Priority Agricultural Area of the <i>Darling Downs Regional Plan</i>. As identified at Section 2.2 of the planning scheme, the <i>Darling Downs Regional Plan</i> is appropriately integrated into the planning scheme and, therefore, a detailed assessment is not required.
State Planning Policy ("SPP"):	The subject site is mapped as being affected by the following interests under the SPP:

Matter / Benchmark	Response
	■ Agriculture ○ Agricultural land classification - class A and B ■ Biodiversity ○ MSES - Regulated vegetation (intersecting a watercourse) ○ MSES - Wildlife habitat (endangered or vulnerable) ○ MSES - Regulated vegetation (category B) ○ MSES - Regulated vegetation (category C) ○ MSES - Regulated vegetation (essential habitat) ■ Natural Hazards Risk and Resilience ○ Flood hazard area - local government flood mapping area ○ Bushfire prone area ■ Water Quality ○ Water resource catchments As identified at Section 2.1 of the planning scheme, the interests under the SPP are not appropriately integrated into the planning scheme and, therefore, a detailed assessment is provided below. ■ <u>Agriculture</u> - A small portion of the broader subject site is mapped as containing Agricultural land classification - class A and B along Gatton-Clifton Road. The proposed realignment would result in no impact to the agricultural potential of this area. No detailed assessment is required in this instance. ■ <u>Biodiversity</u> - The subject site is mapped as containing a significant amount of regulated vegetation. This application is for a boundary realignment and no clearing or impact to any vegetation is proposed. ■ <u>Natural Hazards Risk and Resilience</u> - The subject site is mapped within the Flood Hazard Area - Local government flood mapping area designation under the SPP, however none of the site is mapped as being affected by flooding under the relevant planning scheme overlay. The subject site is mapped within various bushfire risk categories under the SPP. It is anticipated that following the boundary realignment, the proposed lots will continue to be utilised for light grazing purposes, and all lots contain an accessible area not being inappropriately subject to bushfire hazard to contain future development. Refer to section 4.0 of the Town Planning Report for more commentary.

Matter / Benchmark	Response
Temporary State Planning Policy:	The development application is not currently affected by a <i>Temporary State Planning Policy</i> .
The Designation for a Designated Premises:	The premises are not the subject of a designation.
Lawful Use of Premises or Adjacent Premises:	The proposal will not impact on the lawful use of adjoining premises or the subject site.
Common Material:	The development application involves assessable development subject to impact assessment and, therefore, a properly made submission may be made to the assessment manager during the public notification period. Any submissions will be considered at the end of the public notification period. We note that no infrastructure agreement applies to the premises.

APPENDIX D

Local Planning Assessment

Prepared by:

Property Projects Australia Pty Ltd

Table 5 - Category of Assessment

Aspect of Development	Category of Assessment	Assessment Benchmark
Rural Zone		
Reconfiguring a Lot	Table 5.6.1 Assessable Development (Impact Assessment) <i>Any other reconfiguring a lot not listed in this table</i>	The Planning Scheme including: ■ Reconfiguring a Lot Code ■ Rural Zone Code ■ State Planning Policy (July 2017) Appendix 2 – Stormwater management design objectives
Overlays		
Environmental Significance Overlay	Table 5.10.1 No change	■ Environmental Significance Overlay Code
Bushfire Hazard Overlay	Table 5.10.1 No change	■ Bushfire Hazard Overlay Code
Agricultural Land Overlay	Table 5.10.1 No change	■ Agricultural Land Overlay Code
Landslide Hazard Overlay	Table 5.10.1 No change	■ Landslide Hazard Overlay

Table 6 – Response to Local Assessment Benchmarks / Matters

Assessment Benchmark	Response
Zone Code	
Rural Zone	An Assessment against the <i>acceptable outcomes</i> and <i>performance outcomes</i> of the <i>Rural Zone Code</i> has been undertaken at Appendix E .
Overlay Code	
Environmental Significance Overlay Code	The proposal involves a boundary realignment of the existing lots, retaining large lot sizes and not having the potential to create any material impact on biodiversity areas. A discussion regarding the suitability of the proposed lot configuration having regard to existing and future development is provided at Section 4.0, which demonstrates that the site

Assessment Benchmark	Response
	provides adequate space outside of biodiversity areas for other development. As such, no detailed assessment against this assessment benchmark is warranted in this instance.
Bushfire Hazard Overlay	Areas mapped within the <i>Bushfire Hazard Overlay</i> are limited to areas with heavy vegetation and steep slope and will remain unimpacted by this reconfiguration. All proposed lots contain an accessible area containing existing or future development which entirely avoids the hazard. Refer to Section 4.3 of the Town Planning Report for further commentary.
Agricultural Land Overlay	The proposal is mapped as containing Agricultural Land under the <i>Agricultural Land Overlay</i>. The proposed realignment will maintain large lot sizes and is not incompatible with continued agricultural activity over the land. No detailed assessment is warranted in this instance.
Landslide Hazard Overlay	Areas mapped within the <i>Landslide Hazard Overlay</i> are limited to the frontage along to Gatton-Clifton Road where any future development, farming or grazing land is considered not appropriate. Access to all proposed lots can be provided via Macingley Road which is outside the Landslide Hazard Overlay. No detailed assessment is warranted in this instance. Refer to Section 4.3 of the Town Planning Report for further commentary
Development Code	
Reconfiguring a Lot Code	An assessment against the acceptable outcomes and performance outcomes of the <i>Reconfiguring a Lot Code</i> has been undertaken at Appendix E.
Temporary Local Planning Instrument	
Not Applicable.	
Local Government Infrastructure Plan	

Assessment Benchmark	Response
	The subject site is located outside of the <i>Priority Infrastructure Area</i> . The development does not conflict with any planned works and does not alter demand. The development is compatible with the local government infrastructure plan.

