



# ORDINARY COUNCIL MEETING

## AGENDA

**18 NOVEMBER 2025**

*Your attendance is required at an Ordinary meeting of Council to be held in the Council Chambers, 4 Lagoon Place, Yeppoon on 18 November 2025 commencing at 11:00 AM for transaction of the enclosed business.*

Alastair Dawson  
**INTERIM CHIEF EXECUTIVE OFFICER**  
13 November 2025

Next Meeting Date: 16 December 2025

**Please note:**

In accordance with the *Local Government Regulation 2012*, please be advised that all discussion held during the meeting is recorded for the purpose of verifying the minutes. This will include any discussion involving a Councillor, staff member or a member of the public.

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## 1 OPENING

### **Acknowledgement of Country**

*"I would like to take this opportunity to respectfully acknowledge the Darumbal People. The traditional custodians and elders past, present and emerging of the land on which this meeting is taking place today."*

### **Opening Prayer**

*Councillor Pat Eastwood is scheduled to deliver an opening prayer.*

## 2 ATTENDANCE

### Members Present:

Mayor, Councillor Adam Belot  
Deputy Mayor, Councillor Pat Eastwood  
Councillor Glenda Mather  
Councillor Rhodes Watson  
Councillor Wade Rothery  
Councillor Lance Warcon  
Councillor Andrea Friend

### Officers in Attendance:

Alastair Dawson – Interim Chief Executive Officer  
Michael Kriedemann – General Manager Infrastructure  
Katrina Paterson – General Manager Communities and Environment  
Andrea Ellis – General Manager Corporate Services  
Kristy Mansfield - Chief People and Performance Officer



**3 LEAVE OF ABSENCE / APOLOGIES**

Nil

**4 CONFIRMATION OF MINUTES OF PREVIOUS MEETING**

Minutes of the Ordinary Meeting held 27 October 2025

**5 DECLARATION OF INTEREST IN MATTERS ON THE AGENDA**

## 6 DEPUTATIONS

### 6.1 11:00AM - DEPUTATION - GIDEON TOWN PLANNING - D-250-2025 - 13 BARLOWS ROAD TAROOMBALL

**File No:** qA81488  
**Attachments:** Nil  
**Responsible Officer:** Katrina Paterson - Acting Chief Executive Officer  
**Author:** Kylie Keech - Executive Support Officer

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#### SUMMARY

*Gideon Town Planning will be presenting in relation to D-250-2025 – 13 Barlows Road Taroomball. An Officers Report will be presented in this meeting.*

#### OFFICER'S RECOMMENDATION

THAT the deputation be received.

**6.2 11:30AM - DEPUTATION - GIDEON TOWN PLANNING - D-175-2025 - 195 NEILS ROAD BONDOOLA**

**File No:** qA81488  
**Attachments:** Nil  
**Responsible Officer:** Alastair Dawson - Interim Chief Executive Officer  
**Author:** Kylie Keech - Executive Support Officer

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**SUMMARY**

*Gideon Town Planning will be presenting in relation to D-175-2025 – 195 Neils Road Bondoola. An Officers Report will be presented in this meeting.*

**OFFICER'S RECOMMENDATION**

THAT the deputation be received.

## **7 BUSINESS ARISING OR OUTSTANDING FROM PREVIOUS MEETINGS**

### **7.1 BUSINESS OUTSTANDING TABLE FOR ORDINARY COUNCIL MEETING**

**File No:** fA2206

**Attachments:** 1. **Business Outstanding Table - November 2025**[↓](#)

**Responsible Officer:** Alastair Dawson - Interim Chief Executive Officer

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#### **SUMMARY**

*The Business Outstanding table is used as a tool to monitor outstanding items resolved at previous Council or Committee Meetings. The current Business Outstanding table for the Ordinary Council Meeting is presented for Councillors' information.*

#### **OFFICER'S RECOMMENDATION**

THAT the Business Outstanding table for the Ordinary Council Meeting be received.

## **7.1 - BUSINESS OUTSTANDING TABLE FOR ORDINARY COUNCIL MEETING**

### **Business Outstanding Table - November 2025**

**Meeting Date: 18 November 2025**

**Attachment No: 1**

**\*Please note that the notes contained within the Business Outstanding Table are correct at the time of the Agenda being published.**

| Item | Date       | Report Title                                                                         | Resolution                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Comments                                                                                                                                                                         |
|------|------------|--------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1    | 15/03/2022 | Dealings with the Department of Resources over Lots 443, 444 & 445 on Y16911, Yaamba | <p>THAT Council resolves to advise the Department of Resources that Council:</p> <ol style="list-style-type: none"> <li>does not have an interest in becoming trustee of land described as Lots 443, 444 and 445 on Y16911 for expansion of the rest area at Yaamba known as Joan Tierney Park; and</li> <li>does not have an interest in remaining as trustee of the reserve for local government – rest area purposes, described as Lot 450 LN2913, known as Joan Tierney Park; and</li> <li>will pursue an alternative trustee for the reserve for local government – rest area purposes, described as Lot 450 on LN2913, known as Joan Tierney Park.</li> </ol>                                                     | <p><b>7 Nov 2025</b><br/>Officers are preparing a report to present to Council at December meeting with an update regarding Joan Tierney Park.</p>                               |
| 2    | 20/12/2022 | The Station Eastern Precinct Site Development Option                                 | <p>THAT Council resolve to:</p> <ol style="list-style-type: none"> <li>Apply the exceptions mentioned in section 236(1)(a) and 236(1)(b) of the <i>Local Government Regulation 2012</i> in its dealing with Saint Vincent De Paul Society over proposed Lot 2 - The Station eastern precinct at 23 James Street, Yeppoon; and</li> <li>Authorise the Chief Executive Officer to negotiate with Saint Vincent De Paul Society for the disposal of proposed Lot 2 for an amount at or above the current market value; and</li> <li>Condition that the sale of proposed Lot 2 be subject to Saint Vincent De Paul Society obtaining the necessary development approvals and any associated public consultation.</li> </ol> | <p><b>17 Oct 2025</b><br/>SVPD consultants meeting onsite in October to progress planning.<br/><br/>This will be removed from the Business Outstanding Table.</p>                |
| 3    | 24/10/2023 | Growing the Northern Corridor Project                                                | THAT Council endorse the purpose and completion of the “Growing the Northern Corridor” project as described in this report.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p><b>7 Nov 2025</b><br/>Infrastructure team reviewing options before report finalisation.<br/><br/>This will be removed from the Business Outstanding Table.</p>                |
| 4    | 02/07/2024 | Supreme Court Claim - EarthTec Pty Ltd (Statue Bay Project)                          | <p>THAT the committee recommends to Council that:</p> <ol style="list-style-type: none"> <li>Council notes that legal proceeding brought by EarthTec Pty Ltd in the Supreme Court over the Statue Bay Project from 2017/18 has been dismissed, with two costs orders awarded to Council.</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                     | <p><b>4 Sep 2025</b><br/>Claim for costs has been submitted to the Courts. Initial assessments is continuing and there is no expected date for the completion of this phase.</p> |

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|   |            |                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                |
|---|------------|-----------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   |            |                                                                                                                       | 2. The Chief Executive Officer be authorised to seek to recover costs from EarthTec Pty Ltd using the enforceable orders granted by the Supreme Court.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | This will be removed from the Business Outstanding Table.                                                                                                                                                                                                      |
| 5 | 18/10/2024 | Request for Trustee Lease over Part of Reserve for Park and Recreation - Lot 132 SP132348 at Cobraball Road, Bondoola | <p>THAT Council resolve:</p> <ol style="list-style-type: none"> <li>1. that the exception mentioned in section 236(1)(b)(i) of the Local Government Regulation 2012 may apply in its dealing with the State of Queensland (represented by Queensland Fire Department) over part of Reserve for Park and Recreation – Lot 132 SP132348 at Cobraball Road, Bondoola;</li> <li>2. pursuant to section 236(2) of the Local Government Regulation 2012 to apply section 236(1)(b)(i) of the Local Government Regulation 2012 in its dealing with The State of Queensland (represented by Queensland Fire Department) over part of Reserve for Park and Recreation – Lot 132 SP132348 at Cobraball Road, Bondoola; and</li> <li>3. to provide a twenty (20) year trustee lease to The State of Queensland (represented by Queensland Fire Department) over an area of land in the north eastern corner of Reserve for Park and Recreation – Lot 132 SP132348 at Cobraball Road, Bondoola at a nominal rental of \$1 per annum plus Goods and Services Tax</li> <li>4. to delegate to the Chief Executive Officer, pursuant to section 257(1)(b) of the Local Government Act 2009, to negotiate the terms and conditions of the trustee lease provided to the State of Queensland (represented by the Queensland Fire Department), and the CEO notifies Councillors of the ongoing negotiations of the lease.</li> <li>5. to waive the development application fees for Development Permit for a Material Change of Use for Emergency Services and Operational Works for Clearing of native vegetation.</li> </ol> | <p><b>7 Nov 2025</b><br/>Council continues to await advice from the State regarding the future location from which the Bondoola Rural Fire Brigade operates.</p> <p>Further report to come back to Council to conclude and update this matter by December.</p> |

| *Please note that the notes contained within the Business Outstanding Table are correct at the time of the Agenda being published. |            |                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                               |
|------------------------------------------------------------------------------------------------------------------------------------|------------|------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 6                                                                                                                                  | 05/11/2024 | Shoreline Erosion Management Plan - Muskera Beach                                  | <p>THAT the committee recommends to Council the following operational plan outcome be considered for the 2025/2026 year along with an associated budget:</p> <ul style="list-style-type: none"> <li>- Develop a Shoreline Erosion Management Plan specific to Musker's Beach, incorporating a beach profile monitoring program and a vegetation plan for the foreshore with extensive community consultation as part of the process.</li> </ul>                                                                                                                                                                                                                                                                                                                                                     | <p><b>9 Sep 2025</b><br/>Successful grant application for the development of a Shoreline Erosion Management Plan for Muskera Beach to address coastal hazards and the requirement for any upgrade of the sand bag revetment wall. To be delivered this financial year.</p> <p>This will be removed from the Business Outstanding Table.</p>   |
| 7                                                                                                                                  | 19/11/2024 | Management Plan - Cooe Bay Main Beach Access                                       | <p>THAT Council recommends the following operational plan outcome be considered for the 2025/2026 year along with an associated budget: Develop a management plan for sustainable access to Cooe Bay Main Beach that accommodates increased population and use of the beach as the area is activated with walking tracks and to accommodate stormwater issues, in line with the outcomes proposed in the Shoreline Management plan adopted in 2022.</p>                                                                                                                                                                                                                                                                                                                                             | <p><b>9 Sep 2025</b><br/>Funding for Cooe Bay Main Beach management plan unsuccessful. May be considered for 2026/27 financial year budget.</p> <p>This will be removed from the Business Outstanding Table.</p>                                                                                                                              |
| 8                                                                                                                                  | 03/12/2024 | Local Government Infrastructure Plan (5 Year Review) and Planning Scheme Amendment | <p>THAT the Committee recommends that council resolves to:</p> <ol style="list-style-type: none"> <li>1. Make a Local Government Infrastructure Plan amendment in accordance with Part 3 of Chapter 5 of the Ministers Guidelines and Rules following the completion of the 5 year review of the Livingstone Local Government Infrastructure Plan in accordance with section 25 (3) of the Planning Act 2016; and</li> <li>2. The East West Connector identified as T70 in the existing LGIP be reinserted into the new proposed LGIP with the connection points being at Neils – Yeppoon - Rockhampton Road intersection and joining Tanby Road, and</li> <li>3. Write to the Minister requesting a state review of the proposed Local Government Infrastructure Plan (LGIP) amendment.</li> </ol> | <p><b>12 Nov 2025</b><br/>In relation to Council resolution of 17 December 2024:</p> <ul style="list-style-type: none"> <li>- T-70 was added to the trunk plans</li> <li>- Minister written to by letter dated 10 March 2025 requesting a state review</li> <li>-</li> </ul> <p>This will be removed from the Business Outstanding Table.</p> |
| 9                                                                                                                                  | 21/01/2025 | Notice of Motion - Mayor Adam Belot - Honouring former Councillor Tom Wyatt        | <p>THAT in order to honour the late Tom Wyatt Council commits to delivering a significant public greenspace memorial to be named in honour of Tom Wyatt.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <p><b>17 Oct 2025</b><br/>Officers are on track to report back to Council in December.</p>                                                                                                                                                                                                                                                    |



| *Please note that the notes contained within the Business Outstanding Table are correct at the time of the Agenda being published. |                           |                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                  |
|------------------------------------------------------------------------------------------------------------------------------------|---------------------------|-----------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 10                                                                                                                                 | 04/02/2025<br>(Committee) | Infrastructure Agreement for Trunk Infrastructure Acquisition Lot 5006 SP346289.                          | <p>THAT the committee recommends to Council to resolve that the Chief Executive Officer be authorised to execute an infrastructure agreement with the owner of Lot 5006 SP346289 to acquire the trunk road corridor items as identified as T37, T137 and T213 in the Adopted Infrastructure Charges Resolution (AICR) version 6 on the attached draft survey alignment; and;</p> <p>The Chief Executive Officer also be authorised to execute in the same infrastructure agreement the acquisition of constructed trunk infrastructure items from Stage 7A of the Sea Haven Estate</p> | <p><b>21 Oct 2025</b><br/>Costings finalised – awaiting execution by other party</p>                                                                                                                                             |
| 11                                                                                                                                 | 04/02/2025                | Living waterways project - Lex Semple Park                                                                | <p>THAT the committee receives the report and its contents are noted and commend the Healthy Land and Water group for its initiative and commitment.</p>                                                                                                                                                                                                                                                                                                                                                                                                                               | <p><b>12 Nov 2025</b><br/>Healthy Land and Water have appointed a contractor. Waterway works will commence in March 2026.</p> <p>This will be removed from the Business Outstanding Table.</p>                                   |
| 12                                                                                                                                 | 18/03/2025                | Proposed Acquisition of Land - Mulambin Road Relocation                                                   | <p>THAT Council resolves to:</p> <ol style="list-style-type: none"> <li>1. Receive and note the contents of this report;</li> <li>2. Delegates authority under section 257 of the Local Government Act 2009 to the Chief Executive Officer to negotiate and finalise all matters relating to the acquisition of land for road purposes; and</li> <li>3. In exercising this delegation, the Chief Executive Officer ensures compliance with Council's 'Acquiring Land and Easements for Infrastructure Services Procedure'.</li> </ol>                                                  | <p><b>10 Nov 2025</b><br/>Waiting for owner's legal representative to contact Council.</p>                                                                                                                                       |
| 13                                                                                                                                 | 6/05/2025                 | Proposed Trustee Lease to Koala Territory Foundation Ltd for Wildlife Hospital / Care Facility at Glenlee | <p>THAT the Committee recommends that Council resolves:-</p> <ol style="list-style-type: none"> <li>1. that the exception mentioned in section 236(1)(b)(ii) of the <i>Local Government Regulation 2012</i> may apply in its dealing with the Koala Territory Foundation Ltd over Lease B SP290204 in Lot 142 CP900425;</li> <li>2. that pursuant to section 236(2) of the <i>Local Government Regulation 2012</i> to apply section 236(1)(b)(ii) of the <i>Local Government Regulation 2012</i> in its dealing with the Koala</li> </ol>                                              | <p><b>7 Nov 2025</b><br/>A trustee lease and amended land management plan has been provided to the Koala Territory Foundation Ltd for review and execution.</p> <p>This will be removed from the Business Outstanding Table.</p> |

**\*Please note that the notes contained within the Business Outstanding Table are correct at the time of the Agenda being published.**

|    |            |                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|----|------------|-------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    |            |                                                                         | <p>Territory Foundation Ltd over Lease B SP290204 in Lot 142 CP900425; and</p> <p>3. to provide a 10-year trustee lease to the Koala Territory Foundation Ltd over Lease B SP290204 in Lot 142 CP900425.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 14 | 6/05/2025  | Tenure Renewal Request – Capricorn Coast Touch Association Incorporated | <p>THAT the committee recommends that Council resolves:</p> <ol style="list-style-type: none"> <li>1) that the exception mentioned in Section 236(1)(b)(ii) of the <i>Local Government Regulation 2012</i> may apply in its dealing with the Capricorn Coast Touch Association Incorporated; and</li> <li>2) pursuant to <i>Section 236(2)</i> of the <i>Local Government Regulation 2012</i>, apply <i>Section 236(1)(b)(ii)</i> in granting tenure to Capricorn Coast Touch Association Incorporated; and</li> <li>3) to approve tenure for a five-year period to the Capricorn Coast Touch Association Incorporated over part of Lot 14 on SP239039.</li> </ol>                                                                                                                                                         | <p><b>28 Oct 2025</b></p> <p>Update to previous action note to clarify:, On 29 September 2025, by telephone call with Property officers, Capricorn Coast Touch Association confirmed receipt of the licence agreement for execution, and advised that they sought to attend a meeting with officers, as the club signalled its intention to request a fee reduction due to dwindling player numbers. , To date, the club have yet to formally request a reduction of their licence fees. Property officers understand, if a formal request is received, a report will be prepared for Council's consideration. In the meantime, officers continue to request the club return the executed licence agreement.</p> |
| 15 | 20/05/2025 | Progression of Capricorn Coast Homemaker Centre Stage 2                 | <p>THAT Council undertakes a two-stage tender process for the Sale of Land that is Capricorn Coast Homemaker Centre Proposed Stage 2. This approach is recommended for the following reasons:</p> <ol style="list-style-type: none"> <li>(a) To ascertain market preferences relating to lot layout, sizes, and intended land use (tenancies), ensuring the proposed configuration is commercially viable and suited to demand, and;</li> <li>(b) To prevent unnecessary resource burden on potential tenderers by shortlisting only the most suitable respondents before requiring detailed submissions, such as advanced concept designs, cost estimates, and development programs.</li> </ol> <p>Accordingly, the following resolution is sought:</p> <ol style="list-style-type: none"> <li>1. THAT Council</li> </ol> | <p><b>21 Oct 2025</b></p> <p>Preferred tenderer has been selected and sales negotiations commenced.</p> <p>This will be removed from the Business Outstanding Table.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

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|    |            |                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|----|------------|---------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    |            |                                                         | <p>(a) Approves commencement of a two-stage tender process for the proposed sale of two parcels of land described as proposed Lot 4 and Lot 502 on SP275134 comprising:</p> <ul style="list-style-type: none"> <li>Stage 1: An Expression of Interest to assess market suitability and shortlist qualified respondents.</li> <li>Stage 2: An Invitation to Tender issued only to shortlisted proponents.</li> </ul> <p>(b) Where a suitable respondent is identified, the CEO to bring back a report for consideration by Council.</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 16 | 17/06/2025 | Bondoola Fire Brigade                                   | <p>THAT Council seek confirmation/clarity from Member for Keppel and Minister Leahy that:</p> <ol style="list-style-type: none"> <li>the block identified for use by Bondoola Fire Brigade is deemed a suitable block by the State; and</li> <li>seek their assistance to fast-track this development application; and</li> <li>the State confirm available funding by 31 July 2025.</li> </ol>                                                                                                                                        | <p><b>25 Aug 2025</b><br/>Correspondence received by Ann Leahy MP Minister for Local Government and Water, and Minister for Fire, Disaster Recovery and Volunteers that further to the meeting attended by the Mayor with the Assistant Chief Officer and the brigade on 8 July 2025 that there was majority consensus regarding the brigade's preferred site along Cobraball Road. QFD is working closely with the brigade to establish a suitable temporary station, with the aim of having this operational ahead of the upcoming heightened bushfire period to ensure continuity of service and preparedness.</p> <p>This will be removed from the Business Outstanding Table.</p> |
| 17 | 17/06/2025 | Permit to Occupy Application – Adjacent to 6 Flood Road | <p>That pursuant to s2.18.1(d) and s2.18.11 of Livingstone Shire Council's Meeting Procedures Policy the matter <b>lay on the table</b> pending consideration of a DA to return to a Council Meeting at a later date.</p>                                                                                                                                                                                                                                                                                                              | <p><b>6 Nov 2025</b><br/>Expect this matter to be lifted from the table at the February 2026 Ordinary Meeting.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

**\*Please note that the notes contained within the Business Outstanding Table are correct at the time of the Agenda being published.**

|    |            |                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                      |
|----|------------|-------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    |            | Milman (Lot 4 RP848806)                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                      |
| 18 | 15/07/2025 | Long Beach Access                                                                               | THAT pursuant to s2.18.1(d) and s2.18.11 of Livingstone Shire Council's Meeting Procedures Policy the matter <b>lay on the table</b> pending a briefing session to discuss costings and to return to a future Council Meeting.                                                                                                                                                                                                                                                                                                                                          | <b>21 Oct 2025</b><br>Reports being drafted for December Sessions.                                                                                                                   |
| 19 | 15/07/2025 | Tenure Renewal - Keppel Coast Dirt Bike Club Inc                                                | THAT Council resolves:<br>1) that the exception mentioned in Section 236(1)(b)(ii) of the <i>Local Government Regulation 2012</i> may apply in its dealing with the Keppel Coast Dirt Bike Club Incorporated; and<br>2) pursuant to <i>Section 236(2)</i> of the <i>Local Government Regulation 2012</i> , apply <i>Section 236(1)(b)(ii)</i> in granting tenure to Keppel Coast Dirt Bike Club Incorporated; and<br>3) to approve tenure for a seven (7) year period to Keppel Coast Dirt Bike Club Incorporated over part of Lot 270 on SP281980 (2745 Yeppoon Road). | <b>7 Nov 2025</b><br>A lease is in the final stages of preparation for review and execution by the community group.<br><br>This will be removed from the Business Outstanding Table. |
| 20 | 19/08/2025 | Notice of Motion - Councillor Rhodes Watson - 9 Casey Drive                                     | THAT the CEO be authorised to make enquiries regarding cost of acquisition of a portion of land adjoining council's existing block of land, Lot 906 on SP320084, 28 Oxford Road Yeppoon to be turned into a unique nature reserve for all to enjoy, on the proviso no commitment to acquire the land is made without further approval by Council.                                                                                                                                                                                                                       | <b>21 Oct 2025</b><br>Awaiting Land Valuation.                                                                                                                                       |
| 21 | 19/08/2025 | Response to Notice of Motion - Mayor Adam Belot - Housing Crisis - Residential Council Dwelling | THAT Council:<br>a) authorises the demolition of 30 Raymond Terrace, Yeppoon due to the extent of repair and high cost to renovate; and<br>b) amend the 2025-26 budget to include \$100,000 to complete the demolition and site remediation works associated with the removal of the dwelling at 30 Raymond Terrace, Yeppoon.                                                                                                                                                                                                                                           | <b>9 Sep 2025</b><br>One quote received for \$180,000. It has been put back out to another contractor to price, due 21 Nov 2025.                                                     |

| *Please note that the notes contained within the Business Outstanding Table are correct at the time of the Agenda being published. |            |                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                  |
|------------------------------------------------------------------------------------------------------------------------------------|------------|-------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 22                                                                                                                                 | 19/08/2025 | Notice of Motion - Mayor Adam Belot - Keys to the Coast for Harry | THAT Council organise for an event to occur that facilitates the presenting of ' the keys to the Shire ' to Harry Grant for his outstanding efforts in the Rugby League world and that Council create a policy and criteria to enable providing 'The Keys to the Shire', for future considerations.                                                                                                                                                                                                                                         | <b>4 Sep 2025</b><br>Officers working on a plan for this celebration and presentation. Likely to be early 2026.                                                                                                  |
| 23                                                                                                                                 | 16/09/2025 | Notice of Motion - Cr Glenda Mather                               | That Council forward the accompanying photographs and information to Officer in Charge Transport Main Roads (TMR) seeking their URGENT attention to the lack of appropriate signage at the identified sites (on Perkins Road and Marlborough Road), which would provide motorists greater notice of the approaching highway.                                                                                                                                                                                                                | <b>17 Oct 2025</b><br>Officers have submitted a request to TMR (Fitzroy District) to review and action this matter.<br><br>This will be removed from the Business Outstanding Table.                             |
| 24                                                                                                                                 | 16/09/2025 | Road Reserve Acquisition                                          | THAT Council resolve to delegate authority under s 257 of the Local Government Act 2009 to the Chief Executive Officer to negotiate and finalise all matters relating to the acquisition of land for road purposes from Lot 3 RP610365. In exercising this delegation, the Chief Executive Officer is to comply with Council's 'Acquiring Land and Easements for Infrastructure Services Procedure'<br><br>And<br><br>THAT funding for the design and construction of the road be confirmed through the budget review process in late 2025. | <b>17 Oct 2025</b><br>Engineering survey and concept design of the new road is underway. Initial discussions with the land owner will occur once the land requirements are confirmed through the concept design. |
| 25                                                                                                                                 | 09/10/2025 | Tender responses to Capricorn Homemaker Stage 2 selective tender  | That Council resolve to:<br><br>(a) approve the tenderer detailed in the section, Evaluation and overview of proposals, number (2) of this report to advance to preferred tender stage; and<br><br>(b) delegate to the CEO to enter contract negotiations with the preferred tenderer to advance the development of the Capricorn Coast Homemaker 2.                                                                                                                                                                                        | <b>7 Nov 2025</b><br>Contract terms being negotiated with preferred tenderer.                                                                                                                                    |
| 26                                                                                                                                 | 16/10/2025 | Water Supply Agreement Between                                    | THAT Council resolves to:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>11 Nov 2025</b><br>Contract received from SunWater for the 4,000ML supply of Water.                                                                                                                           |

**\*Please note that the notes contained within the Business Outstanding Table are correct at the time of the Agenda being published.**

|    |                                |                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                   |
|----|--------------------------------|------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    |                                | Livingstone Shire Council and Sunwater                                                                           | <ol style="list-style-type: none"> <li>1. Delegate authority to the Chief Executive Officer, pursuant to Section 257(1)(b) of the <i>Local Government Act 2009</i>, to finalise negotiations required, enter into a contract with Sunwater for the purchase of a water allocation of up to 6,500 ML from Rookwood Weir.</li> <li>2. Authorise Council officers to continue negotiations with Rockhampton Regional Council regarding the treatment of water (Bulk Water Supply Agreement) for the period commencing post 1 July 2026.</li> </ol>                                                                                                   | <p>A request to Rockhampton Region Council has been sent to recommence negotiations.</p> <p>Contracts have been received and assessed by Councils solicitor. CEO to finalise agreement by December.</p>                                                                                                                                           |
| 27 | Ordinary Council<br>27/10/2025 | Emu Park Centenary of ANZAC Memorial Walk Extension Project - Stage 4                                            | <p>THAT:</p> <p>(a) Council approves the concept plans developed for the Emu Park Centenary of ANZAC Memorial Walk Extension Project - Stage 4; and</p> <p>(b) Council continues to support the RSL in advocacy efforts to secure funding for detailed design and construction of the project.</p>                                                                                                                                                                                                                                                                                                                                                | <p><b>7 Nov 2025</b></p> <p>No further action required. RSL will undertake public consultation 29 November 2025.</p> <p>This will be removed from the Business Outstanding Table.</p>                                                                                                                                                             |
| 28 | Ordinary Council<br>27/10/2025 | Local Government Infrastructure Plan (Five Year Review) advancing minor amendments following public consultation | <p>THAT council resolves to:</p> <ol style="list-style-type: none"> <li>1. Respond to the two (2) properly made submissions received during the public notification of the proposed LGIP amendment.</li> <li>2. Proceed with the LGIP amendment subject to minor changes.</li> <li>3. Write to the Minister to seek approval to adopt the proposed LGIP amendment.</li> <li>4. Give delegation to the Chief Executive Officer to adopt the proposed LGIP amendment in accordance with the written notification received from the Minister pursuant to Chapter 5, Part 3, Section 13 of the Minister's Guidelines and Rules, Version 3.</li> </ol> | <p><b>12 Nov 2025</b></p> <ul style="list-style-type: none"> <li>- Submitters were advised of how council dealt with their submissions by letter on 4 November 2025</li> <li>- Minister was written to seeking approval to adopt on Friday 7 November 2025</li> <li>-</li> </ul> <p>This will be removed from the Business Outstanding Table.</p> |
| 29 | Ordinary Council<br>27/10/2025 | Notice of Motion - Cr Glenda Mather - Road Safety Tanby/Emu Pk Intersection                                      | That pursuant to s2.18.1(d) and s2.18.11 of Livingstone Shire Council's Meeting Procedures Policy the matter lay on the table pending advice from TMR on their Safety Audit and will return to a meeting at a later date.                                                                                                                                                                                                                                                                                                                                                                                                                         | <p><b>29 Oct 2025</b></p> <p>Officers contacted Transport &amp; Main Roads on 27 October and followed up again on 5 November requesting an</p>                                                                                                                                                                                                    |

**\*Please note that the notes contained within the Business Outstanding Table are correct at the time of the Agenda being published.**

|    |                                |                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                             |
|----|--------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    |                                |                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | update on their technical assessment of the intersection.                                                                                                                                                                                                                                                                                                   |
| 30 | Ordinary Council<br>27/10/2025 | Petition - 80 acres to 10 acres. Development Permit for a material change of use. Dwelling house and reconfiguring a Lot 1 Lot into 2 Lots. D-221-2025 - 739 Keppel Sands Road Tungamull. | That pursuant to s2.18.1(d) and s2.18.11 of Livingstone Shire Council's Meeting Procedures Policy the matter lay on the table due to the intent of the petition not being clear. Council to contact head petitioner to clarify intent and write to all signatories.                                                                                                                                                                                                                                                                         | <b>11 Nov 2025</b><br>Executive Support has contacted the head petitioner to arrange submission of a new petition that clearly outlines the intended purpose. All signatories will need to be provided again on the revised petition.                                                                                                                       |
| 31 | Ordinary Council<br>27/10/2025 | Notice of Motion - Cr Lance Warcon - Bell Park Master Plan                                                                                                                                | THAT Council resolves to request Officers to prepare a report outlining the options for the creation of a master plan for Bell Park at Emu Park, which outlines plans for creation of resources sought by the community, including the consideration of a half basketball court, all abilities toilet facilities at the Skate Park, resolution of car park drainage issues, completion of works to repair the Heritage listed tower on site and other facilities as may be identified through a community consultation program in the area. | <b>11 Nov 2025</b><br>This has not commenced yet. A budget has not been adopted to undertake the work and there hasn't been a resource with capacity to progress the masterplan. It is proposed to request budget for a masterplan in 26/27 budget.<br><br>Work can commence internally in the new year to prepare a scope of work and a consultation plan. |
| 32 | Ordinary Council<br>27/10/2025 | Notice of Motion - Cr Lance Warcon - The Resting Place Tree of Significance                                                                                                               | THAT Council prioritise this commemorative project and proceed with its implementation at the earliest opportunity, as a meaningful gesture of recognition.                                                                                                                                                                                                                                                                                                                                                                                 | <b>3 Nov 2025</b><br>Tasked to Community Development and Events team for action.                                                                                                                                                                                                                                                                            |

## 8 PRESENTATION OF PETITIONS

### 8.1 PETITION REQUESTING RESIDENTS OF OAK TREE RETIREMENT VILLAGE RECEIVE THE PENSIONER RATE REBATE

File No: fA2222

Attachments: 1. Petition - Oak Tree Retirement Village [↓](#)

Responsible Officer: Alastair Dawson - Interim Chief Executive Officer

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#### SUMMARY

Council has received the following petition from Oak Tree Retirement Village requesting residents receive the Pensioner Rate Rebate.

#### RECOMMENDATION

THAT the petition be received.

Council Meeting Standing Orders:

#### 2.9 Petitions

2.9.1 Any petition presented to a Meeting must:

- (a) be in legible writing or typewritten and contain a minimum of ten (10) signatures;
- (b) include the name and contact details of the principal petitioner (id est, one person who is the organiser and who will act as the key contact for the issue);
- (c) include the postcode of all petitioners, and
- (d) have the details of the specific request/matter appear on each page of the petition.

2.9.2 Only valid petitions in accordance with the Petitions Guideline will generally be accepted by Council. Other petitions will be received at the discretion of Council, if deemed appropriate.

2.9.3 The only motions which will be moved in relation to a petition are that:

- (a) the petition be received and referred to a Council briefing; or
- (b) the petition be received and its contents noted.



## **8.1 - PETITION REQUESTING RESIDENTS OF OAK TREE RETIREMENT VILLAGE RECEIVE THE PENSIONER RATE REBATE**

### **Petition - Oak Tree Retirement Village**

**Meeting Date: 18 November 2025**

**Attachment No: 1**

## Village Update



11<sup>th</sup> August 2025

### **Support for Council Rebate Petition**

*We are writing to Council to request that eligible Oak Tree residents be granted access to pensioner rate rebates—just like other pensioners in the community. At present, many residents miss out simply because their name isn't on the rates notice, even though they contribute to council charges through their weekly fees.*

*We're asking for a fair go and would appreciate your support by signing the petition located in the community centre, which will be submitted with our letter to Council. Every signature helps strengthen our case.*

*Thank you for your support.*

*Jenny*

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## Oak Tree Retirement Village 3 Kookaburra Drive Yeppoon

| Resident Name         | Villa Address        | Signature       |
|-----------------------|----------------------|-----------------|
| VICKI COOKE           | 9/3 KOOKABURRA DRIVE | V. Cooke        |
| ESTELLE KINDSMY       | 38/3 KOOKABURRA DR   | E. A. Kindsmay  |
| DAVID EGGLESHAW       | 47/3 KOOKABURRA DR   | D. E. Eggleshaw |
| RODINNE ANDERSON      | 62/3 KOOKABURRA DR   | R. C. Anderson  |
| ROBERT JAMES          | 41/3 ✓ ✓ ✓ ✓         | R. James        |
| JOHN LINDSAY          | 78/3 Kookaburra Dr   | J. Lindsay      |
| Michele Marlene       | 44/3 " "             | M. Marlene      |
| STIGUE MACKIE         | 44/3 - -             | S. Mackie       |
| PATRICIA MORAN        | 61/3 Kookaburra Dr   | P. Moran        |
| Jennifer Dunn         | 60/3 Kookaburra Dr   | J. Dunn         |
| MARY GOODWIN          | 37/3 Kookaburra Dr   | M. Goodwin      |
| SHARLEY VEAICH        | 50/3 KOOKABURRA DR   | S. Veaich       |
| DERRYL VEAICH         | 50/3 " "             | D. Veaich       |
| JOAN DALY             | 55/3 KOOKABURRA DR   | J. Daly         |
| BRIAN DALY            | 55/3 KOOKABURRA DR   | B. Daly         |
| CHRIS ALLEN           | 33/3 KOOKABURRA DR   | C. W. Allen     |
| MIMI PHILLIPS         | 56/ ✓                | M. Phillips     |
| ALLAN PHILLIPS        | 56/ ✓                | A. J. Phillips  |
| Kathleen Vanden Bergh | 59/                  | K. Vanden Bergh |
| MARY GOODWIN          | 37/ - -              | M. Goodwin      |
| DEBBIE BERTOLI        | 35/3 Kookaburra Dr   | D. Bertoli      |
| B & S BAKER           | 157/3 Kookaburra Dr  | B & S Baker     |
| Bobbie James          | 141/3 Kookaburra Dr  | C. B. James     |
| KINGSLEY BARTLE       | 1/1 Kookaburra Dr    | R. Bartle       |

BARTLE

## Oak Tree Retirement Village 31 Barmarree Road Yeppoon

| Resident Name            | Villa number | Signature                |
|--------------------------|--------------|--------------------------|
| EDNA DE CHAIMONT RAMBERT | 30           | Edna de Chaimont Rambert |
| JUDITH RAY               | 32           | Judith Ray               |
| R. GOODY                 | 8            | Rae Goody                |
| SHEILA JOCHSEN           | 3            | S. de Jochsen            |
| JUNE COLLETT             | 26           | J. E. Collett            |
| AL ATWELL                | 11           | A. Atwell                |
| MARGARET ATWELL          | 11           | M. Atwell                |
| STEPHANIE WIRTH          | 21           | S. Wirth                 |
| Wendy Brown              | 20           | W. Brown                 |
| MYRTLE TILSE             | 23           | M. Tulse                 |
| Jackie Campbell          | 33           | J. Campbell              |
| Mareen Arnold            | 31           | M. Arnold                |
| Robyn Vandermeer         | 17           | R. Vandermeer            |
| IRENE VAUGHAN            | 2            | Irene Vaughan            |
| MARGARET SYLVIA GREENHAW | 27           | M. S. Greenhaw           |
| LOUISE McFARLANE         | V 1          | L. McFarlane             |
| Bev Thompson             | 24           | B. Thompson              |
| Joyce BLAIR              | 18           | J. Blair                 |
| DAWN BATCHELOR           | 22           | D. Batchelor             |
| YVONNE WALSH             | 6            | Y. Walsh                 |
| Hugh Fester              | 29           | H. Fester                |
| Beverly Dawn Noss        | 29           | B. Noss                  |
| JOHN KAMBERT             | 30           | J. Kambert               |
| Vince Pheely             | 7            | V. Pheely                |
| Wendy A. Kunk            | 10           | W. Kunk                  |
| TOD WILLIAMS             | 14           | T. Williams              |





27 October 2025

The Mayor, Mr Adam Belot  
Deputy Mayor, Mr Pat Eastwood  
Interim CEO, Mr Alastair Dawson  
Livingstone Shire Council  
PO Box 2292  
Yeppoon Qld Australia 4703

Email: Mayor@livingstone.qld.gov.au; [Pat.Eastwood@livingstone.qld.gov.au](mailto:Pat.Eastwood@livingstone.qld.gov.au); enquiries@livingstone.qld.gov.au

Dear Mayor Belot, Mr Eastwood and Mr Dawson,

**Subject: Request for Council Pensioner Rebates for Oak Tree Retirement Village Residents**

I write on behalf of the residents of Oak Tree Retirement Villages, at Kookaburra Drive, Capricorn Coast and Barmaryee Road, Yeppoon, to respectfully request your consideration in extending council pensioner rebate concessions to eligible residents within our community.

**Background**

Our residents are full-time, permanent members of the local community. Many are eligible pensioners who have a lease or licence to reside in their homes under the *Retirement Villages Act*. Despite contributing directly to council costs through service charges - via Oak Tree as the account holder - they are currently excluded from council rate concessions purely due to the structure of their housing arrangement.

**Double Financial Burden**

This arrangement results in a dual financial burden:

- Residents contribute to infrastructure costs (roads, lighting, stormwater) under our Development Approval via their weekly fees.
- They also indirectly fund council rates and charges, without receiving the same concessions as neighbouring pensioners in private dwellings.

This creates a clear inequity - one pensioner may receive a rebate, while another in a retirement village does not, despite both facing similar financial pressures in retirement. The only distinction is whose name appears on the rates notice.

---

Level 9, 299 Adelaide Street, Brisbane QLD 4000 PO Box 947, Spring Hill QLD 4004  
T 1300 367 155 W [oaktreegroup.com.au](http://oaktreegroup.com.au)

**Rising Cost of Living and Impact**

With the rising costs of living - including healthcare, utilities, and everyday essentials - many of our residents are experiencing increased financial hardship. Access to council rate rebates would provide meaningful support and help preserve their independence and dignity. All pension rebates would be fully applied to the benefit of our residents.

**Policy Reform Opportunity**

We understand current eligibility is linked to the ratepayer name. However, there are opportunities to modernise this approach in line with other Australian jurisdictions, where:

- Operators are permitted to pass rebates through to eligible residents, or
- Councils adopt alternative verification processes to recognise life tenancy or lease-to-reside arrangements.

We also highlight that our residents meet criteria for life tenancy under their contractual agreements with Oak Tree.

**Precedents and Positive Examples**

We respectfully note that several councils already extend pensioner rebates to Oak Tree residents, namely:

- **Queensland:** Cairns Regional Council, Toowoomba Regional Council, and Ipswich Council.
- **Tasmania:** Kingborough Council.
- **Victoria:** Not specific to Oak Tree but Mornington Peninsula Shire Council recently passed a unanimous vote to reduce rates by 20% for over 2,200 retirement village units.

These examples demonstrate workable solutions that could be adapted locally.

In addition, a number of water bodies (for example Hunter Water in NSW and Unity Water in Queensland) allow pension rebates for retirement village residents.

**Request for Collaboration**

We would welcome the opportunity for you to visit our village, meeting our Village Manager and residents to explore a fair and practical solution in partnership with Council. Our shared goal is to ensure older Australians in retirement villages are not unfairly disadvantaged due to their tenure type.

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Level 9, 299 Adelaide Street, Brisbane QLD 4000 PO Box 947, Spring Hill QLD 4004  
T 1300 367 155 W [oaktreegroup.com.au](http://oaktreegroup.com.au)





Thank you for your consideration of this important issue, which is strongly supported by our residents—please find enclosed their signatures of support.

We look forward to your response and the opportunity for further discussion.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Christine Gilroy".

Christine Gilroy  
Chief Executive Officer  
Oak Tree Retirement Villages

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Level 9, 299 Adelaide Street, Brisbane QLD 4000 PO Box 947, Spring Hill QLD 4004  
T 1300 367 155 W [oaktreegroup.com.au](http://oaktreegroup.com.au)

## 9 NOTICES OF MOTION

### 9.1 NOTICE OF MOTION - CR GLENDA MATHER - ROAD MAINTENANCE APIS CREEK ROAD

**File No:** fA2220

**Attachments:** 1. Notice of Motion - Road Maintenance Apis Creek Road [↓](#)

**Responsible Officer:** Michael Kriedemann - General Manager Infrastructure  
Katrina Paterson - Acting Chief Executive Officer

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#### SUMMARY

*Councillor Glenda Mather has submitted a 'Notice of Motion' in relation to maintenance on Apis Creek Road.*

#### COUNCILLOR RECOMMENDATION

THAT Council write to Transport Main Roads (TMR) Rockhampton advising of the apparent inconsistencies in the standard of maintenance applied to the Apis Creek Road, in both the Local Governments of Central Highlands Regional Council (CHRC) and Livingstone Shire Council (LSC), the former being maintained at a higher standard, and on a more regular basis.

Council seeks an explanation as to these apparent inconsistencies, and an undertaking that these will be rectified.

Further, TMR be requested to undertake maintenance on the LSC side of Apis Creek Rd boundary at no greater than 12 monthly intervals, given the nature and volume of traffic using this road which is currently under-resourced in part.

#### BACKGROUND

Refer to the attached Notice of Motion.

#### OFFICER COMMENTARY

Council has performed maintenance activities along Apis Creek Road 5 times in the last 7 years (every 16 months on average). The types of activities undertaken includes grading, patching and resheeting. Total cost to TMR on the road over that time has been \$1.11M, which is approximately \$160,000 per annum.

Officers from Construction & Maintenance have spoken to their counterparts in Central Highlands Regional Council (CHRC) regarding the maintenance frequency they utilise on the TMR controlled section of road through their local government area. Below is a summary of the maintenance performed.

|                                  | LSC       | CHRC      |
|----------------------------------|-----------|-----------|
| Maintained length                | 27km      | 76km      |
| Traffic volumes                  | 30vpd     | 115vpd    |
| Average annual expenditure       | \$160,000 | \$635,000 |
| Annual spend per km              | \$6,000   | \$8,600   |
| Typical interval between grading | 16 months | 12 months |

The section of road within the LSC area carries about 30 vehicles per day. If this was a Council controlled road it would be graded about every 21 months. The actual grading frequency requested by TMR under the maintenance contract is typically 16 months.

The section of road within the CHRC area carries about 115 vehicles per day. If this was a Council controlled road it would be graded about every 11 months. The actual grading frequency of 12 months for the CHRC section of road aligns with LSC's maintenance management plan frequency. Based on traffic volumes the current maintenance regime seems reasonable.

Given the above, officers don't recommend seeking an explanation from TMR on the apparent inconsistencies with respect to maintenance frequencies across the local government areas.

On the other hand, Council can advocate for a higher frequency on the section of road within the LSC local government area, which would be a higher level of service than warranted under the current maintenance management regime.

**9.1 - NOTICE OF MOTION - CR  
GLENDAMATHER - ROAD  
MAINTENANCE APIS CREEK ROAD**

**Notice of Motion - Road Maintenance  
Apis Creek Road**

**Meeting Date: 18 November 2025**

**Attachment No: 1**

Mr Alastair Dawson  
Interim Chief Executive Officer  
Livingstone Shire Council  
PO Box 2292  
Yeppoon Q 4703

22 October 2025

Notice of Motion  
Road maintenance Apis Creek Road

Dear Mr Dawson,

I wish to submit this notice of Motion in the Meeting Agenda of 27 October 2025, and give notice of my intention to move the following"

"That Council write to Transport Main Roads (TMR) Rockhampton advising of the apparent inconsistencies in the standard of maintenance applied to the Apis Creek Road, in both the Local Governments of Central Highlands Regional Council (CHRC) and Livingstone Shire Council (LSC), the former being maintained at a higher standard, and on a more regular basis.

Council seeks an explanation as to these apparent inconsistencies, and an undertaking that these will be rectified.

Further, TMR be requested to undertake maintenance on the LSC side of Apis Creek Rd boundary at no greater than 12 monthly intervals, given the nature and volume of traffic using this road which is currently under-resourced in part."

Many thanks,  
Glenda Mather Cllr

**9.2 NOTICE OF MOTION - CR GLENDA MATHER - MAINTENANCE HOFFMANS ROAD, MARRIES ROAD AND TANBY POST OFFICE ROAD****File No:** fA2220**Attachments:** 1. Notice of Motion - Maintenance of Hoffmans Road, Marries Road and Tanby Post Office Road [↓](#)**Responsible Officer:** Michael Kriedemann - General Manager Infrastructure  
Katrina Paterson - Acting Chief Executive Officer

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**SUMMARY**

*Councillor Glenda Mather has submitted a 'Notice of Motion' in relation to maintenance on Hoffmans Road and Tanby Post Office Road.*

**COUNCILLOR RECOMMENDATION**

THAT as a matter of some urgency, maintenance be carried out on:

- a) Hoffman's Road, with upgrade to both the severely deteriorated sections on both the eastern and western ends of the road,
- b) Marries Road, while the machinery is on Hoffman's Road, and
- c) Tanby PO Road from the end of the bitumen through to the first big S bend, the area which contains the corrugation.

**BACKGROUND**

Refer to the attached Notice of Motion.

**OFFICER COMMENTARY**

Officers have previously identified Hoffman's Road and Marries Road for grading in its November Grading Program which is published on Council's website, and are proposing to grade between 1km and 1.5km of Tanby Post Office Road in December.

**9.2 - NOTICE OF MOTION - CR  
GLENDA MATHER - MAINTENANCE  
HOFFMANS ROAD, MARRIES ROAD  
AND TANBY POST OFFICE ROAD**

**Notice of Motion - Maintenance of  
Hoffmans Road, Marries Road and  
Tanby Post Office Road**

**Meeting Date: 18 November 2025**

**Attachment No: 1**

Mr Alastair Dawson  
Interim Chief executive Officer  
Livingstone Shire Council  
PO Box 2292  
YEPPOON Q 4703

22 October 2025

Notice of Motion

URGENT BUSINESS

Maintenance Hoffman's, Tanby PO Road

Dear Mr Dawson,

I wish to submit this Notice of Motion in relation to maintenance to be carried out on both Hoffman's and Tanby PO Road.

May this be included in the Meeting Agenda 27 October 2025.

"That as a matter of some urgency, maintenance be carried out on:

- a) Hoffman's Road, with upgrade to both the severely deteriorated sections on both the eastern and western ends of the road,
- b) Marries Road, while the machinery is on Hoffman's Road, and
- c) Tanby PO Road from the end of the bitumen through to the first big S bend, the area which contains the corrugation."

**Background:**

Most of the members travelled over Hoffman's Road during one of our 'community consultations, and were very concerned over the state of the road, particularly at both the eastern and western sections, where tracks were substantially down to road base (western end) and substantial corrugation at the eastern end.

Complaints from ratepayers received no satisfaction, and estimated maintenance was months away.

To allow one of our busiest rural roads to deteriorate to this state will only cost more to repair. This is a false economy, and not fair to our rural ratepayers who are counting the costs to have their vehicles repaired due to the state of the road.



It would make sense to carry out maintenance on Marries Road while the machinery is on Hoffman's road, as it's a side road.

**PO Road is another rural road which deteriorates quickly**, Three weeks after maintenance was carried out, the corrugation was back, in the first section to the S Bend. Infrastructure was advised at the time, and "would monitor it." "

Many thanks

Glenda Mather Clr

**9.3 NOTICE OF MOTION - CR GLENDA MATHER - URGENT MAINTENANCE TANBY POST OFFICE ROAD****File No:** fA2220**Attachments:** 1. Notice of Motion - Urgent Maintenance Tanby Post Office Road [↓](#)**Responsible Officer:** Michael Kriedemann - General Manager Infrastructure  
Katrina Paterson - Acting Chief Executive Officer

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**SUMMARY**

*Councillor Glenda Mather has submitted a 'Notice of Motion' in relation to extreme corrugation of Tanby Post Office Road.*

**COUNCILLOR RECOMMENDATION**

THAT due to the severity of the corrugation on the first kilometre of Tanby Post Office Road, that is, from the end of the bitumen to the first big S bend, and the failure to have this work included in the grading program for rectification, Council employ a contractor to carry out the work as a matter of urgency.

**BACKGROUND**

Refer to the attached Notice of Motion.

**OFFICER COMMENTARY**

Construction and Maintenance has included this proposal in the draft grading program and is proposing to grade the first 1.5km of Tanby Post Office Road in December 2025.

**9.3 - NOTICE OF MOTION - CR  
GLENDAMATHER - URGENT  
MAINTENANCE TANBY POST OFFICE  
ROAD**

**Notice of Motion - Urgent Maintenance  
Tanby Post Office Road**

**Meeting Date: 18 November 2025**

**Attachment No: 1**

Mr Alastair Dawson  
Interim Chief Executive Officer  
Livingstone Shire Council  
PO Box 2292  
Yeppoon Q 4703

9 November 2025

Notice of Motion  
Urgent Maintenance Tanby Post Office Road

Dear Mr Dawson,

I wish to submit this Notice of Motion in relation to the extreme corrugation of Tanby Post Office Road causing distress to residents on that road.

May this be included in the Agenda of the Ordinary Meeting dated 18 November 2025.

**“That due to the severity of the corrugation on the first kilometre of Tanby Post Office Road, that is, from the end of the bitumen to the first big S bend, and the failure to have this work included in the grading program for rectification, Council employ a contractor to carry out the work as a matter of urgency.”**

**Background:**

Residents of the road have advised that the corrugation at this location of the road was evident just three weeks after maintenance was carried out on the road itself.

It was reported by myself and the plan was to keep an eye on it. in the subsequent weeks the condition has further deteriorated.

The condition of this section of road is now so severe it shakes the vehicle violently, and this vibration is capable of causing vehicle damage due to metal fatigue, especially if the vehicle travels regularly.

We have a duty of care to ensure our roads are safe to travel, and we have a moral obligation to ensure our rural ratepayers deserve our consideration, when conditions demand.

Sincerely,

Glenda Mather Clr

#### 9.4 NOTICE OF MOTION - CR ANDREA FRIEND - GAZEBO AT DANIEL PARK AND DANIEL PARK REFERENCE GROUP

**File No:** fA2220

**Attachments:** 1. Notice of Motion - Gazebo Daniel Park & Daniel Park Reference Group [↓](#)

**Responsible Officer:** Katrina Paterson - General Manager Communities and Environment  
Alastair Dawson - Interim Chief Executive Officer

#### SUMMARY

*Councillor Andrea Friend has submitted a 'Notice of Motion' in relation to costings for a gazebo situated at Daniel Park and Initiation of a Daniel Park Reference Group.*

#### COUNCILLOR RECOMMENDATION

THAT Council resolves to:

- a) Supply a report of costings for an installation of a gazebo located at Daniel Park, for a council table review
- b) Initiate a Daniel Park Reference Group by extending an expression of interest for Cooeee Bay Local residents

#### BACKGROUND

Refer to the attached Notice of Motion.

#### OFFICER COMMENTARY

Council officers note the intent of the Notice of Motion (NOM) to consider the installation of a gazebo at Daniel Park and to establish a Daniel Park Reference Group comprising of local residents.

- a) When considering the provision of a new Gazebo within Daniel Park the scope of work includes the supply and installation of a new Gazebo and associated park furniture as detailed in the table below. The costs in the table are a high-level desk top estimate based on recent costs associated with similar projects.

| Description                                                                                                                     | Cost Estimate                  |
|---------------------------------------------------------------------------------------------------------------------------------|--------------------------------|
| Gazebo supply and installation (timber similar to Daniel Park existing gazebo, or new LSC designed Gazebo)                      | Between \$80,000 and \$100,000 |
| Concrete pad                                                                                                                    | \$15,000                       |
| Accessible pathway from carpark to Gazebo and connecting to the amenity's buildings                                             | \$10,000                       |
| Four (4) aluminium picnic tables - including one (1) accessible picnic setting                                                  | \$8,000                        |
| Supply & install One (1) Electric accessible BBQ                                                                                | \$12,000                       |
| Electricity to supply BBQ and lighting (supply connection via existing meter or sub board from amenities depending on location) | \$10,000                       |
| Ergon, soil testing, and compliance costs                                                                                       | \$10,000                       |
|                                                                                                                                 | <b>\$145,000 to \$165,000</b>  |

- b) While officers acknowledge the value of engaging local community members in discussions about the future of their neighbourhood parks, it is important to ensure that the purpose, structure, and management of such reference groups are clearly defined before they are initiated.

Historically, reference groups have been established through Notices of Motion and driven by Councillor interest. In some cases, this has occurred without fully determining:

1. Why a reference group is being formed and what outcomes it is intended to achieve.
2. Who should be included to ensure balanced and informed representation (e.g. community members, technical staff, and councillor representatives).
3. What is involved in establishing, coordinating, and maintaining the group, including resourcing, facilitation, and reporting commitments.
4. Whether a reference group is the most effective mechanism for community input on the matter at hand, and whether the group's advice can meaningfully influence the decision-making process.

To ensure best practice and alignment with Council's community engagement principles, officers recommend that prior to forming a new reference group, Council first consider:

- The specific purpose and objectives of the group.
- The governance arrangements and clear terms of reference.
- How the group's advice can inform Council decisions and planning outcomes, if at all.
- The resource implications for ongoing coordination and reporting.

These steps would support more consistent, transparent, and effective engagement practices while ensuring that community participation is purposeful and aligned with Council's strategic direction.

**9.4 - NOTICE OF MOTION - CR  
ANDREA FRIEND - GAZEBO AT  
DANIEL PARK AND DANIEL PARK  
REFERENCE GROUP**

**Notice of Motion - Gazebo Daniel Park  
& Daniel Park Reference Group**

**Meeting Date: 18 November 2025**

**Attachment No: 1**

Acting Chief Executive Officer

Livingstone Shire Council

Yeppoon Q 4703

**Notice of Motion**

**Costings for a Gazebo situated at Daniel Park and Initiate a Daniel Park Reference Group.**

Dear Mr. Dawson,

I wish to submit the following 'Notice of Motion' in relation to Costings for a Gazebo situated at Daniel Park and Initiate a Daniel Park reference group. May this please be included in the Ordinary Meeting dated the 18<sup>th</sup> of November 2025.

**That Council Resolves to 'Supply a report of costings for an installation of a gazebo located at Daniel Park, for a council table review.'**

**And**

**'Initiate a Daniel Park Reference Group by extending an expression of interest for Cooe Bay Local residents.'**

**History:**

Upon Mayor and Councillors attending a public meeting, to discuss the Cooe Bay Master Plan, dated the 8<sup>th</sup> November 2025, it was strongly noted by residents that they wished for council to commence a reference group. This is not unprecedented as council has previously undertaken similar groups with voice panels discussions. Residents and ratepayers would like to see more trees for shade and extra gazebo's. It is important to know costings for these structures and develop a plan for a business case, executed in future financial years.

