

PUBLIC NOTIFICATION



Approval Sought:	Reconfiguring a Lot
Proposed Development:	Subdivision (one lot into two lots)
Where:	103 Morgan Street, Kabra
Lot Description:	Lot 10 on LN51
Application Reference:	D/17-2025

Make a submission from:

9 April 2025 to 8 May 2025

You may make a submission to Rockhampton Regional Council

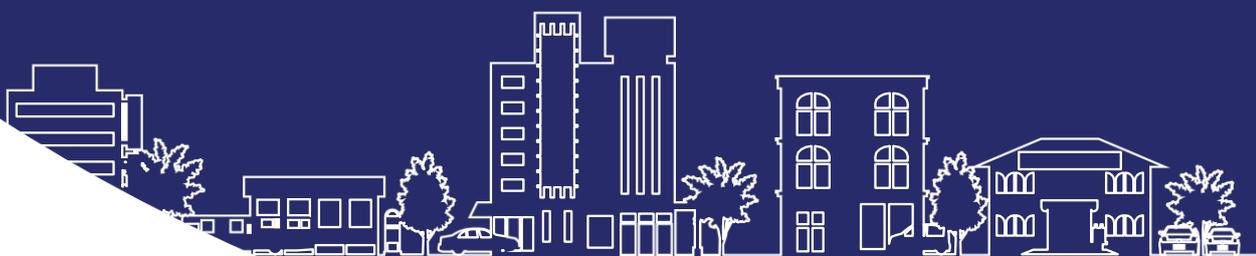
PO BOX 1860, Rockhampton QLD 4700

Email: enquiries@rrc.qld.gov.au

Phone: 07 4932 9000 or 1300 22 55 77

[Click here to view the 'Guide to public notification of development and change applications'](#)

For more information on planning requirements within the Rockhampton Region feel free to visit www.rrc.qld.gov.au



DA Form 1 – Development application details

Approved form (version 1.6 effective 2 August 2024) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving only building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot)**, use this form (*DA Form 1*) and parts 4 to 6 of *DA Form 2 – Building work details*.

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

Note: All terms used in this form have the meaning given under the *Planning Act 2016*, the *Planning Regulation 2017*, or the *Development Assessment Rules (DA Rules)*.

PART 1 – APPLICANT DETAILS

1) Applicant details

Applicant name(s) (individual or company full name)	Leo Francis Moloney
Contact name (only applicable for companies)	Bristi Basak / Nirmala Kumar
Postal address (P.O. Box or street address)	C/- GSPC, PO BOX 379
Suburb	Gracemere
State	QLD
Postcode	4702
Country	Australia
Contact number	(07) 4922 7033
Email address (non-mandatory)	admin@gspc.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	(07) 4922 7044
Applicant's reference number(s) (if applicable)	231278

1.1) Home-based business

Personal details to remain private in accordance with section 264(6) of *Planning Act 2016*

2) Owner's consent

2.1) Is written consent of the owner required for this development application?

- Yes – the written consent of the owner(s) is attached to this development application
 No – proceed to 3)

PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)

Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see DA Forms Guide: Relevant plans.

3.1) Street address and lot on plan

- Street address **AND** lot on plan (all lots must be listed), **or**
 Street address **AND** lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).

a)	Unit No.	Street No.	Street Name and Type	Suburb
		103	Morgan Street	Kabra
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4702	10	LN51	Rockhampton Regional Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)

Note: Place each set of coordinates in a separate row.

- Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

- Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56	<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

3.3) Additional premises

- Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application
 Not required

4) Identify any of the following that apply to the premises and provide any relevant details

In or adjacent to a water body or watercourse or in or above an aquifer
 Name of water body, watercourse or aquifer: _____

On strategic port land under the *Transport Infrastructure Act 1994*
 Lot on plan description of strategic port land: _____
 Name of port authority for the lot: _____

In a tidal area
 Name of local government for the tidal area (if applicable): _____
 Name of port authority for tidal area (if applicable): _____

On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*

Name of airport:	
<input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>	
EMR site identification:	
<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>	
CLR site identification:	

5) Are there any existing easements over the premises?

Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see [DA Forms Guide](#).

- Yes – All easement locations, types and dimensions are included in plans submitted with this development application
- No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

a) What is the type of development? *(tick only one box)*

- Material change of use Reconfiguring a lot Operational work Building work

b) What is the approval type? *(tick only one box)*

- Development permit Preliminary approval Preliminary approval that includes a variation approval

c) What is the level of assessment?

- Code assessment Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):*

Reconfiguration of a Lot (1 Lot into 2 Lots) over Lot 10 on LN51

e) Relevant plans

Note: *Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms guide: Relevant plans](#).*

- Relevant plans of the proposed development are attached to the development application

6.2) Provide details about the second development aspect

a) What is the type of development? *(tick only one box)*

- Material change of use Reconfiguring a lot Operational work Building work

b) What is the approval type? *(tick only one box)*

- Development permit Preliminary approval Preliminary approval that includes a variation approval

c) What is the level of assessment?

- Code assessment Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):*

e) Relevant plans

Note: *Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).*

- Relevant plans of the proposed development are attached to the development application

6.3) Additional aspects of development

- Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application

Not required

6.4) Is the application for State facilitated development?

Yes - Has a notice of declaration been given by the Minister?

No

Section 2 – Further development details

7) Does the proposed development application involve any of the following?

Material change of use Yes – complete division 1 if assessable against a local planning instrument

Reconfiguring a lot Yes – complete division 2

Operational work Yes – complete division 3

Building work Yes – complete *DA Form 2 – Building work details*

Division 1 – Material change of use

Note: This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.

8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)

8.2) Does the proposed use involve the use of existing buildings on the premises?

Yes

No

8.3) Does the proposed development relate to temporary accepted development under the Planning Regulation?

Yes – provide details below or include details in a schedule to this development application

No

Provide a general description of the temporary accepted development

Specify the stated period dates under the Planning Regulation

Division 2 – Reconfiguring a lot

Note: This division is only required to be completed if any part of the development application involves reconfiguring a lot.

9.1) What is the total number of existing lots making up the premises?

1

9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)

Subdivision (complete 10)

Dividing land into parts by agreement (complete 11)

Boundary realignment (complete 12)

Creating or changing an easement giving access to a lot from a constructed road (complete 13)

10) Subdivision

10.1) For this development, how many lots are being created and what is the intended use of those lots:

Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
				Rural Residential
Number of lots created				2

10.2) Will the subdivision be staged?

Yes – provide additional details below

No

How many stages will the works include?	
What stage(s) will this development application apply to?	

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?				
Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment			
12.1) What are the current and proposed areas for each lot comprising the premises?			
Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)
12.2) What is the reason for the boundary realignment?			

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? <i>(attach schedule if there are more than two easements)</i>				
Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? <i>(e.g. pedestrian access)</i>	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work

Note: This division is only required to be completed if any part of the development application involves operational work.

14.1) What is the nature of the operational work?	
<input type="checkbox"/> Road work <input type="checkbox"/> Drainage work <input type="checkbox"/> Landscaping <input type="checkbox"/> Other – please specify:	<input type="checkbox"/> Stormwater <input type="checkbox"/> Earthworks <input type="checkbox"/> Signage <input type="checkbox"/> Water infrastructure <input type="checkbox"/> Sewage infrastructure <input type="checkbox"/> Clearing vegetation
<input type="checkbox"/> Yes – specify number of new lots:	
<input type="checkbox"/> No	
14.3) What is the monetary value of the proposed operational work? <i>(include GST, materials and labour)</i>	
\$	

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application
Rockhampton Regional Council
16) Has the local government agreed to apply a superseded planning scheme for this development application?
<input type="checkbox"/> Yes – a copy of the decision notice is attached to this development application <input type="checkbox"/> The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached <input checked="" type="checkbox"/> No

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?

Note: A development application will require referral if prescribed by the Planning Regulation 2017.

No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

Matters requiring referral to the **Chief Executive of the Planning Act 2016:**

- Clearing native vegetation
- Contaminated land (*unexploded ordnance*)
- Environmentally relevant activities (ERA) (*only if the ERA has not been devolved to a local government*)
- Fisheries – aquaculture
- Fisheries – declared fish habitat area
- Fisheries – marine plants
- Fisheries – waterway barrier works
- Hazardous chemical facilities
- Heritage places – Queensland heritage place (*on or near a Queensland heritage place*)
- Infrastructure-related referrals – designated premises
- Infrastructure-related referrals – state transport infrastructure
- Infrastructure-related referrals – State transport corridor and future State transport corridor
- Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
- Infrastructure-related referrals – near a state-controlled road intersection
- Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
- Koala habitat in SEQ region – key resource areas
- Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
- Ports – Brisbane core port land – environmentally relevant activity (ERA)
- Ports – Brisbane core port land – tidal works or work in a coastal management district
- Ports – Brisbane core port land – hazardous chemical facility
- Ports – Brisbane core port land – taking or interfering with water
- Ports – Brisbane core port land – referable dams
- Ports – Brisbane core port land – fisheries
- Ports – Land within Port of Brisbane's port limits (*below high-water mark*)
- SEQ development area
- SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- SEQ regional landscape and rural production area or SEQ rural living area – community activity
- SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- SEQ regional landscape and rural production area or SEQ rural living area – combined use
- SEQ northern inter-urban break – tourist activity or sport and recreation activity
- SEQ northern inter-urban break – community activity
- SEQ northern inter-urban break – indoor recreation
- SEQ northern inter-urban break – urban activity
- SEQ northern inter-urban break – combined use
- Tidal works or works in a coastal management district
- Reconfiguring a lot in a coastal management district or for a canal
- Erosion prone area in a coastal management district
- Urban design
- Water-related development – taking or interfering with water
- Water-related development – removing quarry material (*from a watercourse or lake*)
- Water-related development – referable dams
- Water-related development – levees (*category 3 levees only*)
- Wetland protection area

Matters requiring referral to the local government:

Airport land

Environmentally relevant activities (ERA) *(only if the ERA has been devolved to local government)*

Heritage places – Local heritage places

Matters requiring referral to the Chief Executive of the distribution entity or transmission entity:

Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

- The **Chief Executive of the holder of the licence**, if not an individual
- The **holder of the licence**, if the holder of the licence is an individual

Infrastructure-related referrals – Oil and gas infrastructure

Matters requiring referral to the Brisbane City Council:

Ports – Brisbane core port land

Matters requiring referral to the Minister responsible for administering the Transport Infrastructure Act 1994:

Ports – Brisbane core port land *(where inconsistent with the Brisbane port LUP for transport reasons)*

Ports – Strategic port land

Matters requiring referral to the relevant port operator, if applicant is not port operator:

Ports – Land within Port of Brisbane’s port limits *(below high-water mark)*

Matters requiring referral to the Chief Executive of the relevant port authority:

Ports – Land within limits of another port *(below high-water mark)*

Matters requiring referral to the Gold Coast Waterways Authority:

Tidal works or work in a coastal management district *(in Gold Coast waters)*

Matters requiring referral to the Queensland Fire and Emergency Service:

Tidal works or work in a coastal management district *(involving a marina (more than six vessel berths))*

18) Has any referral agency provided a referral response for this development application?

Yes – referral response(s) received and listed below are attached to this development application

No

Referral requirement	Referral agency	Date of referral response

Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application *(if applicable)*.

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

I agree to receive an information request if determined necessary for this development application

I do not agree to accept an information request for this development application

Note: *By not agreeing to accept an information request I, the applicant, acknowledge:*

- *that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties*
- *Part 3 under Chapter 1 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules or*
- *Part 2 under Chapter 2 of the DA Rules will still apply if the application is for state facilitated development*

Further advice about information requests is contained in the [DA Forms Guide](#).

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)			
<input type="checkbox"/> Yes – provide details below or include details in a schedule to this development application <input checked="" type="checkbox"/> No			
List of approval/development application references	Reference number	Date	Assessment manager
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)		
<input type="checkbox"/> Yes – a copy of the receipted QLeave form is attached to this development application <input type="checkbox"/> No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid <input checked="" type="checkbox"/> Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)		
Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?
<input type="checkbox"/> Yes – show cause or enforcement notice is attached <input checked="" type="checkbox"/> No

23) Further legislative requirements			
Environmentally relevant activities			
23.1) Is this development application also taken to be an application for an environmental authority for an Environmentally Relevant Activity (ERA) under section 115 of the <i>Environmental Protection Act 1994</i> ?			
<input type="checkbox"/> Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below <input checked="" type="checkbox"/> No <i>Note: Application for an environmental authority can be found by searching "ESR/2015/1791" as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.</i>			
Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			
<input type="checkbox"/> Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.			

Hazardous chemical facilities
23.2) Is this development application for a hazardous chemical facility ?
<input type="checkbox"/> Yes – Form 536: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application <input checked="" type="checkbox"/> No <i>Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.</i>

Clearing native vegetation
23.3) Does this development application involve clearing native vegetation that requires written confirmation that the chief executive of the <i>Vegetation Management Act 1999</i> is satisfied the clearing is for a relevant purpose under section 22A of the <i>Vegetation Management Act 1999</i> ?

Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)

No

Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.
2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter

No

Note: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.

Koala habitat in SEQ Region

23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work which is assessable development under Schedule 10, Part 10 of the Planning Regulation 2017?

Yes – the development application involves premises in the koala habitat area in the koala priority area

Yes – the development application involves premises in the koala habitat area outside the koala priority area

No

Note: If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at www.desi.qld.gov.au for further information.

Water resources

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the Water Act 2000**?

Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development

No

Note: Contact the Department of Resources at www.resources.qld.gov.au for further information.

DA templates are available from planning.statedevelopment.qld.gov.au. If the development application involves:

- Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1
- Taking or interfering with water in a watercourse, lake or spring: complete DA Form 1 Template 2
- Taking overland flow water: complete DA Form 1 Template 3.

Waterway barrier works

23.7) Does this application involve **waterway barrier works**?

Yes – the relevant template is completed and attached to this development application

No

DA templates are available from planning.statedevelopment.qld.gov.au. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

Marine activities

23.8) Does this development application involve **aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants**?

Yes – an associated *resource* allocation authority is attached to this development application, if required under the *Fisheries Act 1994*

No

Note: See guidance materials at www.daf.qld.gov.au for further information.

Quarry materials from a watercourse or lake

23.9) Does this development application involve the **removal of quarry materials from a watercourse or lake** under the *Water Act 2000*?

- Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
 No

Note: Contact the Department of Resources at www.resources.qld.gov.au and www.business.qld.gov.au for further information.

Quarry materials from land under tidal waters

23.10) Does this development application involve the **removal of quarry materials from land under tidal water** under the *Coastal Protection and Management Act 1995*?

- Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
 No

Note: Contact the Department of Environment, Science and Innovation at www.desi.qld.gov.au for further information.

Referable dams

23.11) Does this development application involve a **referable dam** required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the *Water Supply Act*)?

- Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the *Water Supply Act* is attached to this development application
 No

Note: See guidance materials at www.resources.qld.gov.au for further information.

Tidal work or development within a coastal management district

23.12) Does this development application involve **tidal work or development in a coastal management district**?

- Yes – the following is included with this development application:
- Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)
 - A certificate of title
- No

Note: See guidance materials at www.desi.qld.gov.au for further information.

Queensland and local heritage places

23.13) Does this development application propose development on or adjoining a place entered in the **Queensland heritage register** or on a place entered in a local government's **Local Heritage Register**?

- Yes – details of the heritage place are provided in the table below
 No

Note: See guidance materials at www.desi.qld.gov.au for information requirements regarding development of Queensland heritage places.

For a heritage place that has cultural heritage significance as a local heritage place and a Queensland heritage place, provisions are in place under the *Planning Act 2016* that limit a local categorising instrument from including an assessment benchmark about the effect or impact of, development on the stated cultural heritage significance of that place. See guidance materials at www.planning.statedevelopment.qld.gov.au for information regarding assessment of Queensland heritage places.

Name of the heritage place:

Place ID:

Decision under section 62 of the *Transport Infrastructure Act 1994*

23.14) Does this development application involve new or changed access to a state-controlled road?

- Yes – this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)
 No

Walkable neighbourhoods assessment benchmarks under Schedule 12A of the *Planning Regulation*

23.15) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?

- Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered
 No

Note: See guidance materials at www.planning.statedevelopment.qld.gov.au for further information.