APPENDIX E

Code Response Tables

Prepared by:

Property Projects Australia Pty Ltd

9.4.5 – Reconfiguring a Lot Code

9.4.5:1 Reconfiguring a Lot Code – Requirements for Accepted Development and Assessment Benchmarks for Assessable Development

Performance Outcomes	Acceptable Outcomes	Response
P01 The lots resulting from the rearrangement of boundaries does not contribute to: (a) the proliferation of lots of rural land fragmentation; or (b) the potential to introduce uses or activities which conflict with the intent of the applicable zone for all or part of the site	A01.1 No additional lots are created by the rearrangement of boundaries.	Complies (A01.1) The proposed development does not involve additional lots
	A01.2 The resulting lots from rearranging boundaries are contained entirely within a single zone.	Complies (A01.2) The proposed development is contained within a single zone.
P02 Lots resulting from rearrangement of boundaries do not require any new or additional infrastructure connections, or modification of existing connections.	A02.1 All lots resulting from rearrangement of boundaries: (a) retain all existing connections to water, sewer, electricity and other infrastructure wholly within the lot they serve; (b) do not require additional infrastructure connections or augmentation of existing connections; (c) except where in the Rural Zone, have sealed vehicle crossovers; (d) have stormwater drainage for lots 4000m ² or less:	Complies (P02) The proposed development does not require additional infrastructure services to be implement within the proposed allotments. Refer to section 4.1 of the Town Planning Report prepared by Property Projects Australia

	(e) connected to adequately sized inter-allotment drainage; or (f) that drains the entirety of each lot independently without fill to the kerb and channel or swale of the road frontage	
P03 Where in the rural zone, all lots resulting from rearrangement of boundaries are provided with all weather road access from the driveway crossover to the nearest formed road.	A03.1 Where in the rural zone, all lots resulting from rearrangement of boundaries are provided with a formed gravel road from the driveway crossover to the nearest formed road in accordance with SC6.2 PSP No.2 Engineering Standards – Roads and Drainage Infrastructure	Complies (P03) The proposed development provides access to an all weather road (Macginley Road) to the nearest formed road (Gatton-Clifton Road) approximately 1.3km from the subject site.
LOT SIZES AND DESIGN		
P04 All new lots provide sufficient area, frontage and dimensions, and road access that enable their future development to achieve relevant outcomes in applicable Use, Zone, Overlay, and Other Development Codes in relation to: (a) dwellings, buildings and/or other structures (b) setbacks ; (c) landscaping; (d) on site car parking and vehicle access; (e) recreation areas (private open space); (f) cultural heritage and character streetscape values;	A04.1 All lots are rectangular and have minimum width to depth ratios, areas, dimensions and frontages as prescribed in Table 9.4.5:4.	Complies (A04.1) Refer to section 4.1 of the Town Planning Report prepared by Property Projects Australia.
	A04.2 Where in the Low Medium Density Residential Zone development for lots 450m² or less in area are capable of accommodating a rectangular building envelope with area and dimensions for: (a) a dwelling, including ancillary buildings and structures such as garages, covered carports and decks, that comply with the minimum setback requirements of the	Not Applicable (A04.2) The subject site is not within the Low-Medium Density Zone.

(g) other design criteria.	overlay or zone in which the land is located and building regulations; (b) private open space and recreation areas; (c) vehicle access and on-site car parking in accordance with the Transport, Access and Parking Code	
----------------------------	---	--

9.4.5:2 Reconfiguring a Lot Code – Assessment Benchmarks for Assessable Development

Performance Outcomes	Acceptable Outcomes	Responses
P01 Except where in the Rural Zone (other than where in the Heinemann Road Transport Precinct) Limited Development (Constrained Land) Zone, Community Facilities Zone, Open Space Zone or Recreation Zone, development: (a) occurs in a logical pattern and sequence; (b) is of a scale and density that facilitates an efficient land use pattern and facilitates a mix of lot sizes that provide for a range of residential dwelling choices; (c) is designed to create compact and walkable neighbourhoods that are well connected to employment nodes, centres,	A01.1 A Master Plan is prepared in accordance with SC6.4 PSP No. 4 Master Planning.	Not Applicable (P01) The subject site is within the Rural Zone.