**Councillor Andrea Friend  
Livingstone Shire Council**

**Livingstone Shire Council – 4 Lagoon Place, Yeppoon. Ph: 0459392411**

**Email: [andrea.friend@livingstone.qld.gov.au](mailto:andrea.friend@livingstone.qld.gov.au)**



**Web: [www.livingstone.qld.gov.au](http://www.livingstone.qld.gov.au) | Like us [www.facebook.com/livingstoneshirecouncil](https://www.facebook.com/livingstoneshirecouncil)**



**10 QUESTIONS ON NOTICE**

Nil

**11 COMMITTEE REPORTS**

Nil

**12 AUDIT, RISK AND IMPROVEMENT COMMITTEE REPORTS**

Nil

## 13 REPORTS

### 13.1 DEVELOPMENT APPLICATION FOR RECONFIGURING A LOT (ONE LOT INTO TWO LOTS) AND A MATERIAL CHANGE OF USE FOR A DWELLING HOUSE (BUILDING LOCATION ENVELOPE) LOCATED AT 13 BARLOWS ROAD, TAROOMBALL

**File No:** D-250-2025

**Attachments:**

1. [Locality Plan](#)
2. [Proposal Plans](#)
3. [Overlay Plan](#)
4. [Code Assessment](#)
5. [Statement of Reasons](#)

**Responsible Officer:** Greg Abbotts - Manager Development and Environment  
Katrina Paterson - Acting Chief Executive Officer

**Author:** Gretta Cowie - Planning Officer

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#### SUMMARY

The proposal is to subdivide the existing 15.66 hectare lot into two (2) lots. The minimum lot size for the Rural zone within the Capricorn Coast Rural Precinct is 10 hectares, as required by the Planning Scheme. An overview of the proposed subdivision is included in **Table 1**.

**TABLE 1 – OVERVIEW OF SUBDIVISION**

| LOT            | SIZE                                   |
|----------------|----------------------------------------|
| Proposed Lot 1 | 12.58 hectares (125,800 square metres) |
| Proposed Lot 2 | 3.7 hectares (37,000 square metres)    |

Proposed Lot 1 will contain the existing dwelling house and associated outbuildings. Proposed Lot 2 is vacant.

Access to Lot 1 is via an access easement through the adjoining property to the north. The access arrangements remain unchanged.

Access to Lot 2 proposed via Barlows Road, which is classified as a Rural Access road.

A development application for a Material Change of Use for a Dwelling house (Building Location Envelope) is proposed on Lot 2.

A 4,675 square metre Building Location Envelope for a Dwelling house is proposed on Lot 2. The dimensions of the Building Location Envelope are 85 metres by 55 metres and it will be located 10 metres from the western side property boundary and 10 metres from the road frontage property boundary.

#### OFFICER'S RECOMMENDATION

THAT in relation to the application for a Development Permit for a Reconfiguring a Lot for (one lot into two lots) and a Material Change of Use for a Dwelling house (Building Location Envelope), made by T J and J M Kallquist, on Lot 2 on SP273021 and located at 13 Barlows road, Taroomball, Council resolves to Refuse the application pursuant to Section 60(3)(c) of the *Planning Act 2016*.

#### BACKGROUND

Council records indicate Duty Planner advice was provided on 14 May 2025 advising further subdivision of the site results in lots below the minimum lot size and subdivision would not be supported by Officers.

No pre-lodgement meeting was requested or held.

**COMMENTARY****SITE AND LOCALITY**

The site is located at 13 Barlows Road, Taroomball. The site is 15.66 hectares (ha) in area and is an irregular shape. The site is improved by a detached dwelling house and ancillary outbuildings in the south eastern portion. The site has frontage to both Barlows Road and Tanby Road however only gains access from Tanby Road. There is an approximate 140 metres frontage to Barlows Road, which is a dirt road that is classed as a Rural access road. A 14 metre frontage adjoins Tanby Road, a State Controlled Road.

The site is approximately five (5) kilometres (km) south of the Yeppoon Major Centre Zone. The surrounding area is characterised by predominantly residential uses (single detached dwellings), some containing “hobby farm” activities. The immediate lots to the north (472 Tanby Road) are mostly cleared of vegetation and suitable for a rural use due to their larger lot size and minimal constraints.

The site is not connected to urban services (reticulated water or sewer) because of the rural location.

The related permits over the subject site and permits and development on adjoining properties are detailed **Table 2**:

**TABLE 2 – RELEVANT DEVELOPMENT APPROVALS**

| <b>EXISTING DEVELOPMENT OVER THE SITE</b>                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|----------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Lot 2 on SP273021<br>13 Barlows Road, Taroomball                     | Development Application D-510-2013 – Reconfiguring a Lot (one lot into two lots) – approved 23 April 2014<br>Development Application D-101-2016 – Material Change of Use for a Dwelling house – approved 27 July 2016<br>Development Application D-176-2016 – Operational Works (Access Works) – approved 10 January 2017<br>Development Application D-192-2017 – Exemption Certificate – approved 19 October 2017<br>Building Permits associated with the existing dwelling house and ancillary buildings on the site. |
| <b>DEVELOPMENT OVER ADJOINING PROPERTIES</b>                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Lot 1 on SP273021<br>11 Barlows Road, Taroomball (to the east)       | Development Application D-510-2013 – Reconfiguring a Lot (one lot into two lots) – approved 23 April 2014<br>Development Application D-176-2016 – Operational Works (Access Works) – approved 10 January 2017<br>Building and Plumbing and Drainage Permits associated with the existing dwelling house and ancillary buildings on the site.                                                                                                                                                                            |
| Lot 2 on RP610338<br>580 Tanby Road, Taroomball (to the south east)  | Building and Plumbing and Drainage Permits associated with the existing building on the site.                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Lot 6 on RP865929<br>628 Tanby Road, Taroomball (to the south)       | Building and Plumbing and Drainage Permits associated with the existing dwelling house and ancillary buildings on the site.                                                                                                                                                                                                                                                                                                                                                                                             |
| Lot 7 on SP346293<br>57 Barlows Road, Taroomball (to the south west) | Development Application D-345-2023 – Reconfiguring a Lot (boundary realignment two lots into two lots) – approved 7 December 2023<br>Building Permits associated with the existing buildings on the site.                                                                                                                                                                                                                                                                                                               |

**PLANNING ASSESSMENT**

The assessment has been carried out against the matters identified in section 45(5) of the *Planning Act 2016* (**Table 3**).

**TABLE 3 – ASSESSMENT IN ACCORDANCE WITH S45(5) OF THE ACT**

| <b>ASSESSMENT BENCHMARKS IN THE CATEGORISING INSTRUMENT</b>                      |                                                              |
|----------------------------------------------------------------------------------|--------------------------------------------------------------|
| <i>Livingstone Planning Scheme 2018</i><br>Version 3, in effect 15 February 2021 | Strategic Framework – Settlement pattern theme: Rural places |

|                                                                                                                                 |                                                                                                                                                  |
|---------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                 | Rural Zone Code<br>Reconfiguring a lot code<br>Development works code<br>Bushfire hazard overlay code<br>Biodiversity overlay code               |
| <b>MATTERS PRESCRIBED BY REGULATION</b>                                                                                         |                                                                                                                                                  |
| <i>Central Queensland Regional Plan</i><br>October 2013                                                                         | Chapter 4 – Regional outcomes and policies                                                                                                       |
| <i>State Planning Policy,</i><br>July 2017                                                                                      | Part E: State interest policies and assessment benchmarks                                                                                        |
| Local Government Infrastructure Plan in the<br><i>Livingstone Planning Scheme 2018</i><br>Version 3, in effect 15 February 2021 | Chapter 4 – Local Government Infrastructure Plan                                                                                                 |
| Any development approval for, and any lawful use of, the premises or adjacent premises                                          | The relevance of existing approvals on the subject site and adjoining properties in respect of the land use pattern and commensurate development |
| Common material                                                                                                                 | All material about the application Council has received before the application is decided.                                                       |
| <b>RELEVANT MATTERS</b>                                                                                                         |                                                                                                                                                  |
| Nil.                                                                                                                            |                                                                                                                                                  |

The above matters relevant to Council as assessment manager have been assessed by relevant planning, engineering, environmental health, natural resource management and other technical officers as required. An overview of the assessment of the above matters is detailed below –

### **Internal Advice and Assessment**

#### **Development Engineering – 29 July 2025**

Support, subject to conditions

#### **Natural Resource Management – 4 August 2025**

No comments

#### **Public and Environmental Health – 22 July 2025**

No comments

#### **Growth Management – 21 August 2025**

History of the site and non-compliance with planning scheme advices provided.

### **External referral**

The application was referred to the Department of State Development, Manufacturing, Infrastructure and Planning as a referral agency given the site is identified as being located within 25 metres of a State controlled road in accordance with Schedule 10, Part 9, Division 4, Subdivision 2, Table 1, Item 1 of the *Planning Regulation 2017*. Following a response to the information request, the Department provided conditions on 8 August 2025.

### **Information Request**

An information request was issued by Council on 19 August 2025. The Information Request advised the proposal was inconsistent with the Planning Scheme because of the minimum lot sizes being below that prescribed for the Rural zone within the Capricorn Coast Rural Precinct.

It was further advised that Council officers did not support the development application.

The Applicant provided a response (in full) on 21 August 2025.

### **State Planning Policy – July 2017**

The Minister has identified that the *State Planning Policy* (July 2017) is integrated in the planning scheme for the following aspects:

- Guiding principles
- Agriculture
- Development and construction
- Mining and extractive resources
- Tourism
- Emissions and hazardous activities

Part E of the *State Planning Policy* provides for interim development assessment benchmarks for local government until such time as the other aspects of the *State Planning Policy* are reflected in the planning scheme. An assessment of the State interests relevant to the application are detailed below.

Liveable Communities: Not applicable

Environment and Heritage - Water quality: Not applicable

Natural hazards, risk and resilience: A response to the State interests is in **Table 4**.

**TABLE 4 – ASSESSMENT AGAINST PART E STATE PLANNING POLICY**

| <b>Bushfire, flood, landslide, storm tide inundation, and erosion prone areas outside the coastal management district: Applicable</b>                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Development other than that assessed against (1) above, avoids natural hazard areas, or where it is not possible to avoid the natural hazard area, development mitigates the risks to people and property to an acceptable or tolerable level. | <p><b>Complies</b></p> <p>Proposed Lot 1 contains an established residential use on the site. Onsite water is provided along with a sufficient internal driveway and access.</p> <p>Proposed Lot 2 adjoins Barlows Road, a Rural access road capable of catering for emergency services vehicles. A suitable Bushfire Attack Level can be achieved.</p> <p>The development can be conditioned to mitigate the risks to people and property to an acceptable or tolerable level.</p> |
| <b>All natural hazard areas: Applicable</b>                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Development supports and does not hinder disaster management response or recovery capacity and capabilities.                                                                                                                                   | <p><b>Complies</b></p> <p>The subject site adjoins Barlows Road, a Rural access road capable of catering for emergency services vehicles.</p>                                                                                                                                                                                                                                                                                                                                       |
| Development directly, indirectly and cumulatively avoids an increase in the severity of the natural hazard and the potential for damage on the site or to other properties.                                                                    | <p><b>Complies</b></p> <p>The addition of a future residential use on proposed Lot 2 will not directly, indirectly and cumulatively increase the severity of the natural hazard or the potential for damage on the site or to other properties.</p>                                                                                                                                                                                                                                 |
| Risks to public safety and the environment from the location of hazardous materials and the release of these materials as a result of a natural hazard are avoided.                                                                            | <p><b>Complies</b></p> <p>Proposed Lot 1 contains an established residential use on the site with proposed Lot 2 also to contain a residential use in the future. Hazardous material greater than that of a residential use is not expected to be kept</p>                                                                                                                                                                                                                          |

|                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                          | onsite.                                                                                                                                                                                                                                                                                                                                                                                                                |
| The natural processes and the protective function of landforms and the vegetation that can mitigate risks associated with the natural hazard are maintained or enhanced. | <b>Complies</b><br>Proposed Lot 1 contains mapped vegetation. The proposed building location envelope on lot 2 is located approximately 100 metres from the mapped vegetation and is clear of vegetation. This ensures no vegetation clearing is required for future development and associated asset protection zones mitigating risk associated with natural hazards while protecting natural process and functions. |

### **Central Queensland Regional Plan**

The Minister has identified that the planning scheme, specifically the strategic framework, appropriately advances the *Central Queensland Regional Plan* October 2013, as it applies in the planning scheme area.

### **Livingstone Planning Scheme 2018 (Version 3)**

The *Livingstone Planning Scheme 2018* (Version 3) (commenced 1 May 2018) is the relevant categorising instrument applicable to the assessment of this application.

### **Strategic Framework**

The Strategic Framework sets the policy direction for the Planning Scheme and forms the basis for ensuring appropriate development occurs within the planning scheme area for the life of the Planning Scheme. The strategic framework is structured as follows:

- (a) the strategic intent, and statements of preferred dominant land uses in the form of describing the *places* that form part of the planning scheme area;
- (b) the following six (6) *themes* that collectively represent the policy intent of the planning scheme:
  - (i) Settlement pattern;
  - (ii) Natural environment and hazards;
  - (iii) Community identity and diversity;
  - (iv) Access and mobility;
  - (v) Infrastructure and services; and
  - (vi) Natural resources and economic development;
- (c) the *strategic outcomes* proposed for development in the planning scheme area for each theme;
- (d) the *specific outcomes* for each, or a number of, elements of each theme; and
- (e) the *land use strategies* for achieving these outcomes.

The following themes are relevant to the assessment of this application:

- (i) *Settlement pattern*.

The following Strategic outcomes and Specific outcomes have been addressed with regards to their relevance to the development application (**Table 5 & 6**):

**TABLE 5– STRATEGIC FRAMEWORK ASSESSMENT**

| ASSESSMENT BENCHMARK                                                                      | RESPONSE              |
|-------------------------------------------------------------------------------------------|-----------------------|
| <b>3.3 Settlement Pattern Theme</b>                                                       |                       |
| <b>3.3.1 Strategic outcomes</b>                                                           |                       |
| 1) Urban development occurs on land identified to accommodate the forecast population and | <b>Not applicable</b> |

|                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| employment growth over the next twenty-five (25) years. These identified areas provide sufficient land supply for projected requirements.                                                                                                                                                         | The subject site is not identified as an area to accommodate population growth.                                                                                                                                                               |
| 2) Development makes efficient use of land and existing or planned infrastructure.                                                                                                                                                                                                                | <b>Not applicable</b><br>The proposal is not required to be connected to infrastructure.                                                                                                                                                      |
| 3) Expansion of settlements for urban activities predominantly avoids known and potential natural hazard areas, or where natural hazard areas cannot be avoided, development is designed to mitigate and be resilient to potential adverse impacts.                                               | <b>Not applicable</b><br>The proposed subdivision of one lot into two lots is not considered an expansion of a settlement.                                                                                                                    |
| 4) Expansion of settlements for urban activities avoids nature places. Nature places are protected or enhanced for their biodiversity, ecosystem services and landscape values.                                                                                                                   | <b>Not applicable</b><br>The proposal is not considered an expansion of a settlement for urban activities.                                                                                                                                    |
| 5) Population growth is predominantly accommodated within urban and urban infill places, as identified on the strategic framework maps SFM-01 to SFM-04.                                                                                                                                          | <b>Does not comply</b><br>It seeks to accommodate population growth in a Rural area, through the creation of additional lots significantly below the minimum lot size rather than in an area that is more appropriately designated and zoned. |
| 6) Employment growth is predominantly accommodated within industrial places, centres, and specific use places as identified on the strategic framework maps SFM-01 to SFM-04.                                                                                                                     | <b>Not applicable</b><br>The proposal is not for employment growth.                                                                                                                                                                           |
| 7) The settlement pattern provides for a diverse range of housing options to meet the changing needs of the population, and creates opportunities for living close to services and facilities.                                                                                                    | <b>Not applicable</b><br>The proposal includes a Building Location Envelope and does not identify a housing design or style.                                                                                                                  |
| 8) Higher density development is focussed around centres and public transport nodes and high order public transport corridors so as to stimulate strong and vibrant centres and community focal points, and to assist in making more efficient use of infrastructure and other public investment. | <b>Not applicable</b><br>The proposal is not for high density development.                                                                                                                                                                    |
| 9) Accommodation activities in urban places are well connected to places of employment, sports and recreation facilities, and major community facilities by a developing and planned public transport network.                                                                                    | <b>Not applicable</b><br>The proposal is not located within an urban place                                                                                                                                                                    |
| 10) The design of development is consistent with the desired built form and character of specific places and the existing or intended role and function of the place in the settlement pattern.                                                                                                   | <b>Does not comply</b><br>The subdivision layout and lot sizes do not reflect the intended role and function of Rural places. The intended role and function of Rural places is to primarily accommodate rural activities.                    |
| 11) There is a network of centres which provide opportunities to supply goods and services, create employment, and provide for community activities in a safe built environment.                                                                                                                  | <b>Not applicable</b><br>The proposal is not for a centre.                                                                                                                                                                                    |
| 12) Centres develop based on a hierarchy to                                                                                                                                                                                                                                                       | <b>Not applicable</b>                                                                                                                                                                                                                         |

|                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ensure that their role, function and scale are appropriate in the context of their catchment area and the surrounding setting.                                                                                                                                  | The proposal is not for a centre.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 13) Expansion of existing centres into any adjoining residential zones does not occur within the life of the planning scheme.                                                                                                                                   | <b>Not applicable</b><br>The proposal is not for a centre.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 14) An integrated open space and recreation network is accessible and caters for the needs of the community, particularly at locations in proximity to centres and urban infill and intensification places.                                                     | <b>Not applicable</b><br>The proposal is not located in an Urban Place therefore consideration of open space and recreation networks is not required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 15) Places providing for economic development such as industrial places, specific use places, rural places, known natural resources, and other important features such as major infrastructure and movement networks are protected from incompatible land uses. | <b>Not applicable</b><br>The proposal is not providing economic development opportunities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 16) Opportunities for rural residential living continue on land identified as a rural residential place and in limited opportunities adjacent to the townships of Cawarral, Mt Chalmers, or The Caves where there is a community need.                          | <b>Does not comply</b><br>The proposed subdivision aligns with a rural residential allotment however it is not located in an area identified as a rural residential place or adjacent to townships of Cawarral Mt Chalmers or The Caves.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 17) Small townships remain a focal point for their surrounding rural places and provide limited opportunities for growth in population, convenience businesses and community facilities.                                                                        | <b>Not applicable</b><br>The proposal is not located proximal to a small township.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 18) Rural places are predominantly used for purposes that contribute to primary production.                                                                                                                                                                     | <b>Does not comply</b><br>The proposal does not contribute to primary production in the area and instead compromises the opportunity for rural uses to occur on the site and surrounding sites.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 19) Development does not limit or compromise agricultural land or uses involved in primary production.                                                                                                                                                          | <b>Does not comply</b><br>The proposal may limit or compromise agricultural land or uses involved in primary production on the subject site and adjoining sites in the future.<br>The lot located to the north of the subject site is mostly cleared. Although the site is undulated there is opportunity for cattle grazing.<br>Further, the subject site in its current form has capacity for cattle grazing in mostly cleared areas despite the contours. The introduction of a sensitive land use within proposed Lot 2 substantially reduces the potential for a rural use to occur.<br>Council officers acknowledge there have been historical development approvals in the locality to subdivide Rural land, but this is not deemed to be the existing role or function of the Rural zone more broadly. The role and function of Rural places is not to be incrementally fragmented for dwellings, particularly where there is no demonstrated need. |
| 20) Development avoids causing significant                                                                                                                                                                                                                      | <b>Complies</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |



|                                                                                                                                              |                                                                                                                                                                                                                   |
|----------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| adverse impacts on matters of environmental significance, or when this cannot be achieved, impacts are minimised or residual impacts offset. | The proposal avoids causing significant adverse impacts on matters of environmental significance as the siting of the proposed new boundary provides a buffer from the mapped vegetation ensuring it is retained. |
|----------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**TABLE 6– STRATEGIC FRAMEWORK ASSESSMENT**

| ASSESSMENT BENCHMARK                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | RESPONSE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>3.3 Settlement Pattern Theme</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>3.3.5 Rural Places</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 1) Rural places are identified on strategic framework maps (SFM-01 to SFM-04) to show the broad locations preferred for rural activities.                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 2) Rural activities develop in rural places only where they can be managed to mitigate significant adverse impacts.                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>Not applicable</b><br>The proposal is for reconfiguring a lot and a material change of use for a dwelling house. No rural uses are proposed.                                                                                                                                                                                                                                                                                                                                                   |
| 3) Non-rural activities only occur in rural places if:<br><br>(a) they are compatible with the area, or have a nexus with a specific natural resource or requires a large land area which is not available in an urban zone;<br><br>(b) they do not limit or compromise the operations of established rural activities on adjoining land; (<br><br>(c) they do not limit or compromise the potential development of rural activities on the site or on adjoining land;<br><br>(d) they do not result in adverse impacts on amenity or infrastructure. | <b>Not applicable</b><br>The proposal is for reconfiguring a lot and a material change of use for a dwelling house. There are no non- rural uses are proposed.                                                                                                                                                                                                                                                                                                                                    |
| 4) Rural places containing important features identified by scenic amenity overlays or biodiversity areas overlays are protected from development which could adversely affect the values associated with the overlay features.                                                                                                                                                                                                                                                                                                                       | <b>Complies</b><br>The subject site is mapped with both Scenic Amenity Area and Matter of Environmentally Significant vegetation however neither will be impacted by the proposed reconfiguration of a lot and the proposed new boundaries.                                                                                                                                                                                                                                                       |
| 5) Development in rural places does not result in fragmentation of land which is suitable for primary production by virtue of the following:<br><br>(a) being identified as agricultural land Class A or Class B; or<br><br>(b) being identified as rural land needing retention in larger lot sizes; or<br><br>(c) being identified as having known minerals or other natural resources.                                                                                                                                                             | <b>Does Not Comply</b><br>The site is shown as being partly mapped with agricultural land classification, which identifies the site as being suitable for primary production and cropping. Land of this classification should be protected from fragmentation to maintain agricultural capabilities. Fragmentation of the site increases potential for conflicting land uses on adjoining sites. Subdivision of the site would further reduce the capacity of the site for agricultural pursuits. |
| 6) A range of lot sizes in rural places is identified based on the capabilities of the land for primary production, with rural places predominantly being retained in larger lots except for the Capricorn Coast Rural                                                                                                                                                                                                                                                                                                                                | <b>Does Not Comply</b><br>The proposal results in lots below the minimum lot size of 150 hectares and the site is not located in the Capricorn Coast Rural Precinct.                                                                                                                                                                                                                                                                                                                              |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Precinct, where minimum lot sizes of ten (10) hectares or greater are provided for.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Retention of lots in greater sizes allows for future preferred uses to occur successfully. Further, it supports the preferred use occurring minimising concerns in relation to impacts on sensitive land uses given the large lots and buffer areas can be provided surrounding the use.                                                            |
| 7) In the Capricorn Coast Rural Precinct, relatively low impact rural activities involved in primary production remain as the preferred and dominant land use.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Not applicable</b><br>The site is not located in the Capricorn Coast Rural Precinct.                                                                                                                                                                                                                                                             |
| 8) The development of small rural residential lots does not occur unless there is a demonstrated need for an additional supply of lots only where located adjacent to the townships of Cawarral, Mount Chalmers, or The Caves.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Does Not Comply</b><br>Rural places can support a range of lot sizes, with minimum lot sizes starting at ten (10) hectares, however this is only supported within the Capricorn Coast Rural Precinct or where adjacent to the townships of Cawarral, Mount Chalmers, or The Caves. The subject site is not located within these nominated areas. |
| 9) Development of non-rural activities (other than a dwelling house, home based business, rural workers accommodation, or secondary dwelling) only occurs on agricultural land Class A or Class B if:<br><br>(a) there is a significant need, an overriding community benefit and there are no available alternative sites of lesser agricultural value; or<br><br>(b) the development is small-scale, has low impacts and is focussed on tourism which is directly associated with a rural activity undertaken on the site; or<br><br>(c) the development is small-scale, has low impacts and is focussed on tourism which involves education, promotion, or sales associated with primary produce sourced from the site or local area; or<br><br>(d) the potential undertaking of agriculture on the subject land (alone or in association with surrounding land) is not practicable. | <b>Not applicable</b><br>The proposal is for reconfiguring a Lot and a Building Location Envelope for a dwelling house and ancillary buildings.                                                                                                                                                                                                     |
| 10) Key Resource Areas (including their haulage routes) and other identified resource areas which are located in rural places are protected from the encroachment of sensitive land uses by the implementation of appropriate separation distances and mitigation measures.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>Not applicable</b><br>The site is no identified being a Key Resource Area.                                                                                                                                                                                                                                                                       |
| 11) Rural places having historical subdivisions which are considered to be inappropriate for certain types of development, are limited to development for rural activities which:<br><br>(a) do not involve accommodation activities;<br><br>(b) can operate having access to limited infrastructure; and<br><br>(c) can mitigate potential impacts from any natural hazards.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>Not applicable</b><br>The proposal is for Reconfiguring a Lot and a Building Location Envelope and does not involve a use other than a dwelling house and ancillary buildings.                                                                                                                                                                   |

The performance assessment of the proposal demonstrates the development compromises relevant outcomes of the Strategic Framework.

### **Reconfiguring a Lot code**

Proposed lot 2, having a size of 3.7 hectares results in the lot being below the minimum lot size for the site of 10 hectares. The proposal does not comply with performance outcomes PO10 and PO11 of the Reconfiguring a Lot code.

The proposal does not comply with Overall Outcome (6) of the Reconfiguring a Lot code.

....

- (6) *lot reconfiguration does not increase the likelihood of significant land use conflict.*

....

The fragmentation of Rural land increases the likelihood of significant land use conflicts, compromises the potential to use the subject site and adjoining land for its zone purpose (rural activities) and is not consistent with the intended character of the Rural zone as fragmentation of lots below the minimum lot size is not supported.

Because the application cannot be conditioned to comply with the relevant Performance Outcomes the proposal cannot be supported. As evident from the code assessment (refer attachment 3), the proposal does not comply with the relevant Acceptable and Performance Outcomes of the Reconfiguring a Lot code.

### **Rural zone code**

As evident from the code assessment (refer attachment 3), the proposal complies or can be conditioned to comply with the relevant Acceptable and Performance Outcomes of the Rural Zone Code in relation to the proposed Building Location Envelope for a Dwelling house and ancillary buildings).

### **Development works code**

The development can be appropriately conditioned to comply with the relevant outcomes of the Development works code regarding relevant infrastructure necessary for the required for the zone, connection to telecommunications and energy supply. As evident from the code assessment (refer attachment 4), the proposal complies with the Performance Outcomes of Development works code.

### **Bushfire hazard overlay code**

The site is affected by the medium and high potential bushfire intensity and potential impact buffer. A Bushfire Hazard Assessment and Bushfire Management Plan prepared by Steer Environmental Consulting and dated 18 July 2025 were provided to support the application.

The proposal complies or can be conditioned to comply with the relevant Acceptable and Performance Outcomes within the code. As evident from the code assessment (refer attachment 4), the proposal complies with the Performance Outcomes of the Bushfire hazard overlay code.

### **Biodiversity overlay code**

Proposed Lot 1 is not mapped. The proposed Building Location Envelope (BLE) is located approximately 100 metres from the nearest mapped biodiversity ensuring no clearing of vegetation is required to occur for future development and the associate asset protection zone. As evident from the code assessment (refer attachment 4), the proposal complies with the Performance Outcomes of Biodiversity overlay code.

Proposed Lot 2 is partially mapped with the Biodiversity overlay code. No changes are proposed for the existing land uses on the site.

The proposed new property boundary between Lot 1 and Lot 2 is located ten (10) metres from the mapped Matter of State Environmental Significant wildlife habitat ensuring clearing for fence management is not required.

**PREVIOUS DECISIONS**

Each decision is made on its merits at the time of assessment and with the best planning information available.

**ACCESS AND INCLUSION**

There are no access and inclusion implications associated with the consideration of this application

**ENGAGEMENT AND CONSULTATION**

The proposal was the subject of public notification between 1 September and 19 September 2025, as per the requirements of the *Planning Act 2016*. Five (5) submissions of support were received. Of these submissions, none are considered to be properly made in accordance with the *Planning Act 2016*.

**HUMAN RIGHTS IMPLICATIONS**

There are no identified human rights implications associated with this development application

**BUDGET IMPLICATIONS**

Management of this application has been within the existing budget allocations.

Refusal of the development application may result in the Applicant appealing the decision at the Planning and Environment Court.

**LEGISLATIVE CONTEXT**

The application is being assessed pursuant to the *Planning Act 2016* and all subordinate legislation and policies.

**LEGAL IMPLICATIONS**

The legal implications of deciding this development application favorably or unfavorably is the risk of appeal from either a submitter (should Council approve the development application) or from the developer (should Council refuse the development application). These potential legal implications also bring unknown budget implications.

**STAFFING IMPLICATIONS**

No staffing implications have been identified in the assessment.

**RISK ASSESSMENT**

The risks associated with this assessment have been appropriately addressed in the body of this report. Specifically, the risk of appeal to any decision made by Council and any financial/budget implications such action may have. It should be noted that these risks are difficult to quantify at the assessment stage.

**CORPORATE PLAN REFERENCE*****Vibrant Culture and Healthy Community***

*Community Plan Outcome - 3.1 Deliver strategic land use, infrastructure planning and urban design activities that support growth, liveability, and sustainability*

**CONCLUSION**

As demonstrated in the above assessment, the proposal is inconsistent with the Strategic Framework, and Performance outcomes and overall outcomes of the Reconfiguring a lot code. The proposal cannot be conditioned to meet the minimum lot size due to the current lot size. In the absence of relevant matters to outweigh the high-level conflicts with the Strategic Framework, Council officers cannot support the proposed development.

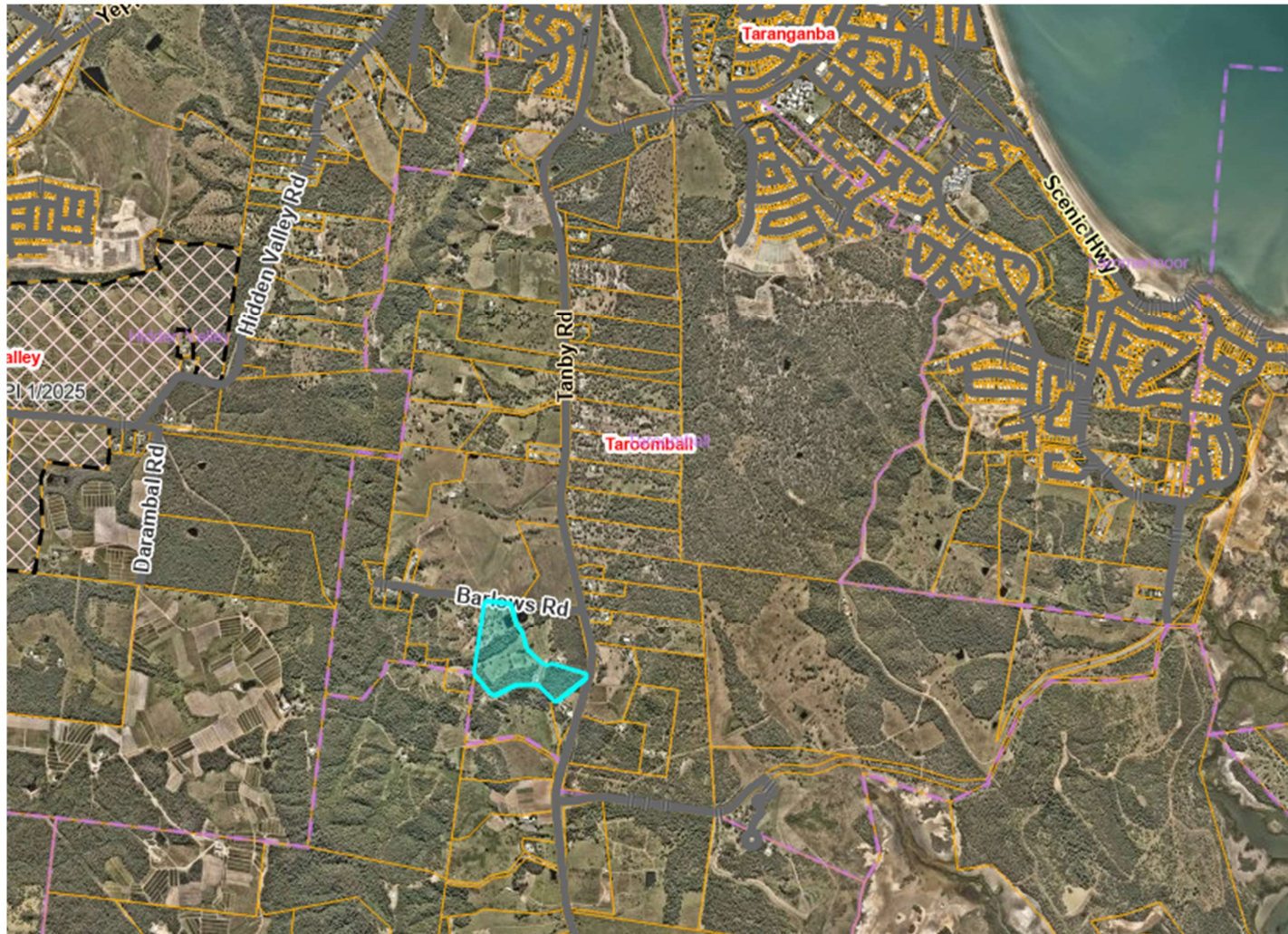
**13.1 - DEVELOPMENT APPLICATION  
FOR RECONFIGURING A LOT (ONE  
LOT INTO TWO LOTS) AND A  
MATERIAL CHANGE OF USE FOR A  
DWELLING HOUSE (BUILDING  
LOCATION ENVELOPE) LOCATED AT  
13 BARLOWS ROAD, TAROOMBALL**

**Locality Plan**

**Meeting Date: 18 November 2025**

**Attachment No: 1**

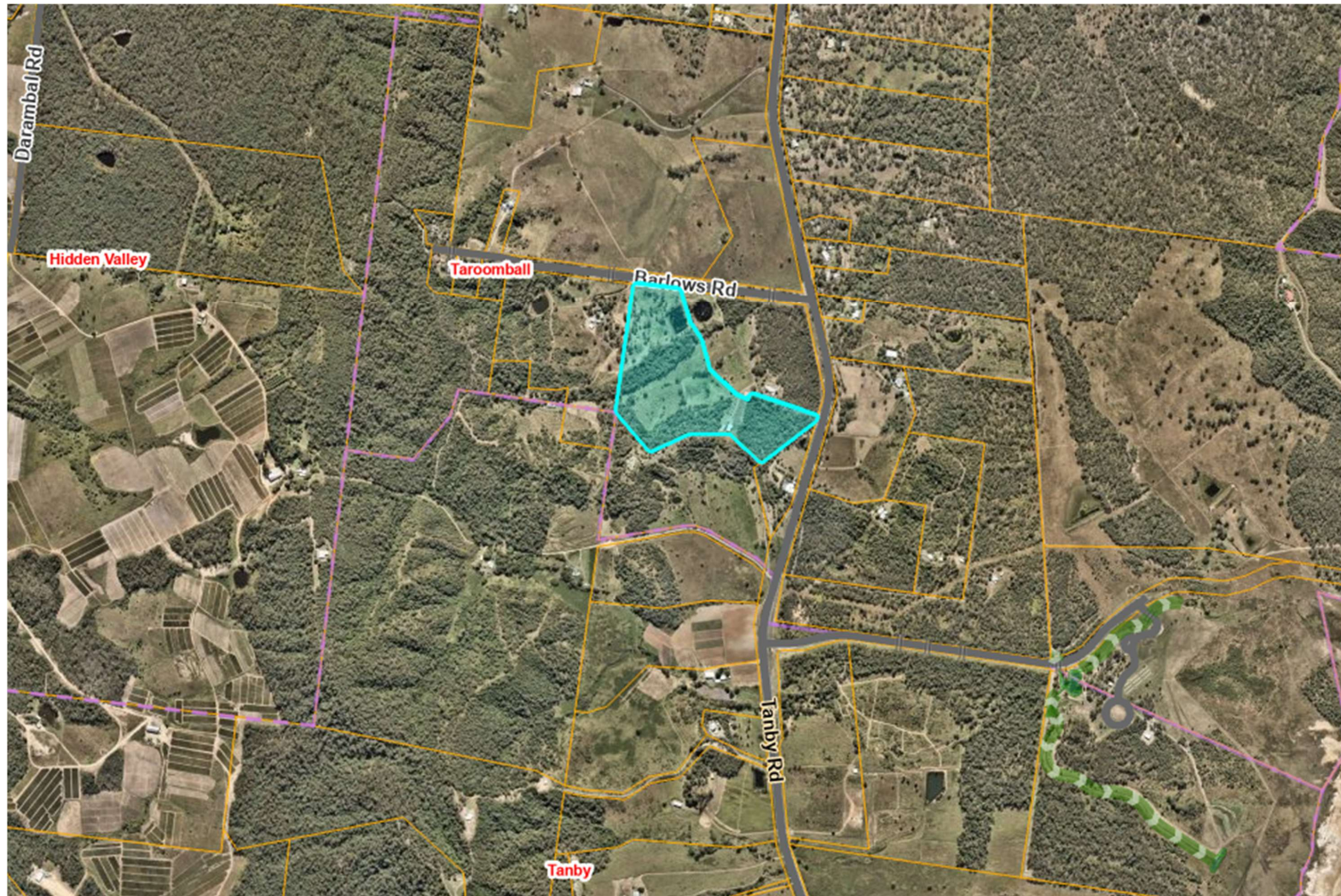
## Locality Plan



D-250-2025 – Development Permit for Reconfiguring a Lot (one lot into two lots) and a Material Change of Use for a Dwelling house (Building Location Envelope) – 13 Barlows Road, Taroomball



## Locality Plan



D-250-2025 – Development Permit for Reconfiguring a Lot (one lot into two lots) and a Material Change of Use for a Dwelling house (Building Location Envelope) – 13 Barlows Road, Taroomball

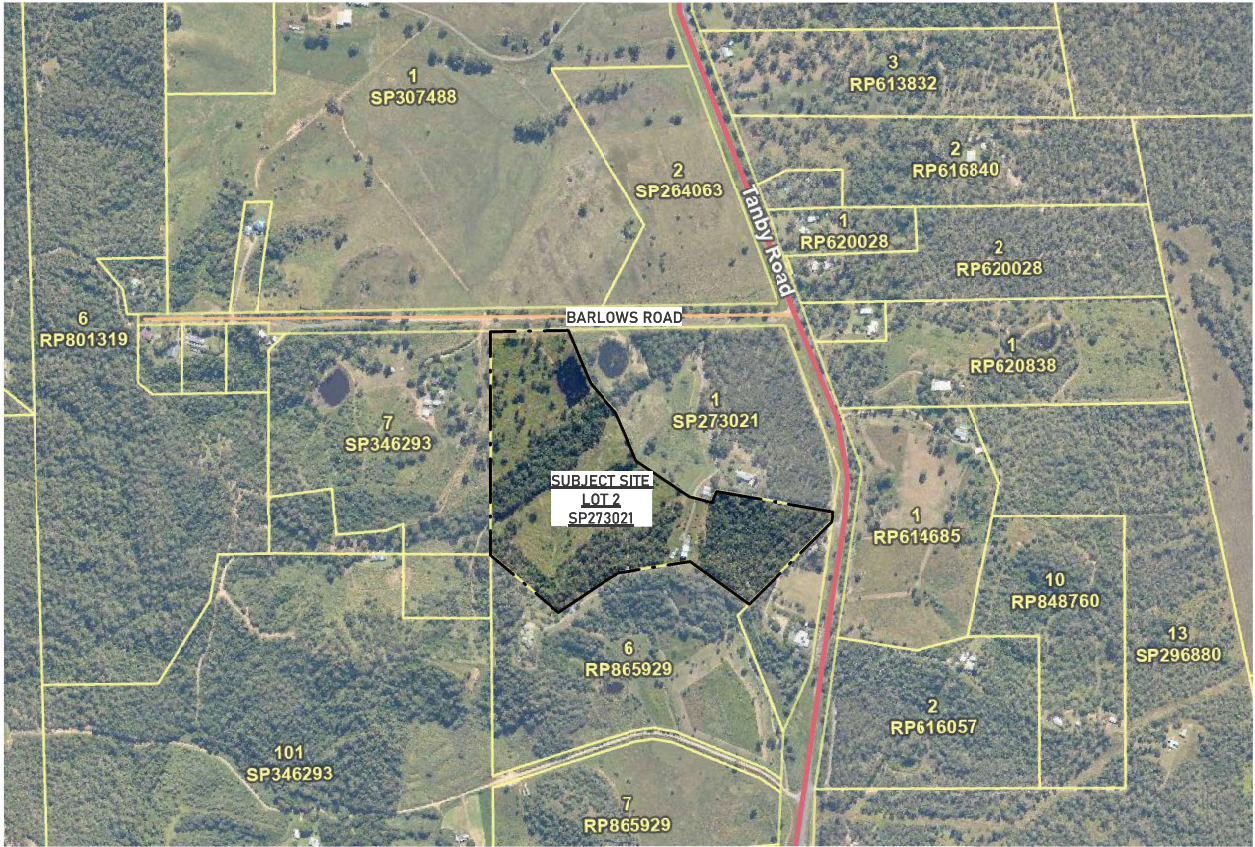
# **13.1 - DEVELOPMENT APPLICATION FOR RECONFIGURING A LOT (ONE LOT INTO TWO LOTS) AND A MATERIAL CHANGE OF USE FOR A DWELLING HOUSE (BUILDING LOCATION ENVELOPE) LOCATED AT 13 BARLOWS ROAD, TAROOMBALL**

## **Proposal Plans**

**Meeting Date: 18 November 2025**

**Attachment No: 2**





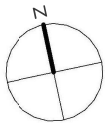
**project:**  
PROPOSED  
SUBDIVISION

**drawing title:**  
LOCATION  
PLAN

**location:**  
13 Barlows Road, Taroomball  
(Lot 2 SP273021)

**client:**  
---

**drawing no:**  
SK-001



REVISIONS

| REVISION | DESCRIPTION | DATE       |
|----------|-------------|------------|
| 1        | PRELIMINARY | 24/06/2025 |

ISSUED FOR  
PRELIMINARY

scale  
As indicated

**ALDRA**  
NOTED SCALES RELATE TO A3 DRAWINGS

project no: GTP-018  
date: AUG 25  
drawn: SV  
rev: 1

1 LOCALITY PLAN  
1 : 8000 @ A3

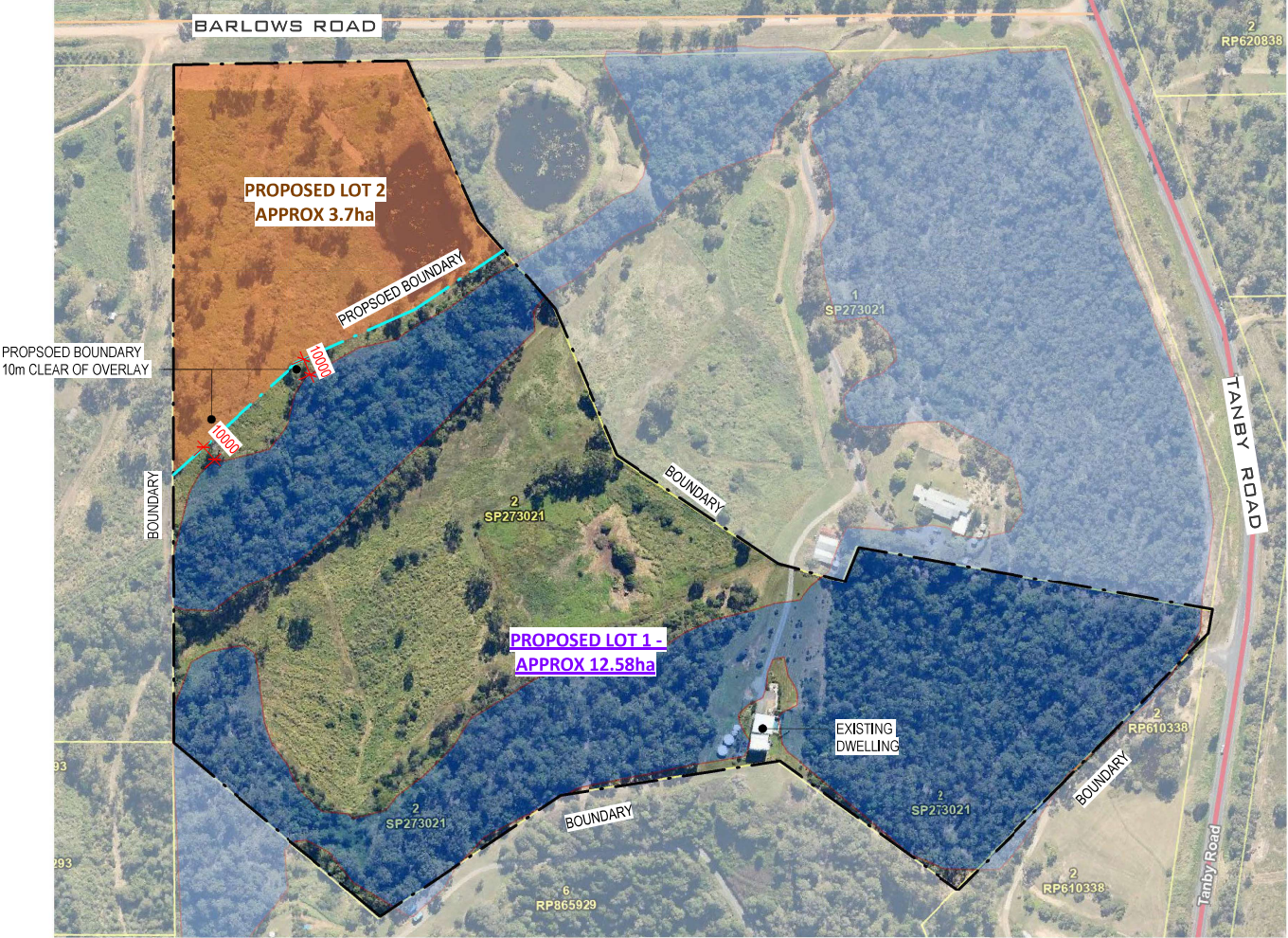
**GENERAL LEGEND:**  
--- APPROX  
BOUNDARY LINE

**GENERAL NOTE:**  
- THESE DRAWINGS ARE PART OF A TOWN PLANNING APPROVAL APPLICATION AND SHOULD NOT BE USED FOR ANY OTHER REASON  
- THESE DRAWINGS ARE APPROXIMATE AND HIGHLY CONCEPTUAL  
- REFER TO TOWN PLANNING APPLICATION AND OPERATIONAL WORKS DOCUMENTATION WHEN VIEWING THESE PLANS.

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2 OVERALL SITE PLAN  
1: 2500 @ A3

| GENERAL LEGEND |                                                           |
|----------------|-----------------------------------------------------------|
|                | APPROX EXISTING BOUNDARY LINE<br>(TOTAL SITE APPROX 14ha) |
|                | APPROX PROPOSED SUBDIVISION BOUNDARY LINE                 |
|                | PROPOSED LOT 2 (APPROX 3.7ha)                             |
|                | OVERLAY - CATEGORY B - REMNANT VEGETATION                 |

GENERAL NOTE:  
• THESE DRAWINGS ARE PART OF A TOWN PLANNING APPROVAL APPLICATION AND SHOULD NOT BE USED FOR ANY OTHER REASON  
• THESE DRAWINGS ARE APPROXIMATE AND HIGHLY CONCEPTUAL  
• REFER TO TOWNPLANNING APPLICATION AND OPERATIONAL WORKS DOCUMENTATION WHEN VIEWING THESE PLANS.

GENERAL NOTE:  
ALL BOUNDARIES, LOCATIONS AND DIMENSIONS ARE APPROXIMATES



project:

PROPOSED SUBDIVISION

drawing title:

PROPOSED SITE PLAN

location:

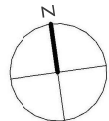
13 Barlows Road, Taroomball  
(Lot 2 SP273021)

client:

---

drawing no:

SK-002



REVISIONS

| REVISION | DESCRIPTION | DATE       |
|----------|-------------|------------|
| 1        | PRELIMINARY | 24/06/2025 |

ISSUED FOR PRELIMINARY

scale

As indicated

AS DRAWING

NOTED SCALES RELATE TO A3 DRAWINGS

|             |        |     |
|-------------|--------|-----|
| project no: | date   | rev |
| GTP-018     | AUG 25 | 1   |
|             | down   | SV  |

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1 OVERALL SITE PLAN BLE  
1: 1200 @ A3

**GENERAL LEGEND**

|  |                                                                              |  |                                               |
|--|------------------------------------------------------------------------------|--|-----------------------------------------------|
|  | APPROX EXISTING BOUNDARY LINE<br>(SUBJECT SITE APPROX 32,380m <sup>2</sup> ) |  | OVERLAY - CATEGORY B -<br>REMANENT VEGETATION |
|  | APPROX PROPOSED<br>SUBDIVISION BOUNDARY LINE                                 |  | PROPOSED BLE 85m X 55m                        |
|  | PROPOSED ACCESS DRIVEWAY                                                     |  |                                               |

**GENERAL NOTE:**  
ALL BOUNDARIES, LOCATIONS AND  
DIMENSIONS ARE APPROXIMATES

**GENERAL NOTE:**  
• THESE DRAWINGS ARE PART OF A TOWN PLANNING APPROVAL  
APPLICATION AND SHOULD NOT BE USED FOR ANY OTHER REASON  
• THESE DRAWINGS ARE APPROXIMATE AND HIGHLY CONCEPTUAL  
• REFER TO TOWNPLANNING APPLICATION AND OPERATIONAL WORKS  
DOCUMENTATION WHEN VIEWING THESE PLANS.