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist	
I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17 <i>Note: See the Planning Regulation 2017 for referral requirements</i>	<input checked="" type="checkbox"/> Yes
If building work is associated with the proposed development, Parts 4 to 6 of DA Form 2 – Building work details have been completed and attached to this development application	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable
Supporting information addressing any applicable assessment benchmarks is with the development application <i>Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see DA Forms Guide: Planning Report Template.</i>	<input checked="" type="checkbox"/> Yes
Relevant plans of the development are attached to this development application <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>	<input checked="" type="checkbox"/> Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable
25) Applicant declaration	
<input checked="" type="checkbox"/> By making this development application, I declare that all information in this development application is true and correct <input checked="" type="checkbox"/> Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the <i>Electronic Transactions Act 2001</i> <i>Note: It is unlawful to intentionally provide false or misleading information.</i>	
<p>Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager’s and/or referral agency’s website.</p> <p>Personal information will not be disclosed for a purpose unrelated to the <i>Planning Act 2016</i>, <i>Planning Regulation 2017</i> and the <i>DA Rules</i> except where:</p> <ul style="list-style-type: none"> such disclosure is in accordance with the provisions about public access to documents contained in the <i>Planning Act 2016</i> and the <i>Planning Regulation 2017</i>, and the access rules made under the <i>Planning Act 2016</i> and <i>Planning Regulation 2017</i>; or required by other legislation (including the <i>Right to Information Act 2009</i>); or otherwise required by law. <p>This information may be stored in relevant databases. The information collected will be retained as required by the <i>Public Records Act 2002</i>.</p>	

PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: Reference number(s):

Notification of engagement of alternative assessment manager	
Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

QLeave notification and payment*Note: For completion by assessment manager if applicable*

Description of the work			
QLeave project number			
Amount paid (\$)		Date paid (dd/mm/yy)	
Date receipted form sighted by assessment manager			
Name of officer who sighted the form			

Individual owner's consent for making a development application under the *Planning Act 2016*

I, Leo Francis Moloney

[Insert full name.]

as owner of the premises identified as follows:

Lot 10 on Plan LN51 situated at 103 Morgan Street, Kabra

[Insert street address, lot on plan description or coordinates of the premises the subject of the application.]

consent to the making of a development application under the *Planning Act 2016* by:

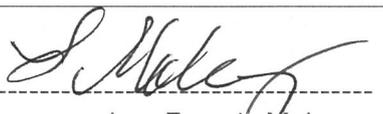
Gracemere Surveying & Planning Consultants Pty Ltd (GSPC)

[Insert name of applicant.]

on the premises described above for:

All planning matters related to Lot 10 on Plan LN51

[Insert details of the proposed development, e.g. material change of use for four storey apartment building.]



Leo Francis Moloney
[signature of owner]

11/02/2025

Date signed

GSPC

(Gracemere Surveying and Planning Consultants Pty Ltd)

ABN: 40124780445

Operations Office:

PO Box 379 Gracemere QLD 4702

PH: (07) 4922 7033 FAX: (07) 4922 7044

E-mail: admin@gspc.com.au

Head Office:

PO Box 18146 Clifford Gardens QLD 4350

PH: (07) 4634 8703 FAX: (07) 4589 1467

Email: jag@gspc.com.au

Our Ref: 231278

20th February 2025

Chief Executive Officer
Rockhampton Regional Council
PO Box 1860
Rockhampton QLD 4700

Attention: Kathy McDonald

Dear Sir/Madam,

RE: Application for Reconfiguring a Lot (1 Lot into 2 Lots) over Lot 10 on Plan LN51 situated at 103 Morgan Street, Kabra

We refer to pre-lodgement discussion between Kathy McDonald and landowner, Leo Molony regarding this development of rural land which is in Kabra and used to be the previous school reserve. We submit abovementioned proposed Reconfiguring a Lot application for (1 Lot into 2 Lots) over Lot 10 on Plan LN51 situated at 103 Morgan Street in Kabra and provide a full copy of the Development Application to Rockhampton Regional Council.

This submission includes the following items:

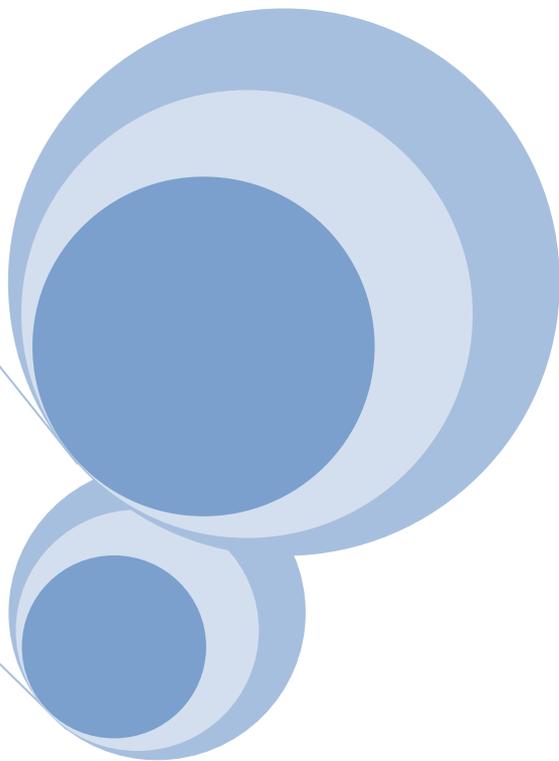
- A full electronic copy of a Development Application with the relevant DA forms and landowner's consent.
- Council Fees of \$2,357 plus (2 Lots X \$728), total of \$3,813 for subdivision application is payable. Please contact our Rockhampton office on 4922 7033 to provide details of payment of Council Fee.

We hope this information is satisfactory to your requirements. Please contact our Rockhampton office if you require further information.

Yours sincerely,
GSPC



Nirmala Kumar
Urban & Regional Planner



APPENDIX A – ASSESSMENT AGAINST ROCKHAMPTON REGIONAL PLANNING SCHEME 2015

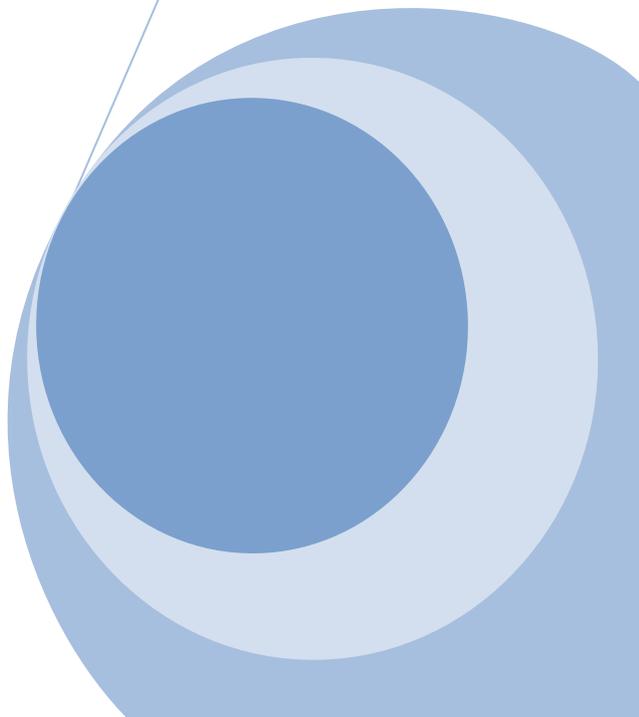
- Addressing Rural Zone Code;
- Addressing Reconfiguring a Lot code;
- Addressing water and sewer code;
- Access, parking and transport code; and
- Special Management Area Overlay;

Application on behalf of Leo Francis Moloney

February 2025

GSPC

Ref: 231278



ADDRESSING THE RURAL ZONE CODE

Overall Outcomes	Proposal	Compliance
<p>Purpose</p> <p>(1) The purposes of the rural zone code is to:</p> <ul style="list-style-type: none"> (a) ensure that land with productive capacity is maintained for a range of existing and emerging rural uses that are significant to the economy of the planning scheme area; (b) recognise that different types of rural land are suited to specific uses such as animal industries, horticulture, cropping, intensive animal industries, intensive grazing and extractive industries; (c) prevent the establishment of development which may limit the productive capacity of the land; (d) provide for diversification of rural industries where impacts can be managed; and (e) maintain the environmental values of all rural land. <p>(2) The purpose of the zone will be achieved through the following outcomes:</p> <ul style="list-style-type: none"> (a) development in the zone accommodates predominantly rural uses; (b) development: <ul style="list-style-type: none"> (i) does not detract from the scenic landscape features of rural land including the Fitzroy River, floodplains, lagoons, wetlands, salt pans, mountains and ridges and the coastline; (ii) is responsive to the environmental characteristics and constraints of the land, and minimises impacts on natural features such as waterways, wetlands and remnant vegetation; (iii) has legal and practical access to the road hierarchy; (iv) is serviced by infrastructure that is commensurate with the needs of the use; and (v) maximises energy efficiency and water conservation; (c) non-rural uses may be appropriate where they do not detract from the productivity or residential amenity of rural areas and can demonstrate: <ul style="list-style-type: none"> (i) a direct relationship with the rural use in the immediate locality; or (ii) the potential to make a contribution to primary production or the diversification of rural industries; or (iii) a need to be remote from urban uses as a result of their impacts; or (iv) they cannot be located in an urban area (for example, due to land area requirements); (d) transport and freight uses, which do not meet the definition of a home based business, are not established in the rural zone; (e) development does not alienate or impact on the productive agricultural capacity of rural areas and agricultural land is protected from incompatible development; 	<p>(1) Proposal complies. The proposal is for a ROL (1 Lot into 2 Lots) over Lot 10 on LN51 within a Rural zone. The subject development will continue to tie in well with the existing character of the area. It is noted that the subject land was initially created as the Kabra State School reserve, and is less than 5ha in area; and is sandwiched between the Township of Kabra to the north-west and Medium impact industry zoned land to the south-east. Therefore, its use for purely agricultural purposes, has always been nullified.</p> <p>(2) Proposal complies. The proposed development is for ROL only and currently being used for residential purposes. Please refer to Appendix B – Plan of Proposed Lots 1 & 2 Cancelling Lot 10 on Plan LN51.</p> <p>The subject proposed allotments are in Rural land. The subject allotments are not connected to Council’s infrastructure. Being within the Rural zone, the allotments have bore water and rainwater tank connections for water supply. Telstra network connection is available to the site. The subject land is connected to Ergon’s overhead electricity supply; as shown on Services Location Diagram 23165.SLD.01A contained in Appendix B of this submission. Please refer to Appendices B & D of this submission.</p>	<p>✓</p> <p>✓</p>

Editor's note—Agricultural land classified as Class A or Class B is identified on the agricultural land classification overlay map OM-13.

- (f) all rural land is maintained in large land holdings to protect the agricultural production capacity. In this regard, the reconfiguration of land only occurs when lot size is 100 hectares unless otherwise stated in a precinct;
- (g) animal keeping (being kennels and catteries), intensive animal industries, intensive horticulture, aquaculture and rural industries establish where they:
 - (i) are located on sites that are large enough to accommodate appropriate buffering to sensitive land use(s), residential, township and emerging community zones. Intensive animal industries are preferred in proximity to the lower Fitzroy River, west of Ridgeland;
 - (ii) do not cause adverse impacts on sensitive land use(s) in relation to traffic, noise and air quality;
 - (iii) do not cause a negative impact on water quality;
 - (iv) protect natural, scenic and environmental values;
 - (v) do not diminish the productive capacity of other land nearby;
 - (vi) gain access from roads which are constructed to accommodate the traffic generated by the use; and
 - (vii) are not located in areas identified on the Agricultural Land Classification (ALC) overlay maps (except for intensive horticulture);
- (h) Rural workers' accommodation is appropriate where:
 - (i) directly associated with the primary rural use undertaken at the site;
 - (ii) compatible with the rural character of the zone;
 - (iii) not compromising the existing or potential future operation of rural uses on adjoining lots; and
 - (iv) not located in areas identified on the Agricultural Land Classification (ALC) overlay maps;
- (i) urban and rural residential development is contained within the designated growth areas and does not expand into the rural zone;
- (j) sensitive land use(s) are adequately separated from animal keeping (being kennels and catteries), intensive animal industry, aquaculture, rural industry, and industrial zoned areas (including the Gracemere industrial area, Stanwell power station, Bajool explosives reserve and Bouldercombe brickworks);
- (k) renewable energy facilities are located on sites that are large enough to accommodate appropriate buffering from sensitive land use(s) and minimise adverse impacts on the natural environment;
- (l) extractive industries (including Marmor limeworks) on rural land are protected from encroachment by incompatible uses;
- (m) extractive industry minimises environmental and traffic impacts. Once the operation has ceased the site is rehabilitated;

<p>(n) aquaculture activities may be integrated with horticulture operations, where benefits of diversification are evident and there are no adverse impacts on amenity, ecological values and existing fish habitats; and</p> <p>(o) the establishment of two (2) precincts within the zone where particular requirements are identified:</p> <p>(i) Alton Downs precinct; and</p> <p>(ii) Cropping and intensive horticulture precinct.</p>		
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6.7.4.3 Specific benchmarks for assessment

Table 6.7.4.3.1 — Development outcomes for assessable development and requirements for accepted development

Performance outcomes	Acceptable outcomes	Response	Compliance
Where involving a new building or expansion to an existing building		PO1 to PO13. Not Applicable	N/A

Table 6.7.4.3.2 — Development outcomes for assessable development

Performance outcomes	Acceptable outcomes	Response	Compliance
<p>General</p> <p>PO14 Development that does not involve rural uses:</p> <p>(a) is located on the least productive parts of a site and not on land identified on the agricultural land classification (ALC) overlay maps;</p> <p>(b) does not restrict the ongoing safe and efficient use of nearby rural uses; and</p> <p>(c) is adequately separated or buffered where it is likely to be sensitive to the operational characteristics associated with rural uses, rural industries or extractive industries.</p> <p>Editor’s note—Agricultural land classified as Class A or Class B is shown on the agricultural land classification overlay map OM-13. Editor’s note—Applicants should have regard to the State Planning Policy Guideline – State Interest – Agriculture.</p>	No acceptable outcome is nominated.	<p>PP14. Does not fully comply Development is for ROL only and is currently being used for rural residential purposes. It is noted that the subject land was initially created as the Kabra State School reserve, and is less than 5ha in area; and is sandwiched between the Township of Kabra to the north-west and Medium impact industry zoned land to the south-east. Therefore, its use for purely agricultural purposes, has always been nullified.</p>	<p>X ✓</p>

<p>PO15 Uses that require isolation from urban areas are accommodated only where:</p> <ul style="list-style-type: none"> (a) they cannot be more appropriately located in an industrial or other relevant zone; (b) they can be adequately separated from sensitive land use(s) (whether or not in the rural zone); and (c) potential impacts can be appropriately managed. <p>Editor’s note—Applicants seeking approval for intensive animal industries are to refer to State Planning Policy Guideline – State Interest – Agriculture and consult with the relevant State government department prior to the lodgement of a development application. Council may require a study that, amongst other matters, identifies how the development is in accordance with Environmental Protection (Air) Policy 2019 or Environmental Protection (Noise) Policy 2019.</p>	<p>No acceptable outcome is nominated.</p>	<p>PP15. Not Applicable Proposed development does not require isolation from urban areas; and it is compatible with the existing use of Kabra Township to the north-west, and Medium impact industry zoned land to the south-east, with appropriate ‘rural zone’ buffer to the north-east – considering the High impact zoned, further north-east of the subject land.</p>	<p>N/A</p>
<p>PO16 Ecological values, habitat corridors and soil and water quality are protected, having regard to:</p> <ul style="list-style-type: none"> (a) maximisation of vegetation retention and protection of vegetation from the impacts of development; (b) avoidance of potential for erosion and minimisation of earthworks; (c) retention and protection of natural drainage lines and hydrological regimes; and (d) avoidance of leaching by nutrients, pesticides or other contaminants, or potential for salinity. 	<p>No acceptable outcome is nominated.</p>	<p>PP16. Proposal complies. The proposed development is only for ROL and shall not have any adverse impact on the vegetation. Please refer to Appendix B – Plan of Proposed Lots 1 & 2, Cancelling Lot 10 on Plan LN51; where the proposed subdivisional boundary is along an existing fence, thereby, negating the need for any vegetation clearing.</p>	<p>✓</p>
Land use			
Animal keeping – kennels or catteries	<p>PO17. Not Applicable Development is for ROL only; and no new use is proposed on-Site.</p>	<p>N/A</p>	
Aquaculture	<p>PO18. Not Applicable Development is for ROL only; and no new use is proposed on-Site.</p>	<p>N/A</p>	
Bulk landscaping supplies, rural industry or wholesale nursery	<p>PO19. Not Applicable Development is for ROL only; and no new use is proposed on-Site.</p>	<p>N/A</p>	
Intensive animal industry	<p>PO20 to PO23. Not Applicable Development is for ROL only; and no new use is proposed on-Site.</p>	<p>N/A</p>	