open space and recreational areas, community services and educational opportunities; (d) creates a high quality streetscape and public open space network with connected public spaces and parks; (e) appropriately responds to constraints and natural values and mitigates any adverse impacts on areas of ecological significance; (f) is provided with all necessary infrastructure networks and is well serviced by community facilities; and (g) creates lots which are suitable for their intended use without requiring significant earthworks		
GENERAL		
P02 The layout of streets, lots and infrastructure gives the locality a strong and positive identity by: (a) responding to site characteristics, settings, landmarks, places of cultural heritage significance and views; (b) creating legible and interconnected movement and open-space networks; (c) locating community, retail, commercial and public transport facilities at focal	Where included in a local plan: A02.1 Neighbourhood design and lot layout is consistent with the requirements of any local plan. All other circumstances: No acceptable outcome provided	Not Applicable (A02.1) The subject site is not within a local plan.

points within convenient, safe and direct walking distance for residents/users; and (d) providing connections to existing facilities, services and movement networks in the surrounding area.		
P03 The layout of streets, lots and infrastructure responds appropriately to environmental features of the site or locality by: (a) following the natural topography; (b) protecting and promoting views of landscape features, significant ridgelines, mountains, hills, rocky outcrops or other geological formations; (c) minimising the need for earthworks; (d) minimising vegetation loss and/or fragmentation; (e) maintaining natural drainage features and floodways; (f) maintaining important wildlife corridors and habitat areas; (g) providing for adequate buffering of (d), (e) and (f); (h) protecting and maintaining areas of indigenous cultural significance; and	In partial fulfilment of the performance outcome: A03.1 A lot with an area of less than 450m² intended to be used for a dwelling house has a natural slope: (a) across the width of the lot not exceeding 10%; and (b) along the length of the lot not exceeding 5%.	Not Applicable (A03.1) The proposed development does not involve lots less than 450m².

(i) connecting streets and open space to existing streets and open space on adjoining land as necessary for the orderly development of the precinct.		
P04 Street blocks and lot types are generally rectilinear and arranged to provide: (a) an efficient neighbourhood pattern, that supports walking cycling and public transport use; (b) the highest densities are located around open space, amenity features or other focal points; and (c) a mix of lot sizes which provide a wide choice in affordable and accessible housing and achieve streetscape variety	In partial fulfilment of the performance outcome A04.1 Subdivision involving the creation of lots for residential use ensures lots within the block are arranged so that: (a) there are between four (4) and six (6) adjoining attached (terrace or row) house lots in a group (to enable group housing construction and integrated streetscape solution); (b) there are no more than eight (8) narrow frontage (less than 15m) lots in a row; (c) there are no more than four (4) lots with a width of 7.5m or less in a row unless serviced by a rear lane; and (d) there are no minor mismatches (e.g. less than 1m) in the rear corner lot boundaries of adjoining lots (to minimise the risk of set out error);	Not Applicable (A04.1) The proposed development is not for a subdivision.
	A04.2 Subdivision involving the creation of lots for residential use ensures lots with access	Not Applicable (A04.2) The proposed development is not for a subdivision

	to a laneway intended to accommodate more than one dwelling have a: (a) minimum width of 7.5m; and (b) minimum depth of 30m.	
	A04.3 Street blocks fronting local streets do not exceed 100m in length.	Not Applicable (A04.3) The proposed development does not front to local streets.
P05 Reconfiguration avoids risk to human safety and the environment from natural hazards and contaminated land	In partial fulfilment of the performance outcome A05.1 Where contamination is suspected (e.g. former dips, industrial sites), provide a preliminary contamination report for Residential or Rural Residential subdivisions	Complies (P05) The subject site is not listed on the contaminated land register.
P06 The development is integrated with the surrounding urban or rural environment, having regard to: (a) the layout and dimensions of streets and lots; (b) connections to surrounding streets and pedestrian and cycle networks and other infrastructure networks; (c) provision for shared use of public facilities; (d) open space networks, retained habitat areas or corridors, landscape features and views and vistas; and	A06.1 No acceptable solution is nominated.	Complies (P06) The proposed development will not alter the character of the surrounding rural environment.

(e) connections to centres.		
P07 In a reconfiguration that involves the creation of a new street (other than in a Rural Zone or the Rural Residential Zone) streetscape and landscape treatments are provided that: (a) create an attractive and legible environment with a clear character and identity; (b) use and highlight features of the site such as views, vistas, existing vegetation, landmarks and places of cultural heritage significance; (c) enhance safety and comfort, and meet user needs; (d) complement the function of the street in which they are located by reinforcing desired traffic speed and behaviour; (e) assist integration with the surrounding environment; (f) maximise infiltration of stormwater runoff; and (g) minimise maintenance costs through: i. street pavement, parking bays and speed control devices;	A07.1 No acceptable solution is nominated	Not Applicable (P07) The subject site is located within the Rural Zone.

ii. street furniture, shading, lighting and utility installations; iii. retention of existing vegetation; and iv. on street planting.		
P08 Neighbourhood design and lot mix provides sufficient opportunities for community, retail, commercial and other uses to meet community needs, where this is consistent with the intended character of the zone or precinct in which the land is located and appropriate to the size of development.	A08.1 No acceptable outcome is nominated.	Not Applicable (P08) The subject site is not located within a neighbourhood where these outcomes are applicable.
P09 Reconfigurations within the Low-medium Density Residential Zone and the Emerging Community Zone contribute to housing diversity and different levels of affordability to meet community needs by incorporating a mix of residential lot sizes drawing from the following lot types: (a) Traditional: A traditional lot caters for large dwelling houses, typically on lots with a frontage of up to 20m and depth of 30m to 32m for single storey dwelling houses and 25m for two (2) storey dwelling houses.	A09.1 Reconfigurations incorporate the lot types identified in the performance outcome as follows: (a) reconfigurations creating between 10 and 50 additional lots incorporate a mix of at least two (2) different lot types; and (b) reconfigurations creating more than 50 additional lots incorporate a mix of at least three (3) different lot types	Not Applicable (P09) The subject site is not located within the Low-medium Density Residential Zone or the Emerging Community Zone.