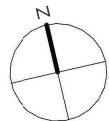
**project:**  
PROPOSED  
SUBDIVISION

**drawing title:**  
PROPOSED  
SITE - BLE

**location:**  
13 Barlows Road, Taroomball  
(Lot 2 SP273021)

**client:**  
---

**drawing no:**  
SK-003



| REVISIONS |             |            |
|-----------|-------------|------------|
| REVISION  | DESCRIPTION | DATE       |
| 1         | PRELIMINARY | 24/06/2025 |

ISSUED FOR  
PRELIMINARY

scale  
As indicated

**ALDRA**  
NOTED SCALES RELATE TO A3 DRAWINGS

project no: GTP-018  
date: AUG 25  
drawn: SV  
rev: 1

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**13.1 - DEVELOPMENT APPLICATION FOR RECONFIGURING  
A LOT (ONE LOT INTO TWO LOTS) AND A MATERIAL  
CHANGE OF USE FOR A DWELLING HOUSE (BUILDING  
LOCATION ENVELOPE) LOCATED AT 13 BARLOWS ROAD,  
TAROOMBALL**

**Overlay Plan**

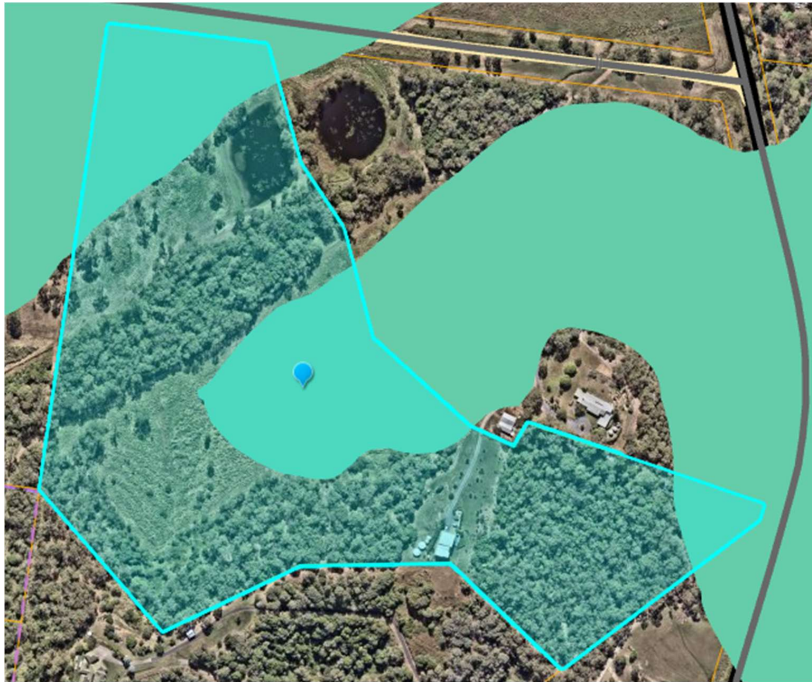
**Meeting Date: 18 November 2025**

**Attachment No: 3**



## Overlay Plan

### Agricultural Land Classification Overlay



### Biodiversity Overlay – Habitat and Vegetation



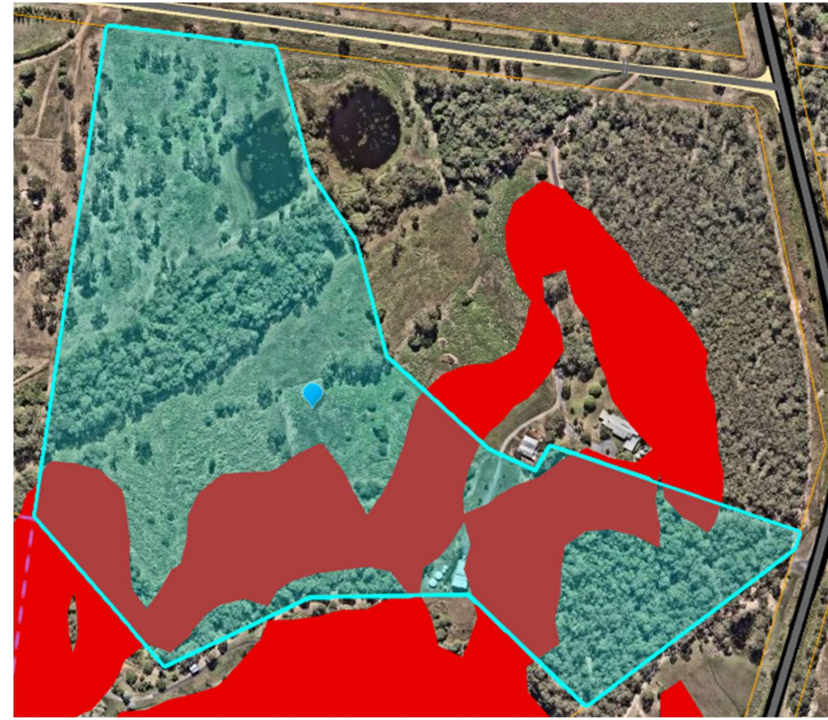
D-250-2025 – Development Permit for Reconfiguring a Lot (one lot into two lots) and a Material Change of Use for a Dwelling house (Building Location Envelope) – 13 Barlows Road, Taroomball

## Overlay Plan

### Bushfire Hazard Overlay



### Landslide Hazard Overlay

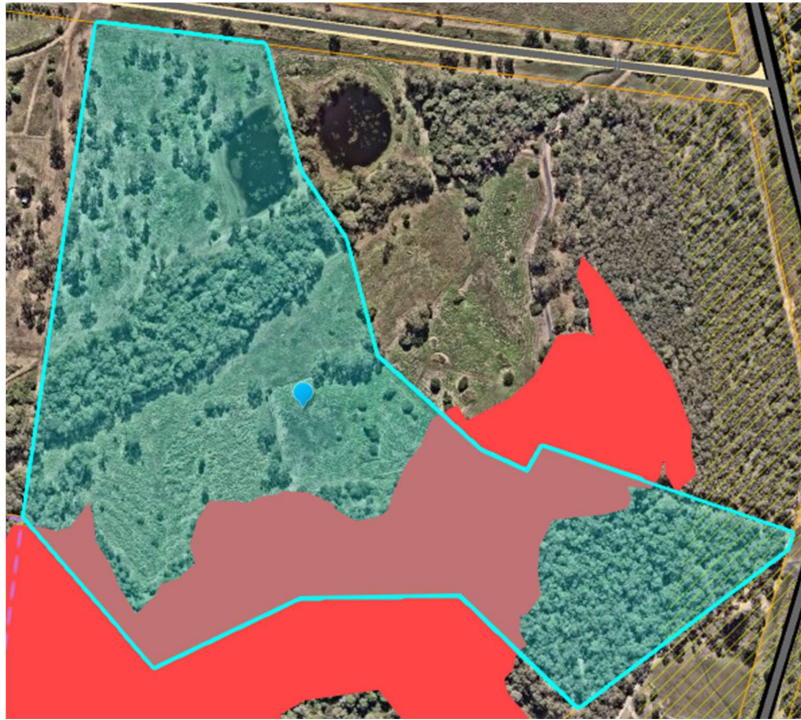


D-250-2025 – Development Permit for Reconfiguring a Lot (one lot into two lots) and a Material Change of Use for a Dwelling house (Building Location Envelope) – 13 Barlows Road, Taroomball



## Overlay Plan

Scenic Amenity Overlay



Scenic Amenity Overlay



D-250-2025 – Development Permit for Reconfiguring a Lot (one lot into two lots) and a Material Change of Use for a Dwelling house (Building Location Envelope) – 13 Barlows Road, Taroomball

# **13.1 - DEVELOPMENT APPLICATION FOR RECONFIGURING A LOT (ONE LOT INTO TWO LOTS) AND A MATERIAL CHANGE OF USE FOR A DWELLING HOUSE (BUILDING LOCATION ENVELOPE) LOCATED AT 13 BARLOWS ROAD, TAROOMBALL**

## **Code Assessment**

**Meeting Date: 18 November 2025**

**Attachment No: 4**



Code assessment- Development application for Reconfiguring a Lot (one lot into two lots) and a Material Change of Use for a Dwelling house (Building Location Envelope) - 13 Barlows Road, Taroomball

**Reconfiguring a Lot code**

**Table 9.3.3.4.1 Outcomes for development that is accepted subject to developments and assessable development**

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Acceptable outcomes                                                                                                                                                                                                            | Assessment Response                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|
| If boundary realignment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                |                                                                                             |
| <b>PO1</b><br>Boundary realignment:<br>(a) does not result in the creation of additional lots;<br>(b) does not create the potential to introduce uses or activities which conflict with the intent of the applicable zone for all or part of the site.                                                                                                                                                                                                                                                                                              | <b>AO1.1</b><br>No additional lots are created by the re-alignment of boundaries.<br><br><b>AO1.2</b><br>Boundary realignment is contained entirely within a single zone, precinct or sub precinct.                            | <b>PO1, PO2 and PO3 – Not applicable</b><br>The proposed is not for a boundary realignment. |
| <b>PO2</b><br>All existing connections to water, sewer, electricity and other infrastructure are retained and additional infrastructure connections or augmentation is not required.                                                                                                                                                                                                                                                                                                                                                                | <b>AO2.1</b><br>Boundary realignment does not require any change to infrastructure or services.                                                                                                                                |                                                                                             |
| <b>PO3</b><br>Boundary realignment results in lots which meet the minimum lot area, dimensions and frontage width, applicable to the zone in which the site is located.                                                                                                                                                                                                                                                                                                                                                                             | <b>AO3.1</b><br>The size of the resulting lots complies with the Table 9.3.3.4.2.                                                                                                                                              |                                                                                             |
| If reconfiguring a lot associated with a prior related Material Change of Use                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                |                                                                                             |
| <b>PO4</b><br>Lots have a regular shape and consistent dimensions to facilitate the development of the land in accordance with a prior related Material Change of Use, and the lots have sufficient area to provide for:<br>(a) the approved density of development;<br>(b) buildings and structures;<br>(c) usable open space and landscaping;<br>(d) ventilation and sunlight for buildings;<br>(e) privacy for residents;<br>(f) suitable vehicle access and on-site parking where required; and<br>(g) any on-site services and infrastructure. | <b>AO4.1</b><br>The lots are designed in accordance with the density of development of a prior related Material Change of Use.                                                                                                 | <b>PO4 - Not applicable</b><br>The application includes a Material Change of Use.           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>AO4.2</b><br>The lots have an appropriate size and dimension to cater for the needs of the development including the needs for private lots and communal lots, in accordance with the prior related Material Change of Use. |                                                                                             |
| All other reconfiguring a lot applications                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                |                                                                                             |
| Lot design – general                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                |                                                                                             |
| <b>PO5</b><br>Development included in the table below requires the preparation of a structure plan to accompany the development application.                                                                                                                                                                                                                                                                                                                                                                                                        | No acceptable outcome is nominated.                                                                                                                                                                                            | <b>PO5 - Does not comply</b><br>A structure plan was not provided                           |

Code assessment- Development application for Reconfiguring a Lot (one lot into two lots) and a Material Change of Use for a Dwelling house (Building Location Envelope) - 13 Barlows Road, Taroomball

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                    | Acceptable outcomes                 | Assessment Response                                                                                                                                                                                                                                                                                                                                                  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Zone                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Proposed additional lots in the stage/ development | Small structure plan                | Large structure plan                                                                                                                                                                                                                                                                                                                                                 |
| All residential category zones                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 7 – 15                                             | <input type="checkbox"/>            |                                                                                                                                                                                                                                                                                                                                                                      |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 16 or more                                         |                                     | <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                             |
| All centres category zones and all industrial category zones                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 5 - 10                                             | <input type="checkbox"/>            |                                                                                                                                                                                                                                                                                                                                                                      |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 11 or more                                         |                                     | <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                             |
| All other zones where reconfiguring a lot requires impact assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 1 or more                                          |                                     | <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                             |
| <b>PO6</b><br>Development which requires a structure plan is undertaken in accordance with the structure plan, and the structure plan is prepared in accordance with the requirements of Schedule SC7.14.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                    | No acceptable outcome is nominated. | <b>PO6 – Does not comply</b><br>A structure plan was no provided however a reconfiguration plan was provided to support the application and is sufficient to undertake the assessment.                                                                                                                                                                               |
| <b>PO7</b><br>Lot design is well integrated with the surrounding locality, having regard to:<br>(a) roads, streets, pedestrian and cycle networks;<br>(b) utility installations and other infrastructure networks;<br>(c) open space networks, significant vegetation and habitat areas, waterways and wetlands, and valued biodiversity corridors;<br>(d) connections to centres and employment areas;<br>(e) surrounding landscaping and streetscape treatments; and<br>(f) the interface with established land uses.<br>Editor's note: When assessing the location and design for lot reconfiguration, consideration should be given to the standards for separating conflicting land use specified in Schedule 4 of the planning scheme. Where standards are not specified, a specialist report may be required to demonstrate the suitability of the development. |                                                    | No acceptable outcome is nominated. | <b>PO7 - Complies</b><br>The site is located within the Rural zone where pedestrian and cycle networks and landscaping and streetscape treatments are not established.<br>The surrounding established land uses are residential with small scale rural uses occurring on some sites.<br>The subject site is located approximately 6 kilometres from the Yeppoon CBD. |
| <b>PO8</b><br>Lot design:<br>(a) protects areas with significant environmental values;<br>(b) appropriately utilises the natural topography of the site as far as practicable and minimises the need for significant earthworks for future development;<br>(c) avoids crossing or otherwise interfering with natural                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                    | No acceptable outcome is nominated. | <b>PO8 - Complies</b><br>The proposed property boundaries and future residential use on proposed Lot 2 is not located within an area containing significant environmental values, biodiversity, wetlands, waterways, drainage lines or biodiversity corridors.<br>Earthworks are not be required to achieve future development.                                      |

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| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Acceptable outcomes                                                                                                              | Assessment Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| drainage lines, waterways, wetlands, habitat areas or biodiversity corridors; and<br>(d) retains key site characteristics, landmarks, and places of heritage significance.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>PO9</b><br>Lot reconfiguration does not facilitate development which would be visually obtrusive on skylines, headlands or prominent landscape features.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | No acceptable outcome is nominated.                                                                                              | <b>PO9 - Complies</b><br>Proposed lot 1 contains an established residential use. Proposed lot 2 is not located on a skyline, headland or prominent landscape feature.                                                                                                                                                                                                                                                                                                              |
| <b>PO10</b><br>Lot reconfiguration does not:<br>(a) increase the likelihood of significant land use conflict;<br>(b) compromise the potential to use adjoining land for its zoned purpose;<br>(c) compromise the use of stock routes;<br>(d) compromise the safe and efficient operation of major transport networks and other major infrastructure networks.                                                                                                                                                                                                                                                                                                                                                                                                               | No acceptable outcome is nominated.                                                                                              | <b>PO10 - Does not comply</b><br>All but one adjoining lot is characterised with a dwelling house and ancillary structures. It is unclear if rural uses are currently occurring on the adjoining sites however due to the sizes of the lots there is reduces area for the uses to occur.<br><br>The addition of another lot which has rights for a sensitive land use to occur on the site increases the likelihood of significant land use conflicts.                             |
| <b>Lot design - size and dimension</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>PO11</b><br>Reconfiguration only occurs if it creates lot sizes and dimensions that:<br>(a) are consistent with the intended character of the zone, precinct or sub-precinct in which the land is located;<br>(b) do not limit or compromise the ability to use rural land for its preferred uses;<br>(c) do not limit or compromise the ability to use industrial zoned land or special purpose zoned land for their preferred uses;<br>(d) protect resources (including potential mining and extractive resources), environmental and landscape values of rural land;<br>(e) protect ground and surface water quality in the rural residential zone;<br>(f) protect areas with significant biodiversity values; and<br>(g) protect areas of high scenic amenity value. | <b>AO11.1</b><br>The lots are designed in accordance with the minimum lot sizes and dimensions specified within Table 9.3.3.4.2. | <b>AO11.1 – Does not comply</b><br>Lot 1 is proposed to be 12.58 hectares and lot 2 is 3.7 hectares. Lot 2 is below the minimum lot size of 10 hectares.<br><br><b>PO11 – Does not comply</b><br>The proposal is not consistent with the intended character of the Rural zone as fragmentation of lots below the minimum lot size is not supported.<br><br>The proposal limits and compromises the ability of the subject site and adjoining sites to be used for a preferred use. |
| <b>PO12</b><br>Lots have a regular shape and consistent dimensions to facilitate the efficient development of the land for its intended purpose, and                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>AO12.1</b><br>The lots are designed in accordance with the minimum lot sizes and dimensions specified within Table 9.3.3.4.2. | <b>AO12.1 - Does not comply</b><br>The proposed road frontage property boundary length of Proposed Lot 1 is 14 metres to Tanby Road and Proposed lot 2 is                                                                                                                                                                                                                                                                                                                          |

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| Performance outcomes                                                                                                                                                                                                                                                                                                                                           | Acceptable outcomes                                                                                                                                                                        | Assessment Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| have sufficient area to provide for:<br>(a) buildings and structures;<br>(b) usable open space and landscaping<br>(c) ventilation and sunlight for buildings;<br>(d) privacy for residents;<br>(e) suitable vehicle access and on-site parking where required; and<br>(f) any on-site services and infrastructure such as effluent disposal areas if required. |                                                                                                                                                                                            | 140 metres meeting to Barlows Road. The proposed road frontage width does not meet the required width of 450 metres.<br><br><b>PO12 – Complies</b><br>Both proposed lots provide sufficient space for future buildings and structures to be located on the lot ensuring usable open space is provided for recreational space, privacy is maintained, on-site vehicle parking requirements can be achieved, and building have appropriate sunlight and ventilation.                                                                                                                                                                                          |
|                                                                                                                                                                                                                                                                                                                                                                | <b>AO12.2</b><br>All residential lots are able to contain a constraint free rectangular building location envelope, having dimensions no less than nine (9) metres by fifteen (15) metres. | <b>AO12.2 – Does not comply</b><br>Proposed Lot 1 is characterised with an existing dwelling house and ancillary buildings.<br>Proposed Lot 2 is mapped with Bushfire hazard overlay and therefore there is not a constraint free building location.<br><br><b>PO12 - Complies</b><br>The proposed Building Location Envelope is mapped with Bushfire hazard potential impact buffer. Suitable cleared space is provided to ensure a constraint free rectangular building location envelope, having dimensions no less than nine (9) metres by fifteen (15) metres.<br>Further assessment of the Bushfire Hazard overlay is undertaken in against the code. |
| <b>Lot size and dimensions where located in the emerging community zone</b>                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>PO13 and PO14 – Not applicable</b><br>The site is not located within the Emerging community zone.                                                                                                                                                                                                                                                           |                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Lot design – rear lots</b>                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>PO15 – Not applicable</b><br>The proposal does not involve a rear lot.                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Road and street network</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>PO16, PO17, PO18 and PO19 – Not applicable</b><br>No roads or street networks are proposed.                                                                                                                                                                                                                                                                 |                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Road and street design</b>                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>PO20, PO21 and PO22 – Not applicable</b><br>There are no new roads or streets.                                                                                                                                                                                                                                                                              |                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Pedestrian and cycle networks</b>                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>PO23 and PO24 – Not applicable</b><br>The proposal is located within the Rural zone, bicycle and pedestrian footpaths are unreasonable.                                                                                                                                                                                                                     |                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

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| Performance outcomes                                                                                                                                                                                                                                                                                                                | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Assessment Response                                                                                                                                                                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Public transport</b>                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                             |
| <b>PO25 – Not applicable</b><br>The proposal is not located within a residential category zone or emerging community zone and does not provide density consistent with a residential category zone.                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                             |
| <b>Climatic response</b>                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                             |
| <b>PO26 – Complies</b><br>The proposal is for one lot into two lots, no blocks are created and given the proposed lot sign provision of sun and breeze can enter buildings.                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                             |
| <b>Development near infrastructure and special activities</b>                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                             |
| <b>PO27</b><br>Reconfiguring minimises exposure to risks and amenity impacts from major infrastructure and enables the safe and efficient operation of infrastructure.                                                                                                                                                              | <b>AO27.1</b><br>Reconfiguration within one-hundred (100) metres of any trunk gas pipeline does not increase the density of development                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>AO27.1 and AO27.2 – Complies</b><br>The subject site is not within 100 metres of any trunk gas pipelines or high voltage electricity easements.                                          |
|                                                                                                                                                                                                                                                                                                                                     | <b>AO27.2</b><br>Where adjoining a high voltage electricity easement (above 11kV), lot design and layout incorporates:<br>(a) a vegetated buffer within a distance of twenty (20) metres from the boundary of the electricity transmission line easement; and<br>(b) the orientation of the primary lot frontage away from transmission line easement                                                                                                                                                                                                                  |                                                                                                                                                                                             |
|                                                                                                                                                                                                                                                                                                                                     | <b>AO27.3</b><br>Lots are designed and oriented to ensure that a habitable building or primary open space areas on each lot can comply with the separation distances set out in Schedule 4.                                                                                                                                                                                                                                                                                                                                                                            | <b>AO27.3 - Complies</b><br>The proposed lots comply with the separation distances set out in Schedule 4.                                                                                   |
|                                                                                                                                                                                                                                                                                                                                     | <b>AO27.4</b><br>Reconfiguring of land for residential purposes does not take place within five-hundred (500) metres of the following:<br>(a) a sewage or waste water treatment plant;<br>(b) a landfill site or major waste transfer station; and major outfall facilities.                                                                                                                                                                                                                                                                                           | <b>AO27.4 – Complies</b><br>The subject site is not located within 500 metres of a sewage or waste water treatment plant or landfill site.                                                  |
| <b>Infrastructure</b>                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                             |
| <b>PO28</b><br>Infrastructure, including roads and streets, water supply, stormwater drainage, sewage disposal, waste disposal, electricity and communication facilities are provided in a manner that:<br>(a) is efficient;<br>(b) is adequate for the projected needs of the development;<br>(c) is adaptable to allow for future | No acceptable outcome is nominated.<br>Editor's note: In the majority of instances, infrastructure is to be provided in accordance with the requirements of the Development Works Code. Noteworthy is that the acceptable outcomes for the provision of infrastructure, as specified in the Development Works Code, are considered to be acceptable assuming that the development is located in a suitable zone which is intended for that development. Although not desirable, should there be a situation where a reconfiguration of a lot results in lot sizes that | <b>PO28 - Complies</b><br>The proposal is located within the Rural zone. Infrastructure such as water, sewer, energy and telecommunications can be provided on-site in an efficient manner. |

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| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Assessment Response                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>infrastructure upgrades;</p> <p>(d) minimises risk of adverse environmental or amenity related impacts;</p> <p>(e) minimises whole of life cycle costs for that infrastructure.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <p>are below the minimum lot sizes for the zone it is located in (as specified in this code) and the intended land use for the lots are different from that which is preferred for the zone it is located in, then the appropriateness of infrastructure is to be determined by an assessment against the relevant performance outcomes. It is likely that development for urban activities will in the majority of instances require the provision of infrastructure to a standard expected for development in urban zones.</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Parks and open Space</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <p>Editor's note—Where acceptable outcomes are set out in this section, it is acknowledged that they may primarily be practicable in greenfield developments. Alternative outcomes are likely to be appropriate in existing developed areas. This may include works and embellishment to existing parks or recreational corridors to meet the development's demand, or as part of an infrastructure partnership agreement.</p>                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>PO29 and PO30 – Not applicable</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <p>Schedule SC7.9 is in relation to urban residential lots and is not applicable to subdivision within the Rural zone. The proposal is for subdivision of one lot into to lot and is not considered a neighbourhood.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Hazards</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <p><b>PO31</b></p> <p>Reconfiguration of a lot avoids creating unacceptable risk to human safety, property and the environment due to natural hazards and contaminated land.</p> <p>Editor's note: Not all areas of the planning scheme area (which may be subject to risk from natural hazards) are identified by overlays. Determination of potential hazards and constraints should be undertaken through the development application process and appropriate analysis of the site and surrounding area.</p> <p>Editor's note: Where contamination is suspected (for example former cattle dip yards, industrial sites, landfill, areas of unexploded ordnances and the like), applicants may be requested to provide a preliminary contamination report when for residential, rural residential or emerging community zone subdivisions.</p> | <p>No acceptable outcome is nominated.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <p><b>PO31 - Complies</b></p> <p>Proposed lot 1 contains an established residential use. Proposed lot 2 can achieve an acceptable level of risk associated with the mapped Bushfire Hazard Overlay.</p> <p>Further assessment of the proposed Building location Envelope will be undertaken against the Bushfire Hazard Overlay.</p> <p>The proposed lots avoid creating unacceptable risk to human safety, property and the environment due to natural hazards.</p> |

#### Rural zone code

**Table 6.5.4.4.1 Outcomes for development that is accepted subject to developments and assessable development**

| Performance outcomes                                                                                                                                                                                                                                                                                                                                   | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                | Assessment Response                                                                                                                                                                                                                                                                                                                                                                       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Where located in all areas of the zone (excluding the Yaamba Historic Township Precinct)</b>                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Land use</b>                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>If a use within the accommodation activities group</b>                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                           |
| <p><b>PO1</b></p> <p>The development of a use within the accommodation activities group:</p> <p>(a) does not limit or compromise the continuing operation of an established use from within the rural activities group on an adjoining lot;</p> <p>(b) does not limit or compromise the future development of rural zoned land on an adjoining lot</p> | <p><b>AO1.1</b></p> <p>The habitable buildings of a use from within the accommodation activities group have a setback from side and rear lot boundaries in accordance with the greater of the following:</p> <p>(a) if there is an established use from within the rural activities group located on an adjoining lot, a setback from the common boundary with that lot, which</p> | <p><b>AO1.1 - Complies</b></p> <p>The proposed BLE on Lot 2 is located 10 metres from the western side property boundary and is excess of to metres from the eastern side property boundary and rear property boundary</p> <p>The required setback is 10 metres.</p> <p>Aerial imagery and the site visit did not provide information on existing rural uses occurring on surrounding</p> |

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| Performance outcomes                                                                                                                                                                                                                                                                                                               | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Assessment Response                                                                                                                                                                                                                                                                                                                                                                                                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| for a use from within the rural activities group; and<br>(c) is appropriately separated and buffered from uses that are likely to result in adverse impacts on amenity.                                                                                                                                                            | complies with the minimum separation distances specified in Table SC4.1.1 and Table SC4.1.2 of Schedule 4; or<br>(b) in compliance with the setback standards identified in Table SC10.1.1 of Schedule 10.                                                                                                                                                                                                                                                                                                                                                                                | lots.                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                                                                                                                                                                                                                                                                                                                                    | <b>AO1.2</b><br>The habitable buildings of a use within the accommodation activities group have a setback from road frontage lot boundaries in accordance with the greater of the following:<br>(a) if there is an established use from within the rural activities group located on a lot on the opposite side of the road, a distance from the road frontage boundary, which complies with the minimum separation distances specified in Table SC4.1.1 and Table SC4.1.2 of Schedule 4; or<br>(b) in compliance with the setback standards identified in Table SC10.1.1 of Schedule 10. | <b>AO1.2 - Does not comply</b><br>The proposed BLE on Lot 2 is located 9.99 metres from the road frontage property boundary.<br>The required setback is 10 metres.<br><b>PO5 – Complies</b><br>The non compliance is minor and the setback proposed can achieve the relevant performance outcome.<br>Aerial imagery and the site visit did not provide information on existing rural uses occurring on surrounding lots. |
| <b>If a use within the rural activities group</b>                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>PO2 - Not applicable</b><br>The proposal is not for a use within the rural activities group                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>If a roadside stall</b>                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>PO3 – Not applicable</b><br>The proposal is not for a roadside stall                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Built form</b>                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>PO4</b><br>The height of buildings and structures are consistent with the rural character of the locality and the reasonable expectations as to the operational needs of the use, and they do not adversely impact the character or amenity of the streetscape, adjoining sites or the immediate area.                          | <b>AO4.1</b><br>Building height does not exceed twelve (12) metres above ground level (excluding silos and similar structures that are ancillary to the operations of a use within the rural activities group).                                                                                                                                                                                                                                                                                                                                                                           | <b>AO4.1 – Conditioned to comply</b><br>The dwelling house building height can be conditioned.                                                                                                                                                                                                                                                                                                                           |
|                                                                                                                                                                                                                                                                                                                                    | <b>AO4.2</b><br>The height of structures does not exceed twenty-five (25) metres above ground level.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>AO4.2 – Conditioned to comply</b><br>The height of structures can be conditioned.                                                                                                                                                                                                                                                                                                                                     |
| <b>PO5</b><br>The design and siting of buildings and structures does not adversely impact the amenity of the streetscape or adjoining sites having regard to the following:<br>(a) minimisation of potential sources of nuisance;<br>(b) prevention of overshadowing of habitable buildings of any sensitive land use on adjoining | <b>AO5.1</b><br>Buildings or structures have a setback from side, rear and road frontage lot boundaries in compliance with the setback standards identified in Table SC10.1.1 of Schedule 10.                                                                                                                                                                                                                                                                                                                                                                                             | <b>AO5.1 – Does not comply</b><br>The proposed BLE is located 10 metres from the western side property boundary and 9.99 metres from the road frontage property boundary.<br>The required setback for a non-habitable building is 10 metres.<br><b>PO5 – Complies</b><br>The non compliance is minor and the setback proposed can achieve                                                                                |



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| Performance outcomes                                                 | Acceptable outcomes | Assessment Response               |
|----------------------------------------------------------------------|---------------------|-----------------------------------|
| lots; and<br>(c) prevention of overshadowing of public places.       |                     | the relevant performance outcome. |
| <b>Where located in the Yaamba Historic Township Precinct</b>        |                     |                                   |
| <b>PO6 – PO10</b>                                                    |                     |                                   |
| The site is not located within the Yaamba Historic Township Precinct |                     |                                   |

**Table 6.5.4.4.2 — Additional outcomes for assessable development**

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Acceptable outcomes                 | Assessment Response                                                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|--------------------------------------------------------------------------|
| <b>Where located in all areas of the zone (excluding the Capricorn Coast Rural Precinct and excluding the Yaamba Historic Township Precinct)</b>                                                                                                                                                                                                                                                                                                                                                                                                                 |                                     |                                                                          |
| <b>Land use</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                     |                                                                          |
| <b>PO11</b><br>The use contributes to the development of the rural zone which is comprised of the following:<br>(a) preferred uses for the zone (as identified in the overall outcomes for the zone); or<br>(b) uses within the accommodation activities group (where in accordance with the circumstances identified in the overall outcomes for the zone); or<br>(c) other uses that are not within the rural activities group or accommodation activities group (where in accordance with the circumstances identified in the overall outcomes for the zone). | No acceptable outcome is nominated. | <b>PO11 - Not applicable</b><br>The proposal is for reconfiguring a lot. |
| <b>Where located in the Capricorn Coast Rural Precinct</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                     |                                                                          |
| <b>Land use</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                     |                                                                          |
| <b>PO12</b><br>The use contributes to the development of a Capricorn Coast Rural Precinct which is comprised of the following:<br>(a) preferred uses for the precinct (as identified in the overall outcomes for the zone); or<br>(b) intensive animal industry or intensive horticulture (where in accordance with the circumstances identified in the overall outcomes for the precinct); or<br>(c) a use from within the accommodation activities group or other non-rural uses (where in accordance with the circumstances identified in the overall         | No acceptable outcome is nominated. | <b>PO12 – Not applicable</b><br>The proposal is for reconfiguring a lot. |

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| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Acceptable outcomes                 | Assessment Response                                                                                                                                                                                               |
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| outcomes for the precinct).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                     |                                                                                                                                                                                                                   |
| <b>Where located in the Yaamba Historic Township Precinct</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                     |                                                                                                                                                                                                                   |
| <b>PO13 – PO15 – Not applicable</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                     |                                                                                                                                                                                                                   |
| The site is not located within the Yaamba Historic Township Precinct.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                     |                                                                                                                                                                                                                   |
| <b>Where located in all areas of the zone (excluding the Yaamba Historic Township Precinct)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                     |                                                                                                                                                                                                                   |
| <b>PO16</b><br>The development of a use within the rural activities group is designed and operated at an appropriate scale and intensity relative to the capacity of water resources and soil to sustain the development activity in an environmentally responsible manner.                                                                                                                                                                                                                                                                                                                                                                                                                                                   | No acceptable outcome is nominated. | <b>PO16 - Not applicable</b><br>The proposal is not for a use within the rural activities group.                                                                                                                  |
| <b>PO17</b><br>The development of a use within the rural activities group or a use being veterinary services, where involving the boarding, accommodation, care, training, holding, keeping, production, or cultivation of animals and the like, ensures that the animals are confined within the site in secure fencing or other enclosures, and these confinements are sited, designed and managed in a manner which achieves the following:<br>(a) accepted best practice for the welfare of animals;<br>(b) prevention of the escape of animals;<br>(c) best practice for the hygienic confinement of animals; and<br>(d) minimal nuisance beyond the site boundaries by way of noise and odours produced by the animals. | No acceptable outcome is nominated. | <b>PO17 - Not applicable</b><br>The proposal is not for a use within the rural activities group.                                                                                                                  |
| <b>PO18</b><br>The use does not result in land and water quality degradation (above ground and underground) due to the following:<br>(a) movement of sediment, nutrients, pathogens, and pollutants; or<br>(b) the handling, treatment and disposal of solid and liquid waste.                                                                                                                                                                                                                                                                                                                                                                                                                                                | No acceptable outcome is nominated. | <b>PO18 - Complies</b><br>The proposal is for reconfiguring a lot and a Material Change of Use for a dwelling house. It is not expected the use will result in land and water quality degradation.                |
| <b>PO19</b><br>The use:<br>(a) avoids unnecessary clearing of native vegetation and habitat; and<br>(b) minimises major earthworks.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | No acceptable outcome is nominated. | <b>PO19 - Complies</b><br>The proposed Building Location Envelope is located in excess of 100 metres from the mapped environmentally significant vegetation ensuring no clearing of the vegetation is required to |

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| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Acceptable outcomes                 | Assessment Response                                                                                                                                                                                             |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                     | accommodate buildings or the associated asset protection zone.<br>Sparse native vegetation is located within the proposed BLE and is mapped as Category X vegetation which is considered exempt clearing works. |
| <b>If an extractive industry</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                     |                                                                                                                                                                                                                 |
| <b>PO20 – PO22 – Not applicable</b><br>The proposal is not for an Extractive industry.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                     |                                                                                                                                                                                                                 |
| <b>If a transport depot</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                     |                                                                                                                                                                                                                 |
| <b>PO23- Not applicable</b><br>The proposal is not for a Transport depot.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                     |                                                                                                                                                                                                                 |
| <b>Where located within Agricultural Land Class A and Class B identified on an overlay</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                     |                                                                                                                                                                                                                 |
| <b>PO24</b><br>Land that is identified as Agricultural Land Class A or Class B is developed only in the following circumstances:<br>(a) it is for a land use from within the rural activities group, which does not limit or compromise the capacity of the land to be used for primary production; or<br>(b) it is for a land use that is not within the rural activities group, which is not irreversible, and which does not limit or compromise the capacity of the land to be used for primary production; or<br>(c) it is proven that the land should not actually be identified as Agricultural Land Class A or Class B; or<br>(d) other than in the Capricorn Coast Rural Precinct, it does not result in the creation of a lot having an area less than sixty (60) hectares and a width less than 450 metres; or<br>(e) it is for a land use that is not within the rural activities group and there is an overriding need in terms of public benefit for the development and that the development cannot be located on alternative sites that are suitable for the development; or<br>(f) the land is identified as Key Resource Area; or<br>(g) the development is small-scale, has low impacts and is focussed on tourism which is directly associated with a rural activity undertaken on the site or involves education, | No acceptable outcome is nominated. | <b>PO24 – Does not comply</b><br>The proposal does not comply with (d) as the it results in the creation of a lot having an area less than sixty (60) hectares.                                                 |

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| Performance outcomes                                                                                                                                                                                                                           | Acceptable outcomes | Assessment Response |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|---------------------|
| <p>promotion, or sales associated with primary produce sourced from the site or local area; or</p> <p>(h) the potential undertaking of agriculture on the subject land (alone or in association with surrounding land) is not practicable.</p> |                     |                     |
| <b>Where located adjacent to the township of Cawarral, Mount Chalmers, or The Caves</b>                                                                                                                                                        |                     |                     |
| <b>PO25 – PO28 – Not applicable</b>                                                                                                                                                                                                            |                     |                     |
| The proposal is not located within the township of Cawarral, Mount Chalmers, or The Caves.                                                                                                                                                     |                     |                     |
| <b>Where located in the Yaamba Historic Township Precinct</b>                                                                                                                                                                                  |                     |                     |
| <b>PO29 and PO30 – Not applicable</b>                                                                                                                                                                                                          |                     |                     |
| <b>The site is not located within the Yaamba Historic Township Precinct.</b>                                                                                                                                                                   |                     |                     |

#### Biodiversity overlay code

**Table 8.2.3.4.1 Outcomes for development that is accepted subject to developments and assessable development**

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                     | Assessment Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>If reconfiguring a lot</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <p><b>PO15</b></p> <p>The ecological function and biodiversity values of existing vegetation and habitat are maintained by ensuring that reconfiguring a lot in areas containing matters of environmental significance does not result in significant adverse impacts on the values present.</p> <p>Editor's note – Council may adopt an offsets planning scheme policy for matters of local environmental significance at a future date.</p> <p>Editor's note: Development applications proposed in areas identified as having matters of environmental significance that prepare all relevant material in accordance with Schedule SC7.5 Environmental Management Planning Scheme Policy, will assist in demonstrating achievement of these performance outcomes.</p> | <p><b>AO15.1</b></p> <p>Reconfiguring a lot does not result in the following:</p> <p>(a) the creation of additional lots within areas mapped as containing matters of environmental significance; or</p> <p>(b) the creation of new lots adjoining areas mapped as containing matters of environmental significance of less than ten (10) hectares.</p> | <p><b>AO15.1 – Does not comply (a)</b></p> <p>The proposal result in an additional lot within an area mapped as containing matters of environmental significance.</p> <p><b>Complies (b)</b></p> <p>Both proposed lots exceed 10 hectares in area.</p> <p><b>PO15 – Complies</b></p> <p>The proposed Building Location Envelope is located 100 metres from the mapped wildlife habitat ensuring no clearing of the vegetation is required to accommodate buildings or the associated asset protection zone. It is not expected the ecological function and biodiversity values are compromised.</p> |
| <p><b>PO16</b></p> <p>Reconfiguring a lot incorporates a buffer to areas containing matters of environmental significance in accordance with minimum best practice standards and the buffer area has characteristics to minimise development impacts on the values present.</p> <p>Editor's note: The Queensland wetland buffer guideline, Department of Environment and Heritage, 2011 should be referred to when planning detailed buffer design to position development, determine any alternative buffer widths, and establish operating measures that avoid adverse impacts on a wetland.</p>                                                                                                                                                                      | <p>No acceptable outcome is nominated.</p>                                                                                                                                                                                                                                                                                                              | <p><b>PO16 - Complies</b></p> <p>The proposed Building Location Envelope is located 100 metres from the mapped wildlife ensuring no clearing of the vegetation is required to accommodate buildings or the associated asset protection zone.</p>                                                                                                                                                                                                                                                                                                                                                    |

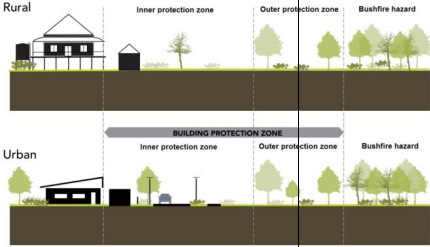
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**Bushfire hazard overlay code**

**Table 8.2.4.4.1 Outcomes for development that is accepted subject to developments and assessable development**

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Assessment response                                                                                                                                                                                                                                                                                                                                        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Development other than reconfiguring a lot where located in bushfire hazard areas identified as potential impact buffer, or medium potential bushfire intensity, or high potential bushfire intensity, or very high potential bushfire intensity</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                            |
| <b>Bushfire planning</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                            |
| <p><b>PO1</b></p> <p>Development does not expose people and property to unacceptable risk from bushfire hazard taking into account:</p> <p>(a) vegetation type;</p> <p>(b) slope;</p> <p>(c) aspect;</p> <p>(d) bushfire history;</p> <p>(e) ongoing maintenance; and</p> <p>(f) on-site and off-site fire hazard implications.</p> <p>Editor's note: Off-site impacts may include potential hazard from land up to ten (10) kilometres away from the site. For example, it may be relevant to consider how large tracts of forest away from the site may impact on the bushland that surrounds the site.</p> <p>Editor's note: <i>Schedule 6, Part 2 of the Planning Regulation, 2017</i>, makes specific development within a bushfire hazard overlay located on a lot smaller than 2,000m<sup>2</sup> which is zoned residential accepted development.</p> | <p><b>AO1.1</b></p> <p>Development is located within a building protection zone approved as part of a Development Permit for reconfiguration of a lot, and the building protection zone was determined in accordance with SC7.2 Bushfire hazard planning scheme policy.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <p><b>AO1.1 - Does not comply</b></p> <p>No bushfire hazard assessment and management plan was provided to support the application</p>                                                                                                                                                                                                                     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p><b>AO1.2</b></p> <p>If the development is not located within an approved building protection zone for the site in accordance with AO1.1, then the development occurs only if it is located in accordance with a bushfire management plan which has been prepared in accordance with SC7.2 Bushfire hazard planning scheme policy, and the bushfire management plan demonstrates that:</p> <p>(a) the development is not in a medium, high or very high bushfire hazard area; or</p> <p>(b) the outermost walls or living spaces of buildings on the site are separated from the edge of the bushfire hazard source, the greater of the following:</p> <p>(i) sufficient distance to achieve a bushfire attack level no greater than 29kW/m<sup>2</sup>; or</p> <p>(ii) a distance of twenty (20) metres; or</p> <p>(iii) no less than 1.5 times the mature tree canopy height in the hazard hazardous vegetation.</p> <p>Editor's note: The Bushfire Attack Level is calculated in accordance with the methodology described in the Australian Standard AS 3959 – Construction of buildings in bushfire prone areas.</p> <p>Editor's note: Council may accept a bushfire management plan that was prepared for a previous development approval over the land, prior to the SC7.2 Bushfire hazard planning scheme policy coming into effect, subject to further assessment to ensure compliance with current standards.</p> | <p><b>AO1.2 - Does not comply</b></p> <p>No bushfire hazard assessment and management plan was provided to support the application.</p> <p><b>PO12 Complies</b></p> <p>No clearing of vegetation is required. The proposed Building Location Envelope achieves a maximum bushfire attack level of 12.5 due to the 100 metres buffer to the vegetation.</p> |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>AO1.3</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>AO1.3 – Can be conditioned to</b>                                                                                                                                                                                                                                                                                                                       |

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| Performance outcomes                                                                                                                        | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Assessment response                                                                                                                                                                                 |
|---------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                             | <p>Buildings and structures are located within a building protection zone which achieves the following:</p> <ul style="list-style-type: none"> <li>(a) the inner zone and outer zone of the building protection zone have slopes under thirty-three (33) per cent; and</li> <li>(b) the inner zone has the following characteristics: <ul style="list-style-type: none"> <li>(i) it has a minimum distance of ten (10) metres, or a distance sufficient to achieve a bushfire attack level no greater than 29kW/m<sup>2</sup>; and</li> <li>(ii) tree canopy cover in the zone is less than ten (10) per cent; and</li> <li>(iii) tree canopy is located greater than two (2) metres from any part of the roofline of a building; and</li> </ul> </li> <li>(c) the outer zone has the following characteristics: <ul style="list-style-type: none"> <li>(i) it has a minimum distance of ten (10) metres plus one (1) metre for every degree of downslope vegetation; and</li> <li>(ii) tree canopy cover in the zone is less than thirty (30) per cent.</li> </ul> </li> </ul> <p>Note: The following figures illustrate the desired outcome.</p>  <p>Editor's note: The term 'building protection zone' is explanatory in nature. In documents other than this Code, it may also be referred to as an asset protection zone, building radiation zone, or defendable space. Regardless of the name, the above figures illustrate the key features of the zone.</p> | <p><b>comply</b></p> <p>The proposed 100 metre buffer achieves an inner zone of 10 metres and an outer zone of 20 metres. Further, AO1.3 can be conditioned to ensure compliance in perpetuity.</p> |
| <b>Land use</b>                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                     |
| <b>PO2</b><br>In areas determined to be at an unacceptable risk from bushfire hazards, development does not occur if it is for a use which: | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p><b>PO2 - Complies</b></p> <p>The proposed development of one additional lot and a building location envelope does not result in a significant concentration of people</p>                        |

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| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                | Assessment response                                                                                                                                                                                                                                                                                                                                     |
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| (a) results in a significant concentration of people at any one time; or<br>(b) results in a significant increase in people living or working in the area; or<br>(c) involves institutional uses where evacuating people may be difficult; or<br>(d) involves a significant number of vulnerable people; or<br>(e) involves essential public infrastructure; or<br>(f) involves manufacture or storage of hazardous materials.                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                    | at any one time.                                                                                                                                                                                                                                                                                                                                        |
| <b>PO3</b><br>In areas determined to have bushfire hazard risk within tolerable levels, development occurs only if:<br>(a) it adequately mitigates potential adverse impacts from bushfire hazard through siting, design, and other mitigation measures;<br>(b) it supports safe and efficient evacuation and emergency services access to the site in the event of a bushfire; and<br>(c) essential public infrastructure is not put at significant risk from destruction or failure during and immediately after bushfire events.                                                                                                                                                                                                                     | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                                                                                                                                                                | <b>PO3 - Complies</b><br>The proposed building location envelope is clear of vegetation with the nearest patch of vegetation located approximately 100 metres away providing opportunity for mitigation and reducing risk.<br>The site adjoins Barlows Road, a Rural access which supports safe and efficient evacuation and emergency services access. |
| <b>Vegetation protection</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                         |
| <b>PO4</b><br>Buildings, structures and their associated buffer areas, access routes and fire management trails, are located to maximise the protection of vegetation in areas of high biodiversity or scenic value.<br>Editor's note: For assessable development, building locations envelopes may be accepted in some cases, in place of buildings being illustrated on plans.<br>Editor's note: Due to the conflict between the need for vegetation clearing for bushfire mitigation and the need for protecting vegetation with biodiversity values or scenic values, a site will need to be chosen where development has no significant adverse impacts on biodiversity values or scenic values, while achieving the required bushfire objectives. | <b>AO4.1</b><br>Buildings, structures and their associated buffer areas, access routes and fire management trails, avoid causing significant adverse impacts on the following:<br>(a) areas identified as containing matters of environmental significance; and<br>(b) areas identified as:<br>(i) Scenic amenity management area A; or<br>(ii) Scenic amenity management area B; or<br>(iii) Coastal green break; or<br>(iv) Coastline foreshore. | <b>AO4.1 - Complies</b><br>A separation distance of 100 metres between the proposed building location envelope and the nearest vegetation ensure not further clearing of both mapped and not mapped vegetation will occur as a result of this development.                                                                                              |
| <b>Internal access</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                         |
| <b>PO5</b><br>Development ensures that the location, siting, and design of development and associated internal access ways:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>AO5.1</b><br>Internal access ways have:<br>(a) a minimum cleared width of six (6) metres;<br>(b) a minimum cleared height of                                                                                                                                                                                                                                                                                                                    | <b>AO5.1 – Can be conditioned to comply</b><br>AO5.1 can be conditioned to ensure compliance.                                                                                                                                                                                                                                                           |

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| Performance outcomes                                                                                                                                                          | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Assessment response                                                                                                               |
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| (c) avoid potential for entrapment during a bushfire; and<br>(d) enable safe evacuation of the site during a bushfire for site occupants.                                     | 4.8 metres;<br>(c) a minimum formed width of four (4) metres;<br>(d) a maximum gradient of twenty-five (25) per cent if sealed, or eighteen (18) per cent if unsealed;<br>(e) where the length of the access way is greater than thirty (30) metres, an average gradient no greater than 14.4 per cent;<br>(f) a cross fall no greater than eighteen (18) per cent if sealed, or 12.5 per cent if unsealed;<br>(g) where there are dips or peaks, entry and exit angles no greater than 12.5 per cent;<br>(h) adequate drainage to prevent soil erosion;<br>(i) where the site:<br>(i) is located within a reticulated municipal water supply area, a maximum length of seventy (70) metres from the development to an all-weather public road designed with culverts and bridges constructed with a minimum load bearing of fifteen (15) tonnes; or<br>(ii) is not located within a reticulated municipal water supply area, a maximum length of 200 metres from the development to an all-weather public road designed with culverts and bridges constructed with a minimum load bearing of eight (8) tonnes. |                                                                                                                                   |
| <b>Emergency access</b>                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                   |
| <b>PO6</b><br>Development has adequate access to external road networks which can be utilised by emergency vehicles, and provides safe evacuation in the event of a bushfire. | <b>AO6.1</b><br>Where located on a property greater than two-thousand (2000) square metres in area, the development has direct access to a constructed all-weather public road which is capable of carrying emergency service vehicles.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>AO6.1 - Complies</b><br>The site adjoins Barlows Road, a Rural access which is capable of carrying emergency service vehicles. |
| <b>Water supply for firefighting purposes</b>                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                   |
| <b>PO7</b><br>Development provides adequate water supply for firefighting purposes and the water supply is safely located and freely accessible for firefighting.             | <b>AO7.1</b><br>Development involving existing or new buildings having a gross floor area greater than fifty (50) square metres comply with the following:<br>(a) the development site has access to a reliable municipal                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>AO7.1 – Conditioned to comply</b><br>AO7.1 can be conditioned to ensure compliance.                                            |



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| Performance outcomes                                                                                                  | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Assessment response                                                                                                                                                                                                                                                             |
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|                                                                                                                       | <p>reticulated water supply with sufficient flow and pressure characteristics for fire-fighting purposes at all times (the minimum pressure and flow is 10 litres per second at 200 kPa; or</p> <p>(b) all buildings are located within ten (10) metres of a water tank, which:</p> <p>(i) is constructed with fire-proof materials or is located underground with above-ground access points;</p> <p>(ii) meets the minimum water supply requirements outlined in Table 8.2.4.4.3;</p> <p>(iii) is located more than nine (9) metres from any potential fire hazards (such as venting gas bottles and combustible structures);</p> <p>(iv) is located within six (6) metres of a hardstand area allowing access for a heavy rigid fire appliance;</p> <p>(v) is fitted with fire brigade tank fittings consisting of:</p> <p>(A) for above ground tanks, a fifty (50) millimetre ball valve and male camlock coupling and metal pipe fittings; or</p> <p>(B) for underground tanks, an access hole having a minimum diameter of 200 millimetres to allow access for suction lines; and</p> <p>(vi) is identified by directional signage clearly provided at the street access point.</p> <p>Editor's note: Water supply for fire-fighting is in addition to water supply for household use. Where a non-reticulated supply of water is required, swimming pools, creeks and dams should not be used as a substitute for a dedicated static supply as these sources of water are not reliable during drought conditions.</p> |                                                                                                                                                                                                                                                                                 |
| <b>Activities involving hazardous material</b>                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                 |
| <p><b>PO8</b></p> <p>The manufacture or storage of hazardous materials does not increase the risk of fire hazard.</p> | <p><b>AO8.1</b></p> <p>Development does not involve the manufacture or storage of hazardous materials beyond that which is commonly associated with domestic use.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <p><b>AO8.1 - Not applicable</b></p> <p>The proposal for reconfiguring a lot and a building location envelope for a dwelling house is not expected to include the manufacture or storage of hazardous materials beyond that which is commonly associated with domestic use.</p> |

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| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                  | Assessment response                                                                                                                                                                                                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Landscaping and fencing</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                         |
| <b>PO9</b><br>Landscaping does not create an unacceptable risk to people or property and provides for ongoing management of risk to the development and people from a bushfire.                                                                                                                                                                                                                                                                                                                                                                              | <b>AO9.1</b><br>Development complies with a landscaping plan which:<br>(a) is prepared in compliance with an approved bushfire management plan;<br>(b) preserves the requirements of any building protection zone; and<br>(c) does not increase the exposure of a habitable building not located in a building protection zone to a bushfire hazard. | <b>AO9.1 - Can be conditioned to comply</b><br>AO9.1 can be conditioned to ensure compliance.                                                                                                                           |
| <b>PO10</b><br>Development utilises fencing that:<br>(a) does not contribute to the spread of bushfire;<br>(b) provides access for fire-fighting purposes;<br>(c) facilitates the safe movement of fauna in rural areas.                                                                                                                                                                                                                                                                                                                                     | <b>AO10.1</b><br>Fences are constructed:<br>(a) using non-combustible or fire retardant materials within twenty (20) metres of any building used for accommodation;<br>(b) with gates that can be freely accessed for fire-fighting purposes (if applicable); and<br>(c) to not impede the safe movement of fauna (where applicable).                | <b>AO10.1 - Can be conditioned to comply</b><br>AO10.1 can be conditioned to ensure compliance.                                                                                                                         |
| <b>Reconfiguring a lot where located in bushfire hazard areas identified as potential impact buffer, or medium potential bushfire intensity, or high potential bushfire intensity, or very high potential bushfire intensity</b><br>Note: The following performance outcomes and acceptable outcomes apply only to the following categories of development:<br>▪ Reconfiguring a lot in the Rural zone and in the Emerging Community zone;<br>Reconfiguring a lot in any other zone where more than 6 additional lots are created and a new road is created. |                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                         |
| <b>Bushfire planning</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                         |
| <b>PO11</b><br>The lot layout is designed as a consequence of, and in accordance with the recommendations of a bushfire hazard assessment and management plan.<br>Editor's note: A bushfire hazard assessment and management plan should precede the reconfiguring design and inform the lot layout, not vice versa.<br>Editor's note: The recommendations of a bushfire hazard assessment and management plan (if considered suitable) may be attached to the conditions of any development approval (if given).                                            | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                                                                  | <b>PO11 - Does not comply</b><br>No bushfire hazard assessment and management plan was provided to support the application                                                                                              |
| <b>PO12</b><br>A bushfire hazard assessment and management plan demonstrates that all future buildings are able to be separated from the bushfire hazard by a distance which is the greater of the following:<br>(a) a sufficient distance to achieve a bushfire attack level                                                                                                                                                                                                                                                                                | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                                                                  | <b>PO12 - Does not comply</b><br>No bushfire hazard assessment and management plan was provided to support the application.<br><br><b>PO12 Complies</b><br>No clearing of vegetation is required. The proposed Building |

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| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Acceptable outcomes                                                                              | Assessment response                                                                                                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|
| <p>no greater than 29kW/m<sup>2</sup>; or</p> <p>(b) no less than 1.5 times the mature tree canopy height in the hazard hazardous vegetation; or</p> <p>(c) for forest or woodland vegetation, a sufficient area to create a building protection zone which achieves the following:</p> <p>(i) the inner zone and outer zone of the building protection zone have slopes under thirty-three (33) per cent; and</p> <p>(ii) the inner zone has the following characteristics:</p> <p>(A) it has a minimum distance of ten (10) metres, or a distance sufficient to achieve a bushfire attack level no greater than 29kW/m<sup>2</sup>; and</p> <p>(B) tree canopy cover in the zone is less than ten (10) per cent; and</p> <p>(C) three canopy is located greater than two (2) metres from any part of the roofline of a building; and</p> <p>(iii) the outer zone has the following characteristics:</p> <p>(A) it has a minimum distance of ten (10) metres plus one (1) metre for every degree of downslope vegetation; and</p> <p>(B) tree canopy cover in the zone is less than thirty (30) per cent.</p> <p>Editor's note: The separation area between buildings and the bushfire hazard may include:</p> <ul style="list-style-type: none"> <li>▪ a cleared road reserve of adequate width; or</li> <li>▪ open space acceptable to Council as a reserve contributed as part of the open space requirements of a development; or</li> <li>▪ maintainable land retained in private ownership in lots which are large enough to contain the required separation distance; or</li> <li>▪ maintainable open space or fire trail in a Community Management Scheme owned and maintained by the body corporate.</li> </ul> |                                                                                                  | <p>Location Envelope achieves a maximum bushfire attack level of 12.5 due to the 100 metres buffer to the vegetation.</p> |
| <p><b>PO13</b></p> <p>Lot design minimises the number of lots which have a direct interface</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <p><b>AO13.1</b></p> <p>No more than twenty (20) per cent of the total number of lots in the</p> | <p><b>AO13.1 - Does not comply</b></p> <p>100 hundred percent of the total number of proposed lots directly</p>           |

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| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Assessment response                                                                                                                                                                                                                                                                                                                                         |
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| with the bushfire hazard.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | development interface directly with the fire hazard.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | interface with the fire hazard.<br><br><b>PO13 - Complies</b><br>Despite the non compliance proposed Lot 2 which is currently vacant is located in the northern portion of the site with direct access from Barlows Road, an all weather road. The hazardous vegetation is located further south on the site.                                               |
| <b>Access</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                             |
| <b>PO14</b><br>The reconfiguring design ensures that the road network, future driveways and access routes:<br>(a) avoid potential for entrapment during a bushfire;<br>(b) provide safe and efficient movement of residents, workers and visitors out of the subdivision and away from an approaching bushfire;<br>(c) provides alternative access and egress considering the most likely bushfire scenarios;<br>(d) ensures that the location, siting, and design of development and associated driveways and access routes enables safe and efficient access for emergency services vehicles during and after a bushfire.<br><br>Editor's note: A bushfire hazard assessment and management plan can assist in demonstrating compliance with this performance outcome. | <b>AO14.1</b><br>Where creating lots having an area less than two (2) hectares:<br>(a) all lots are separated from hazardous vegetation by a constructed all-weather, public road;<br>(b) the road layout provides for at least one alternative access route connecting all lots in the development to a public road that meets the requirements in Table 8.2.4.4.2 and which is connects to a collector road; and<br>(c) cul-de-sacs are avoided except where:<br>(i) a perimeter road with a cleared width of twenty (20) metres separates the lots at the head of the cul-de-sac from hazardous vegetation; and<br>(ii) the cul-de-sac is no longer than seventy (70) metres from the intersection with another road to the furthest future building.<br><br>Editor's note: Where staged development occurs or development is in accordance with an approved master plan, a temporary perimeter road may be considered, subject to availability of reticulated water supply. | <b>AO14.1 - Not applicable</b><br>Both lots exceeds two (2) hectares.                                                                                                                                                                                                                                                                                       |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>AO14.2</b><br>Where creating lots having an area greater than two (2) hectares:<br>(e) all lots have a driveway or private road access which connects directly to a constructed all-weather public road;<br>(f) dead-end roads are a maximum length of 200 metres and an alternative emergency evacuation route is provided away from the most likely source of bushfire risk.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>AO14.2 - Complies</b><br>Proposed lot 1 contains an established residential use with a suitable private access and internal driveway gaining access from Barlows Road, an all-weather public road.<br><br>Proposed lot 2 can achieve suitable vehicle access and an internal driveway for future development and will also gain access via Barlows Road. |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>AO14.3</b><br>For all lots, private roads and                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>AO14.3 - Can be conditioned to comply</b>                                                                                                                                                                                                                                                                                                                |

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| Performance outcomes                                                                                        | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Assessment response                                                                                                                                                                                                                                                                                                                                                                                                |
|-------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                             | access driveways comply with the requirements specified in Table 8.2.4.4.2.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | The requirements of Table 8.2.4.4.2 can be conditioned.                                                                                                                                                                                                                                                                                                                                                            |
|                                                                                                             | <b>AO14.4</b><br>Where the lots:<br>(a) are required to be supplied with reticulated municipal water supply, private roads and access driveways have a maximum length of seventy (70) metres from an all-weather public road designed with culverts and bridges constructed with a minimum load bearing of fifteen (15) tonnes; or<br>(b) are not required to be supplied with reticulated municipal water supply, private roads and access driveways have a maximum length of 200 metres from an all-weather public road designed with culverts and bridges constructed with a minimum load bearing of eight (8) tonnes. | <b>AO14.4 - Can be conditioned to comply</b><br>Given the cleared area of the Building Location Envelope and associated buffer area safe and sufficient ingress and egress can be achieved. The longest the driveway can be is approximately 60 metres. Internal driveway standards in accordance with Table 8.2.4.4.2 can be conditioned to ensure the entirety of the internal driveway mitigates bushfire risk. |
| <b>Water for fire fighting purposes</b>                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>PO15</b><br>Development involving new premises provides adequate infrastructure to support firefighting. | <b>AO15.1</b><br>Where the development is connected to a reticulated water supply, lots are provided with water supply and pressure in accordance with Australian Standard AS2419 Fire Hydrant Installations.                                                                                                                                                                                                                                                                                                                                                                                                             | <b>AO15.1 - Not applicable</b><br>The sites are located within the Rural zone and therefore are not connected to reticulated water.                                                                                                                                                                                                                                                                                |