Intensive horticulture		PO24 to PO25. Not Applicable Development is for ROL only; and no new use is proposed on-Site.	N/A
Outdoor sport and recreation or community use		PO26. Not Applicable Development is for ROL only; and no new use is proposed on-Site.	N/A
Renewable energy facility – wind farms		PO27. Not Applicable Development is for ROL only; and no new use is proposed on-Site..	N/A
Rural workers’ accommodation, farm stay and tourism uses		PO28. Not Applicable Development is for ROL only; and no new use is proposed on-Site.	N/A
Transport and freight uses		PO29. Not Applicable Development is for ROL only; and no new use is proposed on-Site.	N/A
Effects of development			
PO30 Effective separation distances are provided to minimise conflicts with sensitive land use(s). Editor’s note—Where potential conflicts between agricultural and residential land uses may occur, applicants should refer to State Planning Policy Guideline – State Interest – Agriculture. Applicants should consult with the relevant State government department prior to the lodgement of a development application.	No acceptable outcome is nominated.	PP30. proposal complies. The proposed ROL of Lot 10 on LN51 is located in the rural zone and no sensitive land use (s) are identified in this submission. It is compatible with the existing use of Kabra Township to the north-west, and Medium impact zoned industry land to the south-east, with appropriate ‘rural zone’ buffer to the north-east – considering the High impact zoned, further north-east of the subject land.	✓
PO31 Development does not unduly impact on the existing amenity and character of the locality having regard to: (a) the scale, siting and design of buildings and structures; (b) visibility of buildings and structures when viewed from roads and other public view points; and (c) any heritage places.	No acceptable outcome is nominated.	PP31. proposal complies. The proposed ROL is to subdivide the land into 2 Lots which shall not have any adverse impact on the existing amenities and character of the locality; as it poises as a progressive transformation from Kabra Township to the north-west, towards the Medium impact industry zoned land to the south-east	✓
PO32 Development responds sensitively to on-site and surrounding topography, drainage patterns, utility services, access, vegetation and adjoining land uses, such that: (a) any hazards to people or property are avoided; (b) any earthworks are minimised; (c) the retention of natural drainage lines is maximised;	No acceptable outcome is nominated.	PP32. proposal complies. The proposal does not affect the surrounding topography, drainage patterns, utility services, access, vegetation and adjoining land uses. Proposed Lots 1 and 2 shall have areas of 2.215ha and 2.554ha, respectively. Therefore, both Lots will have enough permeable areas for stormwater dispersal and disposal on site. Existing vegetation may be retained by the proposal to provide shade for domestic & pet animals. Please refer to Appendix B – Plan of Proposed Lots 1 & 2, Cancelling Lot 10 on Plan LN51.	✓

(d) the retention of existing vegetation is maximised; (e) leeching by nutrients, pesticides or other contaminants, or potential for salinity is minimised; (f) damage or disruption to sewer, stormwater and water infrastructure is avoided; and (g) there is adequate buffering, screening or separation to adjoining development.			
PO33 Development is designed and managed so that it provides appropriate protection for community safety and health and avoids unacceptable risk to life and property.	No acceptable outcome is nominated.	PP33. proposal complies. Development is for ROL only to subdivide the land into 2 Lots and no new use is proposed on-site. Therefore, the proposed ROL shall not have any adverse impact on community safety and avoid unacceptable risk to life and property.	✓
Reconfiguring a lot			
PO34 The further subdivision of land is limited to reflect the suitability of the land for primarily grazing purposes and to protect water quality, environmental and landscape values.	AO34.1 Unless otherwise stated in a precinct the minimum lot size is 100 hectares.	PP34. Does not comply. However, the land was initially created as the Kabra State School Site, and is less than 5ha in area; and the proposed development is for ROL only of land that is primarily used for rural residential purposes with household Sheds, stables & chicken shed. The landowner is proposing a reconfiguration to the existing land boundaries of the allotment to allow for another residential dwelling in proposed Lot 2, that adjoins and is compatible with the uses within the Kabra Township.	X
Where in the Alton Downs precinct – Not Applicable Note—Where outcomes in this section vary from this code, the precinct based outcomes take precedence.		PO35 to PO36. Not Applicable The proposed development is not located within the Alton Downs precinct.	N/A
Where in the cropping and intensive horticulture precinct – Not Applicable Note—Where outcomes in this section vary from this code, the precinct based outcomes take precedence.		PO37 to PO38. Not Applicable The proposed development is not located within the cropping and intensive horticulture precinct	N/A

ADDRESSING RECONFIGURING A LOT CODE

Table 9.3.5.3.1 — Development outcomes for assessable development

Overall Outcomes	Proposal	Compliance
9.3.5.2 Purpose (1) The purpose of the reconfiguring a lot code is to:	PP1. (a) Proposal complies. The proposed Reconfiguring of a Lot (1 Lot into 2 Lots) are located within Rural Zone.	✓

<p>(a) facilitate the creation of attractive, accessible and functional neighbourhoods and districts, and a well-integrated, compact and sustainable urban form;</p> <p>(b) protect the productive capacity, landscape character and ecological and physical functions of the region’s diverse natural resources;</p> <p>(c) provide a set of minimum requirements for the reconfiguring of land, including the creation of Community Titles Schemes made pursuant to the <i>Body Corporate and Community Management Act 1997</i>.</p> <p>(2) The purpose of the code will be achieved through the following overall outcomes:</p> <p>(a) lot reconfiguration results in:</p> <ul style="list-style-type: none"> (i) safe, convenient, efficient and attractive urban settlements; (ii) minimised fragmentation of productive rural land; (iii) a sequential pattern of development to maximise the efficiency of infrastructure provision and connect to surrounding movement and infrastructure networks; (iv) a variety and mix of lot sizes to enable a range of development options to accommodate the differing needs and circumstances in accordance with the relevant zone; (v) lots of a suitable size and dimension for the intended use of the site, including space for vehicle access and parking, on-site services and open space; and (vi) compact and walkable neighbourhoods connected to employment nodes, centres, open space and recreational areas, community services and educational opportunities; <p>Editor’s note—In order to demonstrate compliance with this code, Council may request the preparation of a structure plan for the locality, prepared in accordance with SC6.20 — Structure plan planning scheme policy. This plan may form the basis of a preliminary approval for development in an area.</p> <p>(b) lot reconfiguration responds effectively to the natural characteristics of the land including its topography, natural drainage systems, vegetation and habitat, cultural heritage features, streetscape character, landmarks, views and vistas and the protection of important ecological values and ecosystems;</p> <p>(c) lots are orientated in a way which facilitates the design of buildings that are appropriate for the local climatic conditions;</p> <p>(d) the street network is grid based and where applicable, follows ridges and gullies perpendicular to the slope to minimise cut and fill;</p> <p>(e) lot and road design will provide for infrastructure within the road reserve;</p>	<p>(b) Proposal complies. The proposal is for Reconfiguring of a Lot (1 Lot into 2 Lots) and will not hamper the existing landscape, character and ecological or physical functions of the region as no filling and excavation works have been proposed in this submission.</p> <p>(c) Proposal complies. The proposal is for Reconfiguring of a Lot (1 Lot into 2 Lots) of land that has always been less than 5ha in area and adjoins the Kabra Township.</p> <p>PP2.</p> <p>(a) Proposal complies. The proposed ROL shall not create any safety issues as it will continue the existing use of land. It will continue to have rural and utility services connected within the Lots. Lot 1 has an area of 2,215ha and Lot 2 has an area of 2.554ha which is enough to accommodate the current uses and vehicle accesses.</p> <p>(b) Proposal complies. The proposal is for Reconfiguring of a Lot (1 Lot into 2 Lots) and will not hamper the natural characteristics of the land as no filling and excavation works have been proposed in this submission.</p> <p>(c) Proposal complies. The reconfiguration of a Lot shall maintain the existing orientation of the Lot, so that, any future building on site shall suit the local climatic conditions.</p> <p>(d) Not applicable. The proposed reconfiguration of a Lot has existing road frontage and accesses to Morgan Street and does not require any cut and fill.</p> <p>(e) Proposal complies. No change is proposed to the existing accesses from Morgan Street, or to the infrastructure within the road reserve.</p> <p>(f) Proposal complies. The proposed ROL of two Lots shall maintain existing infrastructure services arrangements within the Lots.</p> <p>(g) Not applicable. The development does not trigger any new design of public open spaces.</p> <p>(h) Proposal complies. The new access for proposed Lot 1 shall adhere to Council’s conditions.</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>N/A</p> <p>✓</p> <p>✓</p> <p>N/A</p> <p>✓</p>
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<p>(f) infrastructure is provided to new lots in a way which minimises whole of life cycle costs and maximises the use of sustainable technologies;</p> <p>(g) public open space is provided in a way which is accessible, safe and integrated with drainage and transport networks;</p> <p>(h) streets and roads are designed to provide access, safety and convenience for all users; and</p> <p>(i) streets and roads create high quality streetscapes and facilitate the use of walking, cycling and public transport.</p>	<p>(i) Not applicable. No new street or road are being proposed in this submission. The sites currently have road frontages to and accesses from Morgan Street.</p>	<p>N/A</p>
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9.3.5.3 Specific benchmarks for assessment

Table 9.3.5.3.1 — Development outcomes for assessable development

Performance outcomes	Acceptable outcomes	Proposal	Compliance
Provisions applicable to a boundary realignment only		N/A PO4 to PO3 are not applicable. This proposal is for reconfiguring a lot application	
Provisions applicable to all other reconfiguring a lot applications			
Lot design – general			
<p>PO4 Lot reconfiguration is integrated with the surrounding natural, urban and rural environment, having regard to:</p> <p>(a) the layout, access and dimensions of streets and lots;</p> <p>(b) connections to surrounding streets and pedestrian and cycle networks and other infrastructure networks;</p> <p>(c) provision for shared use of public facilities;</p> <p>(d) open space networks, retained habitat areas or corridors, landscape features and views and vistas; and</p> <p>(e) connections to centres.</p>	<p>No acceptable outcome is nominated.</p>	<p>PP4. Proposal complies. The proposal is for Reconfiguring a Lot (1 Lot into 2 Lots). Adjacent Lots to the north and west are subdivided in a similar way, therefore, the proposed development shall comply and integrate with the surrounding environment. Please refer to the QLD Globe image in Appendix C of this submission.</p>	<p>✓</p>
<p>PO5 Lot layout and movement network design protects areas with significant values and generally:</p> <p>(a) follows the natural topography, minimising earthworks and avoiding development on steep slopes;</p>	<p>No acceptable outcome is nominated.</p>	<p>PP5. Proposal complies. The proposed development is for Reconfiguring a Lot (ROL). Adjacent Lots to the north and west are subdivided in a similar way. The proposed Lot 1 has an area of 2,215ha and Lot 2 has an area of 2.554ha, respectively, which is more than twice the</p>	<p>✓</p>

<p>(b) avoids crossing or otherwise fragmenting waterways, wetlands, habitat areas or ecological corridors;</p> <p>(c) maintains natural drainage features and hydrological regimes; and</p> <p>(d) retains key site characteristics, landmarks, views and vistas and places of cultural heritage significance.</p>		<p>minimum Lot size requirement as per Table 9.3.5.3.2 of planning scheme. Both Proposed Lots shall have road frontages to Morgan Street. Please refer to Plan of Proposed Lots 1 & 2 Cancelling Lot 10 on Plan LN51 prepared by GSPC for new boundaries and site areas in Appendix B of this submission. No new movement network is proposed in this submission and the Lot layout shall comply with surrounding Lot design.</p>	
<p>PO6 Street blocks are:</p> <p>(a) rectilinear and arranged to provide an efficient neighbourhood pattern that supports walking, cycling and public transport use; and</p> <p>(b) laid out in a grid pattern taking account of topography and minimising cut and fill on steeper land.</p> <p>Editor’s note—Smaller lot sizes (below the minimum lot size nominated in Table 9.3.5.3.2) may be considered to achieve the grid pattern layout.</p> <p>Editor’s note—Figure 9.3.5.3.1a provides a subdivision design that achieves this performance outcome.</p>	<p>AO6.1 Street block lengths do not exceed 200 metres.</p> <p>AND</p> <p>AO6.2 The use of a cul-de-sac is avoided unless the slope, shape or size of the site provides no alternative. Where provided, a cul-de-sac:</p> <p>(a) is less than or equal to eighty (80) metres in length;</p> <p>(b) is straight, with a clear view from the start of the street to the turning head; and</p> <p>(c) provides a pedestrian connection from the head of the cul-de-sac to another road with a minimum width of ten (10) metres.</p>	<p>PO6. Not Applicable The proposal is for Reconfiguring a Lot (ROL) only and no Street blocks are designed in this submission.</p>	<p>N/A</p>
Lot size and dimension			
<p>PO7 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:</p> <p>(a) appropriate buildings and structures;</p> <p>(b) adequate usable open space and landscaping;</p> <p>(c) ventilation and sunlight;</p> <p>(d) privacy for residents;</p> <p>(e) suitable vehicle access and on-site parking where required; and</p>	<p>AO7.1 The dimensions and minimum areas of lots are in accordance with Table 9.3.5.3.2 — Minimum lot sizes and dimensions.</p>	<p>PO7. Proposal Complies. The proposed development is for Reconfiguring a lot (ROL). The proposed Lot 1 has an area of 2,215ha and Lot 2 has an area of 2.554ha respectively, which is more than twice the minimum Lot size requirement as per Table 9.3.5.3.2 of planning scheme. Please refer to Plan of Proposed Lots 1 & 2 Cancelling Lot 10 on Plan LN51 prepared by GSPC for new boundaries and site areas in Appendix B of this submission.</p>	<p>✓</p>

(f) any required on-site services and infrastructure such as effluent disposal areas.			
<p>PO8 Rear lots are only created where:</p> <p>(a) the lots are not to prejudice future subdivisions or development of adjoining land;</p> <p>(b) it is not practicable for the site to be reconfigured so that all lots have full frontage to the road;</p> <p>(c) the siting of buildings is not likely to be detrimental to the use and amenity of the surrounding area;</p> <p>(d) sufficient width is provided for access for the use of the lot; and</p> <p>(e) infrastructure services to the lot can be easily constructed, monitored and maintained.</p>	<p>AO8.1 Only one (1) rear lot is provided behind each standard lot.</p> <p>AND</p> <p>AO8.2 No more than two (2) access driveways are located together.</p> <p>AND</p> <p>AO8.3 No more than two (2) rear lots gain access from the head of a cul-de-sac.</p> <p>AND</p> <p>AO8.4 An access strip for a rear lot is in accordance with Table 9.3.5.3.2 — Minimum lot sizes and dimensions.</p> <p>AND</p> <p>AO8.5 In a residential category zone, rear lot is capable of containing a building envelope of fourteen (14) metres by twenty (20) metres.</p>	<p>PO8. Not Applicable No rear Lot has been created in this submission. Both proposed Lots 1 & 2 have road frontages & accesses to Morgan Street. Please refer to Plan of Proposed Lots 1 & 2 Cancelling Lot 10 on Plan LN51 prepared by GSPC for new boundaries and site areas in Appendix B of this submission.</p>	<p>N/A</p>
<p>Additional requirements in the low density residential zone, low-medium density residential zone and in the emerging community zone when reconfiguring land for residential development</p>		<p>PO9. Not applicable. The proposed development is located within rural zone.</p>	<p>N/A</p>
<p>Additional requirements in the emerging community zone</p>		<p>PO10. Not applicable. The proposed development is not located within emerging community zone.</p>	<p>N/A</p>
<p>Climatic response</p>			
<p>PO11 Street and lot orientation and lot size facilitate development that enhances climate responsiveness by minimising sun penetration and maximising cooling breezes into buildings by:</p>	<p>No acceptable outcome is nominated.</p>	<p>PP11. Proposal Complies. The proposed development is for Reconfiguring a lot (ROL). Adjacent Lots to the north & west are subdivided in a similar way. The proposed Lot 1 has an area of 2,215ha and Lot 2 has an area of</p>	<p>✓</p>

<p>(a) optimising an east-west orientation for the long axis of street blocks or where north-south street orientation is unavoidable, proportioning lots to allow for appropriate building orientation;</p> <p>(b) creating lots that are generally rectangular in shape;</p> <p>(c) avoiding concentration of small lots where perpendicular to natural air flows such as south-east prevailing winds; and</p> <p>(d) locating built to boundary walls, where they are proposed, on the west-southwest boundary of lots except where these boundaries are on the higher side of a sloping lot.</p>		<p>2.554ha, respectively, which is more than twice the minimum Lot size requirement as per Table 9.3.5.3.2 of planning scheme. Both proposed Lots 1 & 2 have accesses and road frontages to Morgan Street. Please refer to Plan of Proposed Lots 1 & 2 Cancelling Lot 10 on Plan LN51 prepared by GSPC of new boundaries and site areas in Appendix B of this submission. Therefore, the proposal shall not have any adverse impact on Street and Lot orientation.</p>	
<p>Development near infrastructure corridors</p>		<p>PO12 to PO15. Not applicable. The proposed development does not identify any major infrastructure corridor.</p>	<p>N/A</p>
<p>Infrastructure</p>			
<p>PO16 Infrastructure, including roads and streets, water supply, stormwater drainage, sewage disposal, waste disposal, electricity and communication facilities are provided in a manner that:</p> <p>(a) is adequate for the projected needs of the development;</p> <p>(b) is adaptable to allow for future infrastructure upgrades;</p> <p>(c) minimises risk of adverse environmental or amenity related impacts; and</p> <p>(d) minimises whole of life cycle costs for that infrastructure.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Services are provided in accordance with the desired standards of service in Part 4 of this planning scheme.</p> <p>Editor's note—All electrical reticulation in new developments or in new stages of existing developments must be underground unless agreed otherwise with Council.</p>	<p>PP16. Proposal Complies. The proposed Lot 1 has a bore, 5 rainwater tanks are available for water supply, septic tank for sewer and Ergon's overhead supply for electricity. Proposed Lot 2 shall also have rainwater tanks, septic tank and Ergon's overhead electricity supply at the building application stage. Telstra network connection is available to the site. Being within the Rural zone, the allotment is not connected to Council's sewer infrastructure. Therefore, effluent disposal into septic tank is available outside the existing house. The proposed Lot 1 has an area of 2,215ha and Lot 2 has an area of 2.554ha, respectively, therefore are large enough for on-site dispersal and disposal of stormwater. Any additional runoff from the proposed Lots is directed towards the table drain to Morgan Street. Please refer to Council's infrastructure and Contour map in Appendix D of this submission.</p>	<p>✓</p>
<p>PO17</p>	<p>AO17.1</p>	<p>PP17. Proposal Complies.</p>	<p>✓</p>