(b) Multi-family: A multi-family lot allows for small multiple dwellings (typically four (4) to six (6) dwellings). Multiple dwellings on multi-family lots contribute significantly to diversity within a neighbourhood. Multi-family lots will typically be provided on-street corners to reduce the negative impact of rows of garage doors. (c) Courtyard: A courtyard lot has an area between 375m² and 480m² and comfortably accommodates a smaller detached dwelling house on a lot with a frontage of approximately 15m. (d) Villa: A villa lot has an area between 250m² and 320m² and accommodates a smaller dwelling house on a lot with a frontage of approximately 10m. It is suited to the housing needs of an increasing number of one and two person households. A dwelling house on a villa lot is detached but usually built to one side boundary of the lot.		
P010 Reconfigurations within the Low-medium Density Residential Zone achieve a residential density that makes efficient use of the land and associated physical infrastructure	A010.1 Reconfigurations in the Low-medium Density Residential Zone facilitate a minimum residential density of 30 dwellings per hectare.	Not Applicable (P010) The subject site is not located within the Low-medium Density Residential Zone or the Emerging Community Zone.

P011 Reconfigurations within the Principal Centre Zone, Major Centre Zone, District Centre Zone or Local Centre Zone ensure an integrated, orderly and efficient development outcome is achieved across all lots in respect to access to the external road network, pedestrian and vehicle movement within the site and built form and function.	A011.1 No acceptable outcome is nominated	Not Applicable (P011) The subject site is not located within the Principal Centre Zone, Major Centre Zone, District Centre Zone or Local Centre Zone.
LOT SIZES AND DESIGN		
P012 Lot size in the Emerging Community Zone does not compromise the future development potential of the area for urban purposes	A012.1 Lots in the Emerging Community Zone have the minimum area and frontage as shown in Table 9.4.5:4.	Not Applicable (P012) The subject site is not located within the Emerging Community Zone.
P013 In the Rural Zone, the productive capacity of rural land resources is protected from the reconfiguration of lots that facilitates inappropriate intensification of development in the zone	A013.1 Lots have a minimum area as shown in Table 9.4.5:4	Complies (P013) Refer to section 4.1 of the Town Planning Report prepared by Property Projects Australia.
MOVEMENT NETWORK DESIGN		
P014 The street and road network has a clear structure, with roads that conform to their function in the network, having regard to: (a) traffic volumes, vehicle speeds and driver behaviour;	A014.1 The street and road network is consistent with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	Not Applicable (P014) The proposed development does not alter or impact the existing road network.

(b) on street parking; (c) sight distance; (d) provision for public transport routes and stops; (e) provision for pedestrian and cyclist movement, prioritising these where appropriate; (f) provision for waste collection and emergency vehicles; (g) lot access; (h) convenience; (i) public safety; (j) amenity; (k) the incorporation of public utilities and drainage; and (l) landscaping and street furniture		
P015 The road network provides for convenient and safe movement between local streets and higher order roads.	A015.1 The proposed road network complies with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	Not Applicable (P015) The proposed development does not alter or impact the existing road network.
P016 Local streets do not operate as through traffic routes for externally generated traffic (other than for pedestrians, cyclists and public transport)	A016.1 No acceptable outcome is nominated	Complies (P016) The proposed development does not result in local roads operating as through-traffic roads.
P017	A017.1	Not Applicable (P017)

Safe, convenient and efficient intersections are provided for vehicles, pedestrians, cyclists and public transport	Intersections and pedestrian and cyclist crossings are provided in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	The proposed development does not involve an intersection.
P018 Access arrangements for lots do not affect the function, vehicle speeds, safety, efficiency and capacity of streets and roads	A018.1 Access arrangements are consistent with the characteristics intended for the particular type of road or street specified in SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure	Complies (P018) The proposed development utilises a mix of existing access arrangements and proposed access.
P019 On-road car parking is provided according to projected needs taking into account: (a) total parking demand; (b) car parking opportunities on lots; and (c) non-residential and external parking generators.	A019.1 On-street parking is provided in accordance with the Transport, Access and Parking Code	Not Applicable (P019) The proposed development is in a rural area, the provision for on-street parking is not required in this instance.
P020 The movement network facilitates efficient and cost-effective provision and maintenance of infrastructure	A020.1 Infrastructure is provided in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure	Not Applicable (P020) The proposed development does not involve provision for infrastructure.
P021 Rear lanes are designed to: (a) provide enough width to enable safe and efficient vehicle movement, including service vehicles;	A021.1 Rear lanes are designed in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure	Not Applicable (P021) Rear lanes are not associated with the proposed boundary realignment.