#### Development Works code

**Table 9.3.2.4.1 Outcomes for development that is accepted subject to developments and assessable development**

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                              | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Assessment Response                                                                                                                                                                                                                                                                                                                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Access and parking</b>                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                             |
| <b>PO1</b><br>The development is provided with an on-site parking and movement system designed and constructed to:<br>(a) be integrated with the site layout including:<br>(i) direct access to a road providing an appropriate level of service required to accommodate traffic generated by the use;<br>(ii) having appropriately designed footpath crossovers;<br>(iii) provision for safe pedestrian movement | <b>AO1.1</b><br>The development is provided with sufficient on-site vehicle parking and queuing space in accordance with the standards relevant to the use in compliance with Table 9.3.2.4.3.<br><br><b>AO1.2</b><br>For development other than a use listed in the table below, an engineer who qualifies as a registered professional engineer of Queensland certifies that all vehicles likely to use the site are able to enter and leave the site in a forward gear, and that the on-site | <b>AO1.1 – Complies</b><br>Sufficient space is provided onsite for vehicle parking. A condition can be included to ensure one (1) under cover car park is provided.<br><br><b>AO1.2 - Not applicable</b><br>The proposal is for reconfiguring a lot and a building location envelope for a dwelling house which is identified in the table. |

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| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Assessment Response      |                           |                     |                |                |               |                     |                       |                      |      |                  |                  |          |                      |                |                    |         |                                  |            |                             |                                                                           |
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| <p>between public footpath and facility entry points;</p> <p>(b) accommodate sufficient manoeuvring room for the safe entry and exit of all modes of transport generated by the use (including refuse collection vehicles, trucks, buses and the like as relevant to the development);</p> <p>(c) accommodate sufficient parking for the expected number and type of vehicles generated by the use;</p> <p>(d) facilitate non-discriminatory accessibility;</p> <p>(e) provide for safe and efficient loading and unloading of goods;</p> <p>(f) allow for vehicle queuing necessary for the use;</p> <p>(g) provide for passenger set down and pick up necessary for the use (including public transport needs);</p> <p>(h) facilitate public access to the foreshore and public open space networks;</p> <p>(i) provide a safe environment;</p> <p>(j) be compatible with the character and amenity of the area; and</p> <p>(k) make a positive aesthetic contribution to the streetscape character of the setting, particularly if involving multi-level parking.</p> | <p>vehicle parking spaces, pick-up areas, loading and unloading areas, queuing areas, circulation and manoeuvring areas for the development are designed and constructed in accordance with the most up to date version of the Australian Standards as relevant to the development, including but not limited to the following:</p> <p>(a) <i>Australian Standard AS2890.1-1993: Parking Facilities –Off-street Car parking;</i></p> <p>(b) <i>Australian Standard AS1428.1-2001: Design for access and mobility – General requirements for access – New building work;</i></p> <p>(c) <i>Australian Standard AS2890.2-1993: Off-street parking – Commercial vehicle facilities.</i></p> <table><tr><td>Accommodation activities</td></tr><tr><td>Caretaker's accommodation</td></tr><tr><td>Community residence</td></tr><tr><td>Dual occupancy</td></tr><tr><td>Dwelling house</td></tr><tr><td>Dwelling unit</td></tr><tr><td>Home based business</td></tr><tr><td>Recreation activities</td></tr><tr><td>Environment facility</td></tr><tr><td>Park</td></tr><tr><td>Rural activities</td></tr><tr><td>Animal husbandry</td></tr><tr><td>Cropping</td></tr><tr><td>Permanent plantation</td></tr><tr><td>Roadside stall</td></tr><tr><td>Special activities</td></tr><tr><td>Landing</td></tr><tr><td>Major electricity infrastructure</td></tr><tr><td>Substation</td></tr><tr><td>Telecommunications facility</td></tr></table> <p><b>AO1.3</b><br/>A solid, good quality brick, timber or masonry screen fence having a minimum height of 1.8 metres is provided between the car parking area of development (other than a use within the accommodation activities group being for long-term accommodation) where adjoining a sensitive land use located within the residential category zone or the township zone</p> | Accommodation activities | Caretaker's accommodation | Community residence | Dual occupancy | Dwelling house | Dwelling unit | Home based business | Recreation activities | Environment facility | Park | Rural activities | Animal husbandry | Cropping | Permanent plantation | Roadside stall | Special activities | Landing | Major electricity infrastructure | Substation | Telecommunications facility | <p><b>AO1.3 - Not applicable</b><br/>No car parking area is required.</p> |
| Accommodation activities                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                          |                           |                     |                |                |               |                     |                       |                      |      |                  |                  |          |                      |                |                    |         |                                  |            |                             |                                                                           |
| Caretaker's accommodation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                          |                           |                     |                |                |               |                     |                       |                      |      |                  |                  |          |                      |                |                    |         |                                  |            |                             |                                                                           |
| Community residence                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                          |                           |                     |                |                |               |                     |                       |                      |      |                  |                  |          |                      |                |                    |         |                                  |            |                             |                                                                           |
| Dual occupancy                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                          |                           |                     |                |                |               |                     |                       |                      |      |                  |                  |          |                      |                |                    |         |                                  |            |                             |                                                                           |
| Dwelling house                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                          |                           |                     |                |                |               |                     |                       |                      |      |                  |                  |          |                      |                |                    |         |                                  |            |                             |                                                                           |
| Dwelling unit                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                          |                           |                     |                |                |               |                     |                       |                      |      |                  |                  |          |                      |                |                    |         |                                  |            |                             |                                                                           |
| Home based business                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                          |                           |                     |                |                |               |                     |                       |                      |      |                  |                  |          |                      |                |                    |         |                                  |            |                             |                                                                           |
| Recreation activities                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                          |                           |                     |                |                |               |                     |                       |                      |      |                  |                  |          |                      |                |                    |         |                                  |            |                             |                                                                           |
| Environment facility                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                          |                           |                     |                |                |               |                     |                       |                      |      |                  |                  |          |                      |                |                    |         |                                  |            |                             |                                                                           |
| Park                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                          |                           |                     |                |                |               |                     |                       |                      |      |                  |                  |          |                      |                |                    |         |                                  |            |                             |                                                                           |
| Rural activities                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                          |                           |                     |                |                |               |                     |                       |                      |      |                  |                  |          |                      |                |                    |         |                                  |            |                             |                                                                           |
| Animal husbandry                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                          |                           |                     |                |                |               |                     |                       |                      |      |                  |                  |          |                      |                |                    |         |                                  |            |                             |                                                                           |
| Cropping                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                          |                           |                     |                |                |               |                     |                       |                      |      |                  |                  |          |                      |                |                    |         |                                  |            |                             |                                                                           |
| Permanent plantation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                          |                           |                     |                |                |               |                     |                       |                      |      |                  |                  |          |                      |                |                    |         |                                  |            |                             |                                                                           |
| Roadside stall                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                          |                           |                     |                |                |               |                     |                       |                      |      |                  |                  |          |                      |                |                    |         |                                  |            |                             |                                                                           |
| Special activities                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                          |                           |                     |                |                |               |                     |                       |                      |      |                  |                  |          |                      |                |                    |         |                                  |            |                             |                                                                           |
| Landing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                          |                           |                     |                |                |               |                     |                       |                      |      |                  |                  |          |                      |                |                    |         |                                  |            |                             |                                                                           |
| Major electricity infrastructure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                          |                           |                     |                |                |               |                     |                       |                      |      |                  |                  |          |                      |                |                    |         |                                  |            |                             |                                                                           |
| Substation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                          |                           |                     |                |                |               |                     |                       |                      |      |                  |                  |          |                      |                |                    |         |                                  |            |                             |                                                                           |
| Telecommunications facility                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                          |                           |                     |                |                |               |                     |                       |                      |      |                  |                  |          |                      |                |                    |         |                                  |            |                             |                                                                           |
| <b>PO2</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>AO2.1</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>AO2.1 - Complies</b>  |                           |                     |                |                |               |                     |                       |                      |      |                  |                  |          |                      |                |                    |         |                                  |            |                             |                                                                           |

Code assessment- Development application for Reconfiguring a Lot (one lot into two lots) and a Material Change of Use for a Dwelling house (Building Location Envelope) - 13 Barlows Road, Taroomball

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Assessment Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Access driveways are designed and sited:</p> <p>(a) to minimise disruption to public infrastructure;</p> <p>(b) to operate safely and efficiently taking into account the volume, frequency and type of vehicle traffic expected to be generated by the development;</p> <p>(c) to operate safely and efficiently taking into account the function of the adjoining road; and</p> <p>(d) to minimise impacts on the safety, efficiency, or function of the road network.</p> | <p>The access driveway of the development does not require the modification, relocation or removal of any street tree or public infrastructure including a fire hydrant, water meter, street sign, manhole, stormwater gully pit or other Council asset.</p>                                                                                                                                                                                                                                                          | <p>The access driveway of the development does not require the modification, relocation or removal of any street tree or public infrastructure including a fire hydrant, water meter, street sign, manhole, stormwater gully pit or other Council asset.</p>                                                                                                                                                                                                                                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <p><b>AO2.2</b></p> <p>The access driveway of the development is not constructed over an access point to infrastructure under the control of a regulatory authority, including storm water pits, water meters, water hydrants and telephone pits.</p>                                                                                                                                                                                                                                                                 | <p><b>AO2.2 - Complies</b></p> <p>The access driveway of the development is not constructed over an access point to infrastructure under the control of a regulatory authority, including storm water pits, water meters, water hydrants and telephone pits.</p>                                                                                                                                                                                                                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <p><b>AO2.3</b></p> <p>The access driveway of the development does not enter the road carriageway at the location of an existing traffic island, speed control device, car parking bay, pedestrian crossing, bus stop or other infrastructure within the road carriageway.</p>                                                                                                                                                                                                                                        | <p><b>AO2.3 - Complies</b></p> <p>The access driveway of the development does not enter the road carriageway at the location of an existing traffic island, speed control device, car parking bay, pedestrian crossing, bus stop or other infrastructure within the road carriageway.</p>                                                                                                                                                                                                       |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <p><b>AO2.4</b></p> <p>The access driveway of the development is not located within:</p> <p>(a) two (2) metres of any adjoining property access driveway (excluding shared property accesses at the property line); and</p> <p>(b) one (1) metre of any public infrastructure such as a street sign, power pole, street light, manhole, stormwater gully pit or other Council asset;</p> <p>(c) the closest half of the road frontage to a road intersection for any corner lot.</p>                                  | <p><b>AO2.4 – Complies</b></p> <p>The access driveway of the development is not located within:</p> <p>(a) two (2) metres of any adjoining property access driveway (excluding shared property accesses at the property line); and</p> <p>(b) one (1) metre of any public infrastructure such as a street sign, power pole, street light, manhole, stormwater gully pit or other Council asset;</p> <p>(c) the closest half of the road frontage to a road intersection for any corner lot.</p> |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <p><b>AO2.5</b></p> <p>The access driveway of the development is designed and constructed in accordance with the Capricorn Municipal Development Guidelines Standard Drawing relevant to the development including but not limited to the following:</p> <p>(a) <i>Standard Drawing CMDG-R-040 Rural Road Access and Property Access over Table Drains;</i></p> <p>(b) <i>Standard Drawing CMDG-R-041 Residential Driveway Slab and Tracks;</i></p> <p>(c) <i>Standard Drawing CMDG-R-042 Commercial Driveway</i></p> | <p><b>AO2.5 - Can be conditioned to comply</b></p> <p>AO2.5 can be conditioned to comply</p>                                                                                                                                                                                                                                                                                                                                                                                                    |

Code assessment- Development application for Reconfiguring a Lot (one lot into two lots) and a Material Change of Use for a Dwelling house (Building Location Envelope) - 13 Barlows Road, Taroomball

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                      | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Assessment Response                                                                                                                                                                    |                 |                                                                        |           |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|------------------------------------------------------------------------|-----------|
|                                                                                                                                                                                                                                                                                                                                                                                                                           | <i>Slab (Type A) Two Way Access;</i><br><br>(d) <i>Standard Drawing CMDG-R-043 Commercial Driveway Slab (Type B) Two Way Access.</i>                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                        |                 |                                                                        |           |
|                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>AO2.6</b><br>Where adjoining a state-controlled road or Key Resource Area transport route, the development provides:<br>(a) a single site access driveway;<br>(b) the access driveway to the lowest order road to which the site has frontage;<br>(c) an access driveway which enables vehicles to enter and exit the site in a forward direction.                                                                                                                                                                           | <b>AO2.6 – Complies</b><br>Access will be via Barlows Road.                                                                                                                            |                 |                                                                        |           |
| Advertising devices                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                        |                 |                                                                        |           |
| PO3 – PO5 – Not applicable<br>The proposal is not for advertising devices.                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                        |                 |                                                                        |           |
| Clearing of native vegetation                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                        |                 |                                                                        |           |
| PO6 – PO 7<br>Clearing does not result in any significant adverse impacts on the following:<br>(a) values associated with large tracts of native vegetation which serve as habitat or viable biodiversity corridors; or<br>(b) the regeneration of biodiversity corridors; or<br>(c) wetlands, waterways and native riparian vegetation; or<br>(d) the quality of land and water resources (including underground water). | <b>AO6.1</b><br>With the exception of clearing for a purpose identified in AO6.3, clearing does not result in damage, removal or destruction of native vegetation located in proximity to a biodiversity corridor identified on a biodiversity overlay map in accordance with the following:<br>(a) clearing native vegetation is not undertaken within 250 metres of a regional biodiversity corridor; or<br>(b) clearing native vegetation is not undertaken within twenty-five (25) metres of a local biodiversity corridor. | <b>AO6.1 - Complies</b><br>The subject site is not within 250 metres of a regional biodiversity corridor. No clearing is required within 25 metres of the local biodiversity corridor. |                 |                                                                        |           |
|                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>AO6.2</b><br>With the exception of clearing for a purpose identified in AO6.3, clearing does not result in damage, removal or destruction of any native vegetation located in proximity to a waterway or wetland identified on a biodiversity overlay map, if it is within the buffer distances in the following table:<br><table><tr><th>Location</th><th>Buffer distance</th></tr><tr><td>Top of the bank of a waterway classified as stream order one or stream</td><td>10 metres</td></tr></table>                       | Location                                                                                                                                                                               | Buffer distance | Top of the bank of a waterway classified as stream order one or stream | 10 metres |
| Location                                                                                                                                                                                                                                                                                                                                                                                                                  | Buffer distance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                        |                 |                                                                        |           |
| Top of the bank of a waterway classified as stream order one or stream                                                                                                                                                                                                                                                                                                                                                    | 10 metres                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                        |                 |                                                                        |           |



Code assessment- Development application for Reconfiguring a Lot (one lot into two lots) and a Material Change of Use for a Dwelling house (Building Location Envelope) - 13 Barlows Road, Taroomball

| Performance outcomes                                                                 | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |            | Assessment Response                                                  |
|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|----------------------------------------------------------------------|
|                                                                                      | order two                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |            |                                                                      |
|                                                                                      | Top of the bank of a waterway classified as stream order three or stream order four                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 25 metres  |                                                                      |
|                                                                                      | Top of the bank of a waterway classified as stream order five or higher order                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 50 metres  |                                                                      |
|                                                                                      | Wetland                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 100 metres |                                                                      |
|                                                                                      | <b>AO6.3</b><br>If the development involves clearing of native vegetation, the clearing does not result in damage, removal or destruction of the native vegetation, unless the clearing satisfies the following circumstances:<br>(a) the clearing involves lawful forestry; or<br>(b) the clearing involves plants or plant material that had been planted for a 'cropping' use; or<br>(c) the clearing is for landscape gardening purposes; or<br>(d) the clearing is within a building location envelope or it is outside an environmental covenant area, which forms part of a prior approved development permit for material change of premises or a development permit for a reconfiguration of a lot. |            | <b>AO6.3 - Complies</b><br>No clearing is expected to be undertaken. |
| <b>PO7</b><br>Clearing does not result in land degradation due to soil erosion.      | <b>AO7.1</b><br>If the development involves clearing of native vegetation which is likely to result in the removal of ground cover and the exposure of soil to weather, clearing only occurs if it is undertaken in accordance with an erosion and sediment control plan which has been prepared and endorsed by a suitably qualified person, and the plan ensures that the erosion and sediment control measures are in accordance with best practice.                                                                                                                                                                                                                                                      |            | <b>AO7.1 - Complies</b><br>No clearing is expected to be undertaken  |
| <b>Earthwork and retaining walls</b>                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |            |                                                                      |
| <b>PO8 – PO10 – Not applicable</b><br>No earthworks or retaining walls are proposed. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |            |                                                                      |

Code assessment- Development application for Reconfiguring a Lot (one lot into two lots) and a Material Change of Use for a Dwelling house (Building Location Envelope) - 13 Barlows Road, Taroomball

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                      | Assessment Response                                                                                                          |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|
| <b>Energy supply</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                              |
| <b>PO11</b><br>An energy supply is provided in a manner which:<br>(a) is safe; and<br>(b) is sufficient to support the needs of the development and the reasonable expectations for the development based on its location; and<br>(c) does not compromise other infrastructure.                                                                                                                                                                                                                                                                | <b>AO11.1</b><br>The development is provided with an energy supply in accordance with the requirements of Table 9.3.2.4.6.                                                                                                                                                                                                                                               | <b>AO11.1 – Can be conditioned to comply</b><br>On-site energy supply can be conditioned to comply in accordance with AO11.1 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>AO11.2</b><br>If the development requires the provision of reticulated grid electricity supply in accordance with Table 9.3.2.4.6 or if the development is to be provided with a reticulated grid electricity supply, the reticulated grid electricity supply infrastructure is provided in accordance with the requirements of the relevant energy supply authority. | <b>AO11.2 - Not applicable</b><br>The site is not required to connect to reticulated energy.                                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>AO11.3</b><br>If the development requires an on-site energy supply in accordance with Table 9.3.2.4.6 (and the development is not to be provided with a reticulated energy supply in accordance with AO11.2 above), the on-site energy supply is installed in accordance with all laws and regulations and current best practice.                                     | <b>AO11.3 - Can be conditioned to comply</b><br>The energy supply can be conditioned to comply with AO11.3                   |
| <b>Sewage and waste water treatment and disposal</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                              |
| <b>PO12</b><br>The development is provided with sewage and wastewater treatment and disposal infrastructure which:<br>(a) treats and disposes all generated sewage and waste water in a manner that protects public health and avoids environmental harm;<br>(b) where practicable, is integrated with the existing public sewerage networks;<br>(c) where practicable, facilitates the orderly provision of future public sewerage networks; and<br>(d) is designed and constructed to be safe, operationally reliable and easily maintained. | <b>AO12.1</b><br>The development is provided with sewage and waste water treatment and disposal infrastructure in accordance with the requirements of Table 9.3.2.4.5.                                                                                                                                                                                                   | <b>AO12.1 – Not applicable</b><br>On-site sewer can be conditioned.                                                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>AO12.2</b><br>If the development requires the provision of reticulated sewerage in accordance with Table 9.3.2.4.5 or if the development is to be provided with reticulated sewerage, the reticulated sewerage is provided in accordance with the current version of the Capricorn Municipal Development Guidelines.                                                  | <b>AO12.2 - Not applicable</b><br>The site is not required to connect to reticulated sewer.                                  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>AO12.3</b><br>If the development requires on-site sewerage infrastructure in accordance with Table 9.3.2.4.5 (and the development is not to be provided with reticulated sewerage in accordance with AO12.2 above), the on-site sewerage infrastructure is provided in accordance with the current version of the Queensland Plumbing and Wastewater Code.            | <b>AO12.3 – Can be conditioned to comply</b><br>On-site sewer can be conditioned in accordance with AO12.3.                  |

Code assessment- Development application for Reconfiguring a Lot (one lot into two lots) and a Material Change of Use for a Dwelling house (Building Location Envelope) - 13 Barlows Road, Taroomball

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                           | Assessment Response                                                                                                      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
| <b>Roof and allotment drainage</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                          |
| <b>PO13</b><br>Roof and allotment drainage is able to be collected and discharged from the development in a manner that does not adversely affect the stability of buildings, structures, or land on the site or on adjoining land.                                                                                                                                                                                                                                                                    | <b>AO13.1</b><br>Roof and allotment drainage is conveyed to the kerb and channel or an inter-allotment drainage system in accordance with the most current version of the Australian Standard AS3500.3 (stormwater drainage).                                                                                                                                                                                                                                 | <b>AO13.1 - Complies</b><br>Given the size of each proposed lot lawful drainage can be achieved onsite.                  |
| <b>Telecommunications</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                          |
| <b>PO14</b><br>The development is provided with telecommunications infrastructure or equipment which: <ul style="list-style-type: none"> <li>(a) is sufficient to support the needs of the development and the reasonable expectations for the development based on its location;</li> <li>(b) where practicable, is integrated with the existing public telecommunication networks; and</li> <li>(c) is designed and constructed to be safe, operationally reliable and easily maintained.</li> </ul> | <b>AO14.1</b><br>The development is provided with telecommunications infrastructure or equipment in accordance with the requirements of Table 9.3.2.4.6.                                                                                                                                                                                                                                                                                                      | <b>AO14.1 – Can be conditioned to comply</b><br>On-site telecommunications can be conditioned in accordance with AO14.1. |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>AO14.2</b><br>If the development requires the provision of reticulated telecommunications infrastructure in accordance with Table 9.3.2.4.6 or if the development is to be provided with a reticulated telecommunications infrastructure, the reticulated telecommunications infrastructure is provided in accordance with the requirements of the relevant telecommunications supply authority.                                                           | <b>AO14.2 - Not applicable</b><br>The site will not be connected to reticulated telecommunications.                      |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>AO14.3</b><br>If the development requires on-site telecommunications equipment in accordance with Table 9.3.2.4.6, the telecommunications equipment is sufficient to enable contact in normal circumstances with the each of the following nearest emergency services: <ul style="list-style-type: none"> <li>(a) ambulance station;</li> <li>(b) police station;</li> <li>(c) fire brigade; and</li> <li>(d) state emergency service facility.</li> </ul> | <b>AO14.3 – Can be conditioned to comply</b><br>On-site telecommunications can be conditioned in accordance with AO14.3. |
| <b>Water supply</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                          |
| <b>PO15</b><br>The development is provided with water supply infrastructure which: <ul style="list-style-type: none"> <li>(a) is sufficient to support the consumption and emergency needs of the development and the reasonable expectations for the development based on its location;</li> <li>(b) where practicable, is integrated with the existing public water supply networks;</li> <li>(c) where practicable, facilitates</li> </ul>                                                          | <b>AO15.1</b><br>The development is provided with a water supply in accordance with the requirements of Table 9.3.2.4.5.                                                                                                                                                                                                                                                                                                                                      | <b>AO12.1 – Not applicable</b><br>On-site water can be conditioned.                                                      |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>AO15.2</b><br>If the development requires the provision of reticulated municipal water supply in accordance with <a href="#">Table 9.3.2.4.5</a> or if the development is to be provided with a reticulated municipal water supply, the reticulated municipal water supply is provided in accordance with the current version                                                                                                                              | <b>AO12.2 - Not applicable</b><br>The site is not required to connect to reticulated water.                              |

Code assessment- Development application for Reconfiguring a Lot (one lot into two lots) and a Material Change of Use for a Dwelling house (Building Location Envelope) - 13 Barlows Road, Taroomball

| Performance outcomes                                                                                                                                           | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Assessment Response                                                                                                  |
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| the orderly provision of future public water supply networks; and<br>(d) is designed and constructed to be safe, operationally reliable and easily maintained. | of the <i>Capricorn Municipal Development Guidelines</i> .<br><br><b>AO15.3</b><br>If the development requires an on-site water supply in accordance with <a href="#">Table 9.3.2.4.5</a> (and the development is not to be provided with a reticulated municipal water supply in accordance with AO15.2 above), the development is provided with an on-site water tank or multiple tanks for domestic water supply purposes, which have a minimum combined capacity of 50,000 litres. | <br><br><b>AO12.3 – Conditioned to comply</b><br>On-site water of 50,000 litres for domestic use can be conditioned. |

**13.1 - DEVELOPMENT APPLICATION  
FOR RECONFIGURING A LOT (ONE  
LOT INTO TWO LOTS) AND A  
MATERIAL CHANGE OF USE FOR A  
DWELLING HOUSE (BUILDING  
LOCATION ENVELOPE) LOCATED AT  
13 BARLOWS ROAD, TAROOMBALL**

**Statement of Reasons**

**Meeting Date: 18 November 2025**

**Attachment No: 5**



## Attachment 2 - Statement of reasons

Planning Act 2016, section 63 (5)

The development application for a **Development Permit for Reconfiguring a Lot (one lot into two lots) and a Material Change of Use for a Dwelling house (Building Location Envelope)** approved as per this Decision Notice (refusal) D-250-2025.

### 1. REASONS OF THE DECISION

The development application is refused and the reasons for the decision are based on findings on material questions of fact:

1. The proposed development is inconsistent and incompatible with the existing and intended character of the Rural zone as it would result in lots significantly below the minimum lot size and therefore does not comply with the *Livingstone Planning Scheme 2018* (Version 4), specifically:
  - (a) Strategic outcomes (10) and (16) of the Settlement pattern theme of the Strategic Framework (section 3.3.).
  - (b) Specific outcomes (8) of Rural places under the Settlement pattern theme of the Strategic Framework (section 3.3.5.).
  - (c) Performance Outcome PO24 of the Rural Zone Code
2. The proposed development would result in lots significantly below the minimum lot size, which could not fulfil the intended role and function of land in Rural zone and may increase land use conflicts. Therefore, the proposal does not comply with the *Livingstone Planning Scheme 2018* (Version 4), specifically:
  - (a) Strategic outcomes (19) and (20) of the Settlement pattern theme of the Strategic Framework (section 3.3.).
  - (b) Specific outcomes (5) and (6) of Rural places under the Settlement pattern theme of the Strategic Framework (section 3.3.5.).
  - (c) Overall outcome (2) and (6) of the Reconfiguring a Lot Code.
  - (d) Performance outcomes PO10 and PO11 of the Reconfiguring a Lot Code.
3. The proposed development seeks to provide for population growth in a Rural place (outside Urban and Urban infill places) and therefore does not comply with the *Livingstone Planning Scheme 2018* (Version 4), specifically:
  - (a) Strategic outcome (5) of the Settlement pattern theme of the Strategic Framework (section 3.3.).
4. On balance, the application should be refused because the development does not comply and cannot be conditioned to comply with the relevant assessment benchmarks and no relevant matters exists that would outweigh the conflicts.

The evidence or other material on which the findings were based are:

- The common material for the development application;
- The assessment benchmarks identified in section 2 of this notice;
- The relevant matters identified in section 4 of this notice; and
- The matters prescribed by regulation identified in section 6 of this notice.

## 2. ASSESSMENT BENCHMARKS

The following are the benchmarks applying for this development:

| Benchmarks applying for the development                                                                                                                                                                                                    | Benchmark reference                                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|
| Local Government Infrastructure Plan<br>Strategic Framework – Settlement pattern theme: Rural places<br>Reconfiguring a lot code<br>Bushfire hazard overlay code<br>Biodiversity overlay code<br>Rural zone code<br>Development works code | <i>Livingstone Planning Scheme 2018</i><br>Version 4, in effect 2 May 2025 |
| Part E: State interest policies and assessment benchmarks<br>(Planning for safety and resilience to hazards)                                                                                                                               | <i>State Planning Policy, July 2017</i>                                    |

## 3. COMPLIANCE WITH BENCHMARKS

The development does not comply with the benchmark as per the summary set out in the findings on material questions of fact in section 1 of this notice.

## 4. RELEVANT MATTERS

No relevant matters exist that outweigh the conflicts with the Planning Scheme.

## 5. MATTERS RAISED IN SUBMISSIONS

No properly made submissions were received.

## 6. MATTERS PRESCRIBED BY REGULATION

The following matters were given regard to in undertaking the assessment of this development application:

- (i) The State Planning Policy – Part E;
- (ii) The Central Queensland Regional Plan;
- (iii) The Strategic Framework – Settlement pattern theme: Rural places in the *Livingstone Planning Scheme 2018*
- (iv) The Reconfiguring a Lot Code, Development Works Code, Bushfire Hazard Overlay Code, Biodiversity Overlay Code and Rural zone code, in the *Livingstone Planning Scheme 2018*;
- (v) The land, the subject of the application has an existing dwelling house and ancillary buildings at the premises;
- (vi) The surrounding rural land, lot sizes and rural uses in terms of commensurate and consistent development; and

(vii) The common material, being the material submitted with the application.



**13.2 DEVELOPMENT APPLICATION FOR RECONFIGURING A LOT (ONE LOT INTO THREE LOTS AND ACCESS EASEMENT) AND A MATERIAL CHANGE OF USE FOR TWO (2) DWELLING HOUSES (BUILDING LOCATION ENVELOPES) LOCATED AT 195 NEILS ROAD, BONDOOLA**

**File No:** D-175-2025

**Attachments:**

1. [Locality Plan](#)
2. [Overlay Plan](#)
3. [Code Assessment](#)

**Responsible Officer:** Greg Abbotts - Manager Development and Environment  
Katrina Paterson - General Manager Communities and Environment

**Author:** Jenna Davies - Principal Planning Officer  
Gretta Cowie - Planning Officer

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**SUMMARY**

|                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Applicant:                | I C Anderson                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Consultant:               | C/- Gideon Town Planning                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Real Property Address:    | Lot 46 on RP886785                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Common Property Address:  | 195 Neils Road, Bondoola                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Area of Site:             | 14.05 hectares                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Planning Scheme:          | <i>Livingstone Planning Scheme 2018</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Planning Scheme Zone:     | Rural Zone, Capricorn Coast Rural Precinct                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Planning Scheme Overlays: | Overlay Map 02 Agricultural Land Classification<br>(Class A and B Agricultural Land)<br><br>Overlay Map 07 Biodiversity – Habitat and<br>Vegetation of significance<br><br>MLES Habitat and vegetation - Remnant<br>Vegetation<br><br>Overlay Map 12 Bushfire Hazard Area<br>Medium Potential Bushfire Intensity<br>Potential Impact Buffer<br><br>Overlay Map 15 Drainage Problem Area<br>Overlay Map 20 Road Hierarchy<br>State<br>Rural Access<br><br>Overlay Map 23 Transport Noise Corridors<br>State Controlled Road Noise Corridors<br><br>Overlay Map 27 Height limits |
| Existing Development:     | Dwelling house and Vehicle depot                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Level of Assessment:      | Impact assessable                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Submissions:              | 12 Submissions received                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Referral matters:         | Infrastructure-related referrals – State transport<br>corridor and future State transport corridor                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

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Infrastructure Charge Area:

Outside the Priority Infrastructure Area

Application progress:

|                                        |                                 |
|----------------------------------------|---------------------------------|
| Application received:                  | 22 May 2025                     |
| Application properly made:             | 3 June 2025                     |
| Confirmation notice issued:            | 4 June 2025                     |
| Application referred to State agency:  | 30 June 2025                    |
| Information request issued:            | 18 June 2025                    |
| Information request response received: | 21 August 2025                  |
| Public notification period:            | 1 September - 19 September 2025 |
| Notice of compliance received:         | 22 September 2025               |
| Submission consideration period:       | 23 September - 8 October 2025   |
| State agency response:                 | 25 July 2025                    |
| Statutory determination date:          | 25 November 2025                |

**OFFICER'S RECOMMENDATION****RECOMMENDATION A**

THAT in relation to the application for a Development Permit for Reconfiguring a Lot (one lot into three lots and access easement) and for a Material Change of Use for a Dwelling House (two building location envelopes), made by I C Anderson C/- Gideon Town Planning, on Lot 46 on RP886785 and located at 195 Neils Road, Bondoola, Council resolves to Refuse the application for the reasons:

1. The proposed subdivision is not consistent with the strategic intent of the *Livingstone Planning Scheme 2018*.
2. The proposed development compromises the strategic framework.
3. There is no overriding need shown for the requirement of the development as there is potential for the development to be located at alternative sites that are better suited for the use.
4. The development fails to comply with the following assessment benchmarks:
  - 4.1 Overall Outcome (2) of the Rural Zone Code as the use is not for a use from within the rural activities group and reduces the potential of the land to be used for its intended purpose;
  - 4.2 Overall Outcome (3(a)) of the Rural Zone Code as the use will not be ancillary to a use of the land for a use within the rural activities group;
  - 4.3 Overall Outcome (7) of the Rural Zone Code as no compelling justification has been provided to demonstrate a need for additional residential lots;
  - 4.4 Overall Outcome (14) of the Rural Zone Code as the accommodation activities use is occurring in a manner that is inconsistent with the circumstances outlined in the Overall Outcomes of the Zone;
  - 4.5 Performance Outcomes PO11 and PO24 of the Rural Zone Code as the proposed lots are not suitable for the intended rural activities and do not reflect the expected land use pattern;
  - 4.6 Performance Outcomes PO7 and PO10 of the Reconfiguring a Lot Code as the development has potential to cause land use conflict and reduces the potential of the land to be used for its intended purpose; and

- 4.7 Performance Outcomes PO11 and PO12.1 of the Reconfiguring a Lot Code as the resulting sizes of the residential lots do not meet the minimum dimension requirements.
5. There are no appropriate conditions of approval that can be imposed upon the development to achieve adequate compliance with the relevant assessment benchmarks.
6. On balance, the application should be refused because the development does not comply with the purpose of above aspects of the assessment benchmarks and compliance is unable to be reasonably or relevantly conditioned.

## BACKGROUND

The site currently accommodates a dwelling and sheds. It has a vehicle depot currently operating from the site near the existing dwelling associated with approval D-193-2011.

Development advice was provided in 2024 in relation to a one into three lot proposal; and information was provided for what was required in an application, and that the lot sizes do not meet the minimum lot size of the zone and precinct.

## COMMENTARY

### PROPOSAL

The proposal is to subdivide the property from one (1) lot into three (3) lots and provide an access easement over the existing access from Neils Road in favour of proposed Lot 3. The proposal also includes the establishment of two (2) Building Location Envelopes (BLEs), one each on proposed lots 2 and 3. The BLEs are proposed to be 30 m x 40 m and are for the future construction of a dwelling house and ancillary sheds.

| Proposed Lot number | Proposed Lot size | Access                                                           | Use                              |
|---------------------|-------------------|------------------------------------------------------------------|----------------------------------|
| Lot 1               | 2.85 hectares     | Neils Road<br>Burdened by access easement<br>(400 square metres) | Dwelling house,<br>vehicle depot |
| Lot 2               | 4.8 hectares      | Dowlings Road                                                    | Building location<br>envelope    |
| Lot 3               | 6.35 hectares     | Neils Road<br>Benefit of access easement                         | Building location<br>envelope    |

Access to the site is from Neils Road and the site holds a secondary access from Dowlings Road. A twenty (20) metre wide and twenty (20) metre long access easement is proposed over the existing access from Neils Road to burden proposed Lot 1, a bitumen sealed State-Controlled Road, in benefit of proposed Lot 3. Proposed Lot 2 will gain access from Dowlings Road, a bitumen-sealed Rural Access Road.

The site is not serviced by Council's reticulated networks and will rely upon on-site services.

### SITE AND LOCALITY

The subject site is located at 195 Neils Road, Bondoola, approximately 4.5 kilometres southwest of the Yeppoon Town Centre, within the Rural zone and in the Capricorn Coast Rural Precinct. The site is 14.05 hectares in area and contains an existing dwelling and large shed, utilised as the vehicle depot, and ancillary structures within the southeastern portion of the site, fronting Neils Road. The site has a gradual slope south-north from 58 meters Australian Height Datum to 43 meters Australian Height Datum. The site is characterised

with an existing dwelling and shed and limited vegetation and a small dam on the western portion of the lot.

The site is located the rural zone outside of the infrastructure area and relies on on-site systems for water and sewerage. The site's primary access is from Neils road and has a secondary access from Dowlings Road.

The north, south and west of the site is surrounded by other rural zoned land. The east of the site across Neils Road is a mix of land uses, including special purpose, sport and recreation, open space and further east rural residential.

The related permits over the subject site are detailed in the following table:

| Existing applications/development permit over the site |                                                                                                                                                                                                                               |
|--------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Lot 46 on RP886785<br>195 Neils Road, Bondoola         | Development Permit D-193-2011 for a Material Change of Use for a Transport Depot – approved with conditions on 4 July 2012<br><br>Development Permit D-233-2013 for Operational Works for access and parking works (complete) |

### **ASSESSMENT INCLUDING BENCHMARKS AND RELEVANT MATTERS**

This application has been assessed by relevant Council planning, engineering, environmental health, natural resource management and other technical officers as required. The assessment has been undertaken in accordance with Chapter 3 of the *Planning Act 2016*, Part 4 of the *Planning Regulation 2017* and the Development Assessment Rules under the *Planning Act 2016*.

The assessment has been carried out against the assessment benchmarks in the relevant categorising instrument/s for the development and having regard to the *Central Queensland Regional Plan*, the State Planning Policy, any development approval for and any lawful use of the premises or adjoining premises, and the common material. The assessment has also had regard to other relevant matters (other than a person's personal circumstances, financial or otherwise) discussed further in this report.

| <b>Benchmarks applying for the development</b>                                                                                                          | <b>Benchmark reference</b>                                                                                                                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Strategic Framework – settlement pattern theme<br>Rural zone code<br>Reconfiguring a Lot code<br>Bushfire hazard overlay code<br>Development works code | <i>Livingstone Planning Scheme 2018</i> ,<br>Version 4, in effect 2 May 2025                                                                     |
| Chapter 4 – Regional outcomes and policies                                                                                                              | <i>Central Queensland Regional Plan</i> ,<br>October 2013                                                                                        |
| Part E: State interest policies and assessment benchmarks                                                                                               | <i>State Planning Policy</i> ,<br>July 2017                                                                                                      |
| <b>Relevant matters considered</b>                                                                                                                      |                                                                                                                                                  |
| Any development approval for, and any lawful use of, the premises or adjacent premises                                                                  | The relevance of existing approvals on the subject site and adjoining properties in respect of the land use pattern and commensurate development |
| The common material submitted with the                                                                                                                  | In respect of the reports provided in the material including proposal plans and                                                                  |

|                                          |                                                                             |
|------------------------------------------|-----------------------------------------------------------------------------|
| application                              | supporting information                                                      |
| Submissions provided on the application  | In respect of relevant matters raised in submissions.                       |
| The Local Government Infrastructure Plan | In respect of trunk infrastructure provisions and charging for development. |

### **Internal advice and assessment**

#### **Development Engineering – 22 May 2025**

Support, subject to conditions regarding access works on proposed Lot 2.

### **External referral**

The application was referred to the Department of State Development, Manufacturing, Infrastructure and Planning as a concurrence agency/advice agency given the site is identified as being within 25 m of a State-controlled road in accordance with Part 9 Division 4 Table 1 Item 1 and Table 4 Item 1 of Schedule 10 of the *Planning Regulation 2017*. The Department provided conditions on 25 July 2025.

### **State Planning Policy – July 2017**

The Minister has identified that the *State Planning Policy* (July 2017) is integrated in the planning scheme for the following aspects:

- Guiding principles
- Agriculture
- Development and construction
- Mining and extractive resources
- Tourism
- Emissions and hazardous activities

Part E of the *State Planning Policy* provides for interim development assessment benchmarks for local government until such time as the other aspects of the *State Planning Policy* are reflected in the planning scheme. An assessment of the State interests relevant to the application are detailed below.

**Liveable Communities**: Not applicable as the proposed development is not in an urban area.

**Environment and Heritage - Water quality**: Not applicable as development will only result in three lots and does not involve any of the uses listed in the triggers.

**Natural hazards, risk and resilience**: Applicable as development is within a bushfire prone area

|                                                                                                                                                                                                                                                |                                                                                                             |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|
| Erosion prone areas within a coastal management district: Not applicable as Development is not located within a coastal management district.                                                                                                   |                                                                                                             |
| Bushfire, flood, landslide, storm tide inundation, and erosion prone areas outside the coastal management district: Applicable as development is within a bushfire prone area.                                                                 |                                                                                                             |
| Development other than that assessed against (1) above, avoids natural hazard areas, or where it is not possible to avoid the natural hazard area, development mitigates the risks to people and property to an acceptable or tolerable level. | <b>Complies</b><br>Building envelopes will be located outside of the medium potential bushfire hazard area. |
| All natural hazard areas: Applicable as development is within a bushfire prone area.                                                                                                                                                           |                                                                                                             |

|                                                                                                                                                                             |                                                                                                                                                           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Development supports and does not hinder disaster management response or recovery capacity and capabilities.                                                                | <b>Complies</b><br>The development supports and does not hinder disaster management response or recovery capabilities.                                    |
| Development directly, indirectly and cumulatively avoids an increase in the severity of the natural hazard and the potential for damage on the site or to other properties. | <b>Complies</b><br>The development avoids increasing the severity of natural hazards and prevents potential damage on-site and to surrounding properties. |
| Risks to public safety and the environment from the location of hazardous materials and the release of these materials as a result of a natural hazard are avoided.         | <b>Not applicable</b><br>The development does not involve the use or storage of hazardous materials that pose a risk during natural hazard events.        |
| The natural processes and the protective function of landforms and the vegetation that can mitigate risks associated with the natural hazard are maintained or enhanced.    | <b>Complies</b><br>The development maintains or enhances natural landforms and vegetation that provide mitigation against the natural hazard              |

### **Central Queensland Regional Plan**

The Minister has identified that the planning scheme, specifically the strategic framework, appropriately advances the *Central Queensland Regional Plan* October 2013, as it applies in the planning scheme area.

### **Livingstone Planning Scheme 2018**

The *Livingstone Planning Scheme 2018* (commenced 1 May 2018) is the relevant categorising instrument applicable to the assessment of this application.

### **Strategic Framework**

The strategic framework sets the policy direction for the planning scheme and forms the basis for ensuring appropriate development occurs within the planning scheme area for the life of the planning scheme. The strategic framework is structured as follows:

- (a) the strategic intent, and statements of preferred dominant land uses in the form of describing the *places* that form part of the planning scheme area;
- (b) the following six (6) *themes* that collectively represent the policy intent of the planning scheme:
  - (i) Settlement pattern;
  - (ii) Natural environment and hazards;
  - (iii) Community identity and diversity;
  - (iv) Access and mobility;
  - (v) Infrastructure and services; and
  - (vi) Natural resources and economic development;
- (c) the *strategic outcomes* proposed for development in the planning scheme area for each theme;
- (d) the *specific outcomes* for each, or a number of, elements of each theme; and
- (e) the *land use strategies* for achieving these outcomes.

The following themes are relevant to the assessment of this application:

### 3.3 Settlement pattern theme

#### 3.3.5 Rural Places

The site is located in a rural area where non-rural activities should only occur if they have a direct nexus with a specific natural resource and do not compromise the operation or potential of rural activities on the site or adjoining land. Population growth is predominantly accommodated within urban and urban infill areas, as identified on Strategic Framework Maps SFM-01 to SFM-04, rather than in rural locations. The lot is identified within the Capricorn Coast Rural Precinct, where low-impact primary production is intended to remain the primary land use.

The development of small rural residential lots is not supported unless there is a demonstrated need for additional supply and they are located adjacent to the townships of Cawarral, Mount Chalmers, or The Caves. This proposal is not located near these townships and is instead in the vicinity of Yeppoon, where there are ample opportunities and suitable sites for such development. Given its proximity to the Barmaryee and Hidden Valley areas, where housing development is already planned, there is no demonstrated need for additional residential subdivision in the Bondoola area. The proposed subdivision is not consistent with the strategic intent of the Livingstone Planning Scheme 2018, as it is not within an identified future development area, and further fragmentation of the site would be inconsistent with the existing rural character. The proposed development does not support the specific outcomes identified under the Rural Places Settlement Pattern Theme of the Strategic Framework. The performance assessment of the proposal demonstrates that the development will compromise the achievement of this aspect of the Strategic Framework.

#### **Rural zone code**

The subject site is located within the Rural Zone and Capricorn Coast Rural precinct forming part of the rural category of zones. The proposed development results in three lots that are best characterised as either rural residential or residential lifestyle lots and is not a preferred use within the zone as per overall outcome (2). The development is not ancillary to an existing rural use.

The site is located within the Capricorn Coast Rural precinct where uses predominantly are to involve primary production with relatively low impacts and can be undertaken on small rural lots. The subdivision limits the potential for intended uses to occur and not cause land use conflict. The proposed subdivision facilitates the creation of smaller lots intended for residential development rather than rural use (5). These smaller lots are not suitable for the intended rural activities and do not reflect the expected land use pattern. The reduction in lot size fragments the rural landscape and productive capacity of the land.

The development fails to meet the requirements of Overall Outcome (7). This outcome seeks to ensure that land is retained in a suitable size and shape to support uses from within the rural activities group unless there is a demonstrated need for smaller lots adjacent to an identified township in accordance with Overall Outcome (7)(c), or if located in a contextually appropriate part of the Capricorn Coast Rural Precinct. In this case, the subject site is not located adjacent to a township, and no compelling justification has been provided to demonstrate a need for additional residential lots (10). There is no evidence provided to establish that there is a current shortage of residential land supply or unmet demand for additional lots within the Bondoola area given its proximity to the Hidden Valley and Barmaryee localities. In the absence of a demonstrated need, the subdivision is inconsistent with the planning framework's objective to manage growth in a coordinated and sustainable manner. Allowing subdivision in this context undermines the strategic intent of the Rural Zone and contributes to the inefficient use of land intended for rural production.

As evident from the code assessment (attachment), the proposal does not comply with Outcome O11 and O24 given the use is for an accommodation activity that is not in line with the overall outcomes of the zone. The development is not ancillary to an existing rural use, and it will compromise the future development of primary production on the site. There is no overriding need shown for the requirement of the development as there is potential for additional lot supply to be located at alternative sites that are better suited for the use. The

subject site is not located adjacent to a township, and no compelling justification has been provided to demonstrate a need for additional residential lots on this site.

In this regard, the development is not able to achieve compliance with the applicable assessment benchmarks or purpose and overall outcomes of the Rural Zone Code, which is a ground to refuse the application.

### **Reconfiguring a Lot code**

Development is not sequential (1) given there is no planned future urban growth for the area. There is currently a variety of lot sizes available within the greater area that can provide preferred connection to Council infrastructure and networks. Subdivision of the lot will not accommodate the preferred use intended for the land by the zone.

As evident from the code assessment (attachment), the proposal does not comply with performance outcomes O7, O10, O11 and O12.1 given the development does not align with the minimum lot sizes outlined in Table 9.3.3.4.2. The development has the potential to cause land use conflict with surrounding uses by increasing the residential density with the rural zone and reduces the potential of the land to be used for its intended purpose therefore not complying with Performance Outcome 10 of the code. In this regard, the development is not able to achieve compliance with the applicable assessment benchmarks, purpose or overall outcomes of the Reconfiguring a Lot Code, which is a ground to refuse the application.

### **Development Works Code**

It is considered that the development can likely meet the purpose of the code.

As evident from the code assessment (attachment), the proposed development complies or can be conditioned to comply with the relevant outcomes of the Development Works Code. Compliance with the Development Works Code is not a reason to refuse the application.

### **Bushfire Hazard Overlay Code**

It is considered that the development is likely able to meet the purpose of the Code.

As evident from the code assessment (attachment), the proposed development complies or can be conditioned to comply with the performance outcomes of the Bushfire Hazard Overlay Code. Compliance with the Bushfire Hazard Overlay Code is not a reason to refuse the application.

### **PUBLIC NOTIFICATION**

The proposal was the subject of public notification between 1 September and 19 September 2025, as per the requirements of the *Planning Act 2016*, and 12 submissions were received. Of these submissions, 12 are considered to be properly made in accordance with the *Planning Act 2016*.

All submissions were in support of the application.

### **INFRASTRUCTURE CHARGES**

Infrastructure charges are levied pursuant to the *Adopted Infrastructure Charges Resolution (No.7) LSC 2025*. The calculation of infrastructure charges is not required for this assessment as Council recommends to resolve to refuse the application and not to issue an Infrastructure Charges Notice.

### **PREVIOUS DECISIONS**

Council has previously approved two (3) development application for Reconfiguring a Lot within the vicinity of the subject site. The decisions are as follows;

- Development Permit D-347-2021 for Reconfiguring a Lot (one lot into two lots) – Lot 106 Cottons Road, Bondoola (under delegation due to proposal satisfying the assessment benchmarks, in respect to the minimum lot size and overlays);



- Development Permit D-384-2012 for Reconfiguring a Lot (one lot into four lots) – 491 Barmaryee Road, Barmaryee (under delegation due to the assessment proposal satisfying the assessment benchmarks, assessed against the Livingstone Planning Scheme 2005);
- Development Permit D-Y/2005-1368 for Reconfiguring a Lot (one lot into twelve lots) - Lot 2278 Dowlings Road, Bondoola (assessment against the Livingstone Planning Scheme 2005).

It should be noted that each decision is made on its merits at the time of assessment and with the best planning information available. There are instances whereby sufficient grounds to support the proposal must be established, subject to reasonable and relevant conditions.

### **ACCESS AND INCLUSION**

There are no access and inclusion implications associated with the consideration of this application.

### **ENGAGEMENT AND CONSULTATION**

The application was publicly notified between 1 September and 19 September 2025 and twelve (12) submissions in support of the application were received.

### **HUMAN RIGHTS IMPLICATIONS**

There are no identified human rights implications associated with this development application.

### **BUDGET IMPLICATIONS**

Management of this application has been within the existing budget allocations.

### **LEGISLATIVE CONTEXT**

The application is being assessed pursuant to the *Planning Act 2016* and all subordinate legislation and policies.

### **LEGAL IMPLICATIONS**

The legal implications of deciding this development application favourably or unfavourably is the risk of appeal from the developer (should Council refuse the development application). These potential legal implications also bring unknown budget implications.

### **STAFFING IMPLICATIONS**

No staffing implications have been identified in the assessment.

### **RISK ASSESSMENT**

The risks associated with this assessment have been appropriately addressed in the body of this report. Specifically, the risk of appeal to any decision made by Council and any financial/budget implications such action may have. It should be noted that these risks are difficult to quantify at the assessment stage.

### **CORPORATE PLAN REFERENCE**

#### ***Vibrant Culture and Healthy Community***

*Community Plan Outcome - 3.1 Deliver strategic land use, infrastructure planning and urban design activities that support growth, liveability, and sustainability*

### **CONCLUSION**

Having regard to the above assessment the proposed development, cannot be considered to meet the relevant benchmarks of the Planning Scheme including the Strategic Framework and relevant codes, as the subdivision proposal for the land does not appropriately consider the minimum lot size and consistent use of the rural zoned land.

Accordingly, the proposal cannot be supported through reasonable and relevant conditions and is recommended for refusal.

The lot layout results in all proposed lots being below the minimum lot size for the Capricorn Coast Rural Precinct. The proposed building location envelopes are not for uses that will be ancillary to a use of the land for a use within the rural activities group.

Further, there is no overriding need shown for the requirement of the development, being both aspects, reconfiguring a lot and material change of use, as there is potential for the development to be located at alternative sites that are better suited and zoned for the development.

### **SUMMARY**

Pursuant to section 60(2)(d), an assessment manager may refuse the application only if compliance cannot be achieved by imposing development conditions.

The assessment of this application concludes that the proposed development conflicts with the purpose and overall outcomes of Council's Strategic Framework and relevant codes under the Planning Scheme. The lot layout results in lot sizes which do not respond to the rural zoning and compromise future rural land uses on the subject site and on surrounding land. In this instance there are not sufficient reasons available to support an alternative favourable consideration of the development.

The assessment summary and pursuant to section 62 (2) of the *Planning Act 2016*, the reasons for refusal are based on findings on material questions of fact and must be included in the reasons accompanying the decision notice and are detailed the recommendation.