<p>Reconfiguration of land in areas unable to be connected to the reticulated sewerage system results in sites that are each able to efficiently dispose of domestic effluent in a manner that:</p> <ul style="list-style-type: none"> (a) minimises any potential adverse ecological impacts, particularly on any nearby sensitive receiving environments; (b) limits any health risks during a system failure; (c) ensures the water quality of existing and/or proposed water supplies remains unaffected; (d) ensures the sustainable disposal of domestic effluent; and (e) does not impose a higher than normal cost to future land owners of the site for the installation and maintenance of pipes, pumps, etcetera, and ensures that systems are easily able to be properly maintained. 	<p>The minimum size of a lot is 4,000 square metres in areas unable to be connected to the reticulated sewerage system.</p>	<p>The proposed Lot 1 has an existing house, carport; enclosed garage; household work bench, ride on mower & buggy shed; and Household Items (Appliances) Storage Shed in proposed Lot 1. Proposed Lot 2 currently has Horse stables; domestic storage shed & carport and 'Shade Structure' for a domestic pets and animals. However, the allotments are not connected to Council's reticulated water & sewer systems. Therefore, septic tank is available outside the existing house of proposed Lot 1. Proposed Lot 2 shall have on-site septic tank as well in future, during any Dwelling, Building Application Stage.</p>	
<p>Movement network design</p>	<p>PO18 to PO20. Not applicable. The proposed development does not propose any movement network change or new design.</p>	<p>N/A</p>	
<p>Road design</p>	<p>PO21 to PO23. Not applicable. The proposed development does not propose road design</p>	<p>N/A</p>	
<p>Pedestrian and cycle networks</p>	<p>PO24 to PO25. Not applicable. The proposed development does not propose any pedestrian and cycle networks.</p>	<p>N/A</p>	
<p>Public transport</p>	<p>PO26 to PO27. Not applicable. The proposed development does not propose public transport network or stops.</p>	<p>N/A</p>	
<p>Open Space</p>	<p>PO28 to PO29. Not applicable. The proposal is for Reconfiguring a Lot and does not propose any neighbourhood design or local parks design.</p>	<p>N/A</p>	

9.3.8 Addressing Water and sewer code

Specific Outcomes	Proposal	Compliance
Purpose		
<p>(1) The purpose of the water and sewer code is to ensure that development is provided with potable water and sewerage infrastructure in an efficient and sustainable way, which maintains public health.</p> <p>(2) The purpose of the code will be achieved through the following overall outcomes:</p> <p>(a) development facilitates the efficient provision of water, including infrastructure for supply, treatment, storage and reticulation;</p> <p>(b) development facilitates the efficient provision of sewerage infrastructure, including reticulation, treatment, storage and disposal;</p> <p>(c) whole of life cycle costs for water and sewerage infrastructure are minimised; and</p> <p>(d) adverse impacts on the environment and the amenity of the locality are avoided and optimal use of water resources is maintained.</p>	<p>1. & 2. Proposal Complies.</p> <p>The proposed Lot 1 has a bore, 5 rainwater tanks for water supply, septic tank for sewer and Ergon’s overhead electricity supply for electricity. Proposed Lot 2 shall also have rainwater tanks, septic tank and Ergon’s overhead electricity supply at the building application stage. Telstra network connection is available to the site.</p>	✓

9.3.8.3 Specific benchmarks for assessment

Table 9.3.8.3.1 — Development outcomes for assessable development

Performance outcomes	Acceptable outcomes	Applicant’s Response	Compliance
Water			
<p>PO1</p> <p>A water supply is provided that is adequate for the current and future needs of the intended development.</p>	<p>AO1.1</p> <p>Where within a water supply planning area, the development is connected to Council’s reticulated water supply system in accordance with SC6.21 — Water supply infrastructure planning scheme policy and the Capricorn Municipal Development Guidelines.</p> <p>Editor’s note—A network analysis may be required to demonstrate compliance with this acceptable outcome.</p> <p>Editor’s note—Where development is located outside of the water supply planning area to refer to the requirements under the Plumbing Code of Australia.</p>	<p>PP1.1. Proposal complies.</p> <p>The proposed Lot 1 has a bore, 5 rainwater tanks for water supply, septic tank for sewer and Ergon’s overhead electricity supply for electricity. Proposed Lot 2 shall also have rainwater tanks, septic tank and solar system at the building application stage. Telstra network connection is available to the site.</p>	✓

<p>PO2 Reticulated water supply networks ensure that the installation is sustainable and minimises whole of life cycle costs.</p>	<p>AO2.1 Where within a water supply planning area, water supply systems and connections are designed and constructed in accordance with SC6.21 — Water supply infrastructure planning scheme policy and the Capricorn Municipal Development Guidelines.</p> <p>Editor’s note—A network analysis may be required to demonstrate compliance with this acceptable outcome.</p> <p>AND</p> <p>AO2.2 Where within a water supply planning area, staged developments are connected to the water supply network and operational prior to the commencement of the use or endorsement of the survey plan.</p>	<p>PP2. Proposal complies. Same as PP1.1.</p>	<p>✓</p>
<p>Sewer</p>			
<p>PO3 Sewerage treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.</p>	<p>AO3.1 Where within a sewer planning area, the development is connected to Council’s reticulated waste water system in accordance with SC6.17 — Sewerage infrastructure planning scheme policy and the Capricorn Municipal Development Guidelines.</p> <p>Editor’s note—A network analysis may be required to demonstrate compliance with this acceptable outcome.</p> <p>Editor’s note—Where development is located outside of the sewer planning area to refer to the requirements under the Plumbing Code of Australia.</p>	<p>PP3.1. Proposal complies. The site is not located within Council’s sewer planning area. A septic tank is available outside the existing house of proposed Lot 1. Proposed Lot 2 shall have on-site septic tank as well in future, during any dwelling, Building Application Stage.</p>	<p>✓</p>
<p>PO4 Reticulated sewer networks ensure that the installation of infrastructure assets is sustainable and minimises whole of life cycle costs.</p>	<p>AO4.1 Where within a sewer planning area, waste water systems and connections are designed and constructed in accordance with SC6.17 — Sewerage infrastructure planning scheme policy and the Capricorn Municipal Development Guidelines.</p> <p>Editor’s note—A network analysis may be required to demonstrate compliance with this acceptable outcome.</p> <p>AND</p>	<p>PP4. Proposal complies. Same as PP3.1.</p>	<p>✓</p>

	AO4.2 Where within a sewer planning area, staged developments are connected to the waste water network and operational prior to the commencement of the use or endorsement of the survey plan.		
Point source waste water management			
PO5 The waste water management plan provides that waste water is managed in accordance with a waste management hierarchy that: (a) avoids waste water discharge to waterways; or (b) minimises waste water discharge to waterways by reuse, recycling, recovery and treatment for disposal to sewer, surface water and groundwater if it is agreed waste water discharge to waterways can not practically and reasonably be avoided.	AO5.1 A waste water management plan (WWMP) is prepared by a suitably qualified person. The waste water management plan accounts for: (a) waste water type; (b) climatic conditions; (c) water quality objectives; and (d) best practice environmental management.	PP5. Proposal complies. Same as PP3.1 .	✓

9.3.1 Addressing Access, parking and transport code

Specific Outcomes	Proposal	Compliance
Purpose		
(1) The purpose of the access, parking and transport code is to ensure that parking, access and transport facilities for vehicles, pedestrians and cyclists are provided to service development in a safe, equitable and sustainable way. (2) The purpose of the code will be achieved through the following overall outcomes: (a) the function, safety and efficiency of the transport network is optimised; (b) pedestrians and cyclists are provided with a high level of accessibility which is equitable, safe and convenient; (c) on-site access, transport and parking facilities are integrated with external walking and cyclist networks and public transport nodes; (d) the use of public transport is facilitated wherever practicable; (e) vehicle parking and access is provided, which is functional and sufficient to meet the demand likely to be generated by the development;	1. & 2. Proposal complies. The existing residence has access and frontage on Morgan Street and the new residence on proposed Lot 2 also has existing access and frontage onto Morgan Street as marked up on the Flood overlay map contained in Appendix D of this submission.	✓

<p>(f) vehicle parking and access achieves a high standard of urban design and integration with the function and appearance of the development; and (g) adverse impacts on the environment and the amenity of the locality are avoided.</p>		
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9.3.1.3 Specific benchmarks for assessment

Table 9.3.1.3.1 — Development outcomes for assessable development

Performance outcomes	Acceptable outcomes	Applicant's Response	Compliance
Access driveways			
<p>PO1 Access driveways are located to avoid conflicts and designed to operate efficiently and safely, taking into account: (a) the size of the parking area; (b) the volume, frequency and type of vehicle traffic; (c) the need for some land uses (for example hospitals) to accommodate emergency vehicle access; (d) the type of use and the implications on parking and circulation, for example long-term or short-term car parking; (e) frontage road function and conditions; and (f) the capacity and function of the adjoining street system.</p>	<p>AO1.1 Access driveways are not located within: (a) twenty-five (25) metres of a signalised road intersection; (b) twenty (20) metres of an un-signalised road intersection in an industrial or centres zone or ten (10) metres otherwise; and (c) one (1) metre of any street signage, power poles, street lights, manholes, stormwater gully pits or other Council asset.</p>	<p>PP1.1. Proposal Complies. Both existing accesses (to proposed Lots 1 & 2) are shown as marked-up on the Flood overlay map contained in Appendix D of this submission.</p>	✓
<p>PO2 Access driveways do not disrupt existing road or footpath infrastructure.</p>	<p>AO2.1 Access driveways: (a) do not require the modification, relocation or removal of any infrastructure including street trees, fire hydrants, water meters and street signs; (b) do not front a traffic island, speed control device, car parking bay, bus stop or other infrastructure within the road carriageway; (c) must be sealed and to a formed road; (d) are not constructed over an access point to equipment under the control of a</p>	<p>PP2.1. Proposal Complies. Both existing accesses (to proposed Lots 1 & 2) are shown as marked-up on the Flood overlay map contained in Appendix D of this submission.</p>	✓

Performance outcomes	Acceptable outcomes	Applicant's Response	Compliance
	<p>regulatory authority, including storm water pits, water meters, hydrants and telephone pits; and</p> <p>(e) are raised or lowered to match the surface level of the driveway, where an access chamber is to be incorporated within the driveway.</p>		
<p>PO3 Access driveways are designed and constructed so as to:</p> <p>(a) enable safe and functional vehicular access from the street to the property; and</p> <p>(b) not cause a change in the level of a footpath.</p>	<p>AO3.1 Access driveways are constructed in compliance with the Capricorn Municipal Development Guidelines.</p>	<p>PP3.1. Proposal Complies. Both existing accesses (to proposed Lots 1 & 2) are shown as marked-up on the Flood overlay map contained in Appendix D of this submission.</p>	✓
<p>PO4 A driveway does not allow water to pond adjacent to any buildings or cause water to enter a building.</p>	<p>AO4.1 A driveway has a minimum cross fall of one (1) metre (vertical) to 100 metres (horizontal) away from all adjoining buildings.</p>	<p>PP4.1. Proposal Complies. Proposed Lot 1 and 2 shall have areas of 2.215ha Both existing accesses (to proposed Lots 1 & 2) are shown as marked-up on the Flood overlay map contained in Appendix D of this submission.</p>	✓
Parking			
<p>PO5 Provision is made for on-site vehicle parking:</p> <p>(a) to meet the demand likely to be generated by the development; and</p> <p>(b) to avoid on-street parking where that would adversely impact on the safety or capacity of the road network or unduly impact on local amenity.</p> <p>Editor's note—SC6.6 — Car parking contributions planning scheme policy prescribes circumstances under which an applicant can satisfy PO5.</p>	<p>AO5.1 AO5.1.1 On-site car parking is provided at the rates set out in Table 9.3.1.3.2 of the access, parking and transport code. OR AO5.1.2 Where a change of use of existing premises is proposed and there is no increase in the gross floor area, the existing number of on-site car parks is retained or increased. AND AO5.2 All parking, loading and manoeuvring facilities for visitors and employees to be located on-site. AND AO5.3 Manoeuvring facilities to be of adequate dimensions to prevent any queuing in a roadway.</p>	<p>PP5.1. Proposal Complies. On-site car parking shall be provided, for domestic purposes at the rates set out in the access, parking and transport code for residential uses.</p>	✓

<p>PO6 Parking and servicing facilities are designed to meet user requirements.</p>	<p>A06.1 Parking spaces, access and manoeuvring facilities, loading facilities and connections to the transport network are sealed and designed in accordance with Australian Standard AS 2890.</p>	<p>PP6.1. Proposal Complies. Both existing accesses (to proposed Lots 1 & 2) are shown as marked-up on the Flood overlay map contained in Appendix D of this submission.</p>	<p>✓</p>
<p>PO7 Sites with more than one (1) road frontage (excluding laneways) gain access only from the lower order road, except if it will introduce traffic generated by a non-residential use into a street that is in a residential zone.</p>	<p>No acceptable outcome is nominated.</p>	<p>PP7. Not applicable The site has road frontage to Morgan Street only.</p>	<p>N/A</p>
<p>PO8 Parking areas are illuminated in a manner that maximises user safety but minimises the impacts on adjoining residents.</p>	<p>A08.1 Parking areas for uses that operate at night are illuminated in accordance with the requirements of Australian Standard AS 1158.</p> <p>AND</p> <p>A08.2 Lighting used in parking areas does not cause an environmental nuisance and complies with Australian Standard AS 4282.</p>	<p>PP8.1 & PP8.2. Not applicable. The proposed development is for residential development in Rural Zone.</p>	<p>N/A</p>
<p>PO9 Car parking areas, pathways and other elements of the transport network are designed to enhance public safety by discouraging crime and antisocial behaviour, having regard to:</p> <ul style="list-style-type: none"> (a) provision of opportunities for casual surveillance; (b) the use of fencing to define public and private spaces, whilst allowing for appropriate sightlines; (c) minimising potential concealment points and assault locations; (d) minimising opportunities for graffiti and other vandalism; and (e) restricting unlawful access to buildings and between buildings. 	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Refer to Crime Prevention Through Environmental Design (CPTED) guidelines for Queensland for guidance.</p>	<p>PP9. Not applicable. Car parking areas are not required for single dwelling residences.</p>	<p>N/A</p>
<p>PO10 Parking and servicing areas are kept accessible and available for their intended use at all times during the normal business hours of the activity.</p>	<p>No acceptable outcome is nominated.</p>	<p>PP10. Not applicable. Car parking areas are not required for single dwelling residences.</p>	<p>N/A</p>

Transport impact			
Editor's note—Applicants should note that the Department of Transport and Main Roads may have additional requirements.			
<p>PO11 Development contributes to the creation of a transport network which is designed to:</p> <p>(a) achieve a high level of permeability and connectivity for all modes of transport, including pedestrians and cyclists, within the development and to the surrounding area; and</p> <p>(b) encourage people to walk, cycle or use public transport to and from the site instead of using a car.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Refer to SC6.19 – Structure plan planning scheme policy for guidance.</p>	<p>PP11 Not applicable. The proposed ROL shall not create any major Transport network.</p>	<p>N/A</p>
<p>PO12 Development is located on roads that are appropriate for the nature of traffic (including vehicles, pedestrians and cyclists) generated, having regard to the safety and efficiency of the transport network.</p>	<p>AO12.1 Traffic generated by the development is safely accommodated within the design capacity of roads as provided in SC6.15 — Road infrastructure and hierarchy planning scheme policy.</p> <p>AND AO12.2 A road or street does not connect with another road or street that is more than two (2) levels higher or lower in the road hierarchy.</p> <p>AND AO12.3 The existing infrastructure fronting the proposed development is upgraded in accordance with SC6.15 — Road infrastructure and hierarchy planning scheme policy and Capricorn Municipal Development Guidelines.</p>	<p>PP12 Proposal Complies. Both existing accesses (to proposed Lots 1 & 2) are shown as marked-up on the Flood overlay map contained in Appendix D of this submission.</p>	<p>✓</p>
<p>PO13 Where the nature of the development creates a demand, provision is made for set down and pick-up facilities by bus, taxis or private vehicle, which:</p> <p>(a) are safe for pedestrians and vehicles;</p>	<p>No acceptable outcome is nominated.</p>	<p>PP13. Not applicable. The nature of proposed development does not create a demand for set down and pick-up facilities by bus, taxis or private vehicles.</p>	<p>N/A</p>