(b) have either a straight or T configuration and not be dead ends or cul-de-sacs; (c) enable easy and safe access into and out of garages without using doors that open into the lane; (d) not create a more direct through-route alternative for vehicles than the adjoining street network; (e) ensure rear yards of properties can be fenced for security; (f) ensure any rear boundary treatment or tree planting does not create concealed recesses or provide uninvited access opportunities into rear yards; and (g) not provide for visitor parking within the lane unless in specifically designated areas		
P022 Development does not compromise the delivery of existing or future public transport routes and encourages a highly connected local street network that enables public transport to efficiently service the area without the need to 'repeat a part of a route as part of the one trip'	A022.1 Street networks in new developments are designed to accommodate the movements of a 14.5m long bus	Not Applicable (P022) The proposed development does not involve any street networks.
ROAD DESIGN		
P023	A023.1	Not Applicable (P023)

The geometric design features of each type of road: (a) convey its primary function for all relevant design vehicle types; (b) have an adequate horizontal and vertical alignment that is not conducive to excessive speeds; (c) encourage traffic speeds and volumes to levels commensurate with road hierarchy function; and (d) ensure unhindered access by emergency vehicles.	Design of the roads comply with the SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	The proposed development does not involve a road
PEDESTRIAN AND CYCLIST FACILITIES		
P024 A network of pedestrian and cycle ways is provided having regard to: (a) opportunities to link open space networks, and community facilities, including public transport stops, local activity centres and schools; (b) likely trip purpose; (c) topography; (d) cyclist and pedestrian safety; (e) cost effectiveness; (f) likely user volumes and types; (g) convenience; and (h) accessibility.	A024.1 In partial fulfilment of the performance criterion, pedestrian and cycle ways are provided in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure. A024.2 Footpaths and bikeways are provided in accordance with the Austroads Guide to Road Design – Part 6A: Pedestrian and Cyclist Paths (Austroads 2009m)	Not Applicable (P024) The provision of pedestrian and cycle ways is not associated with the proposed boundary realignment given the rural context of the subject site.

P025 The alignment of pedestrian paths and cycleways is designed so that they: (a) allow for the retention of trees and other significant features; (b) maximise the visual interest provided by views and landmarks where they exist; (c) do not compromise the operation of or access to other infrastructure services; (d) are widened at potential conflict points; and (e) consider CPTED principles and disability access requirements.	A025.1 No acceptable outcome is nominated.	Not Applicable (P025) The provision of pedestrian and cycle ways is not associated with the proposed boundary realignment given the rural context of the subject site.
P026 Safe street crossings are provided for pedestrians and cyclists across major roads	A026.1 Crossings and intersections are provided in accordance with SC6.3 PSP No 2 – Engineering Standards – Roads and Drainage Infrastructure and Austroads Guide to Road Design Part 4: Intersections and Crossings: General.	Not Applicable (P026.1) The proposed development does not create a major road and does not warrant a crossing over an existing major road.
PUBLIC TRANSPORT		
P027 The movement network caters for the extension of existing or future public transport routes to provide services that are convenient and accessible to the community	A027.1 No acceptable outcome is nominated	Not Applicable (P027) The provision of public transport is not associated with the proposed boundary realignment given the rural context of the subject site.
P028	A028.1	Not Applicable (A028.1)

Reconfiguration caters for the extension of public transport routes by locating the highest likely public transport 'trip generating' land uses in the vicinity of existing or potential public transport routes, where this is consistent with the intended character of the zone or precinct in which the land is located	Except in the rural zone and the rural residential zone, at least 90% of proposed lots are within 400m safe walking distance from an existing or potential bus route or 500m walking distance of an identified bus stop.	The subject site is located within the rural zone.
P029 Residential densities within walking distance of existing and potential public transport stations and routes are at levels that take advantage of the infrastructure where this is consistent with the intended character of the zone or precinct in which the land is located	A029.1 No acceptable outcome is nominated.	Not Applicable (P029) Accessing public transport / routes via walking is not consistent with the intended character of the Rural Zone.
OPEN SPACE NETWORK		
P030 Neighbourhood design and lot layout provides a balanced variety of park types, including: (a) small local parks, which are designed to: i. provide a small open space setting for adjoining dwellings; ii. incorporate and retain existing natural features;	A030.1 The lot reconfiguration makes provisions for the establishment of public parks in accordance with Part 4 Local Government Infrastructure Plan	Not Applicable (A030.1) The provision of public parks is not consistent with the intended character of the Rural Zone and is not identified for the subject site under the Local Government Infrastructure Plan.