**13.2 - DEVELOPMENT APPLICATION  
FOR RECONFIGURING A LOT (ONE  
LOT INTO THREE LOTS AND ACCESS  
EASEMENT) AND A MATERIAL  
CHANGE OF USE FOR TWO (2)  
DWELLING HOUSES (BUILDING  
LOCATION ENVELOPES) LOCATED AT  
195 NEILS ROAD, BONDOOLA**

**Locality Plan**

**Meeting Date: 18 November 2025**

**Attachment No: 1**

D-175-2025 Locality Plan and overlays, 195 Neils Road, Bondoola



Above: Locality Plan

**13.2 - DEVELOPMENT APPLICATION FOR RECONFIGURING  
A LOT (ONE LOT INTO THREE LOTS AND ACCESS  
EASEMENT) AND A MATERIAL CHANGE OF USE FOR TWO  
(2) DWELLING HOUSES (BUILDING LOCATION ENVELOPES)  
LOCATED AT 195 NEILS ROAD, BONDOOLA**

**Overlay Plan**

**Meeting Date: 18 November 2025**

**Attachment No: 2**

D-175-2025 Locality Plan and overlays, 195 Neils Road, Bondoola



Above: Overlay Map O2 Agricultural land classification



Above: Overlay Map OM07 Biodiversity (MLES)



D-175-2025 Locality Plan and overlays, 195 Neils Road, Bondoola



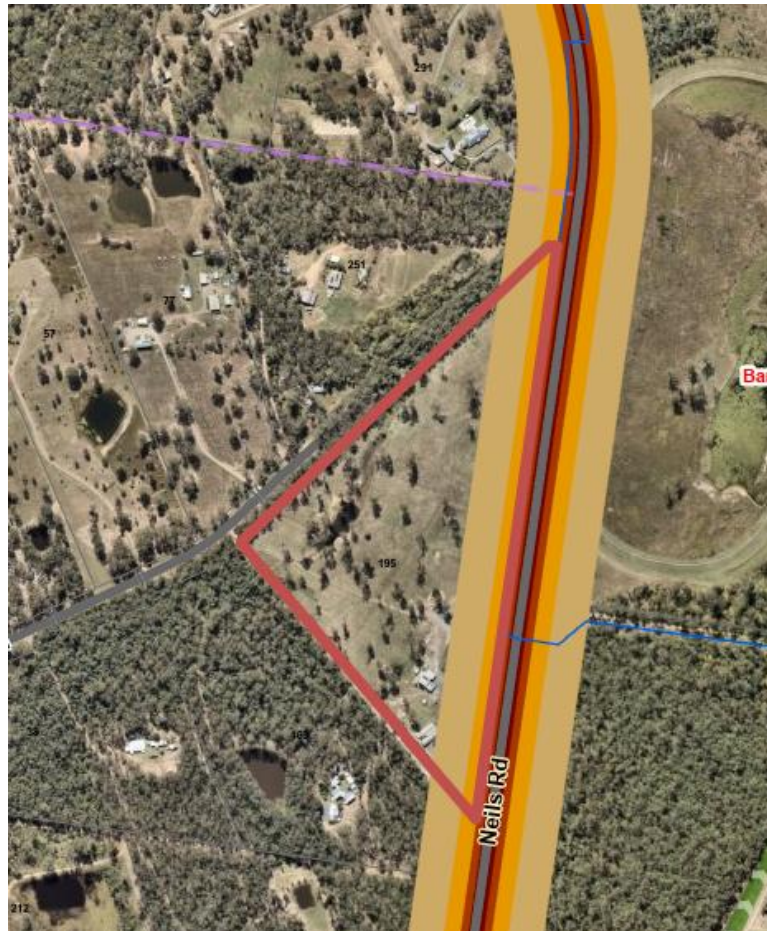
Above: Overlay Map O12 Bushfire hazard



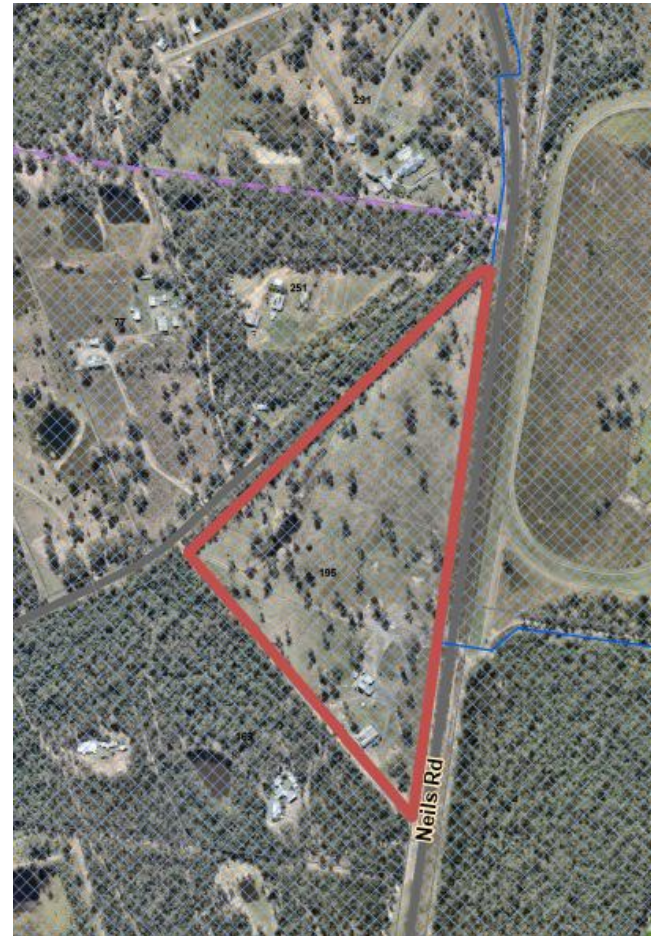
Above: Overlay Map O15 Drainage problem area



D-175-2025 Locality Plan and overlays, 195 Neils Road, Bondoola



Above: Overlay Map O23 Transport Noise Corridors



Above: Overlay Map O27 – Height limits



**13.2 - DEVELOPMENT APPLICATION FOR RECONFIGURING  
A LOT (ONE LOT INTO THREE LOTS AND ACCESS  
EASEMENT) AND A MATERIAL CHANGE OF USE FOR TWO  
(2) DWELLING HOUSES (BUILDING LOCATION ENVELOPES)  
LOCATED AT 195 NEILS ROAD, BONDOOLA**

**Code Assessment**

**Meeting Date: 18 November 2025**

**Attachment No: 3**

Code assessment - D-175-2025 - Development Permit for Reconfiguring a Lot (one lot into three lots and access easement) and a Material Change of Use for two (2) Dwelling houses (building location envelopes) - 195 Neils Road, Bondoola

#### Rural Zone Code

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

- (1) the development is:
  - (a) a use within the rural activities group; or
  - (b) a use which:
    - (i) is compatible with and supports a use within the rural activities group; or
    - (ii) does not limit or compromise the development of a use within the rural activities group on an adjoining rural zoned lot;
- (2) the development of a use from within the rural activities group is a preferred use within the zone in the following circumstances:
  - (a) it is designed, sited and operated to mitigate significant adverse impacts on sensitive land use; and
  - (b) the use:
    - (i) is animal husbandry; or
    - (ii) is animal keeping; or
    - (iii) is aquaculture; or
    - (iv) is cropping; or
    - (v) is extractive industry; or
    - (vi) is intensive animal industry; or
    - (vii) is intensive horticulture; or
    - (viii) is a permanent plantation; or
    - (ix) is a roadside stall; or
    - (x) is a rural industry; or
    - (xi) is a wholesale nursery; or
    - (xii) is a winery; and
- (3) the development of a use from within the accommodation activities group occurs within the zone only in the following circumstances:
  - (a) it is ancillary to the use of the land for a use within the rural activities group;
  - (b) it is designed and sited so as not to limit or compromise the continuing operation of an established use from within the rural activities group on an adjoining lot;
  - (c) it is designed and sited so as not to limit or compromise the future development of rural zoned land on an adjoining lot for a use from within the rural activities group;
  - (d) it is appropriately separated and buffered from uses that are likely to result in adverse impacts on amenity; and
  - (e) the use:
    - (i) is a caretaker's accommodation; or
    - (ii) is a dwelling house; or
    - (iii) is a dwelling unit; or
    - (iv) is a home based business; or
    - (v) is rural worker's accommodation;
    - (vi) is short-term accommodation (being a farm stay);
- (4) the development is compatible with a form that is characterised by:
  - (a) development on lots which have appropriate areas and dimensions relative to the quality and potential of the land to be developed for uses from within the rural activities group, particularly those involved in primary production;
  - (b) buildings and structures having a height designed relative to the operational needs of the use, characteristics of the location, and the surrounding land use;

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- (c) use of vegetation screening, separation distances and buffering to manage impacts between adjoining land use;
- (d) protection of a reasonable level of visual amenity when viewed from the street and public places; and
- (e) development being appropriately integrated with any large tracts and corridors of remnant vegetation and habitat, and any State or local significant vegetation, habitat, wetlands or waterways, so as to protect landscape values and natural environment values; and
- (5) land that is identified as Agricultural Land Class A or Class B:
  - (a) is retained for development that is unlikely to limit or compromise the capacity of the land to be used for primary production;
  - (b) is protected from fragmentation due the creation of inappropriate lot sizes for the location;
  - (c) is protected from inappropriate and incompatible development, unless:
    - (i) there is a proven overriding need in terms of public benefit for the development and no other site is suitable for that particular development; or
    - (ii) the development is small-scale, has low impacts and is focussed on tourism which is directly associated with a rural activity undertaken on the site or involves education, promotion, or sales associated with primary produce sourced from the site or local area; or
    - (iii) the potential undertaking of agriculture on the subject land (alone or in association with surrounding land) is not practicable; and
- (6) development maximises the potential to undertake uses from within the rural activities group by retaining lots in a suitable size and shape ((unless there is a demonstrated need adjacent to an identified township in accordance with Overall Outcome (7)(c) or if located in the Capricorn Coast Rural Precinct) as specified in the minimum lot sizes and dimensions of the reconfiguration of a lot code and in this code as follows:
  - (a) a minimum area of sixty (60) hectares only where located upon land identified as being entirely within Agricultural Land Class A or Class B; or
  - (b) a minimum area of one-hundred and fifty (150) hectares where located upon land that is not as being entirely within Agricultural Land Class A or Class B;
  - (c) a minimum area of two (2) hectares where located adjacent to the township of Cawarral, Mount Chalmers, or The Caves, and all of the following circumstances exist:
    - (i) the site is not located within the Capricorn Coast Rural Precinct or is not located within land identified as Agricultural Land Class A or Class B; and
    - (ii) the site is not included in, or within five (5) kilometres of land designated as urban, new urban, or future urban as shown on the Strategic Framework maps; and
    - (iii) the new lots do not limit or compromise the continuing operation of an established use from within the rural activities group on an adjoining lot; and
    - (iv) it can be demonstrated that there is a need for additional supply of lots within a five (5) kilometre radius of the township zone; and
    - (v) the site is in proximity to primary school or a bus route; and
    - (vi) each new lot created has regular proportions; and
    - (vii) lots that adjoin rural zoned land are provided with adequate additional internal areas to provide separation and buffer areas; and
    - (viii) new lots do not take direct access from a State main road; and
    - (ix) a sufficient minimum number of lots is proposed in the one estate; and
    - (x) the land is capable of adequately providing for the on-site treatment and disposal of effluent and wastewater (where reticulated municipal sewerage is unavailable); and
    - (xi) the following infrastructure and services are provided:
      - (A) a bitumen sealed road of a suitable standard;
      - (B) approved municipal water supply; and
      - (C) electricity and telecommunications; and
- (7) the development does not compromise the use of declared stock routes;

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- (8) the development is provided with adequate infrastructure and essential services; and

**Where located in the Capricorn Coast Rural Precinct:**

Note: The overall outcomes of the Capricorn Coast Rural Precinct are additional to those of the zone and take precedence in the event of a conflict.

- (9) the precinct accommodates predominantly uses from within the rural activities group, particularly uses involved primary production which have relatively low impacts and can be undertaken on small rural lot sizes, and a limited range of non-rural uses where they are compatible with and support the rural uses in the precinct;
- (10) the development of a use from within the rural activities group is a preferred use within the precinct in the following circumstances:
- (a) it is designed, sited and operated to mitigate significant adverse impacts on sensitive land use; and
  - (b) the use:
    - (a) is animal husbandry; or
    - (i) is animal keeping; or
    - (ii) is aquaculture; or
    - (iii) is cropping; or
    - (iv) is a roadside stall; or
    - (v) is a rural industry; or
    - (vi) is a wholesale nursery; or
    - (vii) is a winery; and
- (11) the development of intensive animal industry and intensive horticulture occur only if:
- (a) the site has suitable area and proportions to accommodate the development in a manner which does not adversely affect adjoining land use;
  - (b) land is capable of adequately providing for the on-site treatment and disposal of effluent and wastewater in an environmentally responsible manner;
  - (c) water resources are available to sustain the development in an environmentally responsible manner; and
  - (d) it is designed, sited and operated so that there are no significant adverse impacts on sensitive land use;
- (12) the following uses from within the rural activities group do not occur within the precinct:
- (a) extractive industry, unless it is within an identified key resource area; or
  - (b) permanent plantation; and
- (13) the development of a use from within the accommodation activities group or other non-rural uses occur in the precinct only if they are consistent with the circumstances identified in the overall outcomes for the zone in general; however, the exception to this is the development of a motor sport facility which is not preferred in the precinct; and
- (14) development involving reconfiguration of lot occurs only if the resulting lots are a suitable size and shape to allow for the development of preferred uses within the precinct, as specified in the minimum lot sizes and dimensions of the reconfiguration of a lot code and in this code as follows: a minimum lot area of ten (10) hectares and a minimum lot width of two-hundred (200) metres

**Response to Overall Outcomes**

The subject site is located within the Rural Zone and Capricorn Coast Rural precinct forming part of the rural category of zones. The proposed development results in three lots that are best characterised as either rural residential or residential lifestyle lots and is not a preferred use within the zone as per overall outcome (2). The development is not ancillary to an existing rural use.

The site is located within the Capricorn Coast Rural precinct where uses predominantly are to involve primary production with relatively low impacts and can be undertaken on small rural lots. The subdivision limits the potential for intended uses to occur and not cause land use conflict. The proposed subdivision facilitates the creation of smaller lots intended for residential development rather than rural use (5). These smaller lots are not suitable for the intended rural activities and do not reflect the expected land use pattern. The reduction in lot size fragments the rural landscape and productive capacity of the land.

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The development fails to meet the requirements of Overall Outcome (7). This outcome seeks to ensure that land is retained in a suitable size and shape to support uses from within the rural activities group unless there is a demonstrated need for smaller lots adjacent to an identified township in accordance with Overall Outcome (7)(c), or if located in a contextually appropriate part of the Capricorn Coast Rural Precinct. In this case, the subject site is not located adjacent to a township, and no compelling justification has been provided to demonstrate a need for additional residential lots (10). There is no evidence provided to establish that there is a current shortage of residential land supply or unmet demand for additional lots within the Bondoola area given its proximity to the Hidden Valley and Barmaryee localities. In the absence of a demonstrated need, the subdivision is inconsistent with the planning framework's objective to manage growth in a coordinated and sustainable manner. Allowing subdivision in this context undermines the strategic intent of the Rural Zone and contributes to the inefficient use of land intended for rural production.

The following is an assessment of the proposal against the specific benchmarks of the rural zone code, which includes an assessment of the development against the relevant performance outcomes of the code.

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Assessment Response                                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|
| <b>Where located in all areas of the zone (excluding the Yaamba Historic Township Precinct)</b>                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                        |
| <b>Land use</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                        |
| <b>If a use within the accommodation activities group</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                        |
| <b>PO1</b><br>The development of a use within the accommodation activities group:<br>(a) does not limit or compromise the continuing operation of an established use from within the rural activities group on an adjoining lot;<br>(b) does not limit or compromise the future development of rural zoned land on an adjoining lot for a use from within the rural activities group; and<br>(c) is appropriately separated and buffered from uses that are likely to result in adverse impacts on amenity. | <b>AO1.1</b><br>The habitable buildings of a use from within the accommodation activities group have a setback from side and rear lot boundaries in accordance with the greater of the following:<br>(a) if there is an established use from within the rural activities group located on an adjoining lot, a setback from the common boundary with that lot, which complies with the minimum separation distances specified in Table SC4.1.1 and Table SC4.1.2 of Schedule 4; or<br>(b) in compliance with the setback standards identified in Table SC10.1.1 of Schedule 10.            | <b>PO1 - Not applicable</b><br>Development is for reconfiguring a lot. |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>AO1.2</b><br>The habitable buildings of a use within the accommodation activities group have a setback from road frontage lot boundaries in accordance with the greater of the following:<br>(a) if there is an established use from within the rural activities group located on a lot on the opposite side of the road, a distance from the road frontage boundary, which complies with the minimum separation distances specified in Table SC4.1.1 and Table SC4.1.2 of Schedule 4; or<br>(b) in compliance with the setback standards identified in Table SC10.1.1 of Schedule 10. | <b>AO1.2 - Not applicable</b><br>See above.                            |

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| Performance outcomes                                                                                                                                                                                                                                                                                                                                     | Acceptable outcomes                                                                                                                                                                                             | Assessment Response                                                                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|
| <b>If a use within the rural activities group</b>                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                 |                                                                                          |
| <b>PO2</b><br>The development of a use within the rural activities group is designed, sited and operated to minimise significant adverse impacts on sensitive land use.                                                                                                                                                                                  | <b>AO2.1</b><br>The development of a use within the rural activities group complies with the minimum separation distances specified in Table SC4.1.1 and Table SC4.1.2 of Schedule 4.                           | <b>PO2 - Not applicable</b><br>Use is not for a use within the rural activities group.   |
| <b>PO3</b><br>The roadside stall:<br>(a) is small in scale;<br>(b) does not impact on the amenity of adjoining land uses and the surrounding area;<br>(c) does not adversely affect the safety and efficiency of the road network;<br>(d) is ancillary to the farming use conducted on the same site; and<br>(e) sells only fresh produce grown locally. | <b>AO3.1</b><br>Any structure used for a roadside stall:<br>(a) has a maximum floor area of twenty (20) square metres; and<br>(b) is located entirely within the lot and not on the road reserve.               | <b>AO3.1 - Not applicable</b><br>Use is not for a use within the rural activities group. |
|                                                                                                                                                                                                                                                                                                                                                          | <b>AO3.2</b><br>Site access, car parking and storage areas:<br>(a) are located entirely within the lot and not on the road reserve; and<br>(b) use the same driveway as the primary lot access.                 | <b>AO3.2 - Not applicable</b><br>Use is not for a use within the rural activities group. |
| <b>PO4</b><br>The height of buildings and structures are consistent with the rural character of the locality and the reasonable expectations as to the operational needs of the use, and they do not adversely impact the character or amenity of the streetscape, adjoining sites or the immediate area.                                                | <b>AO4.1</b><br>Building height does not exceed twelve (12) metres above ground level (excluding silos and similar structures that are ancillary to the operations of a use within the rural activities group). | <b>AO4.1 - Not applicable</b><br>Use is not for a use within the rural activities group. |
|                                                                                                                                                                                                                                                                                                                                                          | <b>AO4.2</b><br>The height of structures does not exceed twenty- five (25) metres above ground level.                                                                                                           | <b>AO4.2 - Not applicable</b><br>Use is not for a use within the rural activities group. |
| <b>PO5</b><br>The design and siting of buildings and structures does not adversely impact the amenity of the streetscape or adjoining sites having regard to the following:<br>(a) minimisation of potential sources of nuisance;<br>(b) prevention of overshadowing of habitable buildings of any sensitive land use on adjoining lots; and             | <b>AO5.1</b><br>Buildings or structures have a setback from side, rear and road frontage lot boundaries in compliance with the setback standards identified in Table SC10.1.1 of Schedule 10.                   | <b>AO5.1 - Not applicable</b><br>Use is not for a use within the rural activities group. |

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| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Acceptable outcomes                 | Assessment Response                                                                                                                                                                                                                                                                                                                                                                                                                 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| prevention of overshadowing of public places.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Where located in the Yaamba Historic Township Precinct</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>PO6-PO10</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                     | <b>PO6-PO10 - Not applicable</b>                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Additional outcomes for assessable development</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Where located in all areas of the zone (excluding the Capricorn Coast Rural Precinct and excluding the Yaamba Historic Township Precinct)</b>                                                                                                                                                                                                                                                                                                                                                                                                                 |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Land Use</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>PO11</b><br>The use contributes to the development of the rural zone which is comprised of the following:<br>(a) preferred uses for the zone (as identified in the overall outcomes for the zone); or<br>(b) uses within the accommodation activities group (where in accordance with the circumstances identified in the overall outcomes for the zone); or<br>(c) other uses that are not within the rural activities group or accommodation activities group (where in accordance with the circumstances identified in the overall outcomes for the zone). | No acceptable outcome is nominated. | <b>PO11 - Does not comply</b><br>The proposed reconfiguration will limit the opportunity for the land to be used for its preferred use. The reconfiguration is of a nature that is not in line with the overall outcomes of the zone, the development is not ancillary to an existing rural use, and it will compromise the future development of primary production on the site as intended in the Capricorn Coast Rural Precinct. |
| <b>Where located in all areas of the zone (excluding the Yaamba Historic Township Precinct)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>PO16</b><br>The development of a use within the rural activities group is designed and operated at an appropriate scale and intensity relative to the capacity of water resources and soil to sustain the development activity in an environmentally responsible manner.                                                                                                                                                                                                                                                                                      | No acceptable outcome is nominated. | <b>PO16 - Not applicable</b><br>The development will not support a use within a rural activities group.                                                                                                                                                                                                                                                                                                                             |
| <b>PO17</b><br>The development of a use within the rural activities group or a use being veterinary services, where involving the boarding, accommodation, care, training, holding, keeping, production, or cultivation of animals and the like, ensures that the animals are confined within the site in secure fencing or other enclosures, and these confinements are sited, designed and managed in a manner which achieves the following:                                                                                                                   | No acceptable outcome is nominated. | <b>PO17 - Not applicable</b><br>Development is not any of the uses mentioned.                                                                                                                                                                                                                                                                                                                                                       |

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| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Acceptable outcomes                 | Assessment Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (a) accepted best practice for the welfare of animals;<br>(b) prevention of the escape of animals;<br>(c) best practice for the hygienic confinement of animals; and<br>(d) minimal nuisance beyond the site boundaries by way of noise and odours produced by the animals.                                                                                                                                                                                                                                                                                                                                                        |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>PO18</b><br>The use does not result in land and water quality degradation (above ground and underground) due to the following:<br>(a) movement of sediment, nutrients, pathogens, and pollutants; or<br>(b) the handling, treatment and disposal of solid and liquid waste.                                                                                                                                                                                                                                                                                                                                                     | No acceptable outcome is nominated. | <b>PO18 - Complies</b><br>The development will not result in land and water quality degradation due to the movement of sediment and the handling of liquid and solid waste.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>PO19</b><br>The use:<br>(a) avoids unnecessary clearing of native vegetation and habitat; and<br>(b) minimises major earthworks.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | No acceptable outcome is nominated. | <b>PO19 - Complies</b><br>Major earthworks and vegetation clearing will not be required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Where located within Agricultural Land Class A and Class B identified on an overlay</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>PO24</b><br>Land that is identified as Agricultural Land Class A or Class B is developed only in the following circumstances:<br>(a) it is for a land use from within the rural activities group, which does not limit or compromise the capacity of the land to be used for primary production; or<br>(b) it is for a land use that is not within the rural activities group, which is not irreversible, and which does not limit or compromise the capacity of the land to be used for primary production; or<br>(c) it is proven that the land should not actually be identified as Agricultural Land Class A or Class B; or | No acceptable outcome is nominated. | <b>PO24 - Does not comply</b><br>A portion of the existing lot is mapped Agricultural Land Class A and B. The site is not associated with any rural activities, the land will not be developed for a rural activity and will limit its potential for use for primary production.<br><br>There is no overriding need shown for this development as residential development can be located within the planned rural residential areas which are in proximity to the site. Given its proximity to the Barmaryee and Hidden Valley areas, where housing development is already planned, there is no demonstrated need for additional residential subdivision of the site. |



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| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Acceptable outcomes                                                                                       | Assessment Response                                                                                                                                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>(d) other than in the Capricorn Coast Rural Precinct, it does not result in the creation of a lot having an area less than sixty (60) hectares and a width less than 450 metres; or</p> <p>(e) it is for a land use that is not within the rural activities group and there is an overriding need in terms of public benefit for the development and that the development cannot be located on alternative sites that are suitable for the development; or</p> <p>(f) the land is identified as Key Resource Area; or</p> <p>(g) the development is small-scale, has low impacts and is focussed on tourism which is directly associated with a rural activity undertaken on the site or involves education, promotion, or sales associated with primary produce sourced from the site or local area; or</p> <p>(h) the potential undertaking of agriculture on the subject land (alone or in association with surrounding land) is not practicable.</p> |                                                                                                           |                                                                                                                                                    |
| <b>Appearance</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                           |                                                                                                                                                    |
| <p><b>PO26</b></p> <p>The development is designed in a manner that does not significantly adversely affect visual amenity when viewed from the street, public places, and the surrounding area.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | No acceptable outcome is nominated.                                                                       | <p><b>PO26 - Complies</b></p> <p>The proposed building envelopes comply with setback requirements and can be provided with vegetation buffers.</p> |
| <b>Stock Routes</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                           |                                                                                                                                                    |
| <p><b>PO27</b></p> <p>The development does not limit or compromise the use of identified stock routes for stock movement or other compatible uses.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | No acceptable outcome is nominated.                                                                       | <p><b>PO27 - Complies</b></p> <p>The subject site does not interfere with stock routes.</p>                                                        |
| <b>Infrastructure</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                           |                                                                                                                                                    |
| <p><b>PO28</b></p> <p>Safe, accessible, robust and reliable infrastructure relating to access and parking, energy supply, roads, roof and allotment drainage, sewage and wastewater treatment and disposal, stormwater management, telecommunications, and water supply, is adequately provided for the development in accordance with best practice and</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <p><b>AO28.1</b></p> <p>The development complies with the requirements of the Development Works Code.</p> | <p><b>AO28.1 - Complies</b></p> <p>Complies with the requirements of the development works code. See development works code assessment.</p>        |

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| Performance outcomes                                                               | Acceptable outcomes | Assessment Response |
|------------------------------------------------------------------------------------|---------------------|---------------------|
| endorsed standards for the location, and relative to the needs of the development. |                     |                     |

As evident from the above assessment, the proposal does not comply with Outcome O11 and O24 given the use is for an accommodation activity that is not in line with the overall outcomes of the zone. The development is not ancillary to an existing rural use, and it will compromise the future development of primary production on the site. There is no overriding need shown for the requirement of the development as there is potential for additional lot supply to be located at alternative sites that are better suited for the use. The subject site is not located adjacent to a township, and no compelling justification has been provided to demonstrate a need for additional residential lots on this site.

In this regard, the development is not able to achieve compliance with the applicable assessment benchmarks or purpose and overall outcomes of the Rural Zone Code, which is a ground to refuse the application.

#### Reconfiguring a Lot Code

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

- (1) lot reconfiguration results in a pattern of urban development which is broadly sequential, to maximise the efficiency of infrastructure provision and connect to surrounding movement and infrastructure networks;
- (2) a variety and mix of lot sizes enable a range of development options to accommodate the preferred uses in each zone;
- (3) lots have suitable areas, dimensions and slope for the intended use, including space for vehicle access and parking, on-site services and recreation, appropriate for the zone;
- (4) lot reconfiguration avoids areas where there is an unacceptable risk from hazards, including flood, storm tide, slope instability and bushfire;
- (5) in urban areas and emerging communities, compact and walkable neighbourhoods are created, which connect to employment nodes, centres, open space, recreational areas, community services and educational opportunities;
- (6) lot reconfiguration does not increase the likelihood of significant land use conflict;
- (7) lot reconfiguration does not result in adverse impacts on natural topography, drainage systems, vegetation, ecological values, ecosystems and cultural heritage features;
- (8) lot reconfiguration does not result in adverse impacts on utility installations, major transport and movement networks, and other important infrastructure;
- (9) street and pathway design maximises opportunities to create landmarks, views and vistas;
- (10) lots are orientated in a way which facilitates the design of buildings that are appropriate for the local climatic conditions;
- (11) infrastructure is provided to new lots in a way which minimises whole of life cycle costs and maximises the use of sustainable technologies;
- (12) public open space is provided in a way which is accessible, safe and integrated with active and passive transport networks;
- (13) streets and roads are designed to maximise convenience and safety for all users.

#### Response to overall outcomes

Development is not sequential (1) given there is no planned future urban growth for the area. There is currently a variety of lot sizes available within the greater area that can provide preferred connection to Council infrastructure and networks. Subdivision of the lot will not accommodate the preferred use intended for the land by the zone.

The following is an assessment of the proposed development against the applicable performance outcomes of the code.

| Performance Outcomes                                                                 | Acceptable Outcomes | Assessment Response                                                |
|--------------------------------------------------------------------------------------|---------------------|--------------------------------------------------------------------|
| <b>Table 9.3.3.4.1 Outcomes for assessable development</b>                           |                     |                                                                    |
| <b>If boundary realignment</b>                                                       |                     |                                                                    |
| <b>PO1-PO3</b>                                                                       |                     | <b>PO1-PO3 - Not applicable</b><br>Not for a boundary realignment. |
| <b>If reconfiguring a lot associated with a prior related Material Change of Use</b> |                     |                                                                    |

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| PO4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                    |                                     |                      | AO4.1 - Not applicable<br>Not related to a prior material change of use.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| All other reconfiguring a lot applications                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                    |                                     |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Lot design – general                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                    |                                     |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| PO5<br>Development included in the table below requires the preparation of a structure plan to accompany the development application                                                                                                                                                                                                                                                                                                                                                                             |                                                    | No acceptable outcome is nominated. |                      | PO5 - Not applicable<br>The site in in a zone which requires an impact assessment for reconfiguring a lot. A structure plan has not been provided to support the development application. Given it is a rural lot it is deemed not necessary                                                                                                                                                                                                                                                                                                                                                                     |
| Zone                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Proposed additional lots in the stage/ development | Small structure plan                | Large structure plan |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| All residential category zones                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 7 – 15                                             | ü                                   |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 16 or more                                         |                                     | ü                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| All centres category zones and all industrial category zones                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 5 - 10                                             | ü                                   |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 11 or more                                         |                                     | ü                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| All other zones where reconfiguring a lot requires impact assessment                                                                                                                                                                                                                                                                                                                                                                                                                                             | 1 or more                                          |                                     | ü                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| PO6<br>Development which requires a structure plan is undertaken in accordance with the structure plan, and the structure plan is prepared in accordance with the requirements of Schedule SC7.14.                                                                                                                                                                                                                                                                                                               |                                                    | No acceptable outcome is nominated. |                      | PO6 - Not applicable<br>Structure plan not provided.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| PO7<br>Lot design is well integrated with the surrounding locality, having regard to:<br>(a) Roads, streets, pedestrian and cycle networks;<br>(b) Utility installations and other infrastructure networks;<br>(c) Open space networks, significant vegetation and habitat areas, waterways and wetlands, and valued biodiversity corridors;<br>(d) Connections to centres and employment areas;<br>(e) Surrounding landscaping and streetscape treatments; and<br>(f) The interface with established land uses. |                                                    | No acceptable outcome is nominated. |                      | PO7 - Does not comply<br>The development does not integrate with the surrounding locality by producing lot sizes that are not consistent with the established character of the surrounding area. The site is physically separated from the existing town, resulting in poor connectivity to centres and employment areas. The development also lacks access to reticulated infrastructure, such as water and sewerage, making it unsuitable for increased residential density. As a result, the proposal fails to respond appropriately to existing infrastructure networks and planning for sustainable growth. |
| PO8<br>Lot design:<br>(a) Protects areas with significant environmental values;<br>(b) Appropriately utilises the natural topography of the site as far as practicable                                                                                                                                                                                                                                                                                                                                           |                                                    | No acceptable outcome is nominated  |                      | PO8 - Complies<br>The proposed lot configuration does not interfere with natural environmental values.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

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| <p>and minimises the need for significant earthworks for future development;</p> <p>(c) Avoids crossing or otherwise interfering with natural drainage lines, waterways, wetlands, habitat areas or biodiversity corridors; and</p> <p>(d) Retains key site characteristics, landmarks, and places of heritage significance.</p>                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                         |                                                                                                                                                                                                                                                                                                   |
| <p><b>PO9</b><br/>Lot reconfiguration does not facilitate development which would be visually obtrusive on skylines, headlands, or prominent landscape features.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | No acceptable outcome is nominated.                                                                                                     | <p><b>PO9 - Complies</b><br/>The resulting lot configuration is unlikely to be visually obtrusive.</p>                                                                                                                                                                                            |
| <p><b>PO10</b><br/>Lot reconfiguration does not:</p> <p>(a) Increase the likelihood of significant land use conflict;</p> <p>(b) Compromise the potential to use adjoining land for its zoned purpose;</p> <p>(c) Compromise the use of stock routes;</p> <p>(d) Compromise the safe and efficient operation of major transport networks and other major infrastructure networks.</p>                                                                                                                                                                                                                                                                                                                                                                    | No acceptable outcome is nominated.                                                                                                     | <p><b>PO10 - Does not comply</b><br/>The proposed lot configuration limits the potential for the site and adjoining sites to be used for the intended purpose for the zone, which will increase the potential for potential land use conflicts.</p>                                               |
| <b>Lot design – size and dimension</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                         |                                                                                                                                                                                                                                                                                                   |
| <p><b>PO11</b><br/>Reconfiguration only occurs if it creates lot sizes and dimensions that:</p> <p>(a) Are consistent with the intended character of the zone, precinct or sub-precinct in which the land is located;</p> <p>(b) Do not limit or compromise the ability to use rural land for its preferred uses;</p> <p>(c) Do not limit or compromise the ability to use industrial zoned land or special purpose zoned land for their preferred uses;</p> <p>(d) Protect resources (including potential mining and extractive resources), environmental and landscape values of rural land;</p> <p>(e) Protect ground and surface water quality in the rural residential zone;</p> <p>(f) Protect areas with significant biodiversity values; and</p> | <p><b>AO11.1</b><br/>The lots are designed in accordance with the minimum lot size and dimensions specified within Table 9.3.3.4.2.</p> | <p><b>AO11.1 - Does not comply</b><br/>The resulting lot sizes will not meet the minimum lot size and frontage requirements. Resulting lot sizes will not be consistent with the intended character of the zone or precinct and further limits the ability to use rural land for a rural use.</p> |

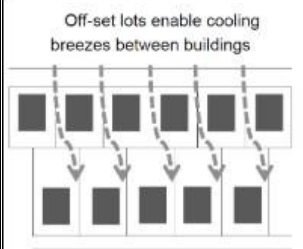
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| (g) Protect areas of high scenic amenity value.                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                            |                                                                                                                                                                       |
| <b>PO12</b><br>Lots have a regular shape and consistent dimensions to facilitate the efficient development of the land for its intended purpose, and have sufficient area to provide for:                                                                                                                                                                                                                                                                                            | <b>AO12.1</b><br>The lots are designed in accordance with the minimum lot sizes and dimensions specified within Table 9.3.3.4.2..                                                          | <b>AO12.1 - Does not comply</b><br>Lot sizes do not meet minimum lot sizes outlined, and are not large enough to facilitate the use of land for the intended purpose. |
| (a) Buildings and structures;<br>(b) Usable open space and landscaping<br>(c) Ventilation and sunlight for buildings;<br>(d) Privacy for residents;<br>(e) Suitable vehicle access and on-site parking where required ; and<br>(f) Any on-site services and infrastructure such as effluent disposal areas if required.                                                                                                                                                              | <b>AO12.2</b><br>All residential lots are able to contain a constraint free rectangular building location envelope, having dimensions no less than nine (9) metres by fifteen (15) metres. | <b>AO12.2 - Not applicable</b><br>It is not a residential lot                                                                                                         |
| <b>Lot size and dimensions where located in the emerging community zone</b>                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                            |                                                                                                                                                                       |
| <b>PO13-PO14</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                            | <b>PO13-14 - Not applicable</b><br>Not in the emerging community zone.                                                                                                |
| <b>Lot design – rear lots</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                            |                                                                                                                                                                       |
| <b>PO15</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                            | <b>PO15 - Not applicable</b><br>Does not result in rear lots                                                                                                          |
| <b>Road and street network</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                            |                                                                                                                                                                       |
| <b>PO16-PO19</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                            | <b>PO16-PO19 - Not applicable</b><br>Does not result in changes or create new sections of the road and street network.                                                |
| <b>Road and street design</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                            |                                                                                                                                                                       |
| <b>PO20</b><br>The geometric design features of each type of road and street:<br>(a) Convey its primary function for all relevant design vehicles types;<br>(b) Have an adequate horizontal and vertical alignment that is not conducive to excessive speeds;<br>(c) Encourage traffic speeds and volumes to levels commensurate with road hierarchy function;<br>(d) Ensure unhindered access by emergency and waste collection vehicles and buses;<br>Ensures safe access to lots. | <b>AO20.1</b><br>Roads are designed in compliance with Capricorn Municipal Development Guidelines.                                                                                         | <b>PO20 - Not applicable</b><br>Reconfiguration will not result in the creation of a new street or road.                                                              |
| <b>PO21</b><br>Where lot reconfiguration involves the creation of a new street (other than in a rural zone or the rural residential zone), streetscape and                                                                                                                                                                                                                                                                                                                           | No acceptable outcome is nominated.                                                                                                                                                        | <b>PO21 - Not applicable</b><br>Reconfiguration will not result in the creation of a new street or road.                                                              |

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| <p>landscape treatments are provided which:</p> <ul style="list-style-type: none"> <li>(a) Create an attractive and legible environment with a clear character and identity;</li> <li>(b) Use and highlight features of the site such as views, vistas, existing vegetation, landmarks and places of cultural heritage significance;</li> <li>(c) Enhance safety and comfort, and meet user needs;</li> <li>(d) Complement the function of the street in which they are located by reinforcing desired traffic speed and behavior;</li> <li>(e) Assist integration with the surrounding environment;</li> <li>(f) Maximise infiltration of stormwater runoff; and</li> <li>(g) Minimise maintenance costs through: <ul style="list-style-type: none"> <li>(i) Street pavement, parking bays and speed control devices;</li> <li>(ii) Street furniture, shading, lighting and utility installations;</li> </ul> </li> </ul> <p>Retention of existing vegetation; and On-street planting.</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                |
| <p><b>PO22</b></p> <p>Road access to new lots minimises impacts on the function, vehicle speeds, safety, efficiency and capacity of streets and roads.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p><b>AO22.1</b></p> <p>Access arrangements are consistent with the characteristics intended for the particular type of road or street specified in the Capricorn Municipal Development Guidelines.</p>                                                                                                                                                                                                                                                  | <p><b>AO21.1 - Complies</b></p> <p>Road access to proposed Lot 1 and Lot 3 is consistent with the requirements of the CMDG, access to proposed Lot 2 will require upgrading which can be conditioned to ensure compliance.</p> |
| <b>Pedestrian and Cycle networks</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                |
| <p><b>PO23-PO24</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <p><b>PO23-PO24 - Not applicable</b></p> <p>The subject site is located in a rural zone, pedestrian and cycle networks are not required.</p>                                                                                   |
| <b>Public Transport</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                |
| <p><b>PO25</b></p> <p>The road and street network caters for the extension of public transport routes to provide services that are convenient and accessible to the community.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <p><b>AO25.1</b></p> <p>If the lot reconfiguration is within a residential category zone or the emerging community zone, or it results in lots which provide for the development of accommodation activities at a density consistent with a residential category zone, then at least eighty (80) per cent of proposed lots are within four-hundred (400) metres walking distance from a road which is designed and constructed to accommodate buses.</p> | <p><b>PO25 - Not applicable</b></p> <p>The subject site is located in a rural zone and does not facilitate public transport routes.</p>                                                                                        |
| <b>Climatic response</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                |

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| <b>PO26</b><br>Lot layout facilitates building design which minimises sun penetration in summer and maximises cooling breezes into buildings.                          | <b>AO26.1</b><br>The long axis of street blocks is oriented generally east-west.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>AO1.1 - Complies</b><br>Lots are irregularly shaped however are large enough to facilitate building design that meets climatic response requirements. |
|                                                                                                                                                                        | <b>AO26.2</b><br>Where it is unavoidable that the long axis of a street block cannot be oriented east-west, lots are wider or are aligned at an angle to the street, to enable the longer sides of the building to be oriented to the north and south.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>AO26.3 - Not applicable</b>                                                                                                                           |
|                                                                                                                                                                        | <b>AO26.3</b><br>Lots are offset to enable breezes to pass between buildings.<br>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>AO26.3 - Not applicable</b>                                                                                                                           |
| <b>Development near infrastructure and special activities</b>                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                          |
| <b>PO27</b><br>Reconfiguring minimises exposure to risks and amenity impacts from major infrastructure and enables the safe and efficient operation of infrastructure. | <b>AO27.1</b><br>Reconfiguration within one hundred (100) metres of any trunk gas pipeline does not increase the density of development.<br><b>AO27.2</b><br>Where adjoining a high voltage electricity easement (above 11kV), lot design and layout incorporates:<br>(a) A vegetated buffer within a distance of twenty (20) metres from the boundary of the electricity transmission line easement; and<br>(b) The orientation of the primary lot frontage away from transmission line easement.<br><b>AO27.3</b><br>Lots are designed and oriented to ensure that habitable building or primary open space areas on each lot can comply with the separation distances set out in Schedule 4.<br><b>AO27.4</b><br>Reconfiguring of land for residential purposes does not take place within five-hundred (500) metres of the following:<br>(a) A sewage or waste water | <b>PO27 - Not applicable</b><br>Development is not within proximity to infrastructure or special activities.                                             |

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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | treatment plant;<br>(b) A landfill site or major waste transfer station; and<br>(c) Major outfall facilities. |                                                                                                                                                        |
| <b>Infrastructure</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                               |                                                                                                                                                        |
| <b>PO28</b><br>Infrastructure, including roads and streets, water supply, stormwater drainage, sewage disposal, waste disposal, electricity and communication facilities are provided in a manner that:<br>(a) Is efficient;<br>(b) Is adequate for the projected needs of the development;<br>(c) Is adaptable to allow for future infrastructure upgrades;<br>(d) Minimises risk of adverse environmental or amenity related impacts; and<br>(e) Minimises whole of life cycle costs for that infrastructure. | No acceptable outcome is nominated.                                                                           | <b>PO28 - Complies</b><br>Proposed Lot 1 will retain its existing infrastructure, on-site services will be required to be supplied to Lot 2 and Lot 3. |
| <b>Parks and open Space</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                               |                                                                                                                                                        |
| <b>PO29-PO30</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                               | <b>PO29-PO30 - Not applicable</b><br>Development is not large enough to require public open space to be provided                                       |
| <b>Hazards</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                               |                                                                                                                                                        |
| <b>PO31</b><br>Reconfiguration of a lot avoids creating unacceptable risk to human safety, property and the environment due to natural hazards and contaminated land.                                                                                                                                                                                                                                                                                                                                           | No acceptable outcome is nominated.                                                                           | <b>PO31 - Complies</b>                                                                                                                                 |

As evident from the above assessment, the proposal does not comply with performance outcomes O7, O10, O11 and O12.1 given the development does not align with the minimum lot sizes outlined in Table 9.3.3.4.2. The development has the potential to cause land use conflict with surrounding uses by increasing the residential density with the rural zone and reduces the potential of the land to be used for its intended purpose therefore not complying with Performance Outcome 10 of the code. In this regard, the development is not able to achieve compliance with the applicable assessment benchmarks, purpose or overall outcomes of the Reconfiguring a Lot Code, which is a ground to refuse the application.

#### Development Works Code

The purpose of the development works code is:

- (1) to ensure that development is provided with adequate infrastructure and services relative to its location and needs;
- (2) to ensure that development work is undertaken in a manner that accords with the endorsed standards for the planning scheme area;
- (3) to facilitate the achievement of the overall outcomes sought for development.

#### 8.1.1.1. Overall outcomes

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

- (1) adequate infrastructure and services are provided to support the reasonable expectations for the needs of the development in relation to the following:
  - (a) access and parking;



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- (b) energy supply;
- (c) transportation and the movement of people and goods between places;
- (d) roof and allotment drainage;
- (e) sewage and waste water treatment and disposal;
- (f) stormwater management;
- (g) telecommunications;
- (h) water supply; and
- (2) all development work is designed and undertaken:
  - (a) in accordance with best environmental management practice;
  - (b) in a manner that does not detract from the character and amenity of the setting;
  - (c) in a manner that protects or does not significantly adversely affect the natural environmental values of the site and surrounds;
  - (d) to be safe, reliable and easily maintained;
  - (e) so that surroundings, are not adversely impacted by off-site effects;
  - (f) having proper regard to existing public infrastructure and planned future public infrastructure; and
  - (g) in a manner that can minimise risk to human life, health and safety, and property.

#### Response to overall outcomes

It is considered that the development can likely meet the purpose of the code.

The following as an assessment of the proposal against the relevant performance outcome assessment benchmarks.

| Table 9.3.2.4.1 – Outcomes for development that is accepted subject to requirements and assessable development                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                      |
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| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Assessment Response                                                                                  |
| <b>Access and parking</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                      |
| <b>PO1</b><br>The development is provided with an on-site parking and movement system designed and constructed to: <ul style="list-style-type: none"> <li>(a) be integrated with the site layout including:               <ul style="list-style-type: none"> <li>(i) direct access to a road providing an appropriate level of service required to accommodate traffic generated by the use;</li> <li>(ii) having appropriately designed footpath crossovers;</li> <li>(iii) provision for safe pedestrian movement between public footpath and facility entry points;</li> </ul> </li> <li>(b) accommodate sufficient manoeuvring room for the safe entry and exit of all modes of transport generated by the use (including refuse collection vehicles, trucks, buses and the like as relevant to the development);</li> <li>(c) accommodate sufficient</li> </ul> | <b>AO1.1</b><br>The development is provided with sufficient on-site vehicle parking and queuing space in accordance with the standards relevant to the use in compliance with Table 9.3.2.4.3.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>AO1.1 - Complies</b><br>The proposed development has sufficient space to provide on-site parking. |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>AO1.2</b><br>For development other than a use listed in the table below, an engineer who qualifies as a registered professional engineer of Queensland certifies that all vehicles likely to use the site are able to enter and leave the site in a forward gear, and that the on-site vehicle parking spaces, pick-up areas, loading and unloading areas, queuing areas, circulation and manoeuvring areas for the development are designed and constructed in accordance with the most up to date version of the Australian Standards as relevant to the development, including but not limited to the following: <ul style="list-style-type: none"> <li>(a) <i>Australian Standard AS2890.1-1993: Parking Facilities –Off-</i></li> </ul> | <b>AO1.2 - Not applicable</b><br>Subdivision is intended for dwelling houses.                        |

Code assessment - D-175-2025 - Development Permit for Reconfiguring a Lot (one lot into three lots and access easement) and a Material Change of Use for two (2) Dwelling houses (building location envelopes) - 195 Neils Road, Bondoola

| Table 9.3.2.4.1 – Outcomes for development that is accepted subject to requirements and assessable development                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                          |                           |                                                                                                                                                                                                                                                       |                                                                                   |                                                                                                                                                                                                                                                                                                         |                         |                         |                                                                                                                                                           |                             |      |                  |                  |          |                      |                |                    |         |                                  |            |                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |              |                               |                                                                                                                                                                                                                                                                                                                                                                 |                                                |
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| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Assessment Response      |                           |                                                                                                                                                                                                                                                       |                                                                                   |                                                                                                                                                                                                                                                                                                         |                         |                         |                                                                                                                                                           |                             |      |                  |                  |          |                      |                |                    |         |                                  |            |                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |              |                               |                                                                                                                                                                                                                                                                                                                                                                 |                                                |
| <p>parking for the expected number and type of vehicles generated by the use;</p> <p>(d) facilitate non-discriminatory accessibility;</p> <p>(e) provide for safe and efficient loading and unloading of goods;</p> <p>(f) allow for vehicle queuing necessary for the use;</p> <p>(g) provide for passenger set down and pick up necessary for the use (including public transport needs);</p> <p>(h) facilitate public access to the foreshore and public open space networks;</p> <p>(i) provide a safe environment;</p> <p>(j) be compatible with the character and amenity of the area; and</p> <p>(k) make a positive aesthetic contribution to the streetscape character of the setting, particularly if involving multi-level parking.</p> | <p><i>street Car parking;</i></p> <p>(b) <i>Australian Standard AS1428.1-2001: Design for access and mobility – General requirements for access – New building work;</i></p> <p>(c) <i>Australian Standard AS2890.2-1993: Off-street parking – Commercial vehicle facilities.</i></p> <table><tr><td>Accommodation activities</td></tr><tr><td>Caretaker's accommodation</td></tr><tr><td>Community residence</td></tr><tr><td>Dual occupancy</td></tr><tr><td>Dwelling house</td></tr><tr><td>Dwelling unit</td></tr><tr><td>Home based business</td></tr></table> <table><tr><td>Recreation activities</td></tr><tr><td>Environment facility</td></tr><tr><td>Park</td></tr></table> <table><tr><td>Rural activities</td></tr><tr><td>Animal husbandry</td></tr><tr><td>Cropping</td></tr><tr><td>Permanent plantation</td></tr><tr><td>Roadside stall</td></tr></table> <table><tr><td>Special activities</td></tr><tr><td>Landing</td></tr><tr><td>Major electricity infrastructure</td></tr><tr><td>Substation</td></tr><tr><td>Telecommunications facility</td></tr></table> | Accommodation activities | Caretaker's accommodation | Community residence                                                                                                                                                                                                                                   | Dual occupancy                                                                    | Dwelling house                                                                                                                                                                                                                                                                                          | Dwelling unit           | Home based business     | Recreation activities                                                                                                                                     | Environment facility        | Park | Rural activities | Animal husbandry | Cropping | Permanent plantation | Roadside stall | Special activities | Landing | Major electricity infrastructure | Substation | Telecommunications facility | <table><tr><td><b>AO1.3</b></td><td><b>AO1.3 - Not applicable</b></td></tr><tr><td>A solid, good quality brick, timber or masonry screen fence having a minimum height of 1.8 metres is provided between the car parking area of development (other than a use within the accommodation activities group being for long-term accommodation) where adjoining a sensitive land use located within the residential category zone or the township zone</td><td>Use will be in accommodation activities group.</td></tr></table> | <b>AO1.3</b> | <b>AO1.3 - Not applicable</b> | A solid, good quality brick, timber or masonry screen fence having a minimum height of 1.8 metres is provided between the car parking area of development (other than a use within the accommodation activities group being for long-term accommodation) where adjoining a sensitive land use located within the residential category zone or the township zone | Use will be in accommodation activities group. |
| Accommodation activities                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                          |                           |                                                                                                                                                                                                                                                       |                                                                                   |                                                                                                                                                                                                                                                                                                         |                         |                         |                                                                                                                                                           |                             |      |                  |                  |          |                      |                |                    |         |                                  |            |                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |              |                               |                                                                                                                                                                                                                                                                                                                                                                 |                                                |
| Caretaker's accommodation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                          |                           |                                                                                                                                                                                                                                                       |                                                                                   |                                                                                                                                                                                                                                                                                                         |                         |                         |                                                                                                                                                           |                             |      |                  |                  |          |                      |                |                    |         |                                  |            |                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |              |                               |                                                                                                                                                                                                                                                                                                                                                                 |                                                |
| Community residence                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                          |                           |                                                                                                                                                                                                                                                       |                                                                                   |                                                                                                                                                                                                                                                                                                         |                         |                         |                                                                                                                                                           |                             |      |                  |                  |          |                      |                |                    |         |                                  |            |                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |              |                               |                                                                                                                                                                                                                                                                                                                                                                 |                                                |
| Dual occupancy                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                          |                           |                                                                                                                                                                                                                                                       |                                                                                   |                                                                                                                                                                                                                                                                                                         |                         |                         |                                                                                                                                                           |                             |      |                  |                  |          |                      |                |                    |         |                                  |            |                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |              |                               |                                                                                                                                                                                                                                                                                                                                                                 |                                                |
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| Animal husbandry                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                          |                           |                                                                                                                                                                                                                                                       |                                                                                   |                                                                                                                                                                                                                                                                                                         |                         |                         |                                                                                                                                                           |                             |      |                  |                  |          |                      |                |                    |         |                                  |            |                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |              |                               |                                                                                                                                                                                                                                                                                                                                                                 |                                                |
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| Roadside stall                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                          |                           |                                                                                                                                                                                                                                                       |                                                                                   |                                                                                                                                                                                                                                                                                                         |                         |                         |                                                                                                                                                           |                             |      |                  |                  |          |                      |                |                    |         |                                  |            |                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |              |                               |                                                                                                                                                                                                                                                                                                                                                                 |                                                |
| Special activities                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                          |                           |                                                                                                                                                                                                                                                       |                                                                                   |                                                                                                                                                                                                                                                                                                         |                         |                         |                                                                                                                                                           |                             |      |                  |                  |          |                      |                |                    |         |                                  |            |                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |              |                               |                                                                                                                                                                                                                                                                                                                                                                 |                                                |
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| Substation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                          |                           |                                                                                                                                                                                                                                                       |                                                                                   |                                                                                                                                                                                                                                                                                                         |                         |                         |                                                                                                                                                           |                             |      |                  |                  |          |                      |                |                    |         |                                  |            |                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |              |                               |                                                                                                                                                                                                                                                                                                                                                                 |                                                |
| Telecommunications facility                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                          |                           |                                                                                                                                                                                                                                                       |                                                                                   |                                                                                                                                                                                                                                                                                                         |                         |                         |                                                                                                                                                           |                             |      |                  |                  |          |                      |                |                    |         |                                  |            |                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |              |                               |                                                                                                                                                                                                                                                                                                                                                                 |                                                |
| <b>AO1.3</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>AO1.3 - Not applicable</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                          |                           |                                                                                                                                                                                                                                                       |                                                                                   |                                                                                                                                                                                                                                                                                                         |                         |                         |                                                                                                                                                           |                             |      |                  |                  |          |                      |                |                    |         |                                  |            |                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |              |                               |                                                                                                                                                                                                                                                                                                                                                                 |                                                |
| A solid, good quality brick, timber or masonry screen fence having a minimum height of 1.8 metres is provided between the car parking area of development (other than a use within the accommodation activities group being for long-term accommodation) where adjoining a sensitive land use located within the residential category zone or the township zone                                                                                                                                                                                                                                                                                                                                                                                    | Use will be in accommodation activities group.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                          |                           |                                                                                                                                                                                                                                                       |                                                                                   |                                                                                                                                                                                                                                                                                                         |                         |                         |                                                                                                                                                           |                             |      |                  |                  |          |                      |                |                    |         |                                  |            |                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |              |                               |                                                                                                                                                                                                                                                                                                                                                                 |                                                |
| <b>PO2</b><br>Access driveways are designed and sited:<br><p>(a) to minimise disruption to public infrastructure;</p> <p>(b) to operate safely and efficiently taking into account the volume, frequency and type of vehicle traffic expected to be generated by the development;</p> <p>(c) to operate safely and</p>                                                                                                                                                                                                                                                                                                                                                                                                                             | <table><tr><td><b>AO2.1</b></td><td><b>AO2.2</b></td></tr><tr><td>The access driveway of the development does not require the modification, relocation or removal of any street tree or public infrastructure including a fire hydrant, water meter, street sign, manhole, stormwater gully pit or other Council asset.</td><td>The access driveway of the development is not constructed over an access point to</td></tr></table>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>AO2.1</b>             | <b>AO2.2</b>              | The access driveway of the development does not require the modification, relocation or removal of any street tree or public infrastructure including a fire hydrant, water meter, street sign, manhole, stormwater gully pit or other Council asset. | The access driveway of the development is not constructed over an access point to | <table><tr><td><b>AO2.1 - Complies</b></td><td><b>AO2.2 - Complies</b></td></tr><tr><td>Proposed Lot 1 and Lot 3 will utilise the existing driveway access from Neils Road. Lot two will utilise the existing unformed access from Dowlings Road.</td><td>Infrastructure not present.</td></tr></table> | <b>AO2.1 - Complies</b> | <b>AO2.2 - Complies</b> | Proposed Lot 1 and Lot 3 will utilise the existing driveway access from Neils Road. Lot two will utilise the existing unformed access from Dowlings Road. | Infrastructure not present. |      |                  |                  |          |                      |                |                    |         |                                  |            |                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |              |                               |                                                                                                                                                                                                                                                                                                                                                                 |                                                |
| <b>AO2.1</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>AO2.2</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                          |                           |                                                                                                                                                                                                                                                       |                                                                                   |                                                                                                                                                                                                                                                                                                         |                         |                         |                                                                                                                                                           |                             |      |                  |                  |          |                      |                |                    |         |                                  |            |                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |              |                               |                                                                                                                                                                                                                                                                                                                                                                 |                                                |
| The access driveway of the development does not require the modification, relocation or removal of any street tree or public infrastructure including a fire hydrant, water meter, street sign, manhole, stormwater gully pit or other Council asset.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | The access driveway of the development is not constructed over an access point to                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                          |                           |                                                                                                                                                                                                                                                       |                                                                                   |                                                                                                                                                                                                                                                                                                         |                         |                         |                                                                                                                                                           |                             |      |                  |                  |          |                      |                |                    |         |                                  |            |                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |              |                               |                                                                                                                                                                                                                                                                                                                                                                 |                                                |
| <b>AO2.1 - Complies</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>AO2.2 - Complies</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                          |                           |                                                                                                                                                                                                                                                       |                                                                                   |                                                                                                                                                                                                                                                                                                         |                         |                         |                                                                                                                                                           |                             |      |                  |                  |          |                      |                |                    |         |                                  |            |                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |              |                               |                                                                                                                                                                                                                                                                                                                                                                 |                                                |
| Proposed Lot 1 and Lot 3 will utilise the existing driveway access from Neils Road. Lot two will utilise the existing unformed access from Dowlings Road.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Infrastructure not present.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                          |                           |                                                                                                                                                                                                                                                       |                                                                                   |                                                                                                                                                                                                                                                                                                         |                         |                         |                                                                                                                                                           |                             |      |                  |                  |          |                      |                |                    |         |                                  |            |                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |              |                               |                                                                                                                                                                                                                                                                                                                                                                 |                                                |