<p>(b) are conveniently connected to the main component of the development by pedestrian pathway; and (c) provide for pedestrian priority and clear sightlines.</p>			
Site access			
<p>PO14 Development does not impact on the safety, operation or function of the road network or system.</p>	<p>AO14.1 Vehicle manoeuvring into and from the site for all vehicles is designed in accordance with Australian Standard AS 2890, as updated from time to time.</p> <p>AND</p> <p>AO14.2 No direct property access is gained to a highway, main road, urban arterial or sub arterial road as defined in SC6.15 — Road infrastructure and hierarchy planning scheme policy other than via a service road or a joint access arrangement with other sites.</p> <p>AND</p> <p>AO14.3 Development that generates greater than 100 vehicle movements per day does not gain access to or from an urban access place or urban access streets as defined in SC6.15 — Road infrastructure and hierarchy planning scheme policy.</p>	<p>PP14.1. Proposal Complies. Both existing accesses (to proposed Lots 1 & 2) are shown as marked-up on the Flood overlay map contained in Appendix D of this submission.</p> <p>PP14.2. Proposal Complies. Both existing accesses (to proposed Lots 1 & 2) are shown as marked-up on the Flood overlay map contained in Appendix D of this submission. Morgan Street is a rural arterial road, therefore, no direct property access is gained to a highway, main road, urban arterial or sub arterial road.</p>	<p>✓</p> <p>✓</p>
<p>PO15 Development facilitates the orderly provision and upgrading of the transport network or contributes to the construction of transport network improvements.</p>	<p>No acceptable outcome is nominated.</p>	<p>PP15. Not applicable Proposed ROL does not create any major transport network.</p>	<p>N/A</p>
<p>PO16 On-site transport network infrastructure integrates safely and effectively with surrounding networks.</p>	<p>AO16.1 Intersections, connections and access arrangements are designed in accordance with the Capricorn Municipal Development Guidelines and Australian Standard AS 2890.</p>	<p>PP16.1. Not applicable Same as PP15.</p>	<p>N/A</p>
Pedestrian and cyclist facilities			

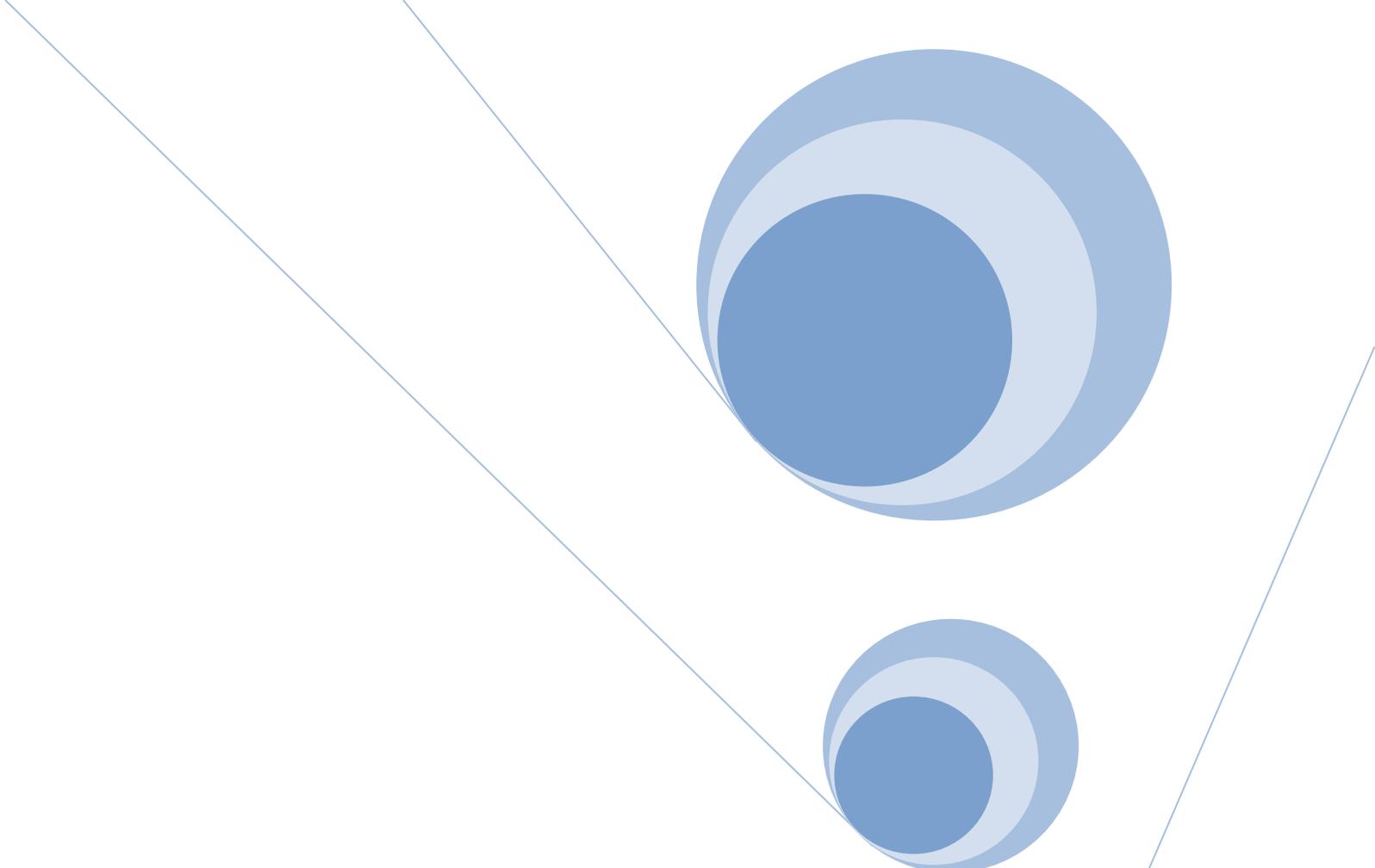
PO17 Development provides safe and convenient pedestrian and cycle movement to the site and within the site having regard to desire lines, users' needs, safety and legibility.	AO17.1 Pedestrian and cyclist movements are designed in compliance with the Capricorn Municipal Development Guidelines and Australian Standard AS 2890.	PP17.1. Not applicable This proposed rural residential development is not designed to attract pedestrian and cyclist movements.	N/A
PO18 Provision is made for adequate bicycle parking and end of trip facilities, to meet the likely needs of users and encourage cycle travel.	No acceptable outcome is nominated. Editor's note—Provisions are made for parking and end of trip facilities in accordance with the SC6.4 – Bicycle network planning scheme policy.	PO18 Not applicable. Bicycle parking is not proposed at this stage of the proposed development.	N/A
Servicing			
PO19 Refuse collection vehicles are able to safely access on-site refuse collection facilities.	AO19.1 Refuse collection areas are provided and designed in accordance with the waste management code and Australian Standard AS 2890.	PP19.1. Proposal complies. The existing, municipal, refuse collection system shall continue.	✓

Addressing special management area overlay code

Specific Outcomes	Proposal	Compliance
Purpose		
(1) The purpose of the special management area overlay is to identify areas that may be impacted upon by industrial or landfill activities. (2) The purpose of the code will be achieved through the following overall outcomes: (a) development does not compromise existing or future industrial development or existing landfill sites; (b) development is designed and located to protect the health, well-being, amenity and safety of communities and individuals from the impacts of air, light, noise and odour emissions, and from the impacts of hazardous materials that could result from locating in proximity to industrial or landfill uses; (c) the establishment of new or the further intensification (except for minor alterations or extensions) of existing sensitive land use(s) does not occur; and (d) reconfiguring a lot does not increase the number of people residing permanently in the area on a long-term basis.	1. & 2. Not applicable. The proposed development shall not affect any areas since no industrial or landfill activities shall be carried out.	N/A

Performance outcomes	Acceptable outcomes	Applicants response	Compliance
Dwelling house or dwelling unit			
PO1 Development does not involve the further intensification of sensitive land use(s).	AO1.1 Where involving the replacement, alteration or extension to an existing dwelling house or dwelling unit: (a) there are no secondary dwellings; and (b) there is to be no more than a twenty (20) per cent increase in the existing or previous buildings gross floor area. AO1.2 No new dwelling house(s) to be established.	PP1.1. Not applicable. The proposed development shall not have any impact on any sensitive land use areas.	N/A
Effects of development			
PO2 Development does not result in a sensitive land use being exposed to air, noise and odour emissions that impact upon human health, amenity and well-being.	AO2.1 The development is designed to ensure that: (a) the indoor noise objectives set out in the <i>Environmental Protection (Noise) Policy 2019</i> are met; (b) the air quality objectives in the <i>Environmental Protection (Air) Policy 2019</i> , and any relevant national or international standard (for example, the World Health Organisation Guidelines for Air Quality 2000) are met; and (c) the odour impacts are assessed in accordance with the State Planning Policy (Emissions and hazardous activities) and Queensland Odour Impact Assessment Guideline. Editor's note—An air, noise or hazard impact assessment can be prepared by a suitably qualified professional to demonstrate compliance with AO2.1. Refer to SC6.3 — Air, noise and hazard assessments planning scheme policy to determine the minimum requirements for an air, noise or hazard assessment.	PP2.1 Not applicable. The proposed Lots are for rural residential development, and shall not result in Lots being subject to adverse air quality or odour.	N/A
PO3 Development incorporates design measures, to minimise any adverse effects, including, but not limited to: (a) landscaping; (b) setting back sensitive land use(s) from existing and future industrial noise sources;	No acceptable outcome is nominated.	PP3 Proposal complies The proposed ROL intends to reconfigure 1 Lot into 2 Lots in Rural Zone. The proposed development shall position future building in the most appropriate geographic location taking into account placement of bedrooms in	✓

Performance outcomes	Acceptable outcomes	Applicants response	Compliance
(c) positioning buildings in the most appropriate geographic locations (for example placing bedrooms away from existing and future industrial noise sources); (d) using barriers, mounds and fences; and (e) screening sensitive land use from industrial noise sources.		picturesque site taking into account the views of Kabra. Any proposed new dwelling in proposed Lot 2 is not going in close proximity to industrial area.	
Reconfiguring a lot			
PO4 No further lots are created which could result in the increased number of persons living within proximity to an industrial or land fill use.	AO4.1 No additional lots are created.	PP4.1. Proposal complies Any proposed new dwelling in proposed Lot 2 is not going within close proximity to any industrial area or land fill area.	✓



APPENDIX B – PROPOSAL PLAN & SUPPORTING INFORMATION

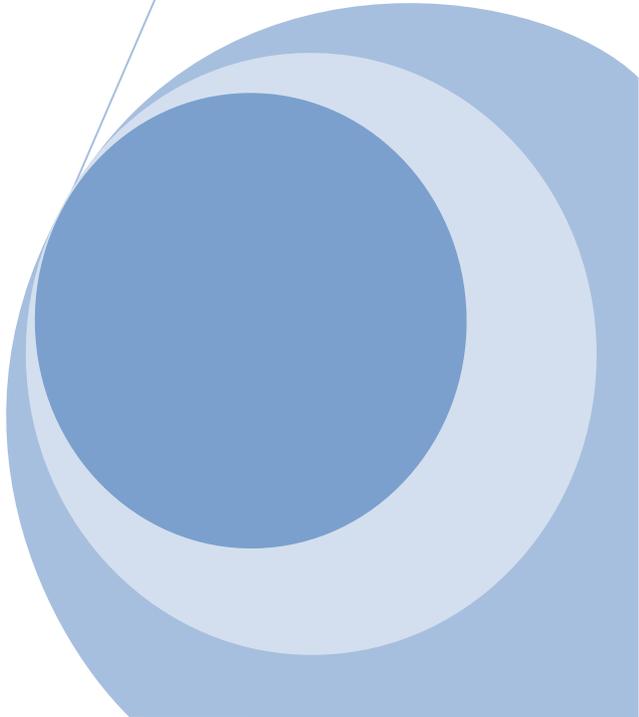
- Services Location Diagram 23165.SLD.01A;
- Plan of Proposed Lots 1 & 2, Cancelling Lot 10 on Plan LN51 – 231278-01;
- Letter from Landowner re subdivision; and
- Letter from Rod Harms Rural, Real Estate Agent in support of subdivision.

Application on behalf of Leo Francis Moloney

February 2025

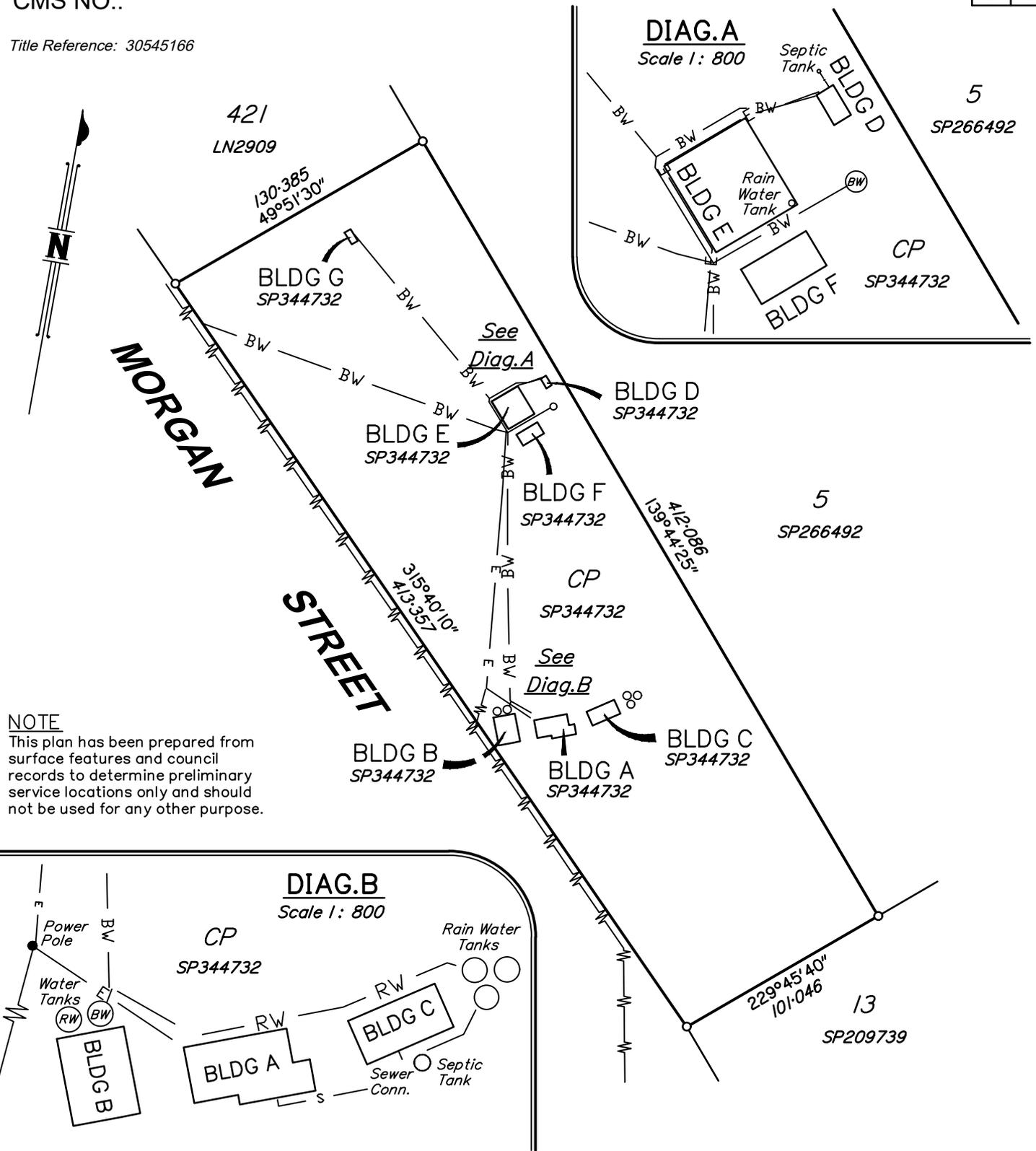
GSPC

Ref: 231278



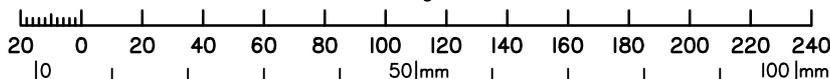
CMS NO.:

Title Reference: 30545166



NOTE
This plan has been prepared from surface features and council records to determine preliminary service locations only and should not be used for any other purpose.

Scale 1: 2500 – Lengths are in Metres.