iii. incorporate landscaping to assist in creating neighbourhood identity and way-finding; (b) neighbourhood parks, which are designed to: i. be centrally located; ii. support the local community's recreational needs; iii. provide opportunities for community and special events; (c) lineal or corridor parks, which are designed to: i. connect with existing or planned open space in the locality; ii. incorporate pedestrian and cycle paths; iii. protect significant natural features; iv. convey stormwater; v. provide for other recreational needs when not flooded; and (d) natural parkland areas which: i. retain locally significant wetlands, remnant vegetation and habitat for fauna;		
--	--	--

ii. continue ecological corridors and linkages to areas outside of the neighbourhood; iii. maintain important landscape and visual quality values.		
P031 Where provision for a public park is required in Part 4 – Local Government Infrastructure Plan the design and lot layout provides for safe and secure, well distributed and located parkland that: (a) has passive surveillance by surrounding development; (b) is of a suitable size, shape and topography for its function; (c) is located on a suitable road; (d) is highly accessible to local communities; and (e) achieves an acceptable standard of flood immunity.	A031.1 The public park meets the requirements of section 4.5.5 of the planning scheme. A031.1 The public park meets the standards identified in Table 9.4.5:3	Not Applicable (P031) No public park is required for the site under the Local Government Infrastructure Plan
P032 Neighbourhood design and lot layout provides for safe and secure, well distributed and located parkland that: (a) provides a clear relationship between the public realm and adjoining land uses through treatment including alignment, fencing and landscaping;	A032.1 No acceptable outcome is nominated	Not Applicable (P032) No public park is required for the site under the Local Government Infrastructure Plan. The provision of additional parkland is not necessary given the zoning of the site.

(b) enhances the area's local identity and landscape amenity; (c) provides for a range of recreational opportunities to meet community needs; (d) forms a linkage to existing parkland or habitats; (e) respects and retains existing natural elements; and (f) protects biodiversity values and features		
AMENITY		
P033 Reconfiguration provides for sufficient buffering to minimise impacts on accommodation activities and other sensitive land uses from nearby incompatible uses	A033.1 No acceptable outcome is nominated	Not Applicable (P033) The proposed development is not impacted from nearby incompatible uses.
P034 The layout of lots created for industrial or commercial purposes facilitates the siting and design of development in a manner that ensures the amenity of accommodation activities and sensitive land uses is protected.	A034.1 No acceptable outcome is nominated	Not Applicable (P034) The proposed boundary realignment is not intended for industrial or commercial purposes.
P035 Where reconfiguring a lot on land in the Lowmedium Density Residential Zone, Low Density Residential Zone or Rural Residential Zone that is within 250m of land	A035.1 Where reconfiguring a lot on land in the Low-medium Density Residential Zone, Low Density Residential Zone or Rural Residential Zone that is within 250m of land within the Medium	Not Applicable (P035) The proposed development is located within the Rural Zone.

within the Medium Impact Industry Zone or 500m of land within the High Impact Industry Zone it must not result in future sensitive uses within the site being exposed to industrial air, noise or odour emissions that impact on human health, amenity and wellbeing	Impact Industry Zone or 500m of land within the High Impact Industry Zone, it is demonstrated that a future sensitive use on proposed lots can meet: (a) the indoor noise objectives set out in the Environmental Protection (Noise) Policy 2008 are met; and (b) the air quality objectives in the Environmental Protection (Air) Policy 2008, are met through the use of measures such as: i. landscaping and open space; ii. setbacks; iii. the orientation of lots away from the industrial area; iv. barriers, mounds and fencing; and/or v. screening.	
SAFETY AND SECURITY		
P036 The reconfiguration discourages crime, vandalism and anti-social behaviour and facilitates: (a) personal and property security; (b) casual surveillance of footpaths and parkland; and (c) activity and interaction within public spaces and movement networks	A036.1 The reconfiguration is designed in accordance with Crime Prevention Through Environmental Design (CPTED) Guidelines for Queensland.	Complies (P036) The proposed development has been designed to provide generous sightlines throughout the site, and as a result, crime, vandalism and anti-social behaviour is not promoted.

NATURAL VALUES		
P037 Development is provided with an adequate water supply for firefighting purposes that is safely located and freely accessible	A037.1 Development within a water supply area involving the creation of new lot/s is connected to council's reticulated water supply system and a water supply outlet located within a road reserve is within 40M of the following: (a) all of the land; or (b) a building envelope designated on each lot; or (c) the centre of each lot, excluding access handles (where no building envelope is designated); and (d) all existing or proposed buildings	Not Applicable (A037.1) The subject site is not located within a water supply area.
P038 The reconfiguration provides for lot sizes and titling arrangements that ensure areas of ecological significance remain intact as part of common property or within large lots	A038.1 No acceptable outcome is nominated	Complies (P038) The proposed development will result in no impact to the nearby waterway (Heifer Creek).
P039 The layout of roads, driveways and other infrastructure avoids crossing or otherwise fragmenting waterways, wetlands, habitat areas or ecological corridors	A039.1 No acceptable outcome is nominated	Not Applicable (P039) The proposed development does not include provision for a road or any infrastructure.
CLIMATIC RESPONSE		

P040 The street, lot orientation and lot size facilitate buildings that conserve non-renewable energy sources through climate-responsive siting and design	In partial compliance with the performance outcome: A040.1 Neighbourhoods are generally designed so that: (a) the long axis of roads runs east-west; (b) the number of wide lots (lots with a width greater than 15m) is minimised on streets running north-south; and (c) lots are generally rectangular in shape and not splayed.	
	A040.2 Where they are proposed, built-to-boundary walls are located on the west-southwest boundary of lots except where these boundaries are on the higher side of a sloping lot	
SERVICES		
P041 Services, including water supply, stormwater management, sewage disposal, waste disposal, drainage, electricity and telecommunications, are provided in a manner that: (a) is efficient; (b) minimises risk of adverse environmental or amenity related impacts;	A041.1 No acceptable outcome is nominated	Not Applicable (P041) The proposed development is located outside of council's Local Government Infrastructure Plan and does