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| Table 9.3.2.4.1 – Outcomes for development that is accepted subject to requirements and assessable development                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Performance outcomes                                                                                                                                               | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Assessment Response                                                                                                                                    |
| efficiently taking into account the function of the adjoining road; and<br><br>(d) to minimise impacts on the safety, efficiency, or function of the road network. | infrastructure under the control of a regulatory authority, including storm water pits, water meters, water hydrants and telephone pits.                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                        |
|                                                                                                                                                                    | <b>AO2.3</b><br>The access driveway of the development does not enter the road carriageway at the location of an existing traffic island, speed control device, car parking bay, pedestrian crossing, bus stop or other infrastructure within the road carriageway.                                                                                                                                                                                                                                                                                                                          | <b>AO2.3 - Complies</b><br>No traffic infrastructure is present at either access.                                                                      |
|                                                                                                                                                                    | <b>AO2.4</b><br>The access driveway of the development is not located within:<br>(a) two (2) metres of any adjoining property access driveway (excluding shared property accesses at the property line); and<br>(b) one (1) metre of any public infrastructure such as a street sign, power pole, street light, manhole, stormwater gully pit or other Council asset;<br>(c) the closest half of the road frontage to a road intersection for any corner lot.                                                                                                                                | <b>AO2.4 - Complies</b>                                                                                                                                |
|                                                                                                                                                                    | <b>AO2.5</b><br>The access driveway of the development is designed and constructed in accordance with the Capricorn Municipal Development Guidelines Standard Drawing relevant to the development including but not limited to the following:<br>(a) Standard Drawing CMDG-R-040 Rural Road Access and Property Access over Table Drains;<br>(b) Standard Drawing CMDG-R-041 Residential Driveway Slab and Tracks;<br>(c) Standard Drawing CMDG-R-042 Commercial Driveway Slab (Type A) Two Way Access;<br>(d) Standard Drawing CMDG-R-043 Commercial Driveway Slab (Type B) Two Way Access. | <b>AO2.5 - Can be conditioned</b><br>The existing driveway access on Dowlings Road for proposed Lot 2 will need upgrading to comply with requirements. |
|                                                                                                                                                                    | <b>AO2.6</b><br>Where adjoining a state-controlled road or Key Resource Area transport route, the development provides:<br>(a) a single site access driveway;<br>(b) the access driveway to the lowest order road to which the site                                                                                                                                                                                                                                                                                                                                                          | <b>AO2.6 - Complies</b><br>Proposed Lot 1 and 3 will be accessed from a single shared access point on Neils Road.                                      |

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| Table 9.3.2.4.1 – Outcomes for development that is accepted subject to requirements and assessable development                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                      | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Assessment Response                                                                                                                                                                                     |
|                                                                                                                                                                                                                                                                                                                                                                                                                           | has frontage;<br>(c) an access driveway which enables vehicles to enter and exit the site in a forward direction.                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                         |
| <b>Advertising devices</b>                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                         |
| <b>PO3-PO5</b>                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>PO3-PO5 - Not applicable</b><br>No advertising devices will be provided.                                                                                                                             |
| <b>Clearing of native vegetation</b>                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                         |
| <b>PO6</b><br>Clearing does not result in any significant adverse impacts on the following:<br>(a) values associated with large tracts of native vegetation which serve as habitat or viable biodiversity corridors; or<br>(b) the regeneration of biodiversity corridors; or<br>(c) wetlands, waterways and native riparian vegetation; or<br>(d) the quality of land and water resources (including underground water). | <b>AO6.1</b><br>With the exception of clearing for a purpose identified in AO6.3, clearing does not result in damage, removal or destruction of native vegetation located in proximity to a biodiversity corridor identified on a biodiversity overlay map in accordance with the following:<br>(a) clearing native vegetation is not undertaken within 250 metres of a regional biodiversity corridor; or<br>(b) clearing native vegetation is not undertaken within twenty-five (25) metres of a local biodiversity corridor. | <b>PO6 - Not applicable</b><br>Native vegetation is not mapped on the site.                                                                                                                             |
| <b>PO7</b><br>Clearing does not result in land degradation due to soil erosion.                                                                                                                                                                                                                                                                                                                                           | <b>AO7.1</b><br>If the development involves clearing of native vegetation which is likely to result in the removal of ground cover and the exposure of soil to weather, clearing only occurs if it is undertaken in accordance with an erosion and sediment control plan which has been prepared and endorsed by a suitably qualified person, and the plan ensures that the erosion and sediment control measures are in accordance with best practice.                                                                         | <b>PO7 - Not applicable</b><br>Native vegetation is not mapped on the site.                                                                                                                             |
| <b>Earthwork and retaining walls</b>                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                         |
| <b>PO8-PO10</b>                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>PO8-PO10 - Not applicable</b><br>Earthworks and retaining walls not required.                                                                                                                        |
| <b>Energy supply</b>                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                         |
| <b>PO11</b><br>An energy supply is provided in a manner which:<br>(a) is safe; and<br>(b) is sufficient to support the needs of the development and the reasonable expectations for the development based on its location; and<br>(c) does not compromise other infrastructure.                                                                                                                                           | <b>AO11.1</b><br>The development is provided with an energy supply in accordance with the requirements of Table 9.3.2.4.6.                                                                                                                                                                                                                                                                                                                                                                                                      | <b>AO11.1 - Complies</b><br>A condition will be required to ensure energy supply is provided in accordance with the requirements and the current servicing to the existing dwelling will be maintained. |
|                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>AO11.2</b><br>If the development requires the provision of reticulated grid electricity supply in accordance with Table 9.3.2.4.6 or if the development is to be provided with                                                                                                                                                                                                                                                                                                                                               | <b>AO11.2 - Not applicable</b>                                                                                                                                                                          |

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| Table 9.3.2.4.1 – Outcomes for development that is accepted subject to requirements and assessable development                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                           | Assessment Response                                                                                                                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | a reticulated grid electricity supply, the reticulated grid electricity supply infrastructure is provided in accordance with the requirements of the relevant energy supply authority.                                                                                                                                                                        |                                                                                                                                                  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>AO11.3</b><br>If the development requires an on-site energy supply in accordance with Table 9.3.2.4.6 (and the development is not to be provided with a reticulated energy supply in accordance with AO11.2 above), the on-site energy supply is installed in accordance with all laws and regulations and current best practice.                          | <b>AO11.3 - Not applicable</b>                                                                                                                   |
| <b>Sewage and wastewater treatment and disposal</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                  |
| <b>PO12</b><br>The development is provided with sewage and wastewater treatment and disposal infrastructure which:<br>(a) treats and disposes all generated sewage and wastewater in a manner that protects public health and avoids environmental harm;<br>(b) where practicable, is integrated with the existing public sewerage networks;<br>(c) where practicable, facilitates the orderly provision of future public sewerage networks; and<br>(d) is designed and constructed to be safe, operationally reliable and easily maintained. | <b>AO12.1</b><br>The development is provided with sewage and wastewater treatment and disposal infrastructure in accordance with the requirements of Table 9.3.2.4.5.                                                                                                                                                                                         | <b>AO12.1 - Complies</b><br>On-site wastewater treatment will be provided and the current servicing to the existing dwelling will be maintained. |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>AO12.2</b><br>If the development requires the provision of reticulated sewerage in accordance with Table 9.3.2.4.5 or if the development is to be provided with reticulated sewerage, the reticulated sewerage is provided in accordance with the current version of the Capricorn Municipal Development Guidelines.                                       | <b>AO12.2 - Not applicable</b>                                                                                                                   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>AO12.3</b><br>If the development requires on-site sewerage infrastructure in accordance with Table 9.3.2.4.5 (and the development is not to be provided with reticulated sewerage in accordance with AO12.2 above), the on-site sewerage infrastructure is provided in accordance with the current version of the Queensland Plumbing and Wastewater Code. | <b>AO12.3 - Complies</b><br>On-site wastewater treatment will be provided.                                                                       |
| <b>Roof and allotment drainage</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                  |
| <b>PO13</b><br>Roof and allotment drainage is able to be collected and discharged from the development in a manner that does not adversely affect the stability of buildings, structures, or land on the site or on adjoining land.                                                                                                                                                                                                                                                                                                           | <b>AO13.1</b><br>Roof and allotment drainage is conveyed to the kerb and channel or an inter-allotment drainage system in accordance with the most current version of the Australian Standard AS3500.3 (stormwater drainage).                                                                                                                                 | <b>AO13.1 - Complies</b><br>Lots will be large enough to disperse and absorb roof and allotment drainage without affecting surrounding land.     |
| <b>Telecommunications</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                  |
| <b>PO14</b><br>The development is provided with telecommunications infrastructure                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>AO14.1</b><br>The development is provided with telecommunications infrastructure                                                                                                                                                                                                                                                                           | <b>AO14.1 - Complies</b><br>Telecommunication infrastructure can be provided and the current                                                     |

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| Table 9.3.2.4.1 – Outcomes for development that is accepted subject to requirements and assessable development                                                 |                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Performance outcomes                                                                                                                                           | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                   | Assessment Response                                                                                                                                          |
| or equipment which:                                                                                                                                            | or equipment in accordance with the requirements of Table 9.3.2.4.6.                                                                                                                                                                                                                                                                                                                                  | servicing to the existing dwelling will be maintained.                                                                                                       |
| (a) is sufficient to support the needs of the development and the reasonable expectations for the development based on its location;                           | <b>AO14.2</b><br>If the development requires the provision of reticulated telecommunications infrastructure in accordance with Table 9.3.2.4.6 or if the development is to be provided with a reticulated telecommunications infrastructure, the reticulated telecommunications infrastructure is provided in accordance with the requirements of the relevant telecommunications supply authority.   | <b>AO14.2 - Not applicable</b>                                                                                                                               |
| (b) where practicable, is integrated with the existing public telecommunication networks; and                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                              |
| (c) is designed and constructed to be safe, operationally reliable and easily maintained.                                                                      | <b>AO14.3</b><br>If the development requires on-site telecommunications equipment in accordance with Table 9.3.2.4.6, the telecommunications equipment is sufficient to enable contact in normal circumstances with the each of the following nearest emergency services:<br>(a) ambulance station;<br>(b) police station;<br>(c) fire brigade; and<br>(d) state emergency service facility.          | <b>AO14.3 - Not applicable</b>                                                                                                                               |
| <b>Water supply</b>                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                              |
| <b>PO15</b><br>The development is provided with water supply infrastructure which:                                                                             | <b>AO15.1</b><br>The development is provided with a water supply in accordance with the requirements of Table 9.3.2.4.5.                                                                                                                                                                                                                                                                              | <b>AO15.1 - Complies</b><br>On-site water supply can be provided with rainwater tanks and the current servicing to the existing dwelling will be maintained. |
| (a) is sufficient to support the consumption and emergency needs of the development and the reasonable expectations for the development based on its location; | <b>AO15.2</b><br>If the development requires the provision of reticulated municipal water supply in accordance with <a href="#">Table 9.3.2.4.5</a> or if the development is to be provided with a reticulated municipal water supply, the reticulated municipal water supply is provided in accordance with the current version of the <i>Capricorn Municipal Development Guidelines</i> .           | <b>AO15.2 - Not applicable</b>                                                                                                                               |
| (b) where practicable, is integrated with the existing public water supply networks;                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                              |
| (c) where practicable, facilitates the orderly provision of future public water supply networks; and                                                           |                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                              |
| (d) is designed and constructed to be safe, operationally reliable and easily maintained.                                                                      | <b>AO15.3</b><br>If the development requires an on-site water supply in accordance with <a href="#">Table 9.3.2.4.5</a> (and the development is not to be provided with a reticulated municipal water supply in accordance with AO15.2 above), the development is provided with an on-site water tank or multiple tanks for domestic water supply purposes, which have a minimum combined capacity of | <b>AO15.3 - Not applicable</b>                                                                                                                               |

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| Table 9.3.2.4.1 – Outcomes for development that is accepted subject to requirements and assessable development                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Assessment Response                                                                                                                                                                                                       |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 50,000 litres.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                           |
| <b>Non-tidal artificial waterways</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                           |
| <b>PO16-PO17</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>PO16-PO17 - Not applicable</b><br>Development does not contain or adjoin any non-tidal artificial waterways.                                                                                                           |
| <b>Roadwork</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                           |
| <b>PO18</b><br>All roadwork is designed and constructed in an economically cost-effective manner and ensures that the pedestrian, cycle and vehicle movement network:<br>(a) is safe;<br>(b) is efficient;<br>(c) is orderly; and<br>(d) does not significantly adversely affect amenity.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>AO18.1</b><br>If the development involves roadwork, an engineer who qualifies as a registered professional engineer of Queensland certifies that all roadwork is designed and constructed in accordance with the Capricorn Municipal Development Guidelines.                                                                                                                                                                                                                                                                                                                              | <b>AO18.1 - Not applicable</b><br>Development does not involve roadworks.                                                                                                                                                 |
| <b>Stormwater management</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                           |
| <b>PO19</b><br>The development:<br>(a) collects and discharges stormwater in a manner that does not adversely affect the stability of buildings, structures, infrastructure or land, located on the site or off the site;<br>(b) has a stormwater management system that is designed and constructed to be safe, operationally reliable, and easily maintained;<br>(c) ensures that the stormwater management system and site work does not adversely impact flooding or drainage characteristics of premises which are located up-slope, down-slope, or adjacent to the site;<br>(d) ensures that the stormwater management system and site work does not result in ponding or retention of water in a manner that is likely to result in loss of amenity for sensitive land use, or result in adverse impacts on public health and safety;<br>(e) where practicable, is integrated with existing public stormwater management networks and planned future stormwater management networks; and<br>(f) does not compromise the ability of the stormwater | <b>AO19.1</b><br>An engineer who qualifies as a registered professional engineer of Queensland certifies that the development has a stormwater management system which:<br>(a) collects and discharges stormwater to a lawful point of discharge;<br>(b) is compatible with and does not compromise the stormwater management system for the catchment; and<br>(c) is designed and constructed in accordance with the Capricorn Municipal Development Guidelines and any requirements of the stormwater management planning scheme policy contained in schedule 7.13 of the planning scheme. | <b>PO19 - Complies</b><br>Resulting lots will be large enough to manage their individual stormwater through disbursement and absorption throughout the lots without adversely affecting adjoining lots or infrastructure. |

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| Table 9.3.2.4.1 – Outcomes for development that is accepted subject to requirements and assessable development                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|
| Performance outcomes                                                                                                                                                                                                                                                                                                                                             | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Assessment Response                                                                                                       |
| management system for the catchment to ensure that stormwater causes minimal nuisance, danger, and damage to people, property, infrastructure and the environment due to the quantity of stormwater discharge.                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                           |
| <b>PO20</b><br>The development is planned, designed and constructed, and managed to avoid or minimise adverse impacts on environmental values associated with water quality in natural and developed catchments by achieving:<br>(a) identified stormwater quality design objectives for the location; or<br>(b) current best practice environmental management. | <b>AO20.1</b><br>A site stormwater quality management plan has been prepared by a suitably qualified person and the plan:<br>(a) is consistent with any local area stormwater management planning; and<br>(b) provides for achievable stormwater quality treatment measures which meet the construction phase design objectives identified in Table 9.3.2.4.7 and the post-construction phase design objectives identified in Table 9.3.2.4.8, or current best practice environmental management, reflecting land use constraints, such as:<br>(i) erosive, dispersive, sodic and/or saline soil types;<br>(ii) landscape features (including landform);<br>(iii) acid sulfate soil and management of nutrient of concern;<br>(iv) rainfall erosivity.<br>Editor's note: Local area stormwater management planning may include urban stormwater quality management plans, catchment management plans, waterway management plans, healthy waters management plans, water quality improvement plans, and natural resource management plans. | <b>AO20.1 - Complies</b><br>Development is unlikely to cause adverse environmental impacts associated with water quality. |
|                                                                                                                                                                                                                                                                                                                                                                  | <b>AO20.2</b><br>An erosion and sediment control plan is prepared by a suitably qualified person, and the plan ensures that the release of sediment-laden stormwater:<br>(a) is avoided for the nominated design storm; and<br>(b) is minimised when the nominated design storm is exceeded by addressing the construction phase design                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>AO20.2 - Not applicable</b><br>Not provided but can be conditioned to ensure plan is provided.                         |



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| Table 9.3.2.4.1 – Outcomes for development that is accepted subject to requirements and assessable development |                                                                                                                                                                                                                                                                                 |                                                                             |
|----------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|
| Performance outcomes                                                                                           | Acceptable outcomes                                                                                                                                                                                                                                                             | Assessment Response                                                         |
|                                                                                                                | objectives for drainage control, erosion control, sediment control and water quality identified in Table 9.3.2.4.7.                                                                                                                                                             |                                                                             |
|                                                                                                                | <b>AO20.3</b><br>Erosion and sediment control practices (including any proprietary erosion and sediment control products) are designed, installed, constructed, operated, monitored and maintained in accordance with the erosion and sediment control plan required by AO20.2. | <b>AO20.3 - Not applicable</b><br>See above.                                |
| Waste water treatment and disposal (where discharging to a waterway or off-site)                               |                                                                                                                                                                                                                                                                                 |                                                                             |
| <b>PO21</b>                                                                                                    |                                                                                                                                                                                                                                                                                 | <b>PO21 - Not applicable</b><br>Wastewater will not be discharged off-site. |

As evident from the above assessment, the proposed development complies or can be conditioned to comply with the relevant outcomes of the Development Works Code. Compliance with the Development Works Code is not a reason to refuse the application.

#### Bushfire Hazard Overlay Code

The purpose of the bushfire hazard overlay code is to ensure that development in bushfire prone areas does not increase risk to life, property, community, economic activity and the environment during bushfire events.

#### Overall outcomes

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

- (1) development is located where bushfire hazard risk to personal safety and property is avoided or minimised and mitigated to acceptable levels;
- (2) highly vulnerable and community uses are not located in bushfire hazard areas;
- (3) vegetation which is identified as matters of State or local environmental significance is not cleared to achieve bushfire hazard minimisation;
- (4) natural processes and the protective function of landforms and vegetation are maintained in bushfire hazard areas;
- (5) access is provided for safe entry and exit requirements for residents during bushfire events;
- (6) development provides for the efficient operational requirements of fire fighters during bushfire events;
- (7) development is provided with adequate water supply and fittings for fire-fighting vehicles, and access arrangements for fire fighters;
- (8) emergency services facilities are located and designed to function effectively during and after a bushfire;
- (9) development does not create an unacceptable burden on disaster management response or recovery capacity and capabilities; and
- (10) development avoids the storage of hazardous materials in a bushfire hazard area.

#### Response to overall outcomes

It is considered that the development is likely able to meet the purpose of the Code.

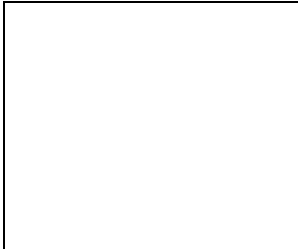
The following is an assessment of the proposal against the applicable assessment benchmarks.

| Performance outcomes                                                                                                                                                                                                                                    | Acceptable outcomes | Assessment response |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|---------------------|
| <b>Development other than reconfiguring a lot where located in bushfire hazard areas identified as potential impact buffer, or medium potential bushfire intensity, or high potential bushfire intensity, or very high potential bushfire intensity</b> |                     |                     |
| <b>Bushfire planning</b>                                                                                                                                                                                                                                |                     |                     |

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| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Assessment response                                                                                                                  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| <b>PO1</b><br>Development does not expose people and property to unacceptable risk from bushfire hazard taking into account:<br>(a) vegetation type;<br>(b) slope;<br>(c) aspect;<br>(d) bushfire history;<br>(e) ongoing maintenance; and<br>(f) on-site and off-site fire hazard implications.<br><br>Editor's note: Off-site impacts may include potential hazard from land up to ten (10) kilometres away from the site. For example, it may be relevant to consider how large tracts of forest away from the site may impact on the bushland that surrounds the site.<br><br>Editor's note: <i>Schedule 6, Part 2 of the Planning Regulation, 2017</i> , makes specific development within a bushfire hazard overlay located on a lot smaller than 2,000m <sup>2</sup> which is zoned residential accepted development. | <b>AO1.1</b><br>Development is located within a building protection zone approved as part of a Development Permit for reconfiguration of a lot, and the building protection zone was determined in accordance with SC7.2 Bushfire hazard planning scheme policy.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>AO1.1 - Complies</b><br>Future buildings will be constructed in the identified building envelope.                                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>AO1.2</b><br>If the development is not located within an approved building protection zone for the site in accordance with AO1.1, then the development occurs only if it is located in accordance with a bushfire management plan which has been prepared in accordance with SC7.2 Bushfire hazard planning scheme policy, and the bushfire management plan demonstrates that:<br>(a) the development is not in a medium, high or very high bushfire hazard area; or<br>(b) the outermost walls or living spaces of buildings on the site are separated from the edge of the bushfire hazard source, the greater of the following:<br>(i) sufficient distance to achieve a bushfire attack level no greater than 29kW/m <sup>2</sup> ; or<br>(ii) a distance of twenty (20) metres; or<br>(iii) no less than 1.5 times the mature tree canopy height in the hazard hazardous vegetation.<br><br>Editor's note: The Bushfire Attack Level is calculated in accordance with the methodology described in the Australian Standard AS 3959 – Construction of buildings in bushfire prone areas.<br><br>Editor's note: Council may accept a bushfire management plan that was prepared for a previous development approval over the land, prior to the SC7.2 Bushfire hazard planning scheme policy coming into effect, subject to further assessment to ensure compliance with current standards. | <b>AO1.2 - Not applicable</b>                                                                                                        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>AO1.3</b><br>Buildings and structures are located within a building protection zone which achieves the following:<br>(a) the inner zone and outer zone                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>AO1.3 - Complies</b><br>The supplied bushfire hazard assessment confirms the new building envelopes can comply with requirements. |

Code assessment - D-175-2025 - Development Permit for Reconfiguring a Lot (one lot into three lots and access easement) and a Material Change of Use for two (2) Dwelling houses (building location envelopes) - 195 Neils Road, Bondoola

| Performance outcomes                                                                                                                        | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Assessment response                                                        |
|---------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|
|                                                                                                                                             | <p>of the building protection zone have slopes under thirty-three (33) per cent; and</p> <p>(b) the inner zone has the following characteristics:</p> <p>(i) it has a minimum distance of ten (10) metres, or a distance sufficient to achieve a bushfire attack level no greater than 29kW/m<sup>2</sup>; and</p> <p>(ii) tree canopy cover in the zone is less than ten (10) per cent; and</p> <p>(iii) tree canopy is located greater than two (2) metres from any part of the roofline of a building; and</p> <p>(c) the outer zone has the following characteristics:</p> <p>(i) it has a minimum distance of ten (10) metres plus one (1) metre for every degree of downslope vegetation; and</p> <p>(ii) tree canopy cover in the zone is less than thirty (30) per cent.</p> <p>Note: The following figures illustrate the desired outcome.</p>  <p>Editor's note: The term 'building protection zone' is explanatory in nature. In documents other than this Code, it may also be referred to as an asset protection zone, building radiation zone, or defensible space. Regardless of the name, the above figures illustrate the key features of the zone.</p> |                                                                            |
| <b>Land use</b>                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                            |
| <b>PO2</b><br>In areas determined to be at an unacceptable risk from bushfire hazards, development does not occur if it is for a use which: | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>PO2 - Complies</b><br>Land is primarily mapped as low potential hazard. |

Code assessment - D-175-2025 - Development Permit for Reconfiguring a Lot (one lot into three lots and access easement) and a Material Change of Use for two (2) Dwelling houses (building location envelopes) - 195 Neils Road, Bondoola

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                | Assessment response                                                                                                                                                                                                                                                                                                             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (a) results in a significant concentration of people at any one time; or<br>(b) results in a significant increase in people living or working in the area; or<br>(c) involves institutional uses where evacuating people may be difficult; or<br>(d) involves a significant number of vulnerable people; or<br>(e) involves essential public infrastructure; or<br>(f) involves manufacture or storage of hazardous materials.                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                 |
| <b>PO3</b><br>In areas determined to have bushfire hazard risk within tolerable levels, development occurs only if:<br>(a) it adequately mitigates potential adverse impacts from bushfire hazard through siting, design, and other mitigation measures;<br>(b) it supports safe and efficient evacuation and emergency services access to the site in the event of a bushfire; and<br>(c) essential public infrastructure is not put at significant risk from destruction or failure during and immediately after bushfire events.                                                                                                                                                                                                                     | No acceptable outcome is nominated.                                                                                                                                                                                                                                                                                                                                                                                                                | <b>PO3 - Complies/Does not comply/Not applicable/ Complies in part</b><br>The proposed layout supports efficient evacuation, Lot 1 and 3 will evacuate to Neils Road and Lot 2 will evacuate via Dowlings Road, both roads are all weather roads. Public infrastructure will not be put at risk if the development is approved. |
| <b>Vegetation protection</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                 |
| <b>PO4</b><br>Buildings, structures and their associated buffer areas, access routes and fire management trails, are located to maximise the protection of vegetation in areas of high biodiversity or scenic value.<br>Editor's note: For assessable development, building locations envelopes may be accepted in some cases, in place of buildings being illustrated on plans.<br>Editor's note: Due to the conflict between the need for vegetation clearing for bushfire mitigation and the need for protecting vegetation with biodiversity values or scenic values, a site will need to be chosen where development has no significant adverse impacts on biodiversity values or scenic values, while achieving the required bushfire objectives. | <b>AO4.1</b><br>Buildings, structures and their associated buffer areas, access routes and fire management trails, avoid causing significant adverse impacts on the following:<br>(a) areas identified as containing matters of environmental significance; and<br>(b) areas identified as:<br>(i) Scenic amenity management area A; or<br>(ii) Scenic amenity management area B; or<br>(iii) Coastal green break; or<br>(iv) Coastline foreshore. | <b>AO4.1 - Not applicable</b><br>Areas of environmental significance and scenic amenity have not been mapped on the site.                                                                                                                                                                                                       |
| <b>Internal access</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                 |

Code assessment - D-175-2025 - Development Permit for Reconfiguring a Lot (one lot into three lots and access easement) and a Material Change of Use for two (2) Dwelling houses (building location envelopes) - 195 Neils Road, Bondoola

| Performance outcomes                                                                                                                                                                                                                                                                                                          | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Assessment response                                                                                                                                                        |
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| <b>PO5</b><br>Development ensures that the location, siting, and design of development and associated internal access ways: <ul style="list-style-type: none"> <li>(c) avoid potential for entrapment during a bushfire; and</li> <li>(d) enable safe evacuation of the site during a bushfire for site occupants.</li> </ul> | <b>AO5.1</b><br>Internal access ways have: <ul style="list-style-type: none"> <li>(a) a minimum cleared width of six (6) metres;</li> <li>(b) a minimum cleared height of 4.8 metres;</li> <li>(c) a minimum formed width of four (4) metres;</li> <li>(d) a maximum gradient of twenty-five (25) per cent if sealed, or eighteen (18) per cent if unsealed;</li> <li>(e) where the length of the access way is greater than thirty (30) metres, an average gradient no greater than 14.4 per cent;</li> <li>(f) a cross fall no greater than eighteen (18) per cent if sealed, or 12.5 per cent if unsealed;</li> <li>(g) where there are dips or peaks, entry and exit angles no greater than 12.5 per cent;</li> <li>(h) adequate drainage to prevent soil erosion;</li> <li>(i) where the site:               <ul style="list-style-type: none"> <li>(i) is located within a reticulated municipal water supply area, a maximum length of seventy (70) metres from the development to an all-weather public road designed with culverts and bridges constructed with a minimum load bearing of fifteen (15) tonnes; or</li> <li>(ii) is not located within a reticulated municipal water supply area, a maximum length of 200 metres from the development to an all-weather public road designed with culverts and bridges constructed with a minimum load bearing of eight (8) tonnes.</li> </ul> </li> </ul> | <b>AO5.1 - Complies</b><br>As per the bushfire management plan fire breaks are to be no less than 6 m wide, the land is generally flat.                                    |
| <b>Emergency access</b>                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                            |
| <b>PO6</b><br>Development has adequate access to external road networks which can be utilised by emergency vehicles, and provides safe evacuation in the event of a bushfire.                                                                                                                                                 | <b>AO6.1</b><br>Where located on a property greater than two-thousand (2000) square metres in area, the development has direct access to a constructed all-weather public road which is capable of carrying emergency service vehicles.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>AO6.1 - Complies</b><br>Proposed Lot 1 and 3 have access to Neils Road and Lot 2 has access to Dowlings Road all of which are able to carry emergency service vehicles. |
| <b>Water supply for firefighting purposes</b>                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                            |
| <b>PO7</b>                                                                                                                                                                                                                                                                                                                    | <b>AO7.1</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>AO7.1 - Conditioned</b>                                                                                                                                                 |

Code assessment - D-175-2025 - Development Permit for Reconfiguring a Lot (one lot into three lots and access easement) and a Material Change of Use for two (2) Dwelling houses (building location envelopes) - 195 Neils Road, Bondoola

| Performance outcomes                                                                                                                                | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Assessment response                                                                                                                                                        |
|-----------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Development provides adequate water supply for firefighting purposes and the water supply is safely located and freely accessible for firefighting. | <p>Development involving existing or new buildings having a gross floor area greater than fifty (50) square metres comply with the following:</p> <ul style="list-style-type: none"> <li>(a) the development site has access to a reliable municipal reticulated water supply with sufficient flow and pressure characteristics for fire-fighting purposes at all times (the minimum pressure and flow is 10 litres per second at 200 kPa; or</li> <li>(b) all buildings are located within ten (10) metres of a water tank, which: <ul style="list-style-type: none"> <li>(i) is constructed with fire-proof materials or is located underground with above-ground access points;</li> <li>(ii) meets the minimum water supply requirements outlined in Table 8.2.4.4.3;</li> <li>(iii) is located more than nine (9) metres from any potential fire hazards (such as venting gas bottles and combustible structures);</li> <li>(iv) is located within six (6) metres of a hardstand area allowing access for a heavy rigid fire appliance;</li> <li>(v) is fitted with fire brigade tank fittings consisting of: <ul style="list-style-type: none"> <li>(A) for above ground tanks, a fifty (50) millimetre ball valve and male camlock coupling and metal pipe fittings; or</li> <li>(B) for underground tanks, an access hole having a minimum diameter of 200 millimetres to allow access for suction lines; and</li> </ul> </li> <li>(vi) is identified by directional signage clearly provided at the street access point.</li> </ul> </li> </ul> | It can be conditioned in accordance with the Bushfire management plan that a 25,000 L water tank is to be provided to each lot within 10 m of any buildings or structures. |
| <b>Activities involving hazardous material</b>                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                            |
| <b>PO8</b><br>The manufacture or storage of hazardous materials does not increase the risk of fire hazard.                                          | <b>AO8.1</b><br>Development does not involve the manufacture or storage of hazardous materials beyond that which is commonly associated with domestic use.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>AO8.1 - Complies</b><br>The storage of hazardous material will not occur other than what is accepted for general household use.                                         |
| <b>Landscaping and fencing</b>                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                            |

Code assessment - D-175-2025 - Development Permit for Reconfiguring a Lot (one lot into three lots and access easement) and a Material Change of Use for two (2) Dwelling houses (building location envelopes) - 195 Neils Road, Bondoola

| Performance outcomes                                                                                                                                                                                                                                                                | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                             | Assessment response                                                                                                                                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PO9</b><br>Landscaping does not create an unacceptable risk to people or property and provides for ongoing management of risk to the development and people from a bushfire.                                                                                                     | <b>AO9.1</b><br>Development complies with a landscaping plan which: <ul style="list-style-type: none"> <li>(a) is prepared in compliance with an approved bushfire management plan;</li> <li>(b) preserves the requirements of any building protection zone; and</li> <li>(c) does not increase the exposure of a habitable building not located in a building protection zone to a bushfire hazard.</li> </ul> | <b>AO9.1 - Complies</b><br>Landscaping will be accordance with the bushfire management plan for Lot 2 and 3, Lot 1 has and existing plan and will not change. |
| <b>PO10</b><br>Development utilises fencing that: <ul style="list-style-type: none"> <li>(a) does not contribute to the spread of bushfire;</li> <li>(b) provides access for fire-fighting purposes;</li> <li>(c) facilitates the safe movement of fauna in rural areas.</li> </ul> | <b>AO10.1</b><br>Fences are constructed: <ul style="list-style-type: none"> <li>(a) using non-combustible or fire retardant materials within twenty (20) metres of any building used for accommodation;</li> <li>(b) with gates that can be freely accessed for fire-fighting purposes (if applicable); and</li> <li>(c) to not impede the safe movement of fauna (where applicable).</li> </ul>                | <b>AO10.1 - Conditioned</b><br>Can be conditioned                                                                                                             |

As evident from the above assessment, the proposed development complies or can be conditioned to comply with the performance outcomes of the Bushfire Hazard Overlay Code. Compliance with the Bushfire Hazard Overlay Code is not a reason to refuse the application.

**13.3 CONTRIBUTION / INFRASTRUCTURE CHARGES - WRITE OFF AND WITHDRAWAL**

**File No:** D-251/2008, D-375/2008, D-22/2011, D-32/2022  
**Attachments:** Nil  
**Responsible Officer:** Katrina Paterson - General Manager Communities and Environment  
Andrea Ellis - General Manager Corporate Services  
Alastair Dawson - Interim Chief Executive Officer  
**Author:** Greg Abbotts - Manager Development and Environment

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**SUMMARY**

The purpose of this report is to provide context and justification for the proposed resolution to write off and withdraw contribution/infrastructure charges that cannot be enforced under current circumstances.

**OFFICER'S RECOMMENDATION**

THAT Council:

- a) resolves to write off the following adopted infrastructure charges totalling \$47,259.93 associated with the following Development Approvals:
  - D-251-2008 (D-Y/251/2008) - \$37,751.60;
  - D-375-2008 (D-Y/375/2008) - \$4,691.28;
  - D-22-2011 (D-22/2011) - \$4,817.05; and
- b) withdraw infrastructure charges for D-32/2022 on Lot 2 SP 339511 issued for \$21,428.59 on the basis that no charge was applicable; and
- c) update the Infrastructure Charges Register accordingly.

**BACKGROUND**

Infrastructure charges exist to assist local governments in addressing the distinct shortfall in delivering trunk infrastructure which services its communities. These charges decrease the financial burden to ratepayers from extra demand placed on trunk infrastructure, including the building of such items.

Officers have been reviewing Councils outstanding contributions/infrastructure charges in relation to developments. Some of these charges are long outstanding and have exceeded the statute of limitation requirements, and in one instance a charge was incorrectly applied and should be withdrawn.

**COMMENTARY**

Contribution and Infrastructure Charges provide a methodical broadbrush approach in the application of charges. This is considered appropriate and in line with other Councils in Queensland, and a method confirmed by the Court of Appeal which has clarified the basis on which an infrastructure charge can be levied:

1. There must exist relevant trunk infrastructure upon which demand is generated; and
2. There must be extra demand placed upon that trunk infrastructure.

Charges contribute monies to the 5 networks for trunk infrastructure being:

- Roads;
- Water;
- Sewer;



- Stormwater; and
- Parks and Community facilities.

Council received and approved the following development applications:

- **D-251-2008** – Material Change of Use – Tennis Courts, Club House and Ancillary Facilities – 160 Matthew Flinders Drive Cooe Bay - Applicant Rockhampton Regional Council;
- **D-375-2008** - Material Change of Use - Church, Worship centre, meeting rooms and ancillary facilities – 15 Housden Place Taranganba - Applicant – The Corp of Synod of Diocese of Rockhampton;
- **D-22-2011** – Reconfiguring a Lot – 2 lots into 48 Lots – Tanby Heights Estate Stage 2 - Applicant – Velcourt Pty Ltd; and
- **D-32-2022** – Reconfiguring a Lots 2 lots into 14 Lots – Ocean Breeze Estate Stages 1 and 2 – Applicant J & B Enterprises Pty Ltd.

The first three applications above attracted contributions fees (now known as infrastructure charges), and for a variety of reasons these fees are not recorded as having ever being paid.

Further, there have been changes in ownership of properties, construction is finalised and uses have commenced. The statute of limitation in this instance is generally six years for debt recovery action to be undertaken (for application to rates) Whilst enforcement proceedings are not considered debt recovery, Council would face significant discretionary hurdles convincing the Planning and Environment court to comply with a condition of approval imposed on a previous owner from many years ago given the significant passage of time and change in ownership.

The last infrastructure charge was erroneously applied due to a calculation error in the parent lots and existing use of one of those lots – as such this should be withdrawn.

Infrastructure charges are only payable when triggered by the relevant development approval conditions and are not recognised as revenue until payment is received. The infrastructure charges of \$47,259.93 associated with the development approvals as listed above have not been paid and are considered unrecoverable due to the reasons provided in the above commentary. As a result, these charges remain outside Council's recognised revenue and cannot be enforced under current circumstances. None of the outstanding charges have been referred for Sundry Debtors for further debt recovery action.

## PREVIOUS DECISIONS

- D-251-2008 – Approval 16 Jun 2009;
- D-375-2008 - Approval 2 May 2009;
- D-22-2011 – Approval 30 March 2012; and
- D-32-2022 –Approval 29 August 2022.

## ACCESS AND INCLUSION

There are no access and inclusion considerations associated with this matter.

## ENGAGEMENT AND CONSULTATION

There are no engagement and consultation considerations with this matter.

**HUMAN RIGHTS IMPLICATIONS**

There are no human rights implications associated with this matter.

**BUDGET IMPLICATIONS**

Council makes a budget estimate for the receipt of developer infrastructure charges as part of the annual budget deliberations. This assumption is based on past performance and adjusted for any known development activity.

Council budgets on a holistic basis, and the revenue forgone can be accommodated within existing forecasts. Therefore, this write-off will not impact the adopted budget, financial reporting or Council's ability to deliver planned services.

**LEGISLATIVE CONTEXT**

Approvals provided were under the Integrated Planning Act (IPA), Sustainable Planning Act (SPA) and Planning Act (PA). Potential recovery actions were identified under the Limitations of Actions Act, Local Government Act and the three (3) Planning Acts as described above.

**LEGAL IMPLICATIONS**

There are no further legal implications associated this report.

**STAFFING IMPLICATIONS**

There are no staffing implications with all required actions and investigations have been accommodated within these existing staffing resources.

**RISK ASSESSMENT**

Writing off the charge ensures accurate financial reporting and compliance with audit and legislative requirements.

This action does not affect Council's ability to levy future infrastructure charges under the Adopted Infrastructure Charges Resolution.

**CORPORATE PLAN REFERENCE*****Transparent, Accountable and Progressive Leadership***

*Community Plan Outcome - 4.3 Be responsive, trusted and provide positive customer experiences*

**CONCLUSION**

Considering the length of time that has passed since the original charges (Integrated Planning Act and Sustainable Planning Act) arose and the opportunity to recover these charges exceeding the statute of limitations time frame, unfortunately Council is now at a point where the monies need to be written off. The charges imposed under the Planning Act should be withdrawn as per the commentary above.

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**13.4 RESPONSE TO NOTICE OF MOTION FROM COUNCILLOR MATHER -  
MUSKERS BEACH REVETMENT WALL CONDITION AND FUTURE WORKS**

**File No:** TBA

**Attachments:** 1. Current Condition Photos [↓](#)

**Responsible Officer:** Michael Kriedemann - General Manager Transport & Utilities  
Alastair Dawson - Interim Chief Executive Officer

**Author:** Jeff Carter - Manager Construction & Maintenance

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**SUMMARY**

This report provides details in response to a Notice of Motion on 17 June 2025 in relation to Muskera Beach Revetment Wall.

**OFFICER'S RECOMMENDATION**

THAT Council note the current condition of the Muskera Beach Revetment Wall and:

1. Endorse the continuation of sand replenishment works as required.
2. Support consideration of additional mitigation measures, including sand fencing and targeted vegetation planting.
3. Encourage adjoining property owners to undertake supplementary vegetation planting within their properties.

**BACKGROUND**

The Muskera Beach Revetment Wall was constructed in 2015/16 following approaches from adjoining residents concerned about coastal erosion. The project was funded under a "benefited area" arrangement, whereby Council met the upfront costs of construction and residents repaid Council over an agreed term.

The wall was originally scoped as a 500-metre-long structure with a 50-year design life. The as-constructed wall extended to 600 metres, from 48 Reef Street to 22 Kennedy Street, with a revised 25-year design life. The final cost of construction was \$1.6 million, averaging \$59,000 per property across 27 properties.

The revetment wall was designed and approved by State Government agencies as a geotextile sandbag structure, in preference to a rock wall solution. Construction also included the placement of sand over the wall and revegetation, to both extend the design life of the bags and provide improved visual amenity. Council committed, at the time, to undertake sand renourishment or replacement as required. Council further accepted ownership of the wall.

**COMMENTARY**

In the early years following construction there were issues with erosion at isolated beach accesses. These issues were caused by stormwater flows and corrected by redirection of these stormwater flows and fortification of the beach accesses.

Sand replacement/replenishment has been undertaken on 4 to 5 occasions since the wall was constructed, both the full length of wall (600m) and more frequently on northern section of wall (100 to 200m). These replacement/replenishment activities have been undertaken as a result of requests from residents or through routine inspections by council officers.

The wall is currently in good condition and generally vegetation has taken well over the majority of wall (400 to 500m) from southern end, whilst sand bags at the northern end of the wall (100 to 200m) are currently exposed, but intake.

Whilst council continues to replace/replenish sand as required, consideration should be given to installation of sand fencing and/or additional vegetation by Council to

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those properties worst affected by sand blows following replenishment works. It is envisaged such works could be done under current operational budgets.

Affected property owners should be encouraged to provide additional vegetation plantings on their properties.

Council adopted its Shoreline Management Plan 2022 – 2032 which detailed the strategic management actions for its foreshore areas, including Muskens Beach. The recommendations in this report mirror those in the Management Plan.

Council has been awarded funds from the state government's Qcoast 2100 program to undertake a Sediment and Erosion Management Plan (SEMP) for Muskens Beach. This funding will allow Council to undertake a planning study to determine the medium and long term options for beach and foreshore protection, including modelling of natural and engineered solutions. Once Council identifies the solution that provides the best balance between durability and minimal impact on residents, we will provide a further update and outline any works to be undertaken.

### **PREVIOUS DECISIONS**

At the Ordinary Meeting of Council held on 17 June 2025, Council resolved:

*THAT due to the deterioration and substantial failure of the revetment wall along Muskens Beach, officers be asked to provide a comprehensive report on the current state of the wall, its prospects for repairs, and steps taken, or to be taken to achieve a long-term solution to the problem.*

### **ACCESS AND INCLUSION**

There are no access and inclusions associated with the consideration of this Notice of Motion.

### **ENGAGEMENT AND CONSULTATION**

In preparing this report Officers spoke with a number of residents, some who are concerned about the sand blow and structural integrity of the existing wall and others (Muskens Beach Revetment Wall Association) who expect Council will continue maintenance activities as previously performed and agreed.

### **HUMAN RIGHTS IMPLICATIONS**

Section 4(b) of the Human Rights Act 2019 requires public entities such as Council 'to act and make decisions in a way compatible with human rights'.

There are no adverse human rights implications associated with this report.

### **BUDGET IMPLICATIONS**

Maintenance of the wall has been addressed within existing resources and does not have any impact on current operational budget. Early failure of the wall could affect future capital budgets.

### **LEGISLATIVE CONTEXT**

This notice of motion was considered and has no direct legislative impacts.

### **LEGAL IMPLICATIONS**

There are no legal implications in consideration of this matter.

### **STAFFING IMPLICATIONS**

Existing resources were used to prepare the response to the Notice of Motion.

**RISK ASSESSMENT**

Failure to maintain adequate sand coverage of the wall could put the wall at risk of not achieving its design life and require Council to fund a rebuild of the structure sooner than planned.

**CORPORATE PLAN REFERENCE*****Vibrant Culture and Healthy Community***

*Community Plan Outcome - 3.1 Deliver strategic land use, infrastructure planning and urban design activities that support growth, liveability, and sustainability*

**CONCLUSION**

The Notice of Motion (NOM) of 17 June 2025 was seeking a report on the current condition of the revetment wall at Muskies Beach and future maintenance works proposed to maintain or extend the design life of the structure. The report confirms the current condition of the wall as being 'good' and details the maintenance practices that should be continued to ensure the wall achieves its maximum life. Additionally, this report also suggests additional practices that could be undertaken to reduce air borne sand that is affecting some residents.

## **13.4 - RESPONSE TO NOTICE OF MOTION FROM COUNCILLOR MATHER - MUSKERS BEACH REVETMENT WALL CONDITION AND FUTURE WORKS**

### **Current Condition Photos**

**Meeting Date: 18 November 2025**

**Attachment No: 1**







12 Aug 2025 7:53:08 am  
20 Kennedy Street  
Zilzie  
Livingstone Shire  
Queensland  
Index number: 3382





17 July 2025 9:20:22 am  
12 Kennedy Street  
Zilzie  
Livingstone Shire  
Queensland  
Index number: 3254



25 Sept 2025 7:33:24 am  
20 Kennedy Street  
Zilzie  
Livingstone Shire  
Queensland  
Index number: 3984

**13.5 ROAD CLOSURE APPLICATION - ADJACENT TO 508 MOUNT CHALMERS  
ROAD MOUNT CHALMERS (LOT 1 MPH34192)****File No:** fA86223**Attachments:**

1. [Plan](#)
2. [Road Closure Application](#)
3. [Maps provided by the Sustainability and NRM Officer](#)

**Responsible Officer:** Sean Fallis - Manager Engineering Services  
Michael Kriedemann - General Manager Infrastructure  
Katrina Paterson - Acting Chief Executive Officer**Author:** Carrie Burnett - Policy & Planning Officer

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**SUMMARY**

*This report pertains to an application to permanently close an area of road reserve adjacent to 508 Mount Chalmers Road Mount Chalmers.*

**OFFICER'S RECOMMENDATION**

THAT Council resolve:

1. To authorise the Chief Executive Officer to sign a 'Statement in relation to an application under the *Land Act 1994* over State land (Part C)' stating that Council, as road manager, does not object to the proposed permanent road closure adjacent to 508 Mount Chalmers Road Mount Chalmers (Lot 1 MPH34192); and
2. That a copy of the Part C be provided to the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development and the applicant.

**BACKGROUND**

In September 2025 Council received a request to consider a proposal to permanently close an area of road reserve adjacent to 508 Mount Chalmers Road Mount Chalmers as shown on Attachment 1. Referring to the application form at Attachment 2, the owner indicates that the road reserve is currently not being utilised.

**COMMENTARY**

Council is custodian of roads (excluding main roads) however they are owned by the State, represented by the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development (*'the Department'*), therefore Council is unable to approve their permanent closure and sale to landowners. Under the *Land Act 1994* a property owner may apply to have an area of road permanently closed. *The Department* Guideline - Roads under the *Land Act 1994* states:

*'When a road is closed permanently the land becomes USL. Depending on the size and location of the parcel of land it could be disposed of as a stand-alone parcel of land, or may be included in adjoining land.'*

According to their website, *the Department* will assess a road closure application against legislative requirements, seek views of other stakeholders and inspect the land if required. To assess local community opinion about a proposed closure, *the Department* will also require the applicant to undertake public notifications such as advertising and erection of signage on the land. If an application is successful, a written offer setting out various conditions will be sent to the applicant.

In accordance with Council's resolution of 20 June 2019, all applications for permanent road closure made under the *Land Act 1994* (where Council is to provide advice as the road manager), are presented to Council for resolution. After a resolution is made, a 'Statement in



relation to an application under the *Land Act 1994* over State land (Part C) is completed by Council as road manager.

If the applicant lodged the road closure application forms:

- a. direct to Council
  - the completed Part C will be returned to the applicant to submit with the application forms to *the Department*.
- b. electronically on *the Department's* website (refer to note)
  - the completed Part C will be uploaded to *the Department's* website and a copy emailed to the applicant.

Note - *the Department* forwards the electronic applications to Council for assessment.

The purpose of this report is to establish Council's stance with regards to the permanent road closure proposal so that the Part C can be completed.

Advice obtained from Council stakeholders is included below:

**Planning Officer**

*'The subject site is 1,304 square metres and located in the Township Zone. The proposed road closure would take on the same zoning as the subject site. Duty Planner has no concerns.'*

**Manager Civil Works**

*'C&M has no objection to this application.'*

**Technical Officer - Engineering**

*'I support the comments of the Manager of Civil Works.'*

**Coordinator Community Development and Events**

*'The Community Development and Events team have no objections to the proposed road closure, and we are not aware of any community programs or projects that would be negatively affected by the closure.'*

**Acting Coordinator Development Engineering**

*'Development Engineering Unit have no objection to the application.'*

**Coordinator Disaster Management & Community Resilience**

*'No comment from Disaster Management & Community Resilience.'*

**Sustainability and NRM Officer**

*'The area is mapped as MSES-regulated vegetation category R – GBR riverine and wildlife habitat (endangered or vulnerable), see map attached. Removal of vegetation within this area requires State approval. The future zoning of the proposed road closure site adjacent to 508 Mount Chalmers Road requires further advice from LSC Strategic Planning (map attached). NRM does not object to the proposed road closure application, although it recommends an application for boundary reconfiguration.'*

Note: the referenced maps are included at Attachment 3.

**Principal Transport Engineer**

*'No comment provided'*

**Principal Property Officer - Communities**

*'Property have no objection to the proposed road closure application.'*

**Supervisor Network Maintenance - Water and Waste**

*'No comment'*

**Technical Officer - Engineering**

‘No comment provided’

No objections have been raised by internal stakeholders. There is no reason to object to the proposed road closure.

**PREVIOUS DECISIONS**

At its 20 June 2019 and 18 February 2020 meeting, Council resolved that all future applications to close roads under the *Land Act 1994*, where Council is to provide advice as the road manager, are to be presented to Council for consideration. Council clarified the intent of these earlier resolutions at its 15 August 2023 Meeting.

**ACCESS AND INCLUSION**

There are no access and inclusion implications associated with the consideration of the Road Closure Application.

**ENGAGEMENT AND CONSULTATION**

To assess local community opinion about a proposed road closure, *the Department* will require the applicant to undertake public notification (advertisement in a local or digital newspaper and signage erected on the land). In addition, a listing of current road closure applications is provided by local government area on *the Department's* website.

**HUMAN RIGHTS IMPLICATIONS**

Section 4(b) of the *Human Rights Act 2019* requires public entities such as Council ‘to act and make decisions in a way compatible with human rights’.

There are no adverse human rights implications associated with this report.

**BUDGET IMPLICATIONS**

There are no foreseeable budget implications associated with this matter.

**LEGISLATIVE CONTEXT**

Section 93 of the *Land Act 1994* provides for the meaning of road as follows:

- ‘(1) A road means an area of land, whether surveyed or unsurveyed-
  - (a) dedicated, notified or declared to be a road for public use; or
  - (b) taken under an Act, for the purpose of a road for public use.
- (2) The term includes-
  - (a) a street, esplanade, reserve for esplanade, highway, pathway, thoroughfare, track or stock route; and
  - (b) a bridge, causeway, culvert or other works in, on, over or under a road; and
  - (c) any part of a road.’

Pursuant to s 99 of the *Land Act 1994* an owner of land that adjoins road may apply for the permanent closure of the road. Notice must be given to Council under s 68 of the *Local Government Act 2009* which also states that the Land Act Minister must have regard to any objections made by Council.

**LEGAL IMPLICATIONS**

There are no legal implications associated with this report.

**STAFFING IMPLICATIONS**

There are no staffing implications.

**RISK ASSESSMENT**

This is a straightforward matter and there are no perceived risks.

**CORPORATE PLAN REFERENCE*****Transparent, Accountable and Progressive Leadership***

*Community Plan Outcome - 4.2 Advocate and collaborate with state and federal governments in the best interest of the community*

While Council is custodian of roads under its control, the road reserves are owned by the State. Prior to disposing of road reserves, *the Department* affords Council an opportunity to comment on the disposal, which is taken into consideration when making a decision on an application from a landowner. This collaboration between Council and *the Department* fosters a co-operative relationship between Council and the State and ensures that Council's interests are considered.

**CONCLUSION**

Consultation has been undertaken with internal Council stakeholders and no objections were raised. The CEO should be authorised to complete the Part C stating that Council does not object to the permanent closure of the road reserve which adjoins Lot 1 MPH34192.

**13.5 - ROAD CLOSURE APPLICATION -  
ADJACENT TO 508 MOUNT  
CHALMERS ROAD MOUNT CHALMERS  
(LOT 1 MPH34192)**

**Plan**

**Meeting Date: 18 November 2025**

**Attachment No: 1**





# **13.5 - ROAD CLOSURE APPLICATION - ADJACENT TO 508 MOUNT CHALMERS ROAD MOUNT CHALMERS (LOT 1 MPH34192)**

## **Road Closure Application**

**Meeting Date: 18 November 2025**

**Attachment No: 2**



**Queensland  
Government**

## LA18e - Road closure (requires LA30e) online application

Before you apply

### Before you can complete this application

Required fields are marked with an asterisk (\*).

The relevant road manager must complete an LA30 – *Statement in relation to an application under the Land Act 1994 over State Land (LA30 statement)* before we can assess your application. We'll send them the appropriate form automatically as part of this application process.

**Contact the road manager to discuss your application before you complete this form. Make sure they provide an email address so the department can send them the LA30 statement.**

The road manager is:

- the Department of Transport and Main Roads for a state-controlled road
- the relevant local authority for a local road.

I acknowledge:

The relevant road manager must complete an LA30 – *Statement in relation to an application under the Land Act 1994 over State Land (LA30 statement)* before we can assess your application. We'll send them the appropriate form automatically as part of this application process.

**Contact the road manager to discuss your application before you complete this form. Make sure they provide an email address so the department can send them the LA30 statement.**

The road manager is:

- the Department of Transport and Main Roads for a state-controlled road
- the relevant local authority for a local road.

I acknowledge:

- ☒ Once completed, this application and all its contents and attachments will be sent to the road manager's email I provide in this application form. \*
- ☒ Once the road manager has submitted the LA30 statement, my application and all attachments will be sent to the department for verifying and payment of application fee. \*
- ☒ I will need to pay the application fee to complete this application. \*

Provide the road manager's email address \*

carrie.burnett@livingstone.qld.gov.au

Start your application

### Are you lodging this on behalf of the applicant?

Required fields are marked with an asterisk (\*).



Queensland  
Government

## LA18e - Road closure (requires LA30e) online application

Are you the applicant or lodger \*

- ☐ Lodger – a legal practitioner lodging this application on behalf of the applicant.  
☒ Applicant – the person, company or organisation requiring the state land service.

Enter your email \*

Enter email above and then you can select the 'save and exit' button at any time and we will email you a link to access and complete your saved application.

### Pre-lodgement information

## Pre-lodgement information

Have you contacted us to discuss this application (strongly encouraged)? \*

- ☒ Yes  
☐ No

Department contact officer \*

Carrie Burnett

Name of the person you spoke with

Pre-lodgement ID (reference number)

Reference number provided by the Department.

Provide details of any timeframes limitations you have (e.g. a settlement date)

If this application relates to a project, provide an overview and how your application relates to the project

You can select the 'save and exit' button at any time and we will email you a link to access and complete your saved application.

### Road closure

## Road closure

This application is for a \*

- ☒ Permanent road closure  
☐ Temporary road closure



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Government

## LA18e - Road closure (requires LA30e) online application

To be eligible, you must be \*

- ☒ The registered owner, lessee or trustee of the land adjoining the proposed road closure
- ☐ A utility provider, eligible under the Land Act 1994 to make this application

### Foreign acquirer and GST

## Foreign acquirer and GST

Are any of the applicants a foreign acquirer as defined by the Additional Foreign Acquirer Duty (AFAD)? [Find out if an applicant is a foreign acquirer for AFAD.](#) \*

Are the applicants registered for GST and acquiring the land for a creditable purpose as defined in the Tax Administrator Act 1953 (Cwth). \*

Under the [Tax Administrator Act 1953 \(Cwth\)](#) certain purchasers of new residential premises or potential residential land are required to withhold GST from the purchase price for payment directly to the Australian Taxation Office (ATO). For more information contact the ATO on 13 28 65, visit the [ATO website](#) or seek advice from a financial or legal expert.

### Use details

## Use details

Is the road area currently being used? \*

- ☐ Yes
- ☒ No

Provide details of the proposed use of the road area \*

The road is on a map overlay of a proposed road that never got established.