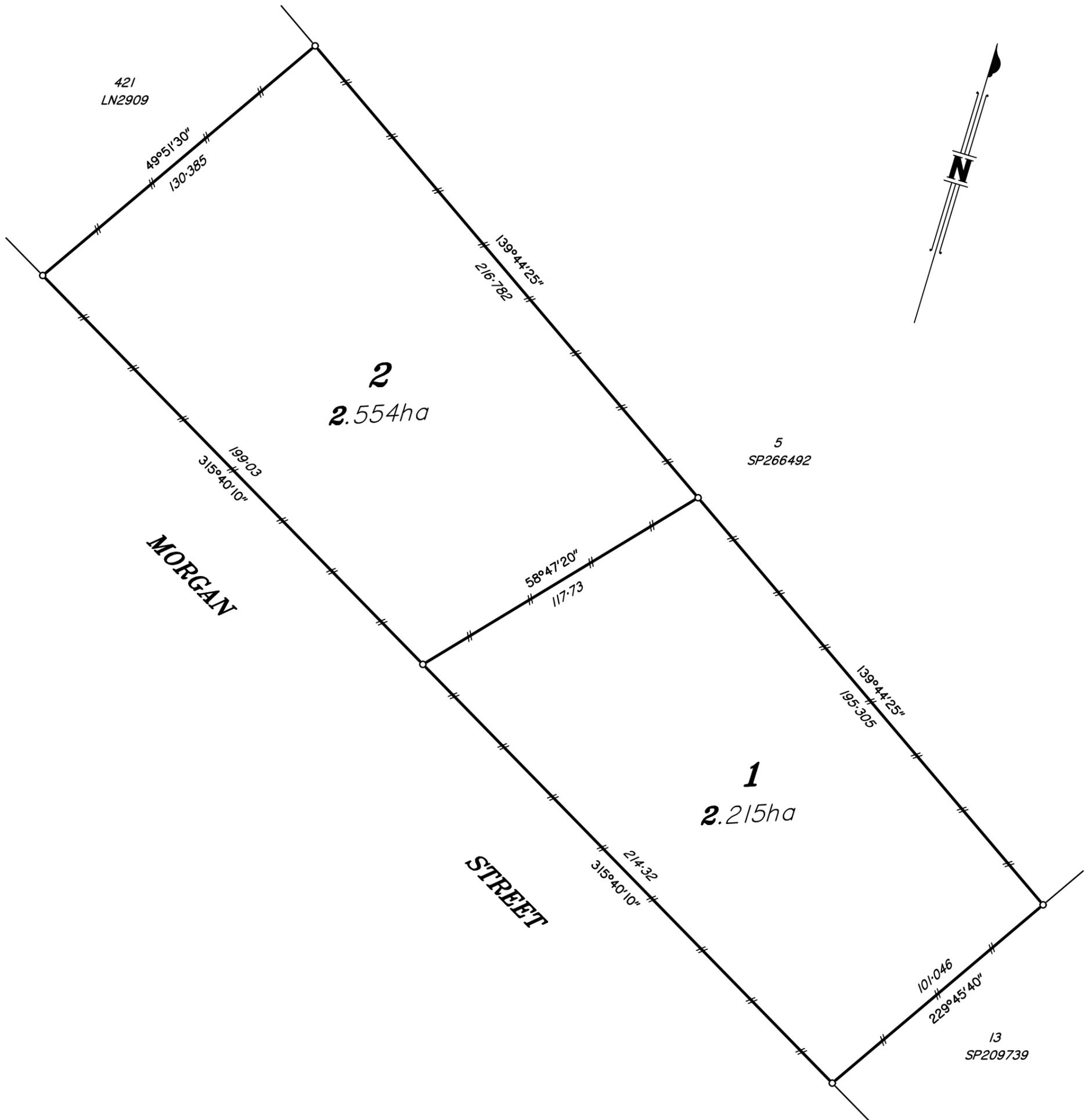


LEGEND

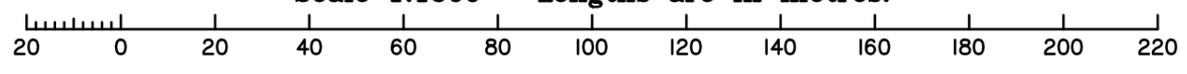
- S — SEWERAGE
- BW — BORE WATER
- RW — RAIN WATER
- E — UNDERGROUND ELECTRICITY
- — OVERHEAD ELECTRICITY

SERVICE LOCATION DIAGRAM
OVER COMMON PROPERTY IN WINSTON
COMMUNITY TITLES SCHEME NO.
(SP344732)

LOCAL AUTHORITY: ROCKHAMPTON REGIONAL COUNCIL LOCALITY: KABRA



Scale 1:1500 - Lengths are in metres.



Plan of

**Proposed Lots 1 & 2
Cancelling Lot 10 on Plan LN51**

This plan was prepared for Reconfiguration of a Lot Application to Rockhampton Regional Council, and should not be used for any other purpose. The boundary information, dimensions and areas, shown here are approximate only and subject to field survey, therefore, no reliance should be placed on the information shown on this plan, especially for financial dealings. This note is an integral part of this plan.

GSPC
 (Gracemere Surveying and Planning Consultants Pty Ltd)
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 PO Box 379 Gracemere QLD 4702
 Rockhampton & Toowoomba
 PH: (07) 4922 7033 email: admin@gspc.com.au FAX: (07) 4922 7044

LOCALITY	KABRA
LOCAL GOVERNMENT	Rockhampton Regional Council
HORIZONTAL DATUM	MGA
MERIDIAN	DP344732
VERTICAL DATUM	-----
MAP REF	8951-22331

PLAN SCALE	1:1500
AUTOCAD SCALE	1:1000
DATE	07-02-2025
DRAWN	LEON
SHEET	1 OF 1
REF.	231278-01

leomoloney48@gmail.com

Mon, 10th February 2025.

Re lot 10, LN 51

103 Morgan St Kabra 4702.

Proposed subdivision into two blocks. The purpose is to provide an additional property which has current independent access off Morgan St and flood free building sites on the bottom side of the hill adjacent to the above property.

This particular land was where the original Kabra State School was located and currently adjoins the township of Kabra on its northern end.

My background has been business and the pastoral industry throughout the Central highlands / Capricorn region from the early 80s. I love where I live and now in my 70s, with no intentions of living anywhere else, but retain the rural lifestyle I'm accustomed to, independent of government & community support.

Having managed / owned rural grazing / farming properties throughout the region during my working life, I fully understand that these smaller areas are not suitable / viable for an income earning agricultural enterprise & more suited as lifestyle living areas & would give someone the opportunity to own / build in this great area.

I trust this will assist with your final decision.

Yours Sincerely

Leo F Moloney.

A handwritten signature in cursive script, appearing to read 'L. Moloney', written in black ink.



ROD HARMS RURAL

REAL ESTATE AGENTS AND AUCTIONEERS

Bronsan Pty Ltd
atf the Rod and Maria Harms
Family Trust (t/as)
ACN 010 252 749
ABN 79 719 037 158

maria@rodharmsrural.com.au

PO Box 881
Yeppoon QLD 4703

Rod 0418 458 199
Maria 0419 782 767
Charlie 0477 596 109

10 February 2025

To Whom It May Concern

RE: Lot 10 LN51 & LA AP5417
Morgan Street, Kabra

I write in support of an application to sub-divide the above properties at Kabra that were previously an old school reserve.

I have been selling around this area for over 35 years and there is an increasingly strong demand for small acreage properties in the 4-10 acre range. When small acreage do become available they are sold quickly. The demand for these type of properties far outstrips the supply. I believe the above sub-division with its central location is well suited for sub-division.

Yours sincerely

Rod Harms

0418 458 199



Application for a Development Permit for Reconfiguring of a Lot – (1 Lot into 2 Lots)

**Over Lot 10 on LN51 situated at 103 Mogan
Street, Kabra**

Application on behalf of Leo Francis Moloney

February 2025

GSPC

Ref: 231278

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APPLICATION DETAILS AND OVERVIEW

PROPOSED DEVELOPMENT:	Development Permit for Reconfiguring a Lot (1 Lot into 2 Lots).
SITE ADDRESSES:	103 Morgan Street, Kabra
REAL PROPERTY DESCRIPTIONS:	Lot 10 on LN51
EXISTING SITE AREAS:	4.763ha
ASSESSMENT MANAGER:	Rockhampton Regional Council
OWNER/APPLICANT DETAILS:	Leo Francis Moloney
REFERRAL AGENCY	A state referral may not be required for this development.
PLANNING INSTRUMENT DETAILS	
PLANNING SCHEME:	Rockhampton Region Planning Scheme (2015)
ZONE:	Rural Zone.
LEVEL OF ASSESSMENT:	Impact Assessment.
APPLICABLE OVERLAYS:	<ul style="list-style-type: none"> • Agricultural Land Classification Overlay • Airport Obstacle - Height Limit 45m • Airport Wildlife Hazard Buffer Area - 13km • Bicycle Network Plan-Recreational Road routes • Creek Catchment Flood Overlay - Planning Area 1 • Creek Catchment Flood Overlay - Planning Area 2 • Local Catchment Defined Flood Event (info only) • Road Hierarchy Overlay - Rural arterial • Special Management Area Overlay • Steep Land Overlay - 15-20% slope
STATE PLANNING POLICY	<p>AGRICULTURE</p> <ul style="list-style-type: none"> • Agricultural land classification - Class A and B <p>NATURAL HAZARDS RISK AND RESILIENCE</p> <ul style="list-style-type: none"> • Flood hazard area - local government flood mapping area <p>STRATEGIC AIRPORTS AND AVIATION FACILITIES</p> <ul style="list-style-type: none"> • Obstacle limitation surface area • Wildlife hazard buffer zone
APPLICABLE DEVELOPMENT CODES:	<ul style="list-style-type: none"> • Rural Zone code; • Access, parking and transport code; • Filling and excavation code; • Landscape code; • Reconfiguring a lot code; • Stormwater management code; and • Water and sewer code
PRIMARY CONTACT	Gracemere Surveying and Planning Consultants (GSPC) Pty Ltd.

1 INTRODUCTION

We refer to pre-lodgement discussion between Kathy McDonald and landowner, Leo Moloney regarding this development of rural land which is in Kabra and used to be the previous School reserve. The Applicant, Leo Francis Moloney is proposing a development consisting of Reconfiguring of a Lot (1 Lot into 2 Lots) over land described as Lot 10 on LN51 situated at 103 Mogan Street in Kabra. The proposed Lot 1 has an existing house; carport; enclosed garage; household work bench, ride on mower & buggy Shed; and Household Items (Appliances) Storage Shed. Proposed Lot 2 currently has Horse stable, domestic storage shed & carport and 'Shade Structure' for pet animals. The purpose of this subdivision is to provide an additional Lot (2) which has current independent access off Morgan Street

and flood free dwelling sites between Morgan Street and the internal gully that cuts across proposed Lot 2 from its north-western corner to its south-eastern corner. (Proposed Lot 2 is) where the original Kabra State School was located as it adjoins the township of Kabra along its north-western boundary. This subdivision will give someone else an opportunity to own and build in this great area of Kabra. Especially at this time of housing crisis and critical shortage of housing in Kabra, Gracemere, Rockhampton & nationwide. The subject land is sandwiched between the Township of Kabra to the north-west and Medium impact industry zone to the south-east, with the existing dwelling and ancillary structures within proposed Lot 1 being more than 100m removed from the Medium impact industry zone boundary. There is a substantial 'rural zone' buffer between the subject land and the High impact industry zone boundary to the north-east; and to the south-west of the subject land is Morgan Street, which leads from the Township of Kabra, due south east, to the interface with the Medium impact industry zone boundary, from where Morgan Street transforms into Kabra Road.

The proposed 1 into 2 Lot subdivision will allow the current landowner, Leo Moloney (who is in his seventies) to retire within his existing dwelling complex contained in proposed Lot 1, and sell proposed Lot 2 for a reasonable sum that would provide him with Superannuation to fund his retirement, and continue living in the local community.

The allotments have site areas of Lot 1 – 2.215ha & Lot 2 – 2.55ha respectively. As the proposed development is only for a subdivision of two (2) allotments, the existing features and structures over the subject allotments will remain the same and continue to uphold the character and amenities of the local area.

The subject site is identified as being within the Rural Zone in the current *Rockhampton Regional Council Planning Scheme 2015*. The proposed ROL is deemed an impact assessable development in accordance with the *planning scheme*. An assessment against the relevant Rural Zone Code of the *planning scheme* is in **Appendix A** of this submission.

The purpose of this report is to describe the site, its existing and proposed use and to address the relevant Town Planning Codes with respect to the proposed Reconfiguring a Lot development. This report should be read in conjunction with the attached DA Form and Survey Plan prepared by GSPC, attached within the appendices of this submission.

3 PLANS AND ILLUSTRATIONS

In support of this application and proposal, the following documents, plans and illustrations are attached as Appendices:

Appendices	Document / Plan / Report
Appendix A – Assessment against the Rockhampton Region Planning Scheme (2015)	<ul style="list-style-type: none"> • Addressing Rural Zone code; • Addressing Reconfiguring a Lot code; • Addressing water and sewer code; • Access, parking and transport code; and • Special Management Area Overlay.
Appendix B – Proposal Plan & Supporting Information	<ul style="list-style-type: none"> • Services Location Diagram 23165.SLD.01A; • Plan of Proposed Lots 1 & 2 Cancelling Lot 10 on Plan LN51; • Letter from Landowner re subdivision; and • Letter from Rod Harms Rural, Real Estate Agent in support of subdivision.

Appendix C – Site Information	<ul style="list-style-type: none"> • SmartMap & QLD Globe Image; • Current Title Searches; and • Survey Plan LN51.
Appendix D – Site Mapping	<ul style="list-style-type: none"> • Council’s Services and Contours map; • Flood Overlay Mapping • SARA DA Mapping; • State Planning Policy Mapping; • Telstra plan; and • Ergon Plan

4 SITE AND REAL PROPERTY DESCRIPTION

Site features and proposed layout are shown on accompanying Proposal Plan (231278-01) prepared by GSPC in **Appendix B** of this Report. The locality of the subject allotments is in Rural Zone and real property descriptions are below:

Lot 10 on Plan LN51 – 4.763ha

Table 1 – Site Characteristics

SITE CHARACTERISTICS	DESCRIPTION
EXISTING LAND USE	Existing land use is for single-dwelling residence and sheds.
EXISTING STRUCTURES	Existing residence and sheds are shown in Figure 1 - QLD Globe image over the allotment.
FRONTAGE AND ACCESS	Access for each proposed Lot is from Morgan Street.
EXISTING VEGETATION	Existing vegetation shall remain spread over the subject allotments.

The following images depict the subject site in aerial and allotment mapping views:



Figure 1: QLD Globe image showing Lot 10 on LN51

Reconfiguring a Lot (1 Lot into 2 Lots) over Lot 10 on LN51 situated at 103 Morgan Street, Kabra

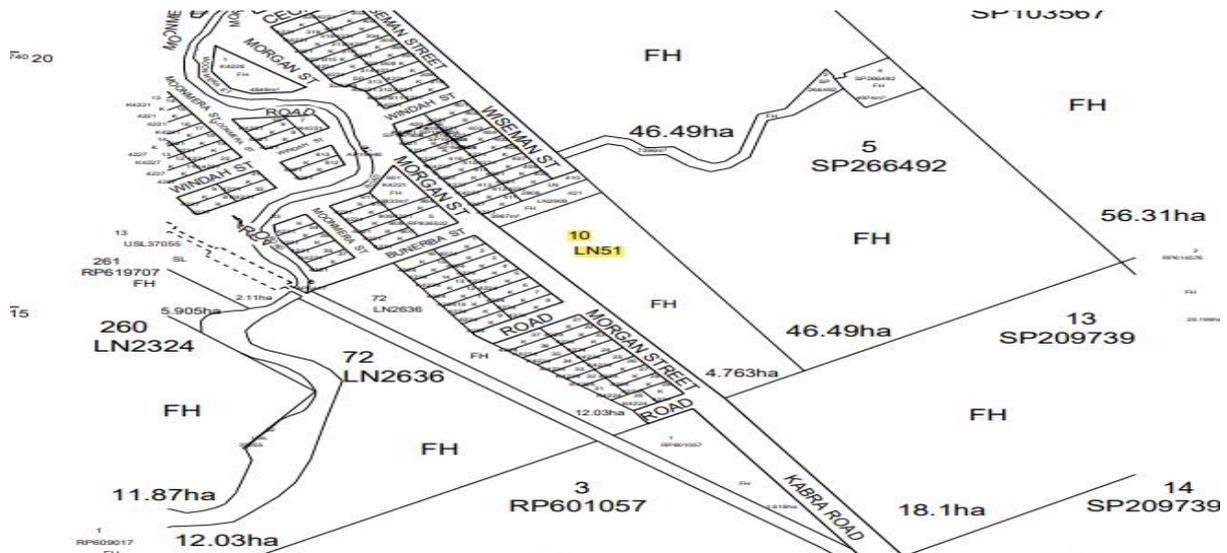


Figure 2: An extract of the SmartMap showing Lot 10 on LN51.



Figure 3: An extract of property from Real Estate.com.au

5 CERTIFICATES AND TITLES

The subject allotments are owned by the following;

- Lot 10 on Plan LN51 – Leo Francis Moloney

A copy of Current Title Search is in **Appendix C** of this Submission. Due to the nature of the existing residential Lots and the establishment of adjoining uses, a search of the contaminated Land and Environmental Management Registers is not necessary.

5.1 EASEMENTS

There are no easements identified over the subject allotment as shown in the attached SmartMap within **Appendix C** of this submission.

5.2 SITE AREA AND SHAPE

The shape of subject Lot 10 on LN51 is rectangular. The allotment has site area of 4.763ha. As the proposed development is only for a ROL, the existing features and structures over the subject allotments will remain the same and continue to uphold the character and amenities of the local area.

6 PROPOSED DEVELOPMENT

6.1 EXISTING AND PROPOSED USE OF LAND

The existing use of the subject allotment is for rural residential purposes and currently has an existing house; carport; enclosed garage; household work bench; ride on mower & buggy shed; and Household Items (Appliances) Storage Shed in proposed Lot 1. Proposed Lot 2 currently has Horse stable, domestic storage shed & carport and 'Shade Structure' for a domestic pet animals as shown in QLD Globe in **Figure 1** and **Appendix C**. The subject development continues to utilise the land for rural residential purposes and the landowner is proposing subdivision of the existing allotment as shown in **Figure 3** below and **Appendix B**.