(c) promotes total water cycle management and the efficient use of water resources; and (d) minimises whole of life cycle costs for that infrastructure		
NOISE IMPACTS		
P042 Lots are of a suitable size and dimensions to facilitate adequate noise management.	A042.1 Lots near a rail corridor or a regional arterial, sub-arterial or distributor roads are of sufficient size and depth to ensure that future dwellings are not exposed to road or rail noise greater than 63dB LA10(18hr).	Complies (A042.1) Any future dwellings will be of sufficient size and depth to ensure that they are not exposed to road noise. A standard condition can be applied to ensure compliance.
	A042.2 Where it is not practical to achieve the required noise levels through lot layout and design, noise attenuation barriers are utilised to achieve the required noise levels.	Not Applicable (A042.2) Any future dwellings will be affectively buffered to ensure they are compliant with the required noise levels.
P043 Noise attenuation measures: (a) are compatible with the local streetscape; (b) minimise whole of life cycle costs where they are to be located on or adjacent to public land or common property; and (c) are designed to discourage crime and anti-social behaviour, having regard to:	A043.1 No acceptable outcome is nominated	Not Applicable (P043) Noise attenuation measures are not associated with the proposed boundary realignment.

i. aesthetic quality and compatibility with streetscape; ii. physical accessibility; iii. provision of casual surveillance of public open space and movement networks; iv. opportunities for concealments or vandalism; and v. easy and economic maintenance		
AIR QUALITY		
P044 Reconfiguration does not result in lots intended for accommodation activities or sensitive land uses being subject to adverse air quality or impacts	A044.1 No acceptable outcome is nominated	Not Applicable (P044) There are no sources of adverse air quality or impacts in proximity to the subject site.
ADDITIONAL REQUIREMENTS FOR VOLUMETRIC SUBDIVISION		
Not Applicable The proposed development does not involve a volumetric subdivision		
HATCHET LOTS		
Not Applicable The proposed development does not involve hatchet lots.		
RECONFIGURATIONS CREATING LOTS LESS THAN 450M² IN AREA IN A RESIDENTIAL ZONE		
Not Applicable The proposed development does not create lots less than 450m ²		
RECONFIGURATIONS FACILITATING DUAL OCCUPANCY DEVELOPMENT		
Not Applicable		

The proposed development does not facilitate a Dual Occupancy

6.6.6 Rural Zone Code

6.6.6:1 Rural Zone Code – Requirements for Accepted Development and Assessment Benchmarks for Assessable Development

Performance Outcomes	Acceptable Outcomes	Response
GENERAL		
P01 Setbacks are provided to: (a) avoid potential nuisance to neighbours; (b) protect residential amenity; and (c) maintain the local landscape character.	A01.1 Non-residential buildings, animal enclosures, storage facilities and waste disposal areas are setback the following distances from any: (a) dwelling on adjoining land in the Rural Zone - 50m; (b) land included in the low Density Residential, Low-medium Density Residential, Township, Emerging Community or the Rural Residential Zones - 100m.	Complies (A01) In the event a dwelling house is proposed on the proposed vacant lots, dwellings can be comply with the 50m setback imposed on lots within the Rural Zone
P02 Development does not adversely impact on the character of the locality, having regard to the scale and visibility of buildings.	A02.1 Building height (other than for silos, windmills and similar farming infrastructure) does not exceed two (2) storeys or 10.5m in height above natural ground level.	Not Applicable (P02) The proposed development does not involve any built form.
ROADSIDE STALLS AND SHOPS		
Not Applicable No roadside stalls or shops are proposed.		
DWELLING HOUSE		
Not Applicable The proposed development does not involve a dwelling house		
CARETAKER'S ACCOMMODATION		

Not Applicable The proposed development does not involve a caretakers accommodation.		
NOISE AMENITY		
P09 The use does not adversely impact on the amenity of the surrounding residential land uses and/or residential streetscape character.	A09.1 New building plant or air-conditioning equipment is located central to the building and screened from view of the street or nearby residential uses	Not Applicable (P09) The proposed development will not have any impact on noise amenity.
OUTDOOR LIGHTING		
Not Applicable The proposed development does not involve outdoor lighting.		
BUILDING WORK (NOT ASSOCIATED WITH A MATERIAL CHANGE OF USE)		
Not Applicable The proposed development does not involve any building work		

6.6.6:2 Rural Zone Code – Assessment Benchmarks for Assessable Development

Performance Outcomes	Acceptable Outcomes	Response
P01 Forestry is established, maintained and operated in a manner that protects the amenity of the locality. A01.1 Use of	A01.2 Forestry does not occur on land having slopes steeper than 15%.	Not Applicable (P01) The proposed development does not involve any forestry.