There has been no form of a road being built due to the location

### Additional details

## Additional details

Upload a copy of a Dial before you dig enquiry detail page for the road area you're applying for ? \*

File Name  
Size

[Screenshot 2025-06-03 113346.png](#)  
119.65 kB



Queensland  
Government

## LA18e - Road closure (requires LA30e) online application

Does this application relate to an application you are lodging to dedicate state land as road? \*

- ☐ Yes  
☒ No

Upload any additional documents to support your application. ?

| File Name                       |
|---------------------------------|
| Size                            |
| <a href="#">Mt Chalmers.JPG</a> |
| 260.67 kB                       |

### Applicant's details

## Applicant's details

The applicant is the person or corporation wishing to apply for a state land service.

Is there more than one applicant \*

- ☐ Yes  
☒ No

Is this applicant a company or organisation? \*

- ☐ Yes  
☒ No

Title

Mr

First name \*

Last name \*

Contact number \*

Alternative contact number

Postal address \* ?

☐ Enter address / PO Box manually



Queensland  
Government

LA18e - Road closure (requires LA30e) online application

Land details

## Land details

Enter the land details of any land you lease from the State or are the registered owner that adjoins the land being applied for.

### Address search

Address search

508 MOUNT CHALMERS RD, MOUNT CHALMERS QLD 4702 (lot/plan: 1/MPH34192)

### Lot and plan search

Lot search

2

Plan search

RP1

### Coordinates search

Latitude

-27.51455633

Use decimal degrees format e.g. Latitude: -27.8025 (instead of 27°48'09"S)

Longitude

153.21985191

Use decimal degrees format e.g. Longitude: 153.4344 (instead of 153°26'04"E)

### Land details list \*

#### Address item \*

508 MOUNT CHALMERS RD, MOUNT CHALMERS QLD 4702, 1/MPH34192, -23.29705787, 150.6411156 \*

### Local government \*

Livingstone Shire Council

### Other details of land location



**Queensland  
Government**

**LA18e - Road closure (requires LA30e) online application**

Upload a drawing of the proposed road closure \*

**File Name**

**Size**

[Mt Chalmers.JPG](#)

260.67 kB

The drawing (minimum size A4) must include:

- general location including your land
- area of road to be closed
- lot on plan information
- a north point
- scale
- dimensions.

The drawing (minimum size A4) must include:

- general location including your land
- area of road to be closed
- lot on plan information
- a north point
- scale
- dimensions.

Declaration

Signature of applicant (or their legal practitioner) \*

☐ Before you apply

☐ Start your application

☐ Pre-lodgement information

☐ Road closure

☐ Foreign acquirer and GST

☐ Use details



Queensland  
Government

LA18e - Road closure (requires LA30e) online application

☐ Additional details

☐ Applicant's details

☐ Land details

## Declaration

☒ I have read the information that forms part of this application, and the information I have provided is true and accurate. I am aware my application will not be considered unless all parts of this application form are completed accurately. In this instance, my application may be returned to me to complete. \*

A large rectangular area with a light yellow background, containing a smaller redacted box in the center, likely for a signature or stamp.

Full name of signee \*

A small rectangular redacted box, likely for the full name of the signee.

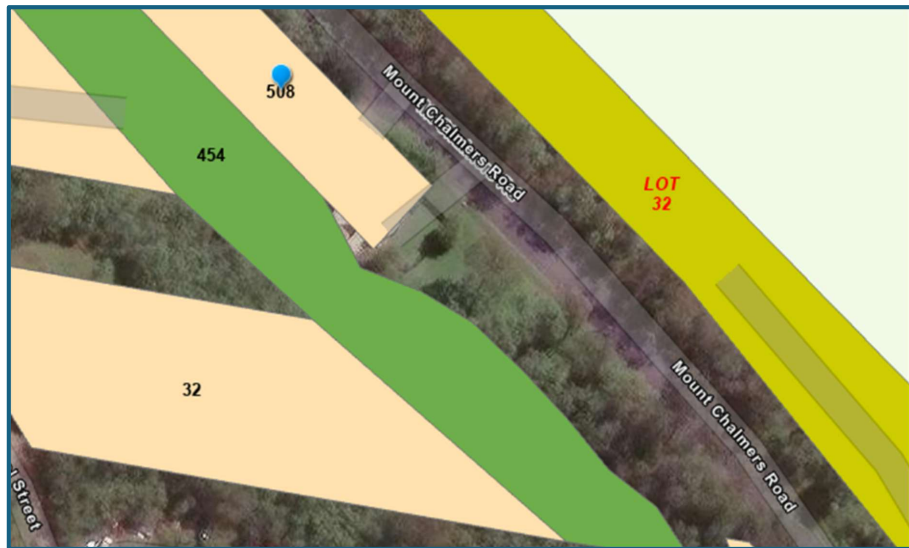


**13.5 - ROAD CLOSURE APPLICATION -  
ADJACENT TO 508 MOUNT  
CHALMERS ROAD MOUNT CHALMERS  
(LOT 1 MPH34192)**

**Maps provided by the Sustainability  
and NRM Officer**

**Meeting Date: 18 November 2025**

**Attachment No: 3**



**13.6 MONTHLY FINANCIAL REPORT FOR THE PERIOD ENDING 31 OCTOBER 2025****File No:** FM12.14.1**Attachments:**

1. Monthly Financial Report - October 2025[↓](#)
2. Contract Award Summaries[↓](#)

**Responsible Officer:** Mandy Louda - Support Services Officer  
Andrea Ellis - General Manager Corporate Services  
Katrina Paterson - Acting Chief Executive Officer**Author:** Aqeel Ahmad - Financial Accountant

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**SUMMARY**

*The purpose of this report is to seek Council's adoption of the Livingstone Shire Council Monthly Financial Report for the Period Ending 31 October 2025.*

**OFFICER'S RECOMMENDATION**

THAT Council receive the Livingstone Shire Council Monthly Financial Report for the period ending 31 October 2025 (Attachment 1).

**BACKGROUND**

The attached Financial Report collates financial data within Council's Finance One and Pathway systems. The report presented includes:

1. Financial Position and Performance Snapshot
2. Financial Reports
3. Capital Expenditure
4. Capital Projects Detail Report
5. Glossary

The attached financial information presents the year-to-date position of the Council's financial performance to 31 October 2025. Commitments are excluded from the reported operating & capital expenditures.

All variances are reported against the 2025-26 Adopted Budget (AB), adopted by the Council on 9 June 2025.

**COMMENTARY**

The financial report compares actual performance against the Council's AB and identifies significant variances or areas of concern. It also provides information about additional areas of financial interest to Council and reinforces sound financial management practices throughout the organisation.

The Council's monthly report (attachment 1) contains the commentary and analysis, and for the sake of brevity, will not be repeated in this cover report.

Additional commentary is disclosed within the report where either the month or year-to-date variance exceeds \$100,000 or 10% of the budget.

1. Financial Position and Performance Snapshot – summary of the main financial operating results, capital expenditure and capital revenue, cash holdings, borrowings and a summary of financial performance indicators of year-to-date results. Indicators are based on achieving benchmark results. These have been aligned to the sustainability measures in the Financial Management (Sustainability) Guideline 2025.

## 2. Financial Reports –

- a. Month and year-to-date results for operating activities, supplemented by commentary where either a major positive or negative variance exists and supporting graphical summaries or results, or previous information requests.
  - b. Balance sheet items with movement from the previous month, compared against the full-year budget, supplemented by commentary where either a major positive or negative variance exists and supporting graphical summaries of results, or where details were previously provided.
3. Capital Expenditure – summary of the overall portfolio of programs, including capital revenue streams.
  4. Capital Projects Detail Report – details of all current capital projects listed by portfolio and business units.
  5. Glossary – updated to reflect the current financial performance indicators.

## **Procurement**

### **Current Contracts >\$200,000 (GST exclusive)**

In accordance with section 237 of the *Local Government Regulation 2012*, Council publishes the details of all contracts valued \$200,000 or more. These details are displayed on the Council's website (<https://www.livingstone.qld.gov.au/doing-business/business-and-regulations/contracts-and-tenders>) and on the public notice board located at the Yeppoon town hall. In October 2025, seven (7) contracts over the prescribed value were established via purchase order.

### **Current Tenders**

At the end of October 2025, there were three (3) open tenders, zero (0) selective tender, five (5) tenders evaluated, one (1) preferred tenderer status, and three (3) contracts awarded. The table below is a summary of current tenders to promote oversight of the progress by Councillors.

Once all contract award documentation is completed, the contract details will be added to the published contract listing.

| October 2025 - Open Tenders              |                                                                          |                                       |                          |
|------------------------------------------|--------------------------------------------------------------------------|---------------------------------------|--------------------------|
| 2025.009                                 | PSA for Supply & Delivery of Asphalt & Associated Products               |                                       |                          |
| 2025.026                                 | PSA for Provision of Consultancy Services - Blueprint Livingstone        |                                       |                          |
| 2025.027                                 | Construction of Gateway Business & Industry Park Stage 4                 |                                       |                          |
| October 2025 - Selective Tenders         |                                                                          |                                       |                          |
|                                          |                                                                          |                                       |                          |
| October 2025 - Tenders Evaluation        |                                                                          |                                       |                          |
| 2025.007                                 | Integrated Waste Services                                                |                                       |                          |
| 2025.010                                 | Homemaker Stage 2 - Land Sale                                            |                                       |                          |
| 2025.014                                 | Fire Services Maintenance                                                |                                       |                          |
| 2025.015                                 | Airconditioning Service and Maintenance                                  |                                       |                          |
| 2025.016                                 | Construction of Great Keppel Island Arrivals Plaza                       |                                       |                          |
| October 2025 - Preferred Tenderer Status |                                                                          |                                       |                          |
| 2025.004                                 | Great Keppel Island Arrivals Plaza Leasehold                             |                                       |                          |
| October 2025 - Contracts Awarded         |                                                                          | Successful Tenderer/s                 | Contract Value (exc GST) |
| 2025.013                                 | GKI Revetment Wall & Shoreline Erosion Management Plan                   | BMT Commercial Australia Pty Ltd      | \$555,920.50             |
| 2025.008                                 | Consultancy Services for Housing Strategy and Planning Scheme Amendments | PSA Consulting (Australia) Pty Ltd    | \$224,555.00             |
| 2025.020                                 | East West Connector Stage 1 – Detailed Design & Approvals                | Harrison Infrastructure Group Pty Ltd | \$1,110,706.00           |

### **Status Legend:**

**Open** – tender has been publicly advertised, and suppliers are preparing and submitting tender responses. Officers and Councillors are to apply probity by directing all enquiries to the procurement team while the tender is open.

**Evaluation** – the tender is under evaluation by the tender evaluation panel. Officers outside of the evaluation panel and Councillors are restricted from this process.

Contract Award – the evaluation process is completed, and the approval process to award the contract is underway.

Non-Award – a decision is made not to award the contract, as the submission/s received are deemed unsuitable.

Contract – contract issued by letter of award.

## **PREVIOUS DECISIONS**

The 2025-26 Adopted Budget was adopted by Council on 9 June 2025.

## **ACCESS AND INCLUSION**

This report, once adopted by Council, will be made publicly available on Council's website.

## **ENGAGEMENT AND CONSULTATION**

Information has been provided by the Council's Procurement and Revenue units for inclusion in this report.

## **HUMAN RIGHTS IMPLICATIONS**

Section 4(b) of the *Human Rights Act 2019* requires public entities such as the Council *to act and make decisions in a way compatible with human rights*.

There are no foreseen human rights implications associated with the adoption of this monthly report.

## **BUDGET IMPLICATIONS**

The Monthly Financial Report shows the Council's financial position in relation to the 2025-26 Adopted Budget.

## **LEGISLATIVE CONTEXT**

In accordance with Section 204 of the *Local Government Regulation 2012*, a financial report is to be presented to Council on at least a monthly basis.

Section 170 of the *Local Government Regulation 2012*, states that council may by resolution amend the budget for a financial year at any time, so long as it complies with all the requirements under section 169, which are essentially all the same material as an annual budget except for decision regarding rates and utility charges which can only be adopted as part of the annual budget process.

## **LEGAL IMPLICATIONS**

There are no anticipated legal implications because of this report.

## **STAFFING IMPLICATIONS**

There are no staffing implications because of this report.

## **RISK ASSESSMENT**

Regular robust reporting of the Council's financial results assists in creating a framework of financial responsibility within the Council and provides sound long-term financial management of the Council's operations.

Council continues to have a working capital facility of \$10 million, which is a tool available to manage operating liquidity requirements if required.

## **CORPORATE PLAN REFERENCE**

### ***Transparent, Accountable and Progressive Leadership***

*Community Plan Outcome - 4.5 Sustainably manage finances, assets and resources through strong governance*

*4.3.2 Commit to open and accountable governance to ensure community confidence and trust in Council and its democratic values.*

**CONCLUSION**

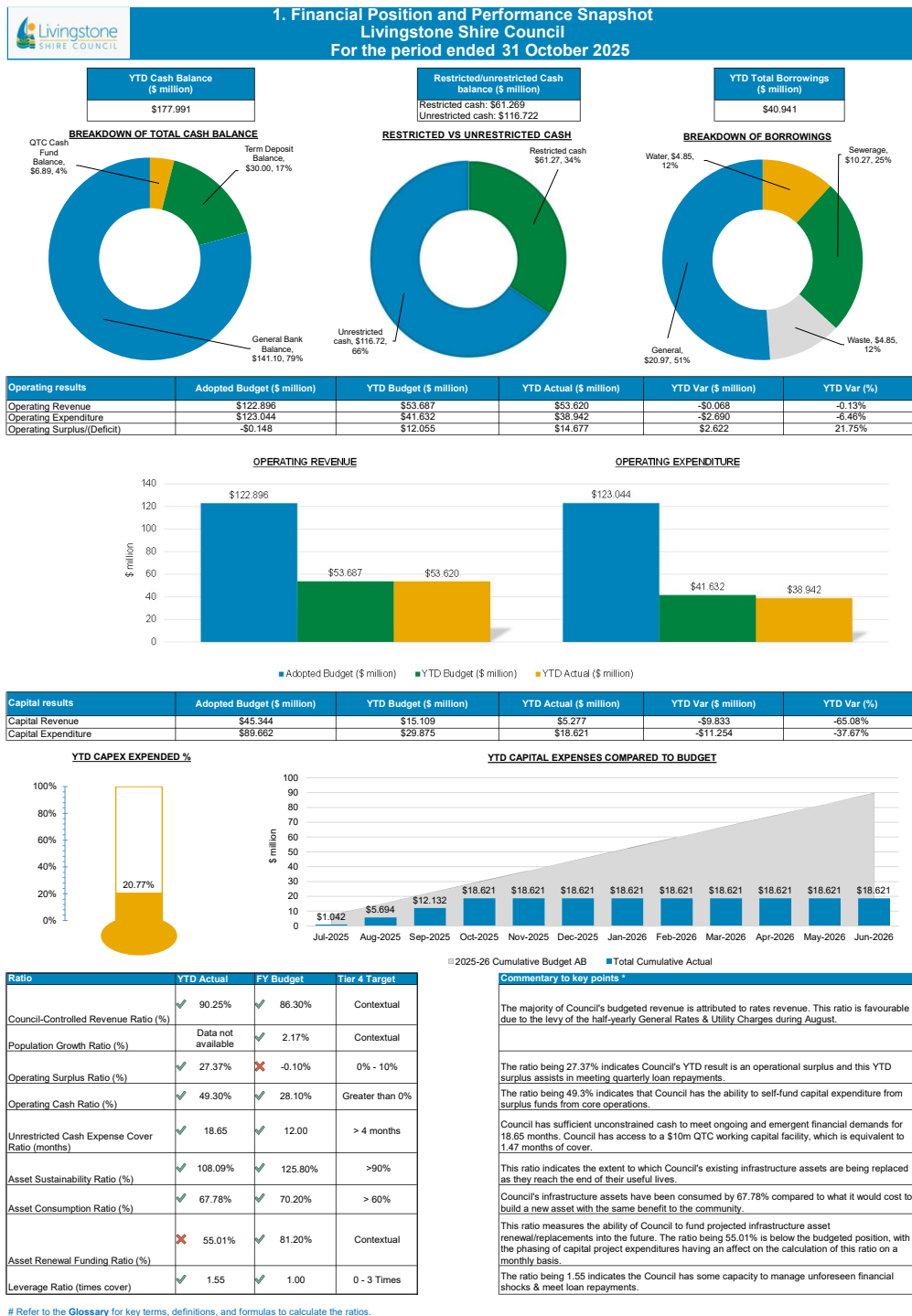
The Monthly Financial Report for the period ending 31 October 2025 provides a comprehensive overview of Council's financial performance and position relative to the 2025-26 AB. The report highlights a favourable year-to-date operating surplus, strong liquidity with 18.65 months of unrestricted cash coverage, and continued alignment with key financial sustainability indicators. While capital expenditure is tracking below budget expectations, the Council retains sufficient financial capacity to meet operational and strategic commitments. This report supports informed decision-making and reinforces the Council's commitment to transparent and responsible financial management.

## **13.6 - MONTHLY FINANCIAL REPORT FOR THE PERIOD ENDING 31 OCTOBER 2025**

### **Monthly Financial Report - October 2025**

**Meeting Date: 18 November 2025**

**Attachment No: 1**





## 2. Financial Reports

Operating Result for the period ending  
31/10/2025

| Month (\$ million) |                 |                       |                  | YTD 33.3%                       |                 |                       |                  | FY                 |                      |
|--------------------|-----------------|-----------------------|------------------|---------------------------------|-----------------|-----------------------|------------------|--------------------|----------------------|
| Actual             | 25-26 AB        | Variance <sup>1</sup> | >\$100K<br>& 10% | Actual                          | 25-26 AB        | Variance <sup>1</sup> | >\$100K<br>& 10% | % of<br>Actual YTD | 25-26 AB             |
| (\$ million)       | (\$ million)    | (\$ million)          |                  | (\$ million)                    | (\$ million)    | (\$ million)          |                  | %                  | (\$ million)         |
| 2.504              | 2.523           | (0.019)               |                  | <b>Operating revenue</b>        |                 |                       |                  |                    |                      |
| 0.616              | 0.569           | 0.047                 |                  | Rates, levies and charges       | 46.645          | 46.339                | 0.306            | ↔                  | 47% 99.555           |
| 0.163              | 0.293           | (0.130)               | *                | Fees and charges                | 1.747           | 2.276                 | (0.529)          | *                  | 25% 6.929            |
| 0.349              | 0.225           | 0.124                 | ✓                | Sales revenue                   | 0.542           | 1.173                 | (0.631)          | *                  | 15% 3.521            |
| 0.662              | 0.344           | 0.318                 | ✓                | Operating grants and subsidies  | 1.454           | 2.030                 | (0.576)          | *                  | 20% 7.377            |
| 0.113              | 0.144           | (0.031)               |                  | Interest received               | 2.599           | 1.374                 | 1.224            | ✓                  | 63% 4.124            |
|                    |                 |                       |                  | Other income                    | 0.633           | 0.495                 | 0.138            | ✓                  | 46% 1.389            |
| <b>4.407</b>       | <b>4.098</b>    | <b>0.309</b>          | ↔                | <b>Total operating revenue</b>  | <b>53.620</b>   | <b>53.687</b>         | <b>(0.068)</b>   |                    | <b>44% 122.896</b>   |
|                    |                 |                       |                  | <b>Operating expenses</b>       |                 |                       |                  |                    |                      |
| (3.723)            | (3.702)         | (0.021)               |                  | Employee benefits               | (13.765)        | (14.929)              | 1.164            | ↔                  | 32% (43.141)         |
| (2.969)            | (3.685)         | 0.716                 | ✓                | Materials & services            | (13.419)        | (15.044)              | 1.625            | ✓                  | 30% (44.912)         |
| (0.199)            | (0.175)         | (0.024)               |                  | Finance costs                   | (0.747)         | (0.700)               | (0.046)          |                    | 36% (2.102)          |
| (2.753)            | (2.740)         | (0.013)               |                  | Depreciation & amortisation     | (11.011)        | (10.959)              | (0.052)          |                    | 33% (32.890)         |
| <b>(9.644)</b>     | <b>(10.302)</b> | <b>0.658</b>          | ↔                | <b>Total operating expenses</b> | <b>(38.942)</b> | <b>(41.632)</b>       | <b>2.690</b>     | ↔                  | <b>32% (123.044)</b> |
| <b>(5.237)</b>     | <b>(6.204)</b>  | <b>0.967</b>          | ✓                | <b>Net operating result</b>     | <b>14.677</b>   | <b>12.055</b>         | <b>2.622</b>     | ✓                  | <b>(0.148)</b>       |

<sup>1</sup> Positive numbers represent under expenditure or additional revenue

✓ Major positive variance, comment required

\* Major negative variance, comment required

↔ Within expectations, no comment required

### Areas to note

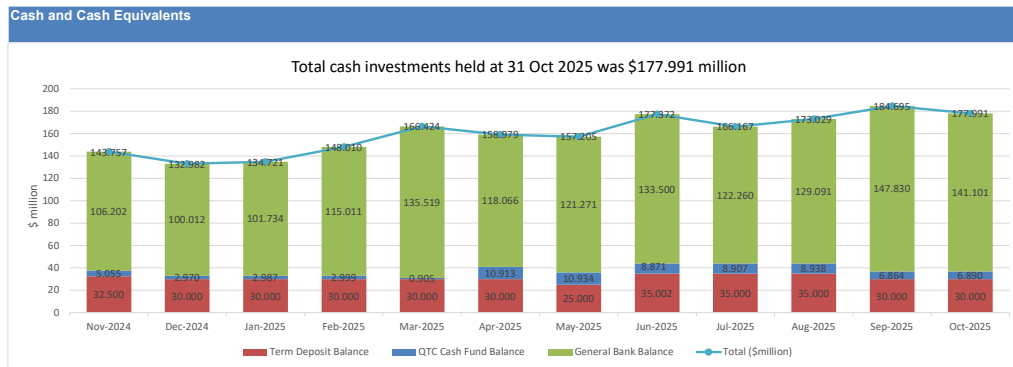
|                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|--------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Fees and charges               | The unfavourable YTD budget variance is mostly related to Local laws fees. The collection of outstanding infringement notices in cash as the 2025-26 financial year progresses is expected to assist in correcting this variance.                                                                                                                                                                                                                                                                                                  |
| Sales revenue                  | YTD sales revenue is unfavourable to the YTD budget. This unfavourable variance is mainly due to budget timing variances on the submission of Council's progress payment claims to the Department of Transport and Main Roads. Works are progressing on Council's Road Maintenance Performance Contracts in this early stage of the financial year, with progress claims expected to be submitted in the near future.                                                                                                              |
| Operating grants and subsidies | The YTD unfavourable variance to budget is mostly due to the Financial Assistance Grant. A portion of the 2025-26 financial year allocation of this grant was prepaid and received in cash by Council in late June 2025 and recognised as operational revenue in the 2024-25 financial year. It is unknown whether there will continue to be a prepayment of the 2026-27 financial year allocation in June 2026. The phasing of the Financial Assistance grant will be considered as part of the 2025-26 Revised Budget #1 review. |
| Interest received              | The YTD favourable variance to budget is mostly due to Council's total cash balance being higher than YTD budget expectations. This budget variance is still favourable despite recent decreases in the interest rate Council earns on its cash holdings. The interest revenue budget will be reviewed as part of Council's revised budget process during the 2025-26 financial year.                                                                                                                                              |
| Other income                   | The year-to-date Other Income is favourable to the budgeted expectations, mainly due to commercial rent/lease revenue. This is mostly a budget timing variance with some invoices issued in advance of the rental period.                                                                                                                                                                                                                                                                                                          |
| Materials & services           | The major contributing factor to the YTD favourable budget variance is the timing of expense recognition. Supplier invoices for waste collection services, landfill and bulk water for October are still to be received and taken up as expenditure at the time of preparing this report in early November.                                                                                                                                                                                                                        |



| Statement of Financial Position for the period ending 31/10/2025 |                  |                   |                |                    |
|------------------------------------------------------------------|------------------|-------------------|----------------|--------------------|
|                                                                  | Month-end Actual | Last month Actual | Movement       | Full Year 25-26 AB |
|                                                                  | (\$ million)     | (\$ million)      | (\$ million)   | (\$ million)       |
| Cash and cash equivalents                                        | 177.991          | 184.695           | (6.704)        | 106.680            |
| Receivables                                                      | 9.472            | 12.855            | (3.383)        | 9.751              |
| Inventories                                                      | 0.993            | 1.042             | (0.049)        | 2.175              |
| Land held for development or sale                                | 2.958            | 2.958             | (0.000)        | 8.111              |
| Contract assets                                                  | 6.414            | 5.348             | 1.066          | 0.000              |
| Other assets                                                     | 2.178            | 2.594             | (0.416)        | 3.620              |
| Property, plant & equipment                                      | 1,325.908        | 1,328.474         | (2.566)        | 1,429.729          |
| Intangibles                                                      | 0.044            | 0.049             | (0.005)        | 0.000              |
| Capital works in progress                                        | 60.101           | 53.792            | 6.309          | 0.000              |
| <b>TOTAL ASSETS</b>                                              | <b>1,586.059</b> | <b>1,591.807</b>  | <b>(5.748)</b> | <b>1,560.067</b>   |
| Payables                                                         | 7.676            | 10.244            | (2.568)        | 6.218              |
| Contract liabilities                                             | 30.426           | 29.235            | 1.191          | 0.000              |
| Borrowings                                                       | 40.941           | 40.773            | 0.168          | 35.865             |
| Provisions                                                       | 20.515           | 20.500            | 0.015          | 20.151             |
| Other liabilities                                                | 2.157            | 2.318             | (0.161)        | 1.299              |
| <b>TOTAL LIABILITIES</b>                                         | <b>101.715</b>   | <b>103.070</b>    | <b>(1.355)</b> | <b>63.534</b>      |
| Asset revaluation surplus                                        | 367.829          | 367.829           | (0.000)        | 329.149            |
| Retained surplus                                                 | 1,116.516        | 1,120.908         | (4.392)        | 1,167.385          |
| <b>TOTAL COMMUNITY EQUITY</b>                                    | <b>1,484.345</b> | <b>1,488.737</b>  | <b>(4.392)</b> | <b>1,496.534</b>   |

| Areas to note                        |                                                                                                                                                                                                                                                                                                                                |
|--------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Cash and cash equivalents</b>     | Cash & cash equivalent balances have decreased compared to the previous month, mostly due to the additional payment run to suppliers during October 2025. \$61.268 million of the \$177.991 million of total cash and cash equivalents are externally restricted cash funds.                                                   |
| <b>Receivables</b>                   | The decrease in receivables compared to the previous month is mainly due to the collection of Trade Debtors during October.                                                                                                                                                                                                    |
| <b>Contract Assets</b>               | Contract assets are raised when the Council has completed its obligations for funding and is awaiting payment. Contract asset balances have increased because of the capital projects being completed in advance of receiving the grant funds.                                                                                 |
| <b>Property, plant and equipment</b> | The decrease in property, plant & equipment compared to the previous month is mostly due to the recognition of depreciation expense for the month of October.                                                                                                                                                                  |
| <b>Capital works in progress</b>     | The increase in capital works in progress compared to the previous month is mostly due to capital expenditure incurred during October. Refer to the capital projects detail report for further details on capital expenditure incurred year-to-date.                                                                           |
| <b>Payables</b>                      | The decrease in payables compared to the previous month is mainly due to an additional payment run to the supplier during October.                                                                                                                                                                                             |
| <b>Contract Liabilities</b>          | The increase in contract liabilities in October relates to capital projects that have received funding in advance of the associated work being completed. Capital grants are held as a contract liability, and as works are completed, the equivalent portion of the grant will be released and recognised as capital revenue. |
| <b>Borrowings</b>                    | Borrowings have increased compared to the previous month, due to the monthly interest and administration charges being accrued on total borrowings.                                                                                                                                                                            |



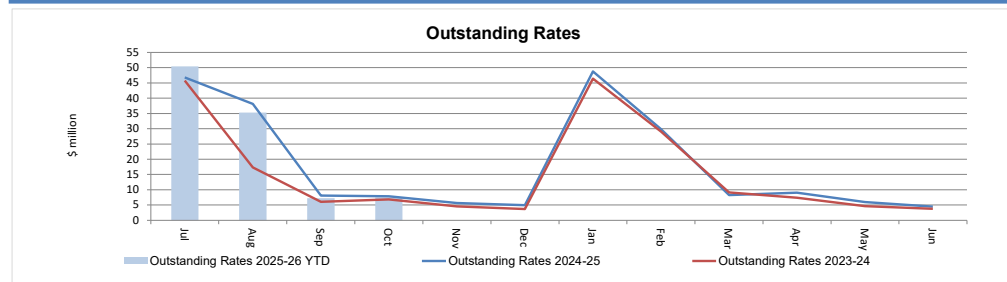
Investments are held with the Council's general banker the Commonwealth Bank (CBA) and in the Queensland Treasury Corporation (QTC) Capital Guaranteed Cash Fund. Council's interest earning rate as at 31 October 2025 is 4.15% p.a. (net of 0.12% administration fees) with the QTC and 4.10% p.a. with CBA. In October 2025, the weighted average interest rate was 4.17% which is above the target rate of 4.10% (the target rate is the RBA Cash Rate of 3.60% plus 0.50%). The weighted average interest rate includes the interest rates Council earns on term deposits.

Term deposit rates are monitored regularly by Council officers to identify investment opportunities to ensure Council maximises its interest earnings, balanced against the need to invest cash for a fixed term.

The amount of interest earned from month to month is indicative of both the interest rate and the surplus cash balances held, the latter of which is affected by the Council's cash flow requirements monthly, as well as the rating cycle.

Cash needed for day-to-day requirements is deposited with the QTC or with the CBA. Interest rates from both facilities are monitored regularly by the Council's finance officers to maximise interest earnings.

#### Receivables



|                                      |                 |                |
|--------------------------------------|-----------------|----------------|
| <b>Total Rates Outstanding</b>       | <b>\$7.427</b>  |                |
| <b>Less: Current and Prepayment</b>  | <b>-\$1.894</b> |                |
| <b>Total Eligible for Collection</b> | <b>\$5.533</b>  |                |
| <b>Current</b>                       | <b>\$2.714</b>  | <b>49.05%</b>  |
| <b>1 years</b>                       | <b>\$1.671</b>  | <b>30.20%</b>  |
| <b>2 years</b>                       | <b>\$0.630</b>  | <b>11.39%</b>  |
| <b>3 years</b>                       | <b>\$0.300</b>  | <b>5.42%</b>   |
| <b>4 years</b>                       | <b>\$0.055</b>  | <b>0.99%</b>   |
| <b>5 years</b>                       | <b>\$0.163</b>  | <b>2.95%</b>   |
| <b>Total Eligible for Collection</b> | <b>\$5.533</b>  | <b>100.00%</b> |

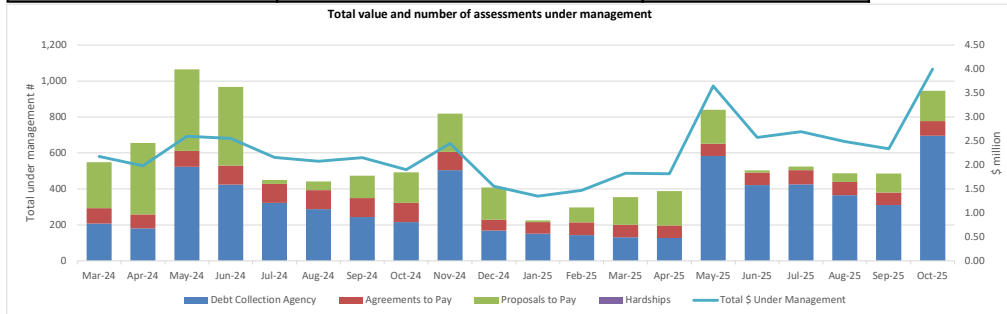
Total receivables under management, as of 31 October 2025, are \$3.997 million, which is approximately twice the value of receivables under management as of 31 October 2024, at \$1.904 million.

Ratepayers have the option to enter into formal payment arrangements, preventing legal action being progressed by Council's debt collection agency. Council resolved to charge 7% per annum on overdue rates and utility charges in 2025-26, applied monthly, on all overdue balances, including those under a formal payment agreement. This percentage rate has remained the same since the 2018-19 Financial Year and Council have ensured that this has remained unaffected by recent large increases in CPI.

Of the 18747 rateable assessments, 945 (5.04% of ratepayers) are currently under management.

This is higher than the previous year due to the fact that the referrals to the collection agent in 2024 were referred in November.

|                               | As at October 2024 |                | As at October 2025 |                |
|-------------------------------|--------------------|----------------|--------------------|----------------|
|                               | #                  | \$ million     | #                  | \$ million     |
| Debt Collection Agency        | 216                | 1.416          | 696                | 3.206          |
| Agreements to pay             | 107                | 0.231          | 81                 | 0.479          |
| Proposals to Pay              | 170                | 0.257          | 168                | 0.312          |
| Council Hardship              | 0                  | -              | 0                  | -              |
| <b>Total under management</b> | <b>493</b>         | <b>\$1.904</b> | <b>945</b>         | <b>\$3.997</b> |

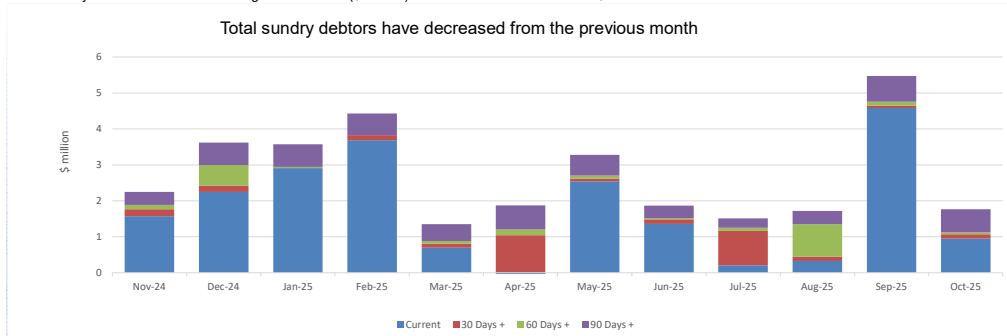


Council officers are committed to working with any ratepayer who is experiencing difficulty in paying their rates & charges and strongly encourage anyone in this position to make early contact with Council. Under the provisions of the Local Government Regulation 2012, the Council has the authority to recover outstanding rates and charges via a land sale process where the amounts have been overdue for three or more years. Commercial and Vacant Land are eligible after one year of arrears.

#### Outstanding Sundry Trade Debtors

Total Sundry Trade Debtors Outstanding at Month End (\$ million)

\$1.767



Council officers have sent reminders during August. As a result of the reminders, sundry debtors are substantially lower in October compared to September.

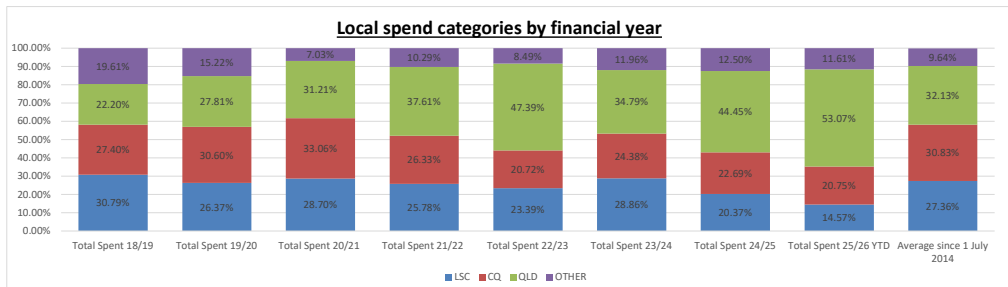
### Payables Procurement

Council strongly supports locally owned and operated businesses, including those with an office or branch in our region. Council is able to report on direct local spend for both operational and capital expenditure in addition to employee salaries & wages.

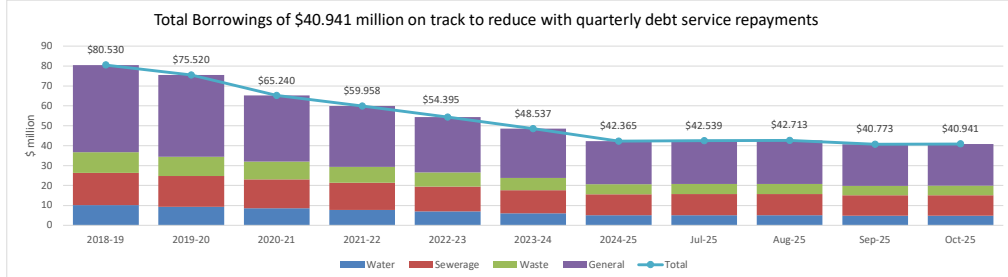
Total expenditure with businesses located within the Shire boundaries, in the current financial year, is 14.57% or \$6.581 million

|                                                                                                             | YTD Spend<br>(\$ million) | %             |
|-------------------------------------------------------------------------------------------------------------|---------------------------|---------------|
| LSC - Business located within the shire boundaries.                                                         | 6.581                     | 14.57%        |
| CQ - Business completely set up and run outside of LSC boundaries but within the Central Queensland region. | 9.373                     | 20.75%        |
| QLD - Business based outside of Central Queensland but within Queensland.                                   | 23.965                    | 53.07%        |
| OTHER - Business based outside of Queensland.                                                               | 5.243                     | 11.61%        |
|                                                                                                             | <b>45.162</b>             | <b>100.0%</b> |

The bar graph below summarises the allocation by local spend categories for the previous seven (7) financial years. Since 1 January 2014 Council has procured, on average, 58.19% of materials & services from within the greater Central Queensland area, which includes Livingstone Shire Council.



### Borrowings



| Debt Position                              | YTD Actual<br>(\$ million) | AB<br>(\$ million) |
|--------------------------------------------|----------------------------|--------------------|
| Total Debt held as at 1 July 2025          | 42.365                     | 42.365             |
| New borrowings drawn down in 2025-26       | 0.000                      | 0.000              |
| Interest & administrative charges          | 0.681                      | 1.922              |
| Total debt service payments                | (2.105)                    | (8.422)            |
| <b>Total Debt held at reporting period</b> | <b>40.941</b>              | <b>35.865</b>      |

In-line with Council's debt policy, a debt service payment of \$2.105 million (being approximately \$1.940 million repayment of principal and \$0.165 million interest and administrative charges) is to be paid quarterly during 2025-26. Interest accrues monthly, calculated on a daily basis, until the next debt service payment. No new borrowings are budgeted to be drawn down throughout the 2025-26 financial year.

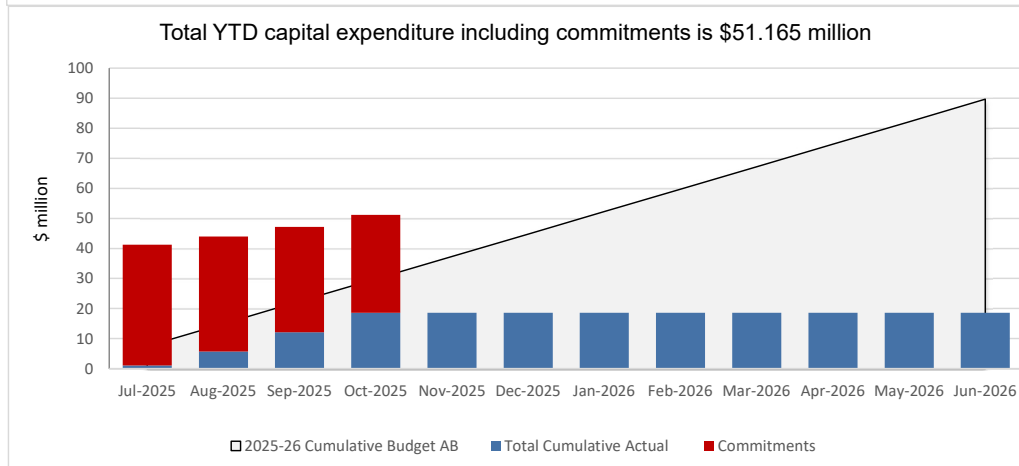
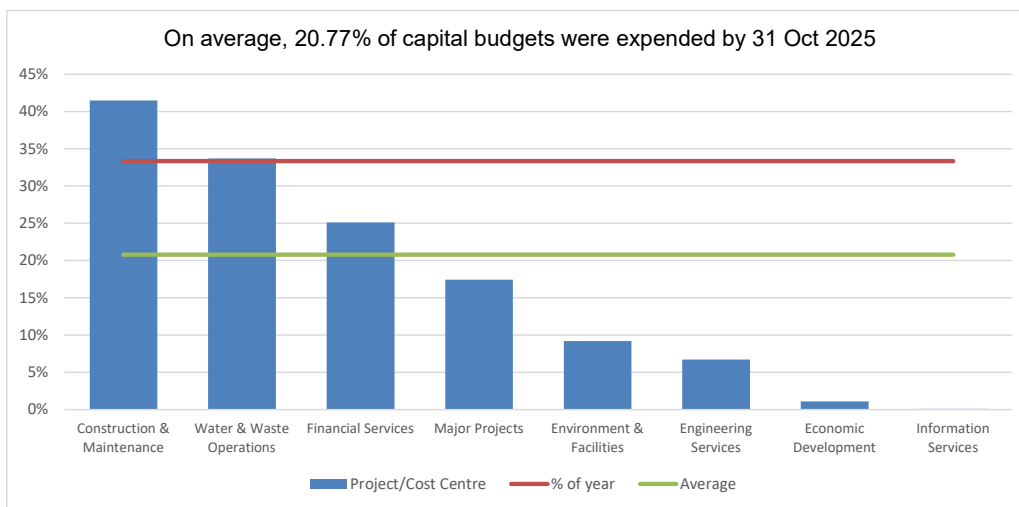
As of 31 October 2025, the weighted average interest rate of all Council debt is approximately 4.75%.

The Department of Local Government, Water & Volunteers has approved a working capital facility of \$10.000 million on a permanent basis subject to an annual review by the Queensland Treasury Corporation in consultation with the department. Council has not accessed the available funds in the working capital facility.

### 3. Capital Expenditure

Capital revenue and expenditure report (all projects) for period ending 31/10/2025

| Month (\$ million)         |              |                |                              | YTD 33.3%     |                       | Full year (\$ million) |
|----------------------------|--------------|----------------|------------------------------|---------------|-----------------------|------------------------|
| Actual                     | Budget       | Variance       |                              | Actual        | % of Full year Budget | 25-26 AB               |
| <b>Capital expenditure</b> |              |                |                              |               |                       |                        |
| 5.992                      | 6.723        | (0.731)        | Materials & services         | 17.216        | 21.68%                | 79.407                 |
| 0.498                      | 0.746        | (0.248)        | Internal employee costs      | 1.405         | 13.70%                | 10.255                 |
| <b>6.489</b>               | <b>7.469</b> | <b>(0.979)</b> |                              | <b>18.621</b> | <b>20.77%</b>         | <b>89.662</b>          |
| <b>Capital Revenue</b>     |              |                |                              |               |                       |                        |
| 0.636                      | 3.435        | (2.799)        | Capital grants & subsidies   | 3.887         | 9.4%                  | 41.231                 |
| 0.099                      | 0.343        | (0.243)        | Infrastructure contributions | 1.318         | 32.0%                 | 4.113                  |
| 0.000                      | 0.000        | 0.000          | Other capital income         | 0.072         | 0.0%                  | 0.000                  |
| <b>0.735</b>               | <b>3.777</b> | <b>(3.042)</b> |                              | <b>5.277</b>  | <b>11.6%</b>          | <b>45.344</b>          |



## 4. Capital Projects Detail Report

| Capital Project Description                             | ANNUAL<br>BUDGETED<br>EXPENDITURE<br>\$'000 | YEAR TO DATE ACTUAL<br>EXPENDITURE<br>\$'000 | YEAR TO DATE ACTUAL<br>EXPENDITURE AS<br>% OF ANNUAL BUDGET<br>% | ANNUAL<br>BUDGETED REVENUE<br>\$'000 | YEAR TO DATE<br>ACTUAL<br>REVENUE<br>\$'000 |
|---------------------------------------------------------|---------------------------------------------|----------------------------------------------|------------------------------------------------------------------|--------------------------------------|---------------------------------------------|
| <b>Corporate Services</b>                               | <b>3,131</b>                                | <b>658</b>                                   | <b>21.0%</b>                                                     | <b>0</b>                             | <b>72</b>                                   |
| <b>Financial Services</b>                               | <b>2,620</b>                                | <b>657</b>                                   | <b>25.1%</b>                                                     | <b>0</b>                             | <b>72</b>                                   |
| (R)-Fleet Renewal Annual Program                        | 2,500                                       | 657                                          | 26.3%                                                            | 0                                    | 72                                          |
| (U) FC-Fuel Pods Yeppoon and Caves Depot                | 120                                         | 0                                            | 0.0%                                                             | 0                                    | 0                                           |
| <b>Information Services</b>                             | <b>511</b>                                  | <b>0</b>                                     | <b>0.1%</b>                                                      | <b>0</b>                             | <b>0</b>                                    |
| (N)-CIT-Server Replacement Program                      | 280                                         | 0                                            | 0.0%                                                             | 0                                    | 0                                           |
| (R) CIT-Firewall Replacements                           | 120                                         | 0                                            | 0.4%                                                             | 0                                    | 0                                           |
| (R) CIT-Switches-Routers-UPS replacement                | 100                                         | 0                                            | 0.0%                                                             | 0                                    | 0                                           |
| (R)-CIT-Misc Minor Replacements                         | 11                                          | 0                                            | 0.0%                                                             | 0                                    | 0                                           |
| <b>Infrastructure</b>                                   | <b>82,234</b>                               | <b>17,584</b>                                | <b>21.4%</b>                                                     | <b>40,991</b>                        | <b>3,887</b>                                |
| <b>Engineering Services</b>                             | <b>3,422</b>                                | <b>230</b>                                   | <b>6.7%</b>                                                      | <b>280</b>                           | <b>610</b>                                  |
| (N) Barmaryee & Limestone Crk Connection(Trunk Road D)  | 0                                           | 6                                            | 0.0%                                                             | 0                                    | 0                                           |
| (N) RC-RC-Limestone Ck Rd Adelaide Pk Rd                | 250                                         | 8                                            | 3.3%                                                             | 0                                    | 0                                           |
| (N)-DESIGN-BS-Bangalee Bus Shelter                      | 0                                           | 0                                            | 0.0%                                                             | 0                                    | 0                                           |
| (N)-Design-Jeffries St Culdesac 24-065                  | 0                                           | 5                                            | 0.0%                                                             | 0                                    | 0                                           |
| (N)-DESIGN-NC-Phillips Clements Fountain                | 0                                           | 7                                            | 0.0%                                                             | 0                                    | 0                                           |
| (N)-DESIGN-PW-Rail Trail to Pines                       | 280                                         | 81                                           | 28.8%                                                            | 280                                  | 4                                           |
| (N)-DESIGN-RS-Seal parking Pattison St Swimming Complex | 12                                          | 0                                            | 0.0%                                                             | 0                                    | 0                                           |
| (N)-Design-UC PW Kinka Bch shared path                  | 0                                           | 9                                            | 0.0%                                                             | 0                                    | 1                                           |
| (N)-Design-UC PW Matthew F Drv shared Pa                | 0                                           | 1                                            | 0.0%                                                             | 0                                    | (2)                                         |
| (N)-PW-Minor Access Works Program 25-26                 | 50                                          | 0                                            | 0.0%                                                             | 0                                    | 0                                           |
| (N)-T-123-Land Acquisition-18 Mulambin Rd               | 1,500                                       | 2                                            | 0.1%                                                             | 0                                    | 0                                           |
| (N)-UC-PW--Rail Trail-Rockhampton-Yeppoon               | 0                                           | 0                                            | 0.0%                                                             | 0                                    | 0                                           |
| (R) Barmaryee Road upgrade to sealed ro                 | 0                                           | 6                                            | 0.0%                                                             | 0                                    | 606                                         |
| (R)- PR Pavement rehab Matthew Flinders                 | 200                                         | 29                                           | 14.3%                                                            | 0                                    | 0                                           |
| (R)-Design-24-059-Cobraball Road upgrade                | 0                                           | 7                                            | 0.0%                                                             | 0                                    | 0                                           |
| (R)-DESIGN-HZ-Inverness Reticulation 24-046             | 530                                         | 0                                            | 0.0%                                                             | 0                                    | 0                                           |
| (R)-Design-Queen St Upgrade (Mary to Hill St)           | 50                                          | 5                                            | 10.2%                                                            | 0                                    | 0                                           |
| (R)-Design-RC-James & Arthur St Intersection            | 150                                         | 7                                            | 4.9%                                                             | 0                                    | 0                                           |
| (R)-Design-RC-Mt Chalmers Road upgrade t                | 0                                           | 6                                            | 0.0%                                                             | 0                                    | 0                                           |
| (R)-DESIGN-SP-SEW-Farnborough Stage 1 SEW-68            | 0                                           | 32                                           | 0.0%                                                             | 0                                    | 0                                           |
| (R)-DESIGN-SP-SEW-Farnborough Stage 2 SE                | 0                                           | 0                                            | 0.0%                                                             | 0                                    | 0                                           |
| (R)-PR 26-020 MFD Cooeo Bay C/Park-Wreck Point Lookout  | 0                                           | 5                                            | 0.0%                                                             | 0                                    | 0                                           |
| (R)-SC-SEW-83 Shaw Ave SPS, upgrade, civil              | 150                                         | 0                                            | 0.0%                                                             | 0                                    | 0                                           |
| (R)-WN-Mt Charlton Pipeline Replacement                 | 100                                         | 0                                            | 0.0%                                                             | 0                                    | 0                                           |
| (R)-WN-Waterpark Ck to Kellys Mains Renewal             | 50                                          | 0                                            | 0.0%                                                             | 0                                    | 0                                           |
| (R)-WN-Woodbury to Saint Fathis HOBAS Mains             | 100                                         | 0                                            | 0.0%                                                             | 0                                    | 0                                           |
| (U)-DESIGN-PW-Mulambin Shared Path 22-091               | 0                                           | 4                                            | 0.0%                                                             | 0                                    | 0                                           |
| SEW-60 15-040 Arthur St Sewer Upgrade Passive           | 0                                           | 10                                           | 0.0%                                                             | 0                                    | 0                                           |
| <b>Major Projects</b>                                   | <b>63,453</b>                               | <b>11,054</b>                                | <b>17.4%</b>                                                     | <b>38,199</b>                        | <b>2,012</b>                                |
| (N) SEW-Taroombal South Sewerage PFTI Passive           | 4,500                                       | 1,213                                        | 26.9%                                                            | 2,700                                | (369)                                       |
| (N)-DESIGN-RES-Lammermoor Water Booster                 | 30                                          | 13                                           | 43.4%                                                            | 0                                    | 0                                           |
| (N)-E&P-Gateway Stage 4 est.\$2.2M                      | 5,094                                       | 96                                           | 1.9%                                                             | 0                                    | 0                                           |
| (N)-GKI Boardwalk ca.\$4M funded                        | 3,700                                       | 86                                           | 2.3%                                                             | 3,400                                | (30)                                        |
| (N)-GKI Gateway Arrival Precinct Planning               | 7,530                                       | 334                                          | 4.4%                                                             | 7,330                                | 177                                         |
| (N)-GKI Wayfinding signage.\$250K funded                | 100                                         | 20                                           | 19.7%                                                            | 213                                  | 12                                          |
| (N)-SP-GKI WWTP - Public Amenities                      | 900                                         | 1                                            | 0.1%                                                             | 837                                  | 0                                           |
| (N)-SP-GKI WWTP - STP                                   | 9,370                                       | 1,288                                        | 13.7%                                                            | 10,010                               | 1,060                                       |
| (N)-W&R-Caves Waste Transfer Station Upg                | 0                                           | 0                                            | 0.0%                                                             | 0                                    | 0                                           |
| (N)-W&R-Emu Park Transfer Station Upg                   | 389                                         | 391                                          | 100.6%                                                           | 0                                    | 0                                           |
| (N)-W&R-Yeppoon Landfill Cell extension                 | 6,400                                       | 109                                          | 1.7%                                                             | 2,717                                | (752)                                       |
| (R) Hinz Ave Upgrade to Seal - 24-053                   | 90                                          | 7                                            | 7.7%                                                             | 0                                    | 0                                           |
| (R) RC-BDG-Doonside Rd Canal Ck Ch6325 T                | 0                                           | 0                                            | 0.0%                                                             | 0                                    | 0                                           |
| (R) SN-2425 Sewer Relining Program Passive              | 700                                         | 344                                          | 49.1%                                                            | 0                                    | 13                                          |
| (R)-RC-BDG-Werribee Rd Replace Timber Bridge            | 0                                           | 194                                          | 0.0%                                                             | 0                                    | 154                                         |
| (R)-SPS42-Rosslyn St - Wet Well Replacement             | 305                                         | 6                                            | 1.9%                                                             | 0                                    | 0                                           |
| (R)-UC BDG 25-033 Williamson Creek Footbridge           | 469                                         | 20                                           | 4.3%                                                             | 0                                    | 0                                           |
| (R)-UC BDG Adelaide Pk bridge replacement               | 0                                           | 5                                            | 0.0%                                                             | 0                                    | 0                                           |
| (R)-WN-Coorooman Creek Mains Renewal Program            | 700                                         | 8                                            | 1.1%                                                             | 0                                    | 0                                           |
| (R)-WP-Meikleville Reservoir Roof Replacement           | 0                                           | 16                                           | 0.0%                                                             | 0                                    | 0                                           |
| (U)-DESIGN-EPSLC Revetment wall 24-036                  | 70                                          | 21                                           | 30.1%                                                            | 0                                    | 59                                          |
| (U)-FC-Yeppoon Aquatic Centre Upgrade                   | 16,797                                      | 4,015                                        | 23.9%                                                            | 7,800                                | 0                                           |
| (U)-RC-Greenlake Rd Artillery Int Upgrade               | 4,909                                       | 2,442                                        | 49.7%                                                            | 3,092                                | 1,484                                       |
| (U)-SP-Emu Pk STP Process Upgrade 19-128                | 1,000                                       | 378                                          | 37.8%                                                            | 0                                    | 204                                         |
| DESIGN EWC Neils Rd intersection                        | 400                                         | 20                                           | 4.9%                                                             | 100                                  | 2                                           |
| DESIGN EWC Pineapple Drive Extension                    | 0                                           | 30                                           | 0.0%                                                             | 0                                    | 0                                           |
| <b>Water &amp; Waste Operations</b>                     | <b>890</b>                                  | <b>300</b>                                   | <b>33.7%</b>                                                     | <b>0</b>                             | <b>0</b>                                    |
| (N)-WC-Kellys Off Stream Storage Increase Capacity      | 70                                          | 0                                            | 0.0%                                                             | 0                                    | 0                                           |
| (R) SEW-Passive Sewer Renewals \$200K                   | 0                                           | 0                                            | 0.0%                                                             | 0                                    | 0                                           |
| (R) WN-Water Property Service Annual Program            | 54                                          | 54                                           | 99.7%                                                            | 0                                    | 0                                           |
| (R)-ICT-SCADA System Upgrade & Replacement              | 105                                         | 84                                           | 79.9%                                                            | 0                                    | 0                                           |
| (R)-SN-Sewer Jump up priority annual program            | 65                                          | 3                                            | 4.3%                                                             | 0                                    | 0                                           |
| (R)-SP-Active Sewer Renewals \$200K                     | 250                                         | 73                                           | 29.3%                                                            | 0                                    | 0                                           |
| (R)-WN-Water Main Replacements                          | 0                                           | 2                                            | 0.0%                                                             | 0                                    | 0                                           |
| (R)-WN-WMR- Water Meter Replacement Annual program      | 38                                          | 18                                           | 48.6%                                                            | 0                                    | 0                                           |
| (R)-WN-WV&H Valves & Hydrants Annual Program            | 108                                         | 20                                           | 18.1%                                                            | 0                                    | 0                                           |
| (R)-WP-Active Water renewals                            | 200                                         | 45                                           | 22.6%                                                            | 0                                    | 0                                           |