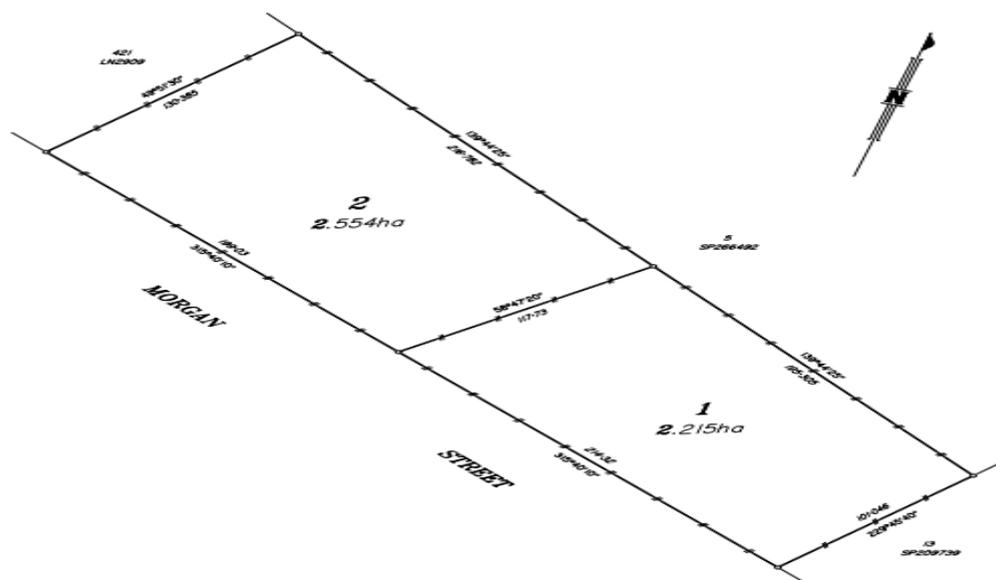


Figure 3: An extract of the Proposal Plan showing Lots 1 and 2 of subject development

The subdivision will result in an area for Lot 1 to be 2.215ha and the area for Lot 2 to be 2.554ha. The reason for this subdivision is that the landowner who is in his 70's is finding it hard to manage 4.763ha of land and wishes to retain existing house; carport; enclosed garage; household work bench; ride on mower & buggy Shed; and Household Items (Appliances) Storage; and giving him the opportunity to sell proposed Lot 2 towards gaining a superannuation to fund his retirement.

7 SERVICES & INFRASTRUCTURE

We note, that the subject allotment is not connected to the Council's infrastructure. Being within the Rural zone, the allotment has registered bore (1900GPH) pumping upto 5,500 gallon tank and 25,000 gallons of rain water. The property has licence for a registered Bore Hole at the end of

Bunerba Street, from where the water is piped along Bunerba Street & Morgan Street, into Lot 2 of this proposal, continuing into Lot 1, as shown on Services Location Diagram 23165.SLD.01A contained in Appendix B of this submission.

The subject land is connected to Ergon’s overhead electricity supply; as shown on Services Location Diagram 23165.SLD.01A contained in Appendix B of this submission.

Telstra network connection is available to the site. Proposed Lot 2 shall also have additional rainwater tanks and septic tank for effluent disposal at the building application stage.

It is noted that both Lots are more than 2 ha in land area; therefore, contain enough room for on-site effluent disposal.

Further noting, the subject development is for a subdivision and no changes or alterations to the existing services are considered as part of the development. Please refer to **Appendix D** of this submission.

8 STATUTORY FRAMEWORK

Section 8 of the report details the statutory planning framework relevant to the subject development. **Table 2** outlines the applicable State Mapping for consideration in this report and identifies any aspect of the development required to be referred to a concurrence agency for assessment through the State Assessment Referral Agency. As shown in **Table 2**, this application may not be referred to SARA for further assessment since it is only a subdivision.

Table 2 – STATE MAPPING OVERVIEW	
State Planning Policy	<p>AGRICULTURE</p> <ul style="list-style-type: none"> • Agricultural land classification - Class A and B <p>NATURAL HAZARDS RISK AND RESILIENCE</p> <ul style="list-style-type: none"> • Flood hazard area - local government flood mapping area <p>STRATEGIC AIRPORTS AND AVIATION FACILITIES</p> <ul style="list-style-type: none"> • Obstacle limitation surface area • Wildlife hazard buffer zone
SARA DA Mapping	<ul style="list-style-type: none"> • Water resource planning area boundaries

8.1 STATE PLANNING POLICY

AGRICULTURE

- Agricultural land classification - Class A and B

NATURAL HAZARDS RISK AND RESILIENCE

Flood Hazard Area

- Flood hazard area - local government flood mapping area.

STRATEGIC AIRPORTS AND AVIATION FACILITIES

- Obstacle limitation surface area
- Wildlife hazard buffer zone
- Water resource planning area boundaries

The State Planning Policy (SPP) commenced on 3 July 2017. The assessment benchmarks of the SPP Part E only applies when the local government planning scheme does not appropriately integrate or show an inconsistency of state interests within the scheme.



Figure 4: An extract of the SPP Map showing Lot 10 on LN51 of subject development (Source: SPP IMS)

The current Rockhampton Regional Planning Scheme (2015) is recognised as incorporating all SPP interests and there is no change between the two (2) planning instruments that the subject development needs to consider as part of this application. Therefore, no assessment is required against the SPP benchmarks.

8.2 STATE DEVELOPMENT ASSESSMENT PROVISIONS

The following SARA DA Mapping triggers have been identified over the subject allotments:

- Water resource planning area boundaries

The proposed development is for the Reconfiguring of a Lot (1 Lot into 2 Lots). The subdivision shall not have any adverse impact on water resource planning boundaries. Therefore, the proposal may not require referral to the State Referral Assessment Agency (SARA).

9 LOCAL PLANNING INSTRUMENT

9.1 STRATEGIC FRAMEWORK

Settlement pattern

(1) The pattern of settlement is reinforced in accordance with the Strategic framework – settlement pattern maps (SFM-1 to SFM-4) and as defined in Table 3.3.2.2 – Strategic map designations and descriptions. Sufficient land has been allocated for residential, commercial, industrial and community uses to meet the needs of the region for at least twenty-five (25) years.

Comment

Proposal complies – by maintaining rural residential use alongside the Township of Kabra.

(2) Residential development within Rockhampton and Gracemere will occur in urban areas, urban infill and intensification areas and new urban areas (greenfield areas). These areas are shown on the strategic framework maps SFM-2 to SFM-3.

Comment

Proposal complies – by maintaining rural residential use alongside the Township of Kabra.

(3) Urban development in Mount Morgan will only occur within the urban area and local centre as shown on strategic framework map SFM-4.

Comment

Not Applicable – this proposal is not in Mt Morgan.

(4) Residential development is compact, encourages strong neighbourhoods with attractive places for residents, makes efficient use of land and optimises the delivery and use of infrastructure and services. Expansion beyond these identified areas will not occur to ensure a focus on urban infill and intensification areas and to avoid further encroachment on natural assets and ecologically vulnerable areas.

Comment

Proposal complies – by maintaining rural residential use alongside the Township of Kabra.

(5) Sufficient land for employment growth has been identified in industrial areas, new industrial areas and centres (including proposed centres) at locations that can be most efficiently serviced with infrastructure and facilities.

Comment

Not Applicable – this proposal is not for industrial development.

- (6) *Future urban areas and future industrial areas are the preferred location for greenfield development beyond 2026.*

Comment

Not Applicable – this proposal does not impact on future urban or industrial areas.

- (7) *The settlement pattern provides for a diverse range of housing to meet changing demographic needs, and creates opportunities for more affordable living close to services and facilities. These housing options will help stimulate centres and community focal points, and assist in making the most efficient use of infrastructure and other public investment.*

Comment

Proposal complies – by maintaining rural residential use alongside the Township of Kabra.

- (8) *Higher density development is focussed around centres and public transport nodes and corridors. Increased residential densities will be encouraged in the urban infill and intensification areas in a range of dwelling types that are located to make public transport, walking and cycling more convenient, safe and viable.*

Comment

Not Applicable – this proposal is not for higher density development.

- (9) *The design of the built environment (including buildings, streets and public spaces) is consistent with the existing or desired character of the area and buildings are oriented to the street and public places. Development is undertaken in accordance with urban design principles.*

Comment

Proposal complies – by maintaining rural residential use alongside the Township of Kabra.

- (10) *Centres provide for employment, retail, accommodation, entertainment and community services that meet the needs of residential communities that are well connected by the public transport network.*

Comment

Not Applicable – this proposal is not for any 'centre'.

- (11) *Centres are based on a hierarchy that ensures the scale and form of development is appropriate to the location, and that the centres' roles and functions are appropriate within the wider planning scheme area.*

Comment

Not Applicable – this proposal is not for any ‘centre’.

(12) Centres are consolidated within designated areas, and expansion does not occur into adjoining residential areas.

Comment

Not Applicable – this proposal is not for any ‘centre’.

(13) An integrated and high quality public open space network caters for the needs of residents, particularly in and around centres and higher density areas.

Comment

Not Applicable – this proposal has not impacts on public open spaces.

(14) The continuing viability of areas that provide for economic development such as industrial and specific use areas is protected from incompatible land uses.

Comment

Proposal complies- it is compatible with the existing use of Kabra Township to the north-west, and Medium impact zoned industry land to the south-east, with appropriate ‘rural zone’ buffer to the north-east – considering the High impact zoned, further north-east of the subject land.

(15) Limited rural residential areas provide for semi-rural living; however, these areas do not expand beyond the areas designated.

Comment

Proposal complies – by maintaining rural residential use alongside the Township of Kabra.

(16) The productive capacity of all rural land is protected.

Comment

Not Applicable – The subject land at less than 5ha (as it was created to the old Kabra School site), never had agricultural productive viability.

(17) Rural lands and natural areas are maintained for their rural and landscape values.

Comment

Proposal complies – the landscape values & rural amenity status quo is poised to be maintained by the proposed Lots at more than 2ha each, nestled between the Township of Kabra and the Medium impact zoned industry land.

(18) The scenic and environmental values of areas identified as nature conservation or natural corridor link are protected.

Comment

Not Applicable – the subject land is not identified for conservation or natural values.

(19) The cultural heritage of Rockhampton is conserved for present and future communities.

Comment

Not Applicable – as the proposal does not impact on Rockhampton cultural heritage.

(20) Development responds to natural hazards (flooding, bushfire, steep land, storm tide inundation and coastal erosion) by avoiding, mitigating, adapting and building resilience to natural hazards in areas mapped as being susceptible.

Comment

Proposal complies – as flood free access is available, from Morgan Street, to both proposed allotments. This proposal maintains the well-established settlement pattern of the subject and neighbourhood area.

Natural environment and hazards

- (1) The natural environment and landscape are highly valued by the community for their contribution to the planning scheme area's biodiversity, economic prosperity, culture, character and sense of place. These areas are to be protected from incompatible development.*
- (2) Development does not create unsustainable impacts on:
 - (a) the natural functioning of floodplains;*
 - (b) environmentally significant areas, including areas of state and locally significant vegetation, which provide fauna habitat and support biodiversity; and*
 - (c) the quality of water entering waterways, wetlands and local catchments.**
- (3) Development does not increase the risk to human life and property in areas that are affected, or potentially affected, by storm-surge, erosion, sea-level rise or other coastal processes, flooding, bushfire, or landslide. This occurs through the avoidance of natural hazards in new development areas, particularly greenfield areas and the mitigation of risks in existing built-up areas.*
- (4) Strategic and iconic scenic and landscape values are protected from potential adverse impacts of development.*

Comment

Proposal complies – as flood free access is available, from Morgan Street, is available to all of proposed Lot 1, and to sufficient parts of proposed Lot 2 for any future dwelling location Site.

Community identity and diversity

- (1) The quality of life of residents is enhanced through equitable access to social infrastructure, community services and facilities necessary to support community health and well-being.*
- (2) The community is self-sufficient and does not rely on services and facilities located in other regions. Development contributes to the provision of new social infrastructure, including land.*
- (3) Cultural heritage including character housing and heritage buildings are conserved and enhanced.*

- (4) *Public places are safe, functional, characterised by good urban design, and include a range of facilities to encourage healthy and active lifestyles.*

Comment

Proposal complies – as the quality of life of any additional resident(s) on the subject land is poised to be enhanced by the proximity to the long & well established Township of Kabra.

Access and mobility

- (1) *Connectivity is achieved between residential uses, employment centres and services through the provision of active transport infrastructure integrated with efficient public transport services.*
- (2) *The trunk transport network (as shown on the strategic framework maps SFM-9 to SFM-12 and in plans for trunk infrastructure in the local government infrastructure plan) supports the settlement pattern and the local economy by facilitating the efficient and safe movement of people and goods both within the planning scheme area (especially between the main urban centres of Rockhampton and Gracemere), and to and from other locations.*
- (3) *The transport network encourages and supports active living in centres by providing for integrated walking, cycling, and public transport infrastructure to support a progressive reduction in car dependency.*
- (4) *The safety and efficiency of transport infrastructure, including the Bruce and Capricorn highways and other state and local roads, rail, airport and seaports, are not compromised by development.*

Comment

Not Applicable – as the proposal has no impact on existing or proposed trunk transport networks.

Infrastructure and services

- (1) *Infrastructure and services are planned and delivered in a logical and cost-efficient manner in support of the planned settlement pattern. It is fit for purpose and is sensitive to cultural and environmental values. In particular:*
- a) *efficient, affordable, reliable, timely and lasting infrastructure makes best use of public resources;*
- b) *the long-term needs of the community, industry and business are met; and*
- c) *the desired standards of service in Part 4 – Local government infrastructure plan are achieved.*

Comment

Not Applicable – as the proposal is not for the provision of Infrastructure and services.

Natural resources and economic development

- (1) *The economy of the planning scheme area continues to grow and provides the community with diverse and new employment opportunities. Rockhampton continues to strengthen as the retail, service, cultural and administrative centre for both the planning scheme area and the wider Central Queensland region.*
- (2) *The strategic importance of Rockhampton for transport and logistics industries is fostered, given its central location at the junction of the Bruce Highway, the Capricorn Highway (through to the Landsborough Highway) and the Burnett Highway (through to the Leichhardt Highway).*

- (3) *The local community continues to value its traditional economic assets and natural resources and protects and conserves them and the contribution they make to maintaining and growing the region’s economic prosperity, culture, character and sense of place. The region’s traditional economic sectors of tourism and agriculture (including the iconic beef industry) continue to strengthen.*
- (4) *Development protects and, where possible, leverages the intrinsic economic value of the region’s natural resources, including productive grazing, agricultural and forestry land, extractive and mineral resources, marine and coastal resources, and existing and planned water resources, including watercourses, water bodies and groundwater.*
- (5) *Natural assets identified by this planning scheme are protected as they underpin current and emerging tourism opportunities and important lifestyle values for residents.*

Comment

Not Applicable – as the proposal has no adverse impacts on Rockhampton, the communities traditional economic assets; natural resources or the immersing tourism opportunities of the region.

9.2 ZONING

The subject Allotment is situated within the Rural zone.

9.3 SURROUNDING ZONING OF LAND

A detailed outline of surrounding zoning of the subject land is completed in **Table 4** below:

Table 4: Surrounding Zoning of The Subject Land

NORTH	Adjoining and north west of the subject land is the Township of Kabra.
EAST	North-east is rural land buffering the subject land from High impact industry zoned land.
SOUTH	South-east of the subject land is medium impact industry zone, with an internal buffer of more than 100m from the existing dwelling within proposed Lot 1 to the boundary of the Medium impact industry zone.
WEST	South-west of the subject land runs Morgan Street, which transforms into Kabra Road at the interface with the Medium impact industry zone.

The subject development is for ROL (1 Lot into 2 Lots) within the Rural Zone. The allotment has pre-existed over several years (and previously as the Kabra State School reserve); therefore, the subject development is unlikely to have any impacts on the existing and surrounding zoning of the land.