equipment and machinery and haulage associated with forestry is restricted to: (a) Monday to Saturday – 7:00 am - 7:00 pm; and (b) Sunday and Public Holidays – 8:00 am – 7:00 pm.		
P02 Adverse consequences of road traffic from harvesting activities on the road network are avoided.	No acceptable outcome is nominated.	Not Applicable (P02) The proposed development does not involve harvesting.
P03 Forestry is established, maintained and harvested in a manner that maintains the environmental integrity, catchment values and the ecological values of the site.	A03.1 Land is not left in a disturbed and exposed condition, and is rehabilitated following harvesting.	Not Applicable (P03) The proposed development does not involve any forestry.
USES		
P04 The zone primarily accommodates rural activities and related ancillary uses or compatible uses consistent with the values and features of the zone including its rural production capacity, natural resources and scenic landscape amenity	A04.1 Uses which are consistent with the intent of the zone include: (a) rural activities; (b) dwelling house where associated with rural activities; (c) caretaker's accommodation; (d) emergency services; (e) home based business; (f) major electricity infrastructure; (g) nature-based tourism;	Complies (A04.1) The proposed development is for a boundary realignment, with the current use of proposed lot 1 for a dwelling house and proposed lot 2 and 3 utilised for light grazing purposes where the slope allows. No land use is proposed as part of this development application.

	(h) outstation; (i) rural works' accommodation; (j) substation; (k) transport depot (where in the Heinemann Road Transport Precinct); and (l) warehouse (where in the Heinemann Road Transport Precinct and for the overnight storage of trucks and other road transport vehicles and the temporary storage of goods awaiting reshipment).	
	A04.2 Uses which are inconsistent with the intent of the zone include: (a) business activities; (b) accommodation activities (other than dwelling houses and short-term accommodation); (c) entertainment activities; (d) industry activities other than rural industry and extractive industry activities and industries requiring isolation from urban areas; and (e) recreation activities.	Not Applicable (A04.2) The proposed development does not involve any of the listed uses.
P05 Rural industries are established only where associated with rural production in the immediate vicinity.	A05.1 No acceptable outcome is nominated.	Not Applicable (P05) The proposed development does not involve the establishment of rural industries.

P06 Tourism and recreation related uses are established only where they are small in scale and are directly associated with rural production, natural resources and landscape amenity in the immediate vicinity.	A06.1 No acceptable outcome is nominated	Not Applicable (P06) The proposed development does not involve the establishment of tourism and recreation uses.
RURAL CHARACTER		
P07 Buildings are have a low rise, rural character.	A07.1 Building height (other than for silos, windmills and similar farming infrastructure) does not exceed two (2) storeys or 10.5m in height above natural ground level.	Not Applicable (P07) The proposed development does not involve any built form.
P08 Development does not unduly impact on the rural amenity and character of the locality, having regard to: (a) the scale, siting and design of buildings and structures; (b) visibility from roads and other public view points, screening vegetation and landscaping; and (c) the natural landform and avoidance of visual scarring; (d) noise, odour and other emissions.	A08.1 No acceptable outcome is nominated.	Complies (P08) The proposed development does not involve any built form. No material impact to the landscape will occur as a result of the development.
P09	A09.1 No acceptable outcome is nominated.	Complies (P09)

Roads and other infrastructure are of a sufficient capacity to accommodate the demands generated by the development.		The proposed boundary realignment seeks access off Macginley Road with no changes in demand, noting the number of lots will not increase. The development will result in 1x additional lot being provided with access to MacGinley Road. This will have no material impact on the road capacity.
RURAL VIABILITY AND MANAGING CONFLICTS		
P010 Development does not restrict the ongoing operation or viability of nearby rural uses.	A010.1 No acceptable outcome is nominated.	Complies (P010) The proposed development will not restrict the ongoing operation or viability of the nearby rural uses.
P011 Development that may be sensitive to the spray drift, odour, noise, dust, smoke and ash potentially associated with agricultural activities is adequately separated or buffered to avoid significant conflict	A011.1 No acceptable outcome is nominated	Not Applicable (P011) The proposed development does not involve any activities that may be sensitive to these impacts.
SITE LAYOUT		
P012 The site layout responds sensitively to on-site and surrounding topography, drainage patterns, utility services, access, vegetation and adjoining land use, such that:	A012.1 No acceptable outcome is nominated	Complies (P012) The proposed boundary realignment responds sensitively to the natural topography of the site by providing rural lots that better align with the steep slope and dense vegetation of the surrounding landscape. That

(a) any hazards to people or property are avoided; (b) any earthworks are minimised; (c) the retention of natural drainage lines is maximised; (d) the retention of existing vegetation and biodiversity values is maximised; (e) damage or disruption to sewer, stormwater and water infrastructure is avoided; and (f) there is adequate buffering, screening or separation to adjoining development.		is, all lots will contain a usable area as a result of the boundary realignment. This is further discussed at Section 4.1 of the Town Planning Report.
PRECINCTS		
P013 Development in the 100ha Precinct: (a) does not involve the creation of additional lots smaller than 100ha; (b) maintains the productive capacity of the land; and (c) maintains the natural and scenic landscape values of the land.	A013.1 No acceptable outcome is nominated.	Complies (P013) Refer to Section 4.1 of the Town Planning Report prepared by Property Projects Australia.
P014 Development in the 200ha Precinct: (a) does not involve the creation of additional lots smaller than 200ha; (b) maintains the productive capacity of the land; and	No acceptable outcome is nominated.	Not Applicable (P014) The subject site is not within the 200ha precinct.

(c) maintains the natural and landscape values of the land.		
---	--	--