| Capital Project Description                      | ANNUAL<br>BUDGETED<br>EXPENDITURE<br>\$'000 | YEAR TO DATE ACTUAL<br>EXPENDITURE<br>\$'000 | YEAR TO DATE ACTUAL<br>EXPENDITURE AS<br>% OF ANNUAL BUDGET<br>% | ANNUAL<br>BUDGETED REVENUE<br>\$'000 | YEAR TO DATE<br>ACTUAL<br>REVENUE<br>\$'000 |
|--------------------------------------------------|---------------------------------------------|----------------------------------------------|------------------------------------------------------------------|--------------------------------------|---------------------------------------------|
| <b>Construction &amp; Maintenance</b>            | <b>14,469</b>                               | <b>6,000</b>                                 | <b>41.5%</b>                                                     | <b>2,512</b>                         | <b>1,265</b>                                |
| (N) SEW-126-127 SMG-Arthur St Trunk Sewe         | 0                                           | 0                                            | 0.0%                                                             | 0                                    | 0                                           |
| (N) UC-SW-Whitman St Stormwater Sump             | 0                                           | 42                                           | 0.0%                                                             | 0                                    | 0                                           |
| (N)-BS- Clayton Rd and Keppel Dve bus stop       | 0                                           | 3                                            | 0.0%                                                             | 0                                    | 0                                           |
| (N)-Design-UC PW Adelaide Pk and Braithw         | 0                                           | 0                                            | 0.0%                                                             | 0                                    | (11)                                        |
| (N)-Ocean Park LATM 22-061 one-lane slow points  | 250                                         | 68                                           | 27.2%                                                            | 0                                    | 0                                           |
| (N)-PW-Braithwaite Road Shared Path              | 221                                         | 0                                            | 0.0%                                                             | 111                                  | 0                                           |
| (N)-PW-Minor Access Works Program 24-038         | 0                                           | 44                                           | 0.0%                                                             | 0                                    | 0                                           |
| (N)-RC-NC-Farnborough Rd 19-013 Blackspot        | 0                                           | 25                                           | 0.0%                                                             | 0                                    | 13                                          |
| (N)-RC-PW-Byfield Footpath                       | 320                                         | 7                                            | 2.3%                                                             | 0                                    | 0                                           |
| (N)-RC-PW-Cawarral School Footpath 23-128 STIP   | 410                                         | 88                                           | 21.4%                                                            | 391                                  | 154                                         |
| (N)-Taranganba State PS Bus Shelters 22-         | 0                                           | 0                                            | 0.0%                                                             | 0                                    | (123)                                       |
| (N)-UC PW Farnborough State footpath 22-         | 0                                           | 0                                            | 0.0%                                                             | 0                                    | (31)                                        |
| (N)-UC PW Yeppoon State PS footpath 23-121 STIP  | 0                                           | 30                                           | 0.0%                                                             | 0                                    | 117                                         |
| (N)-UC-NC -Guardrail Program 2324 --\$60K        | 0                                           | 2                                            | 0.0%                                                             | 0                                    | 0                                           |
| (N)-UC-NC Scenic Hwy 22-166 Blackspot            | 100                                         | 529                                          | 529.3%                                                           | 0                                    | 443                                         |
| (N)-UC-NC-VinElJones Drv Car Parking 17-011      | 300                                         | 0                                            | 0.0%                                                             | 0                                    | 0                                           |
| (N)-UC-PW Clayton Rd-Lyndall Dr Lammermoor       | 387                                         | 93                                           | 24.0%                                                            | 0                                    | 0                                           |
| (N)-UC-PW-Yeppoon Precinct East 22-050           | 1,505                                       | 527                                          | 35.0%                                                            | 753                                  | 265                                         |
| (N)-UC-RF - Bicycle racks \$56.5K                | 0                                           | 33                                           | 0.0%                                                             | 0                                    | 13                                          |
| (N)-UC-SL Reef Guardian Solar Retrofit           | 0                                           | 107                                          | 0.0%                                                             | 0                                    | 21                                          |
| (N)-UC-Yeppoon State HS carpark                  | 0                                           | 15                                           | 0.0%                                                             | 0                                    | 0                                           |
| (R) (FW) Racecourse Rd floodway upgrade          | 240                                         | 46                                           | 19.0%                                                            | 120                                  | 0                                           |
| (R) UC-RF-Guardrail Annual Program Replacement   | 0                                           | 0                                            | 0.0%                                                             | 0                                    | 0                                           |
| (R) WC-WMR Rosslyn Bay Trunk 17-114              | 680                                         | 3                                            | 0.4%                                                             | 0                                    | 0                                           |
| (R)-Design-RC-Dawson Rd upgrade to sealed 22-008 | 980                                         | 18                                           | 1.8%                                                             | 500                                  | 0                                           |
| (R)-PW-Headlip Stairs-Replace Timber Stairs      | 85                                          | 1                                            | 1.3%                                                             | 0                                    | 0                                           |
| (R)-RC-FS-Beach access program 2526              | 100                                         | 0                                            | 0.0%                                                             | 0                                    | 0                                           |
| (R)-RC-FS-Keppel Sands Beach Access 8 \$25k      | 0                                           | 1                                            | 0.0%                                                             | 0                                    | 0                                           |
| (R)-RC-FS-Lammermoor North LB12 Beach access     | 0                                           | 32                                           | 0.0%                                                             | 0                                    | 0                                           |
| (R)-RC-GR-Rural Resheet Program 2526             | 2,250                                       | 882                                          | 39.2%                                                            | 392                                  | 0                                           |
| (R)-RC-PR-Cawarral Road, Cawarral (Ch2320-3020)  | 0                                           | (6)                                          | 0.0%                                                             | 0                                    | 0                                           |
| (R)-RC-PR-Etna Creek Road (Ch1900-3400)          | 0                                           | 13                                           | 0.0%                                                             | 0                                    | 0                                           |
| (R)-RC-PR-Pavement Rehabilitation Program        | 1,406                                       | 0                                            | 0.0%                                                             | 0                                    | 0                                           |
| (R)-UC-IN-Inlet Renewal Program 2526             | 50                                          | 0                                            | 0.0%                                                             | 0                                    | 0                                           |
| (R)-UC-RS-Urban Reseal Program 2425 25-010       | 0                                           | 212                                          | 0.0%                                                             | 0                                    | 157                                         |
| (R)-UC-RS-Urban Reseal Program 2526 26-001       | 1,850                                       | 1,091                                        | 59.0%                                                            | 0                                    | 0                                           |
| (R)-UC-SW-Renewal Program-\$305K                 | 0                                           | 11                                           | 0.0%                                                             | 0                                    | 0                                           |
| (R)-WP-Brae St Flinders Nth and Elma St          | 0                                           | 0                                            | 0.0%                                                             | 0                                    | 0                                           |
| (R)-WP-WMR-Farnborough Rd 200mm Water Main       | 650                                         | 0                                            | 0.0%                                                             | 0                                    | 0                                           |
| (U) RC-Normanby St 22-020 est \$7.339m           | 2,610                                       | 1,768                                        | 67.7%                                                            | 247                                  | 247                                         |
| (U) SC-SEW-55 SRM-Hartley Street sewer r         | 0                                           | 91                                           | 0.0%                                                             | 0                                    | 0                                           |
| (U) UC-SW-8-10 Industrial Ave drainage upgrade   | 0                                           | 4                                            | 0.0%                                                             | 0                                    | 0                                           |
| (U)-MC-Wadallah Creek Crossing 24-030            | 0                                           | 208                                          | 0.0%                                                             | 0                                    | 0                                           |
| (U)-SEW-71-SGM-Scenic Hwy 375 dia gravit         | 0                                           | 14                                           | 0.0%                                                             | 0                                    | 0                                           |
| (U)-UC-SL-Streetlighting Program 25-26           | 75                                          | 0                                            | 0.0%                                                             | 0                                    | 0                                           |
| <b>Communities &amp; Environment</b>             | <b>4,298</b>                                | <b>379</b>                                   | <b>8.8%</b>                                                      | <b>240</b>                           | <b>0</b>                                    |
| <b>Environment &amp; Facilities</b>              | <b>4,103</b>                                | <b>377</b>                                   | <b>9.2%</b>                                                      | <b>240</b>                           | <b>0</b>                                    |
| (N) FC-Paramount Park Playground Rockyview       | 120                                         | 2                                            | 2.1%                                                             | 0                                    | 0                                           |
| (N) FC-Playground Shade Station Quarter          | 0                                           | 44                                           | 0.0%                                                             | 0                                    | 0                                           |
| (N) FC-Thwaite Park Amenities block est\$        | 0                                           | 0                                            | 0.0%                                                             | 0                                    | 0                                           |
| (N)-FC-BBQ Reef Guardian Solar Retrofit          | 41                                          | 0                                            | 0.0%                                                             | 40                                   | 0                                           |
| (N)-FC-Changing Places Amenity Kerr Park         | 275                                         | 0                                            | 0.0%                                                             | 200                                  | 0                                           |
| (R) FC-Yeppoon Cemetery Memorial Parklan         | 0                                           | 16                                           | 0.0%                                                             | 0                                    | 0                                           |
| (R)-COM-Emu Park Air Strip est\$65k              | 0                                           | 3                                            | 0.0%                                                             | 0                                    | 0                                           |
| (R)-FC- Yeppoon Kracken Deck Replacement         | 370                                         | 0                                            | 0.0%                                                             | 0                                    | 0                                           |
| (R)-FC-2526 Switchboard renewals                 | 70                                          | 5                                            | 7.1%                                                             | 0                                    | 0                                           |
| (R)-FC-Barmarjee Netball Courts Repairs          | 55                                          | 0                                            | 0.0%                                                             | 0                                    | 0                                           |
| (R)-FC-Barmarjee Sports Field LED Lighting       | 150                                         | 0                                            | 0.0%                                                             | 0                                    | 0                                           |
| (R)-FC-BBQ Annual Program Renewals 2526          | 20                                          | 0                                            | 0.0%                                                             | 0                                    | 0                                           |
| (R)-FC-Beaman Park Amenity Upgrade LRCI4         | 250                                         | 5                                            | 2.1%                                                             | 0                                    | 0                                           |
| (R)-FC-Cordingley St Basketball Stadium          | 30                                          | 0                                            | 0.0%                                                             | 0                                    | 0                                           |
| (R)-FC-Emu Park Anzac Gatehouse repaint          | 60                                          | 0                                            | 0.0%                                                             | 0                                    | 0                                           |
| (R)-FC-Emu Park Arbour Replacement               | 870                                         | 0                                            | 0.0%                                                             | 0                                    | 0                                           |
| (R)-FC-Emu Park Hall Air Con                     | 30                                          | 0                                            | 0.0%                                                             | 0                                    | 0                                           |
| (R)-FC-Keppel Sands Caravan Park Rhizopod        | 150                                         | 0                                            | 0.0%                                                             | 0                                    | 0                                           |
| (R)-FC-Lagoon Building 'A' Air Con Replacement   | 250                                         | 228                                          | 91.0%                                                            | 0                                    | 0                                           |
| (R)-FC-Lagoon Chlorinator Replacement            | 400                                         | 0                                            | 0.0%                                                             | 0                                    | 0                                           |
| (R)-FC-Lagoon Filter Sock Replacement            | 35                                          | 20                                           | 57.8%                                                            | 0                                    | 0                                           |
| (R)-FC-Lagoon Place Admin Building Carpet        | 28                                          | 0                                            | 0.0%                                                             | 0                                    | 0                                           |
| (R)-FC-Library LED Lighting: Yeppoon & Emu Park  | 29                                          | 0                                            | 0.0%                                                             | 0                                    | 0                                           |
| (R)-FC-Parks Furniture & Fixtures Annual         | 30                                          | 0                                            | 0.0%                                                             | 0                                    | 0                                           |
| (R)-FC-Playground Equipment Annual Renewal       | 75                                          | 0                                            | 0.0%                                                             | 0                                    | 0                                           |
| (R)-FC-Station-PWD Automatic Door                | 40                                          | 0                                            | 0.0%                                                             | 0                                    | 0                                           |
| (R)-FC-Travelling Irrigator Cooe Bay             | 25                                          | 16                                           | 64.4%                                                            | 0                                    | 0                                           |
| (R)-FC-Yeppoon Town Hall Air Con                 | 600                                         | 0                                            | 0.0%                                                             | 0                                    | 0                                           |
| (R)-FC-Ypn Lagoon Pebblecrete                    | 0                                           | 0                                            | 0.0%                                                             | 0                                    | 0                                           |
| (R)-Yeppoon Senior Citizens relocation           | 25                                          | 11                                           | 43.0%                                                            | 0                                    | 0                                           |
| (U) FC Don Ireland Aquatic Centre Amenit         | 0                                           | 6                                            | 0.0%                                                             | 0                                    | 0                                           |
| (U)-FC-Yeppoon Kraken Feature Upgrade            | 50                                          | 0                                            | 0.0%                                                             | 0                                    | 0                                           |
| [N]-FC-CCTV network expansion 2526               | 25                                          | 0                                            | 0.0%                                                             | 0                                    | 0                                           |
| [R] FC-Ice machine Depot Cordingley St e         | 0                                           | 20                                           | 0.0%                                                             | 0                                    | 0                                           |
| <b>Economic Development</b>                      | <b>195</b>                                  | <b>2</b>                                     | <b>1.1%</b>                                                      | <b>0</b>                             | <b>0</b>                                    |

| Capital Project Description          | ANNUAL<br>BUDGETED<br>EXPENDITURE<br>\$'000 | YEAR TO DATE ACTUAL<br>EXPENDITURE<br>\$'000 | YEAR TO DATE ACTUAL<br>EXPENDITURE AS<br>% OF ANNUAL BUDGET<br>% | ANNUAL<br>BUDGETED REVENUE<br>\$'000 | YEAR TO DATE<br>ACTUAL<br>REVENUE<br>\$'000 |
|--------------------------------------|---------------------------------------------|----------------------------------------------|------------------------------------------------------------------|--------------------------------------|---------------------------------------------|
| (N)-Entryway and Place-Branding Sign | 75                                          | 0                                            | 0.0%                                                             | 0                                    | 0                                           |
| (N)-Gateway Stage 5                  | 120                                         | 0                                            | 0.0%                                                             | 0                                    | 0                                           |
| (N)-Normanby St Streetscape Project  | 0                                           | 2                                            | 0.0%                                                             | 0                                    | 0                                           |
| <b>Grand Total</b>                   | <b>89,663</b>                               | <b>18,621</b>                                | <b>20.77%</b>                                                    | <b>41,231</b>                        | <b>3,959</b>                                |

## 5. Glossary

| Key Terms                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                            |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Operating Result                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Total operating revenue less total operating expenses                                                                                                                                                                                                                                      |
| Total Operating Expenditure                                                                                                                                                                                                                                                                                                                                                                                                                                                         | All council expenses minus capital items such as:<br>- losses on disposal of assets, and<br>- impairment losses<br>- depreciation on right of use assets<br>- interest on finance leases associated with right of use assets<br>- other capital expenditure items as identified by Council |
| Total Operating Revenue                                                                                                                                                                                                                                                                                                                                                                                                                                                             | All council income minus capital items such as;<br>- capital grants, subsidies, contributions and donations<br>- gains on disposal of assets<br>- other capital revenue items as identified by Council                                                                                     |
| Definition of Ratios                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                            |
| Financial Capacity                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                            |
| <b>Council-Controlled Revenue Ratio (%)<sup>#</sup></b>                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                            |
| Council-controlled revenue is an indicator of a council's financial flexibility, ability to influence its operating income, and capacity to respond to unexpected financial shocks.                                                                                                                                                                                                                                                                                                 | $\frac{\text{Net rates, levies and charges} + \text{Total Fees \& charges}}{\text{Total operating revenue}}$                                                                                                                                                                               |
| A higher council-controlled revenue indicates a stronger ability to generate operating revenue without relying on external sources. Councils with a high ratio generally have a healthy rate base and are better able to respond to unexpected financial obligations such as natural disaster recovery.                                                                                                                                                                             |                                                                                                                                                                                                                                                                                            |
| A lower council-controlled revenue ratio indicates that a council has limited capacity to influence its operating revenue and that it is more reliant on external (and usually less reliable) sources of income such as operating grant funding, sales and recoverable works contracts, and rental income.                                                                                                                                                                          |                                                                                                                                                                                                                                                                                            |
| <b>Population Growth Ratio (%)<sup>#</sup></b>                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                            |
| Population growth is a key driver of a council's operating income, service needs and infrastructure requirements into the future.                                                                                                                                                                                                                                                                                                                                                   | $\frac{\text{Prior year estimated population}}{\text{Previous year estimated population}} - 1$                                                                                                                                                                                             |
| A growing council population indicates a greater capacity to generate its own source revenue through rates as well as statutory charges. Population growth also puts additional pressure on councils to invest in new community infrastructure to support service needs.                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                            |
| Operating Performance                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                            |
| <b>Operating Surplus Ratio (%)<sup>#</sup></b>                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                            |
| This is an indicator of the extent to which operating generated cover operational expenses. Any operating surplus would be available for capital funding or other purposes.                                                                                                                                                                                                                                                                                                         | $\frac{\text{Operating result}}{\text{Total operating revenue}}$                                                                                                                                                                                                                           |
| An operating surplus ratio above 0% is an indication that council is managing its finances within its existing funding envelope and generating surplus funds for capital funding or other purposes.                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                            |
| An operating surplus ratio below 0% is an indication that a council's operating expenses exceed its revenue. An operating deficit in any one year is not a cause for concern, if over the long term, a council achieves a balanced operating result or small surplus. Operating deficits over the long term affect a council's ability to internally fund its capital requirements and other initiatives as and when they fall due, potentially requiring external funding support. |                                                                                                                                                                                                                                                                                            |
| <b>Operating Cash Ratio (%)<sup>#</sup></b>                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                            |
| The operating cash ratio is a measure of councils ability to cover its core operational expenses and generate a cash surplus excluding depreciation, amortisation and finance costs.                                                                                                                                                                                                                                                                                                | $\frac{\text{Operating result add Depreciation and amortisation add finance costs}}{\text{Total operating revenue}}$                                                                                                                                                                       |
| A positive operating cash ratio indicates that a council is generating surplus cash from its core operations, which suggests that council has the ability to self-fund its capital expenditure requirements.                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                            |
| A negative operating cash ratio is a significant indicator of financial sustainability challenges and potential future liquidity issues, as all other things being equal, a negative result means that a council's cash position is declining and revenues are not offsetting the cost of core operational requirements.                                                                                                                                                            |                                                                                                                                                                                                                                                                                            |

| Liquidity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Unrestricted Cash Expense Cover Ratio (months)<sup>a</sup></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <p>The unrestricted cash expense cover ratio is an indicator of the unconstrained liquidity available to a council to meet ongoing and emergent financial demands, which is a key component to solvency. It represents the number of months a council can continue operating based on current monthly expenses.</p> <p>A higher unrestricted cash expense cover ratio indicates that a council has sufficient free cash available to contribute to the cost of future planned and unplanned expenditures such as infrastructure investment or disaster recovery. An excessively high ratio may be indicative of cash hoarding, poor cash management, or large upcoming capital investment requirements.</p> <p>A low ratio suggests limited unconstrained liquidity available to council to use for capital investment or in an emergency. For councils with efficient cash management practices and strong borrowing capacity, this is not a concern. Where a council also has a negative operating cash ratio, a very low or negative unrestricted cash expense cover ratio is an indicator of potential solvency concerns.</p> | $\frac{\text{(Total Cash and Equivalents add Current investments add available ongoing QTC working capital facility limit less Externally Restricted Cash)}}{\text{(Total Operating Expenditure less Depreciation and amortisation less Finance Costs)}}$                                                                                                                                                                                                    |
| <b>Net Financial Liability Ratio (%)<sup>a</sup></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <p>This is an indicator of the extent to which the net financial liabilities of Council can be serviced by operating revenues. A ratio greater than zero (0) implies liabilities exceed current assets.</p> <p>This ratio is no longer reported against under the new financial management sustainability guideline.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | $\frac{\text{Total Liabilities} - \text{Current Assets}}{\text{Total operating revenue}}$                                                                                                                                                                                                                                                                                                                                                                    |
| Asset Management                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Asset Sustainability Ratio (%)<sup>a</sup></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <p>The asset sustainability ratio approximates the extent to which the infrastructure assets managed by a council are being replaced as they reach the end of their useful lives.</p> <p>An asset sustainability ratio close to 100% suggests that a council is spending enough on the renewal of its assets to compensate for the deterioration in its asset base as loosely proxied by its reported depreciation, with outcomes too far below this level being potentially indicative of underspending against capital replacement requirements.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | $\frac{\text{Capital expenditure on replacement of Infrastructure Assets (Renewals)}}{\text{Depreciation expenditure on Infrastructure Assets}}$                                                                                                                                                                                                                                                                                                             |
| <b>Asset Consumption Ratio (%)<sup>a</sup></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <p>The asset consumption ratio approximates the extent to which council's infrastructure assets have been consumed compared to what it would cost to build a new asset with the same benefit to the community.</p> <p>The minimum target of 60% indicates that a council's assets are being broadly consumed in line with their estimated useful lives.</p> <p>Councils with lower than target ratio will need to invest more in those assets (in terms of replacement or maintenance) to ensure they are maintained at a standard that will meet the needs of their communities. On the other hand, if the ratio is much higher than the target ratio, councils may need to revisit their asset management plans to asset their current service levels or whether their estimates of the assets useful lives are appropriate.</p>                                                                                                                                                                                                                                                                                                | $\frac{\text{Written down replacement cost of depreciable infrastructure assets}}{\text{Current replacement cost of depreciable infrastructure assets}}$                                                                                                                                                                                                                                                                                                     |
| <b>Asset Renewal Funding Ratio (%)<sup>a</sup></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <p>The asset renewal funding ratio measures the ability of a council to fund its projected infrastructure asset renewal/replacements in the future.</p> <p>Ideally, the asset renewal funding ratio should be as close to 100% as possible, as this indicates that a council is appropriately funding and delivering the entirety of its required capital program as outlined by its asset management plans.</p> <p>A ratio that is too far in excess of 100% indicates capital spending above and beyond what is proposed by a council's asset management plans. A ratio that is too far below 100% may indicate an underfunded capital program and therefore a potentially increasing infrastructure backlog and asset failures. Either scenario suggests a mismatch between a council's capital requirements and forecast capital program, whether due to poor planning and/or limited resources or skills to deliver the assets required by the community.</p>                                                                                                                                                                | $\frac{\text{Total of Planned Capital Expenditure on Infrastructure Asset Renewals over 10 years}}{\text{Total of Required Capital Expenditure on Infrastructure Asset Renewals over 10 years}}$                                                                                                                                                                                                                                                             |
| Debt Servicing Capacity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Leverage Ratio (times cover)<sup>a</sup></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <p>The leverage ratio is an indicator of a council's ability to repay its existing debt. It measures the relative size of the councils debt to its operating performance.</p> <p>A higher leverage ratio indicates an increasingly limited capacity to support additional borrowings due to already high debt levels and/or decreasing operational performance, while a lower ratio indicates the opposite.</p> <p>A lower leverage ratio is not itself a guarantee that further debt will be approved for a council, while councils with higher leverage ratios are not necessarily precluded from having additional borrowings approved due to other mitigating circumstances.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                              | $\frac{\text{Book Value of Debt}}{\text{Total Operating Revenue less Total Operating Expenditure add Depreciation and Amortisation add finance costs}}$                                                                                                                                                                                                                                                                                                      |
| <sup>a</sup> Financial Management (Sustainability) 2013 legislated ratios<br><sup>a</sup> Financial Management (Sustainability) 2023 legislated ratios                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 6. Reference Material                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Local government sustainability framework                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <a href="https://www.statedevelopment.qld.gov.au/local-government/for-councils/finance/local-government-sustainability-framework">https://www.statedevelopment.qld.gov.au/local-government/for-councils/finance/local-government-sustainability-framework</a><br><a href="#">Sustainability Framework</a><br><a href="#">Financial Management (Sustainability) Guideline</a><br><a href="#">Risk Framework</a><br><a href="#">Frequently Asked Questions</a> |
| Budget 2025-26                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <a href="https://www.livingstone.qld.gov.au/current-budget">https://www.livingstone.qld.gov.au/current-budget</a>                                                                                                                                                                                                                                                                                                                                            |
| Estimated Resident Population (ERP)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <a href="https://profile.id.com.au/livingstone/population-estimate">https://profile.id.com.au/livingstone/population-estimate</a>                                                                                                                                                                                                                                                                                                                            |

# **13.6 - MONTHLY FINANCIAL REPORT FOR THE PERIOD ENDING 31 OCTOBER 2025**

## **Contract Award Summaries**

**Meeting Date: 18 November 2025**

**Attachment No: 2**



## OCTOBER 2025 – CONTRACT AWARD SUMMARIES

### 2025.008 – Consultancy Services for Housing Strategy and Planning Scheme Amendments

#### Background

Livingstone Shire Council initiated an open market Invitation to Tender (ITT) for Consultancy Services to deliver a comprehensive Housing Strategy and associated Planning Scheme Amendments. This project forms part of the 10-year review of the Livingstone Planning Scheme 2018 and aims to support housing diversity, affordability, and well-planned residential growth, while integrating State interests including TLPI 1/2025.

#### Procurement Process

- **Tender Advertised:** 23 July 2025 via VendorPanel, Council website, and LinkedIn
  - **Closing Date:** 13 August 2025
  - **Method:** Open market ITT
  - **Submissions Received:** 16 conforming tenders
- The process was conducted in accordance with the Local Government Act 2009 (Qld), Local Government Regulation 2012 (Qld), and Council's Procurement Policy, ensuring probity and compliance with sound contracting principles.

#### Evaluation Framework

The evaluation was based on a weighted criteria framework designed to ensure a balanced assessment of capability, methodology, and cost. Key criteria included Relevant Experience and Qualifications (10%), Project Timeline and Resourcing (15%), and three methodology components: Economic, Population, Land Supply and Housing Needs Assessment (15%), Housing Strategy (15%), and Planning Scheme Amendment (15%). Price was also a significant factor, with the Fee Pricing Schedule carrying the highest weighting at 30%. This structure ensured that both technical quality and value for money were considered in the final recommendation.

#### Evaluation Outcome

After individual scoring, moderation, clarifications, and referee checks, **PSA Consulting** was identified as the preferred tenderer.

#### Funding Context

The award of this contract was contingent upon confirmation of funding availability through the Scheme Supply Fund, administered by the Department of State Development, Infrastructure and Planning. The process was delayed due to a hold-up in executing the funding agreement, which was formally confirmed on 22 October 2025.

Key strengths of PSA Consulting:

- Extensive experience in housing strategies and planning scheme amendments
- Strong partnerships with Bull & Bear Economics and PSA Infrastructure
- Comprehensive methodology covering stakeholder engagement, economic analysis, and land supply assessment
- Transparent fee proposal and realistic delivery timeframes
- Demonstrated local engagement and regional partnerships

#### Recommendation

Award the contract to **PSA Consulting** for \$224,555 (ex GST). The offer represents best value for money and aligns with Council's strategic objectives.



### 2025.020 – East West Connector Stage 1 – Detailed Design & Approvals

#### Background

Livingstone Shire Council sought to engage a suitably qualified consultant to deliver detailed design and approvals documentation for the East West Connector (Stage 1) project. This infrastructure initiative, funded under the Queensland Government's Residential Activation Fund, is critical to unlocking residential and industrial growth across the Capricorn Coast. The scope includes:

- A new signalised intersection at Rockhampton–Yeppoon Road and Neils Road (DTMR standards)
- A 2km urban sub-arterial road corridor (CMDG standards)

#### Procurement Process

- **Tender Advertised:** 25 August 2025 via VendorPanel, Council website, and LinkedIn
- **Closing Date:** 22 September 2025 (extended by one week)
- **Method:** Open market Invitation to Tender
- **Submissions Received:** 6 conforming tenders (plus 1 non-conforming)

The process was conducted in accordance with the Local Government Act 2009 (Qld), Local Government Regulation 2012 (Qld), and Council's Procurement Policy, ensuring probity and compliance with sound contracting principles.

#### Evaluation Framework

The evaluation was based on a weighted criteria framework designed to ensure a balanced assessment of capability, methodology, local benefits, and cost. Key criteria included Corporate Capacity (10%), Project Experience and Key Personnel (25%), Methodology and Program (25%), and Local Benefits (10%). Price carried the highest weighting at 30%, ensuring value for money was a primary consideration. This structure provided a comprehensive basis for assessing technical quality, delivery capability, and cost competitiveness.

#### Evaluation Outcome

After individual scoring, moderation, clarifications, and technical review, **Harrison Infrastructure Group Pty Ltd (HIG)** was identified as the preferred tenderer.

#### Key strengths of HIG:

- Comprehensive understanding of project scope, risks, and delivery requirements
- Highly experienced team with prior involvement in East West Connector and similar regional projects
- Strong methodology supported by detailed Gantt charts, risk maps, and DTMR interface planning
- No departures or exclusions; competitive pricing aligned with expectations
- Strong local presence and partnerships with regional subconsultants

#### Recommendation

Award the contract to **Harrison Infrastructure Group Pty Ltd** for \$1,110,706 (ex GST). The offer represents best value for money and aligns with Council's strategic objectives.



### 2025.013 – GKI Revetment Wall & Shoreline Erosion Management Plan

#### Background

Livingstone Shire Council initiated a tender process to engage a suitably qualified Principal Consultant to deliver planning, business case development, and preliminary design documentation for critical coastal protection infrastructure on Great Keppel Island. The project aims to support eco-tourism investment, protect cultural values, and maintain the island's role in Queensland's Southern Great Barrier Reef, contributing to the long-term resilience and sustainability of this iconic coastal environment. The engagement was structured into two separable portions:

**Separable Portion A – Revetment Wall:** including planning, analysis, design and business case activities for a new engineered revetment wall from Putney Beach to Fisherman's Beach.

**Separable Portion B – Shoreline Erosion Management Plan (SEMP):** Built on Portion A to develop a long-term, integrated erosion adaption strategy for both beaches, aligned with Queensland Government guidelines and the State Planning Policy.

#### Procurement Process

- **Tender Advertised:** 27 August 2025 via VendorPanel, Council website, and LinkedIn
- **Closing Date:** 24 September 2025 (extended by one week)
- **Method:** Open market Invitation to Tender
- **Submissions Received:** eight (8) conforming with zero (0) responses received from within Livingstone Shire or broader CQ Region. Six (6) submissions from within SEQ area and two (2) interstate firms for consideration. The process was conducted in accordance with the Local Government Act 2009 (Qld), Local Government Regulation 2012 (Qld), and Council's Procurement Policy, ensuring probity and compliance with sound contracting principles.

#### Evaluation Framework

The evaluation was based on a weighted criteria framework designed to ensure a balanced assessment of capability, methodology, local benefits, and cost. Key criteria included Corporate & Financial Capacity, Capability & Experience (10%), Project Experience, Resourcing & Key Personnel (30%), Methodology and Program (20%), Local Content (10%) and Price (30%). Evaluation criteria were established with value for money as a key priority, providing a robust framework for assessing technical quality, delivery capability, and cost competitiveness

#### Evaluation Outcome

After individual scoring, moderation, clarifications, and technical review, **BMT Commercial Australia Pty Ltd** was identified as the recommended tenderer.

Key strengths of BMT Commercial Australia Pty Ltd:

- Comprehensive, high-quality proposal demonstrating a strong capability to successfully deliver the project.
- Proven track record of delivery and a clear commitment to achieving outcomes, with the ability to address all four key pillars of the project requirements.
- Highly experienced team with relevant expertise and a history of delivering similar projects.
- Robust and well-defined methodology tailored to project requirements.
- No departures or exclusions, with pricing structured in accordance with project budget.

#### Recommendation

Award the contract to **BMT Commercial Australia Pty Ltd** for \$555,920.50 (ex GST). The offer represents best value for money and aligns with Council's strategic objectives.



### 13.7 LIVINGSTONE SHIRE COUNCIL AND BENDIGO COMMUNITY BANK COMMUNITY GRANTS SCHEME (ROUND 1 25/26) OUTCOME

**File No:** A837800

**Attachments:** Nil

**Responsible Officer:** Molly Saunders - Manager Community and Cultural Services  
Katrina Paterson - Acting Chief Executive Officer

**Author:** Sarah Owen - Community Development Officer  
Laurie Rainbird - Principal Community Development and Engagement Officer

#### SUMMARY

*This report details the outcome of assessments completed by the assessment panel for applications to the Livingstone Shire Council and Bendigo Community Bank Community Grants Scheme (round one 2025/2026).*

#### OFFICER'S RECOMMENDATION

THAT Council approve the allocation of the Livingstone Shire Council and Bendigo Community Bank Community Grants Scheme funding, as determined by the assessment panel evaluation process, to the below successful applicants:

| Successful applicant                                              | Initiative                                               | Grant amount |
|-------------------------------------------------------------------|----------------------------------------------------------|--------------|
| Cockscomb Veterans Bush Retreat Incorporated                      | Solar security cameras<br>Lighting                       | \$ 3,198.00  |
| Emu Park Surf Life Saving Club Inc                                | Supply & install new roller shutter door                 | \$ 5,000.00  |
| Fig Tree Creek Markets (Keppel Coast Arts Council Inc)            | 2 x Marquees                                             | \$ 4,725.40  |
| Keppel Coast Dirt Bike Club                                       | UHF 2-ways                                               | \$ 3,375.00  |
| Yeppoon and District Show Society Inc                             | Roller Doors                                             | \$ 5,000.00  |
| Yeppoon State Primary School P&C                                  | Seating, plants, signage and contractor                  | \$ 5,000.00  |
| Yeppoon Surf Life Saving Club Inc.                                | Sting Suits                                              | \$ 5,000.00  |
| Yeppoon Meals on Wheels Inc                                       | Laptop                                                   | \$ 2,397.00  |
| Cawarral Cricket Club Inc                                         | Balustrade                                               | \$ 3,200.00  |
| Capricorn Coast Football Club                                     | Shed guttering and labour                                | \$ 5,000.00  |
| Capricorn Coast Landcare Group Inc                                | Defibrillator                                            | \$ 2,145.00  |
| Yeppoon Gymnastics & Movement Centre Inc.                         | Assortment of gym equipment                              | \$ 4,530.20  |
| Milman State School P&C                                           | Play equipment & furniture                               | \$ 3,163.90  |
| Australian Native Bee Association Inc (ANBA) (Rockhampton Branch) | Purchase and install bee hives and educational resources | \$ 4,981.54  |

|                                                        |                                                                                                                                     |                     |
|--------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| Emu Park State School Parents and Citizens Association | Netball Post Pads<br>Basketball post pads<br>High Jump mat trolley<br>Multi lane timer<br>Wireless receiver<br>Wireless lane button | \$ 4,999.79         |
| Guides Queensland - Kooyalee Camp Site (Partial)       | 2x Outdoor Tables / Seating                                                                                                         | \$ 3,284.17         |
|                                                        | <b>TOTAL</b>                                                                                                                        | <b>\$ 65,000.00</b> |

## BACKGROUND

Livingstone Shire Council has partnered with Bendigo Community Bank to present the Livingstone Shire Council and Bendigo Community Bank Community Grants Scheme in the 2025-2026 financial year.

The grants scheme provides an opportunity for eligible not-for-profit community organisations to support and enhance community wellbeing and liveability, by building the capacity and resilience of these organisations across the Shire.

Livingstone Shire Council has committed \$100,000 and Bendigo Community Bank has committed \$30,000 to this financial year. The total amount of funding available in the 2025-2026 financial year is \$130,000, with \$65,000 distributed to successful applicants in this current round (round one of the 2025-2026 grant program).

## COMMENTARY

A total of twenty-six (26) local not-for-profit groups' applications were received. Twenty-three (23) were progressed to the assessment stage and their applications were evaluated by the assessment panel in line with the Livingstone Shire Community Grants Procedure.

Six (6) of the applicants were first-time applicants.

Sixteen (16) applicants have been successful according to the assessment procedure (fifteen of those receiving full amount requested and one receiving partial amount requested) with projects totaling \$74,895.19 (comprised of \$65,000 grant funding and \$9,895.19 applicant contributions).

## PREVIOUS DECISIONS

No previous decisions have been made relating to the assessment of applications received in round one of the 2025-2026 Livingstone Shire Council and Bendigo Community Bank Community Grants Scheme.

## ACCESS AND INCLUSION

The Livingstone Community Grants Scheme aligns with Council's commitment to strengthen and value diversity through inclusive, equitable and accessible services. The administration of the Livingstone Community Grants Scheme is consistent with Council's *Inclusive Community Policy*.

Council's Community Development and Events team are available to assist groups with applications to ensure all groups have an opportunity to access the funding as staff on this team are not on the assessment panel.

## ENGAGEMENT AND CONSULTATION

Livingstone Shire Council and Bendigo Community Bank promoted round one of the 2025-2026 Community Grants Scheme through social media as well as email networks. A face-to-face information evening was provided the week the round opened. Information on the round was also made available on Council's website with contact details for applicants to use should they require any assistance or support with their application.

Council's Community Development team assisted groups with their applications where requested.

### **HUMAN RIGHTS IMPLICATIONS**

Section 4(b) of the Human Rights Act 2019 requires public entities such as Council 'to act and make decisions in a way compatible with human rights'.

There are no adverse human rights implications associated with this report.

### **BUDGET IMPLICATIONS**

The provision of funds in line with the completed evaluation of applications is accommodated within the existing Livingstone Community Grants Scheme budget allocation.

### **LEGISLATIVE CONTEXT**

Section 194 (a) and (b) of the *Local Government Regulation (2012)*, states that:

*"A local government may give a grant to a community organization only –*

*(a) if the local government is satisfied –*

- (i) the grant will be used for a purpose that is in the public interest, and*
- (ii) the community organization meets the criteria stated in the local government's community grants policy; and*

*(b) in a way that is consistent with the local government's community grants policy."*

### **LEGAL IMPLICATIONS**

There are no identified legal implications relating to the consideration of this matter.

### **STAFFING IMPLICATIONS**

The delivery of the Community Grants Scheme is accommodated within existing operational capacity.

### **RISK ASSESSMENT**

The following risks associated with not supporting the completed evaluation have been identified:

Governance - Council may potentially risk operating outside an approved policy; and/or procedure should it not follow the requisite processes; and

Reputation – Council may risk reputational damage if it does not act with consistency throughout the delivery of the grant.

### **CORPORATE PLAN REFERENCE**

#### ***Vibrant Culture and Healthy Community***

*Community Plan Outcome - 3.3 Provide diverse and inclusive cultural, sporting and recreation opportunities to encourage community participation and that contribute to wellbeing*

### **CONCLUSION**

In confirming the evaluation process completed by the assessment panel, Council will enable the provision of funds to not-for-profit community organisations across the Shire. These organisations have sought funding to provide a range of initiatives that build capacity and increase resilience and provide enhanced community wellbeing for the wider Livingstone community.

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**13.8 TENURE REQUEST - CAPRICORN COAST OUTRIGGER CANOE CLUB INC**

**File No:** qA84196

**Attachments:** 1. Site of tenure request - Barmaryee Sport Precinct [↓](#)

**Responsible Officer:** Laurie Rainbird - Principal Community Development and Engagement Officer  
Molly Saunders - Manager Community and Cultural Services  
Katrina Paterson - Acting Chief Executive Officer

**Author:** Carlyn Hepburn - Community Development and Engagement Officer

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**SUMMARY**

Council has received a tenure request from the Capricorn Coast Outrigger Canoe Club for a portion of land within the Barmaryee Sport Precinct (214 Barmaryee Road).

**OFFICER'S RECOMMENDATION**

THAT Council resolves:

- 1) that the exception mentioned in Section 236(1)(b)(ii) of the *Local Government Regulation 2012* may apply in its dealing with the Capricorn Coast Outrigger Canoe Club Incorporated; and
- 2) pursuant to Section 236(2) of the *Local Government Regulation 2012*, apply Section 236(1)(b)(ii) in granting tenure to the Capricorn Coast Outrigger Canoe Club Incorporated; and
- 3) to approve tenure for a ten (10) year period to the Capricorn Coast Outrigger Canoe Club Incorporated over a portion of 214 Barmaryee Road, described as Lot 14 on SP239039.

**BACKGROUND**

Council manages tenure agreements with a significant number of not-for-profit community organisations to provide formal access to Council controlled land and/or its facilities.

This request from the Capricorn Coast Outrigger Canoe Club represents a new tenure application for a portion of land within the Barmaryee Sport Precinct. The club currently does not hold tenure over any Council land. Establishing a formal agreement will enable the club to construct suitable infrastructure for equipment storage and administration and to operate in alignment with Council's strategic objectives for community sport and recreation.

**COMMENTARY**

Council has received a tenure request from the Capricorn Coast Outrigger Canoe Club Incorporated (the Club) for a portion of land within the Barmaryee Multi Sport Precinct, 214 Barmaryee Road, described as Lot 14 on SP239039, which is Council-owned freehold land. The proposed tenure area is shown in Attachment 1 and represents an indicative location and approximate area only.

The requested site is positioned outside of areas currently occupied by the four existing sporting groups within the precinct. The Club is currently storing their equipment along Scenic Highway near the Williamson Creek public toilets. To improve safety, accessibility, and equipment security, the Club is seeking tenure to construct a storage shed and establish a small base for meetings and training coordination.

The Capricorn Coast Outrigger Canoe Club has approximately 30 members and establishing a permanent base will provide the Club with:

- A safe, long-term storage solution for equipment.

- A venue for meetings and training coordination.
- Increased capacity to attract and retain members.

Council officers are supportive of the request. The land within the precinct is zoned for Sport and Recreation, which aligns with the activities of the Capricorn Coast Outrigger Canoe Club Incorporated.

### **PREVIOUS DECISIONS**

There have been no previous Council decisions in relation to a tenure request from the club at the Barmaryee Multi Sport Precinct.

### **ACCESS AND INCLUSION**

Council strives to assist community organisations to access Council-owned or controlled land and/or facilities in an equitable and inclusive manner. Council encourages tenants to ensure accessibility and inclusion for their members, participants, and the broader community.

### **ENGAGEMENT AND CONSULTATION**

Internal consultation has been undertaken with relevant Council teams to identify a suitable location for the proposed tenure area. Following feedback from Urban Operations and Construction and Maintenance, the proposed site was revised from that outlined in the initial briefing report. The Club has confirmed its willingness to undertake on-site marking of the tenure area in collaboration with Council officers in preparation for the tenure agreement.

Natural Resource Management requested that all vegetation adjacent to and surrounding the site be retained to minimise potential future impacts. In response, the proposed tenure area has been adjusted to exclude vegetated sections. Natural Resource Management officers will be present during the on-site marking to ensure these areas are protected.

Disaster Management and Community Resilience raised no objections to the proposal and noted that maintained fire trails exist within the vicinity. These can be adjusted, if necessary, to accommodate future development on the site.

The Property Team has no objections to the proposed tenure and has expressed support for the identification of a suitable location that will allow the Club to construct a shed for equipment storage and meetings in the future.

### **HUMAN RIGHTS IMPLICATIONS**

Section 4(b) of the Human Rights Act 2019 requires public entities such as Council 'to act and make decisions in a way compatible with human rights'.

There are no adverse human rights implications associated with this report.

### **BUDGET IMPLICATIONS**

There are no budget implications associated with this matter. The Club will be responsible for costs associated with constructing and maintaining the shed and any other improvements.

### **LEGISLATIVE CONTEXT**

Under section 236(1)(b)(ii) of the Local Government Regulation 2012 a local government may dispose of a valuable non-current asset other than by tender or auction if the valuable non-current asset is disposed of to a community organisation.

Pursuant to section 236(2) of the *Local Government Regulation 2012*, an exception mentioned in subsection 236(1)(c)(iii) applies to a local government disposing of a valuable non-current asset only if, before the disposal, the local government has decided, by resolution, that the exception may apply to the local government on the disposal of a valuable non-current asset other by tender or auction.

**LEGAL IMPLICATIONS**

There are no legal implications identified in relation to this matter.

**STAFFING IMPLICATIONS**

The tenure agreement process can be accommodated within existing staffing capacity.

**RISK ASSESSMENT**

The following risks associated with not resolving to grant the tenure agreements have been identified:

1. Reputation – not providing support to not-for-profit community organisations as per the Corporate Plan; and
2. Compliance – failing to establish an appropriate tenure agreement as per legislation.

Assets – if these not-for-profit community organisations were to dissolve Council would assume the asset, if not recovered by the not-for-profit community organisation.

**CORPORATE PLAN REFERENCE*****Vibrant Culture and Healthy Community***

*Community Plan Outcome - 3.3 Provide diverse and inclusive cultural, sporting and recreation opportunities to encourage community participation and that contribute to wellbeing*

Supporting not-for-profit community organisations to maintain their tenure for their respective operations supports their capacity to continue and provides a variety of cultural, recreational and community activities for the benefit of the Livingstone community.

**CONCLUSION**

The Capricorn Coast Outrigger Canoe Club has demonstrated a clear need for tenure to establish a permanent and secure base for equipment storage and club operations. The proposed location aligns with the Barmaryee Sport Precinct's intended use and does not conflict with existing sporting groups.

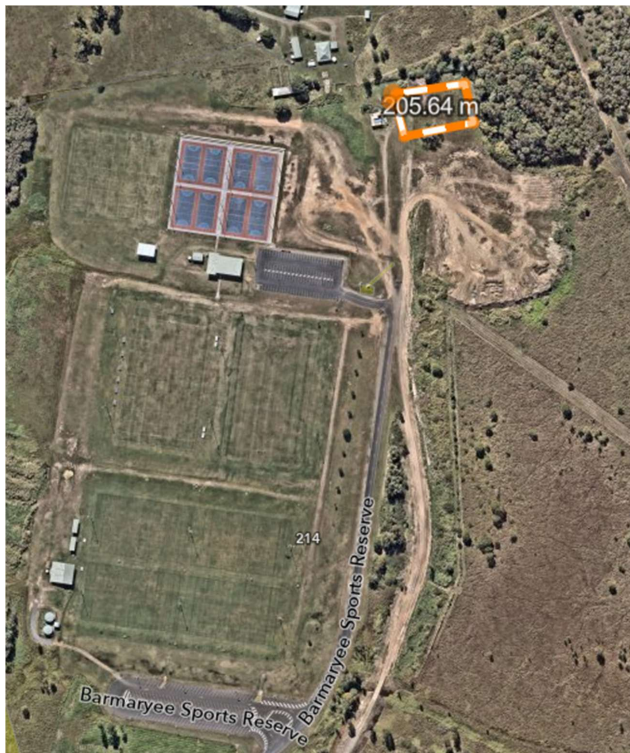
Council officers recommend approval of a ten (10) year tenure for the club over a portion of Lot 14 on SP239039. The proposal supports Council's objectives of fostering community sport and recreation, promoting active lifestyles, and assisting local clubs to grow and operate sustainably.

**13.8 - TENURE REQUEST -  
CAPRICORN COAST OUTRIGGER  
CANOE CLUB INC**

**Site of tenure request - Barmaryee  
Sport Precinct**

**Meeting Date: 18 November 2025**

**Attachment No: 1**

**Site of Tenure Request – Capricorn Coast Outrigger Canoe Club****Location:** Barmaryee Multi Sport Precinct*Please note: The location shown is indicative and represents an approximate area only.*



**13.9 REPEAL OF TEMPORARY CHANGES TO APPROVAL PROCESS DIRECTIVE**

**File No:** A742876

**Attachments:** 1. Temporary Changes to Approval Process Directive [↓](#)

**Responsible Officer:** Alastair Dawson - Interim Chief Executive Officer

**Author:** Lucy Walker - Coordinator Executive Support

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**SUMMARY**

*Following a review of policies within the Corporate Policy Document Register, this report is presented to Council to repeal the Temporary Changes to Approval Process Directive (v1).*

**OFFICER'S RECOMMENDATION**

*THAT the Temporary Changes to Approval Process Directive (v1) be repealed.*

**BACKGROUND**

The Temporary Changes to Approval Process Directive was introduced in early 2020 to support operational flexibility during the COVID-19 pandemic. It was intended as a short-term measure to adapt to the rapidly changing work environment and approval requirements during that period.

**COMMENTARY**

With the conclusion of the pandemic and the return to standard operational procedures, the directive has fulfilled its purpose and is no longer required. Repealing it will help maintain a current and relevant policy register, ensuring that outdated or redundant directives do not remain in circulation.

**PREVIOUS DECISIONS**

NA

**ACCESS AND INCLUSION**

There are no identified access or inclusion issues identified with the repeal of this Policy.

**ENGAGEMENT AND CONSULTATION**

Not applicable.

**HUMAN RIGHTS IMPLICATIONS**

There are no identified human rights implications associated with the repeal of this Policy.

**BUDGET IMPLICATIONS**

There are no identified budget implications associated with the repeal of this Policy.

**LEGISLATIVE CONTEXT**

Not applicable.

**LEGAL IMPLICATIONS**

There are no legal implications identified with the repeal of this Policy.

**STAFFING IMPLICATIONS**

There are no staffing implications associated with the repeal of this Policy.

**RISK ASSESSMENT**

There has been no risk identified.

**CORPORATE PLAN REFERENCE**

***Transparent, Accountable and Progressive Leadership***

*Community Plan Outcome - 4.1 Ensure communities are engaged, heard and informed*

*4.3.1 Plan, develop and implement high-quality customer-focused services.*

**CONCLUSION**

It is recommended that the Temporary Changes to Approval Process Directive be repealed.

## **13.9 - REPEAL OF TEMPORARY CHANGES TO APPROVAL PROCESS DIRECTIVE**

### **Temporary Changes to Approval Process Directive**

**Meeting Date: 18 November 2025**

**Attachment No: 1**



## TEMPORARY CHANGE TO APPROVAL PROCESS DIRECTIVE

### 1. Scope

The Temporary Changes to Approval Process Directive (this 'Directive') is to supersede the requirement in all other council policies, directives and procedures only in respect to how approvals are documented within processes. This is not changing the delegations or other rules on who can approve activities.

This Directive applies to all internal council interactions. Where processes include a signature from a member of the public, the need to appropriately authenticate the person needs to be considered on a case by case basis with consideration to the principles in this Directive.

### 2. Purpose

During the current pandemic situation numerous changes are being made to Council work practices and processes. This Directive is to remove any uncertainty staff might have regarding the need to still complete paper forms and to provide a physical signature.

### 3. References

#### Legislative reference

*Electronic Transactions (Queensland) Act 2001*

#### Related documents

All Council Policies, Directives and Procedures

### 4. Definitions

To assist in interpretation, the following definitions shall apply:

|                          |                                                                                                                          |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------|
| Physical / Wet Signature | A signature applied in person to a form or document.                                                                     |
| Digitised signature      | A scanned handwritten signature inserted as an image; use of signature blocks (for example, on emails).                  |
| Touch screen signature   | Signature on a touch screen using a stylus (for example, Australia Post courier delivery, signatures within Survey 123). |
| Digital signature        | Use of digital code and encryption technology to verify the contents of a digital document.                              |

Temporary Change to Approval Process Directive

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**5. Directive Statement**

Where council forms or processes require a physical/wet signature alternative methods are now acceptable until this Directive is repealed.

**5.1 Acceptable alternative methods**

- 1) Council email from the person providing the approval with the form, report or document attached;
- 2) Council email from the person providing the approval with a clear explanation of what is being approved (for example, a purchase requisition, an email stating the approved supplier and amount);
- 3) One email or signature from a person (for example, a team supervisor) on behalf of members of a team following a verbal discussion.
  - a) This will largely apply in tool box talks or pre-start meetings for the daily pre-start checklist, safety notices, take 5s and similar; and
- 4) A digitised signature inserted into a document where available. If this document is then printed or emailed it is considered approved.

**6. Changes to this Directive**

This Directive is to remain in force until any of the following occur:

- 1) The related information is amended/replaced; or
- 2) Other circumstances as determined from time to time by the Chief Executive Officer.

**7. Repeals/Amendments**

| Version | Date       | Action             |
|---------|------------|--------------------|
| 1       | 27/03/2020 | Directive Approved |

**BRETT BACON**  
**ACTING CHIEF EXECUTIVE OFFICER**

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## **14 URGENT BUSINESS/QUESTIONS**

Urgent Business is a provision in the Agenda for members to raise questions or matters of a genuinely urgent or emergent nature, that are not a change to Council Policy and cannot be delayed until the next scheduled Council or Committee Meeting.

## 15 CLOSED SESSION

In accordance with the provisions of section 254J of the *Local Government Regulation 2012*, a local government may resolve to close a meeting to the public to discuss confidential items, such that its Councillors or members consider it necessary to close the meeting.

### RECOMMENDATION

THAT the meeting be closed to the public to discuss the following items, which are considered confidential in accordance with section 254J of the *Local Government Regulation 2012*, for the reasons indicated.

#### 16.1 Rosslyn Bay Kiosk - Amenities Charges

This report is considered confidential in accordance with section 254J(3)(g), of the *Local Government Regulation 2012*, as it contains information relating to negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interest of the local government.

#### 16.2 Great Keppel Island Arrival Plaza Construction - Tender Award

This report is considered confidential in accordance with section 254J(3)(g), of the *Local Government Regulation 2012*, as it contains information relating to negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interest of the local government.

## 16 CONFIDENTIAL REPORTS

### 16.1 ROSSLYN BAY KIOSK - AMENITIES CHARGES

**File No:** CR2.13.01

**Attachments:** Nil

**Responsible Officer:** Katrina Paterson - Acting Chief Executive Officer

**Author:** Sharon Sommerville - Manager Parks and Facilities

**Previous Items:** 15.7 - Rosslyn Bay Kiosk - Request for refund of Amenities Charges - Ordinary Council - 15 Aug 2017 9.00am

Rosslyn Bay Kiosk - Amenities Charges - Ordinary Council - 21 Sep 2021 9.00am

15.1 - Rosslyn Bay Kiosk - Amenities Charges - Ordinary Council - 24 Oct 2023 9.00am

**Current References:** Rosslyn Bay Kiosk - Amenities Charges

This report is considered confidential in accordance with section 254J(3)(g), of the *Local Government Regulation 2012*, as it contains information relating to negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interest of the local government.

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### SUMMARY

*This report provides a bi-annual assessment of the arrangement with the owner of the Rosslyn Bay Kiosk for compensation for the use of the kiosk amenities by members of the public who are not patrons.*



**16.2 GREAT KEPPEL ISLAND ARRIVAL PLAZA CONSTRUCTION - TENDER AWARD****File No:** 24-066**Attachments:** Nil**Responsible Officer:** Michael Kriedemann - General Manager Infrastructure  
Alastair Dawson - Interim Chief Executive Officer**Author:** Arvind Singh - Manager Infrastructure Projects

This report is considered confidential in accordance with section 254J(3)(g), of the *Local Government Regulation 2012*, as it contains information relating to negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interest of the local government.

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**SUMMARY**

*This report seeks Council's endorsement to award Contract 2025.016 Construction of the Great Keppel Island Arrival Plaza.*

*The recommendation follows a two-stage procurement process comprising an Expression of Interest (EOI) and a Selective Tender, conducted in accordance with Council's Procurement Policy and the Local Government Act 2009.*

## **17 CLOSURE OF MEETING**