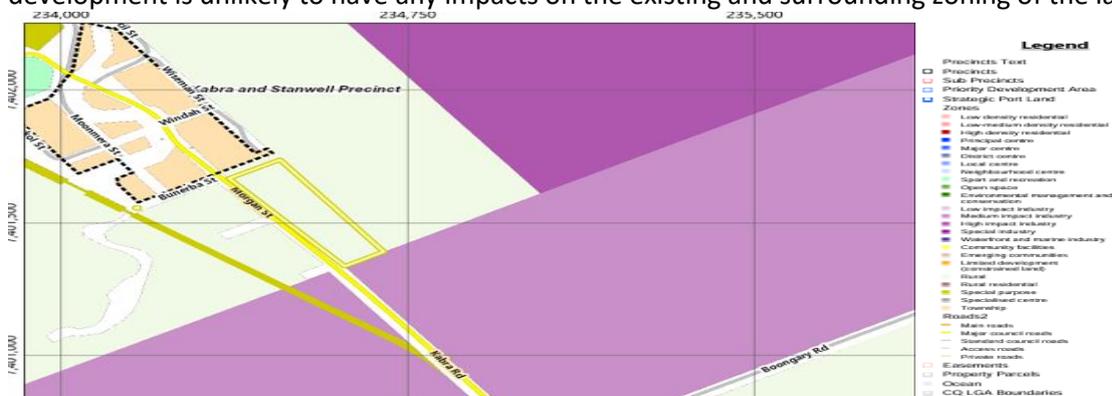
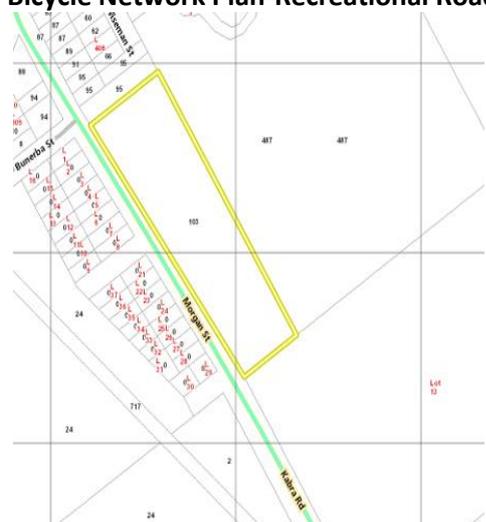


Figure 5: Extract of zoning map from Rockhampton Regional Planning Scheme 2015.

9.4 OVERLAYS

Rockhampton Regional Planning Scheme 2015 reveals that the current allotments are subject to the following overlays:

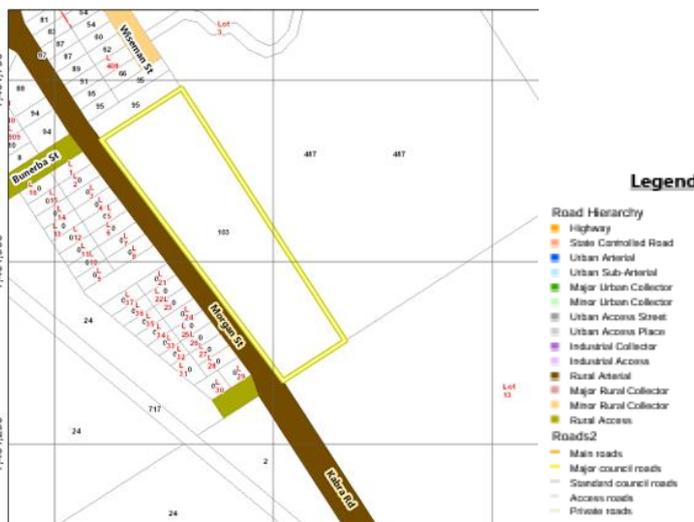
Overlays	Comment
<p>Agricultural Land Classification Overlay</p>  <p>Legend</p> <ul style="list-style-type: none"> Agricultural land classification Class A and B Roads2 <ul style="list-style-type: none"> Main roads Major council roads Standard council roads Access roads Private roads 	<p>Agricultural Land Classification Overlay Class A & B impact Lot 10 on LN51. However, this is a pre-existing block and shall not affect these overlays. It is noted that the subject land was initially created as the Kabra State School reserve, and is less than 5ha in area; and is sandwiched between the Township of Kabra to the north-west and Medium impact industry zoned land to the south-east. Therefore, its use for purely agricultural purposes, has always been nullified.</p>
<p>Airport Obstacle - Height Limit 45m and Wildlife Hazard Buffer Area - 13km</p>  <p>Legend</p> <ul style="list-style-type: none"> Obstacle Limitation Surface <ul style="list-style-type: none"> 0 metres - All new buildings r to Airport Up to 6.5 metres above ground level Up to 10 metres above ground level Up to 15 metres above ground level Up to 20 metres above ground level Up to 30 metres above ground level Up to 45 metres above ground level Australian Noise Exposure Forecast Contours <ul style="list-style-type: none"> 20db 25db 30db 35db Wildlife Hazard Buffer Area <ul style="list-style-type: none"> 3km 9km 13km Zone A Zone B Facility Location <ul style="list-style-type: none"> Public Safety Area Light Restriction Zone <ul style="list-style-type: none"> A B C Light Area Buffer Size 	<p>Airport Obstacle - Height Limit 45m and Wildlife Hazard Buffer Area - 13km impact Lot 10 on LN51. However, the proposed development is only for ROL & the Lots are existing and shall not affect these overlays.</p>
<p>Bicycle Network Plan-Recreational Road routes</p>  <p>Legend</p> <ul style="list-style-type: none"> Bicycle Network <ul style="list-style-type: none"> Future Proposed Routes Cycling Arterial Routes Cycling Offroad Routes Cycling Major Urban Greenway Routes Cycling Recreational Road Routes Roads2 <ul style="list-style-type: none"> Main roads Major council roads Standard council roads Access roads Private roads 	<p>The proposed development is only for ROL and shall not have any adverse impact on Bicycle Network Plan-Recreational Road routes.</p>

Creek Catchment Flood Overlay - Planning Area 1 and Planning area 2



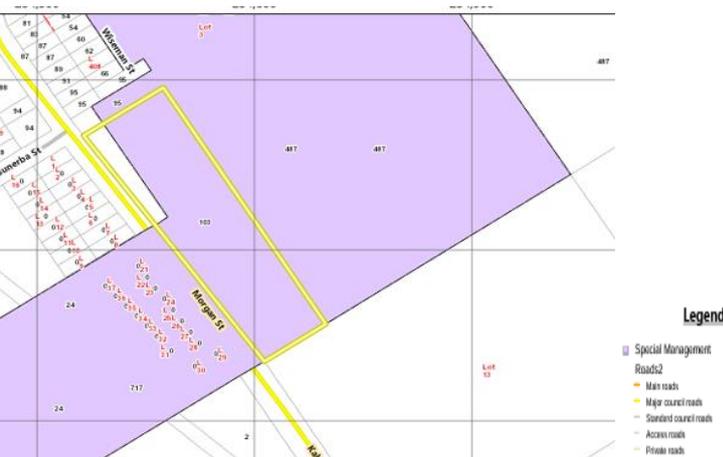
Any proposed new dwelling shall be located within proposed Lot 2 away from Creek Catchment Flood Area 1 & 2. The subject land is predominantly flood-free, except for the creek-catchment gully that cuts across proposed Lot 2, from the south-east to the north-west. However, existing flood free access, is also available to any proposed new dwelling within proposed Lot 2. Therefore, this overlay Codes, do not need to be addressed in this submission.

Road Hierarchy Overlay - Urban sub-arterial and Rural arterial

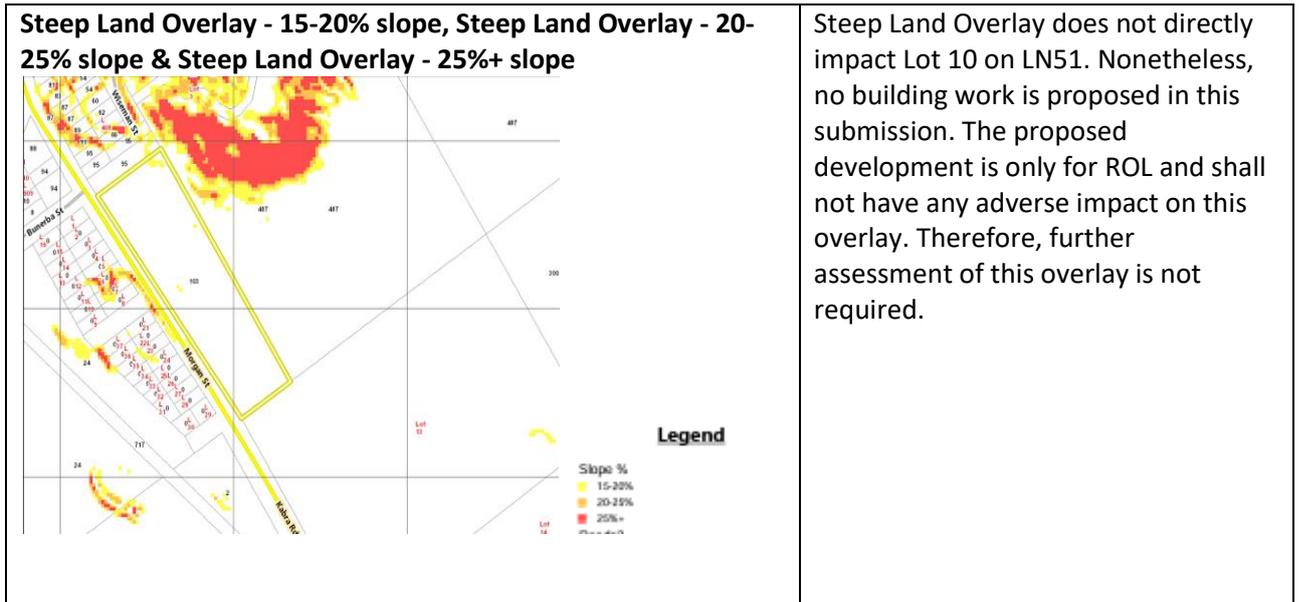


The proposal is for ROL and shall not have any adverse impact on Bicycle network plan of Morgan Street. Therefore, this overlay has not been addressed in this submission.

Special Management Area Overlay



Special Management Area Overlay Affects the site, therefore it is addressed in **Appendix A**.



9.5 LEVEL OF ASSESSMENT

The proposed development is considered an Impact Assessable development application in accordance with the *Rockhampton Regional Planning Scheme 2015*. The proposed development requires assessment against the applicable codes in accordance with the *Planning Act 2016*. An Assessment against the applicable development codes of the *Planning Scheme* is contained in **Appendix A** of this submission and will address the following; Rural Zone Code and Secondary codes are addressed in **Section 10** of this report.

10 RELEVANT PLANNING SCHEME CODES

Table 5: PLANNING SCHEME OVERVIEW

Zone Code	Rural Zone Code
Development Codes	<ul style="list-style-type: none"> • Access, parking and transport code; • Filling and excavation; • Landscape code; • Reconfiguring a Lot code; • Stormwater management code; and • Water and sewer code.

Development codes triggered as part of this proposed development, are listed below and addressed in the following sections:

- *Filling and excavation;*
- *Landscape code; and*
- *Stormwater management code.*

10.1 FILLING AND EXCAVATION

The proposal is for ROL only and does not propose any filling or excavation activity. Therefore, no change in the outcome of the code has been suggested. Hence, the proposal is not required to be assessed against the filling and excavation code.

10.2 LANDSCAPE CODE

The subject development is for ROL and as part of the change in boundaries no proposed landscaping is occurring between the subject allotments. Therefore, the landscaping code is not applicable to this proposal and is not required to be addressed.

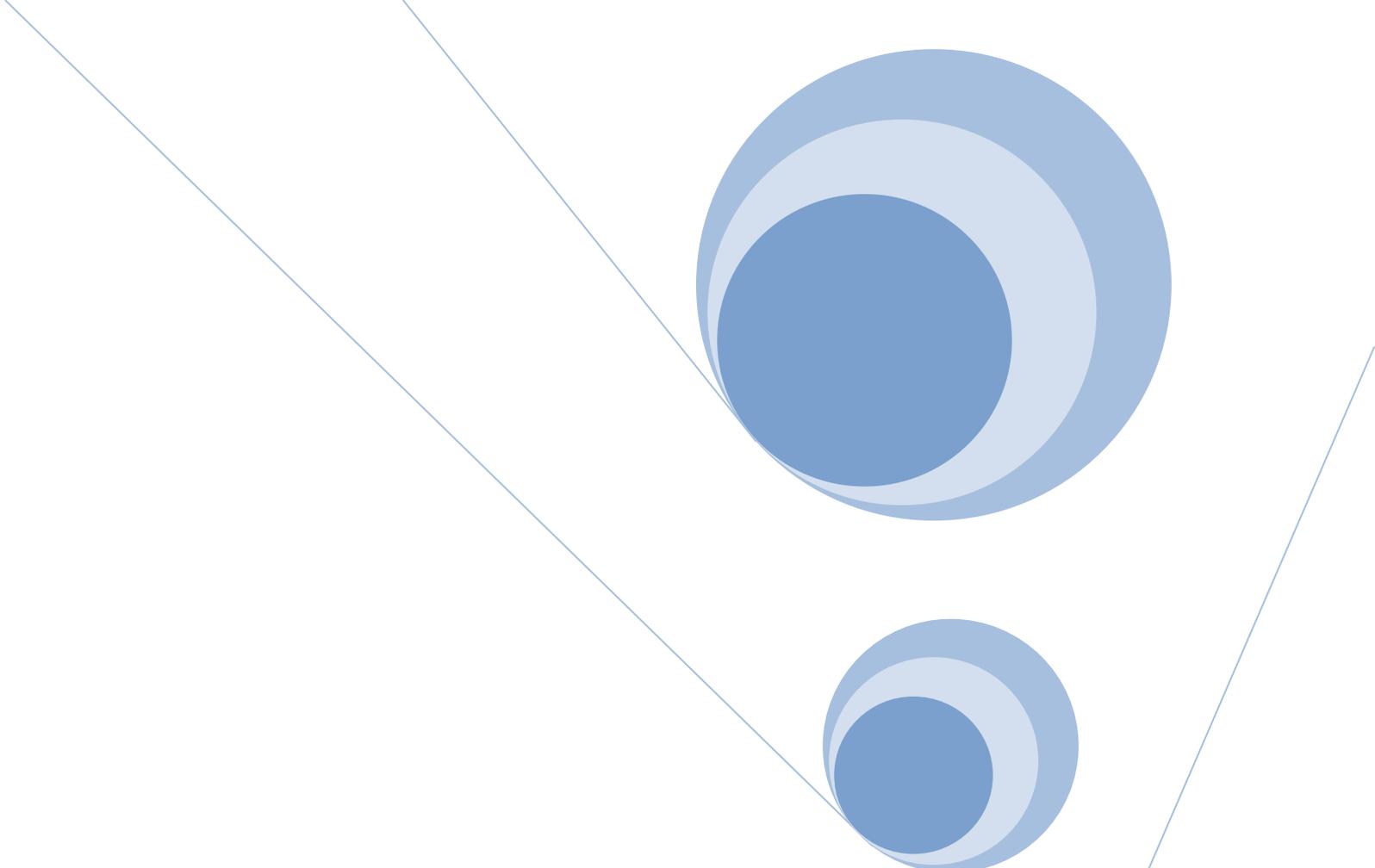
10.3 STORMWATER MANAGEMENT CODE

The proposal does not affect the natural waterway corridor and drainage paths. Proposed Lot 1 and 2 shall have areas of 2.215ha and 2.554ha, respectively. Therefore, both Lots will have enough permeable areas for stormwater dispersal and disposal on site. Therefore, the stormwater management code is not addressed in this submission.

11 SUMMARY

The proposed Reconfiguring a Lot (1 Lot into 2 Lots) subdivision of Lot 10 on LN51 is considered an impact assessable development and generally meets the code requirements triggered as part of this application in accordance with the planning scheme. Given the nature of the proposal being a subdivision of existing Lot, it is considered to create no likely impacts on the current and surrounding environment of the subject allotments. Further, this development will provide much needed housing for someone wishing to enjoy the tranquillity of Kabra.

Overall, this report and its relevant attachments are provided as a comprehensive submission to Council and we look forward to receiving Council's favourable consideration of this development application.



APPENDIX C – SITE INFORMATION

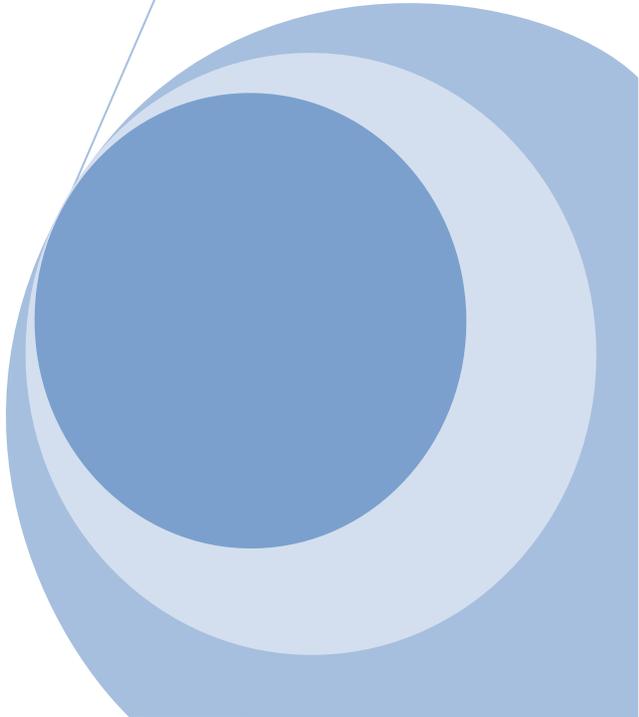
- Current Title Search;
- Smart Map & QLD Globe; and
- Copy of Survey Plan Reference LN51.

Application on behalf of Leo Francis Maloney

February 2025

GSPC

Ref: 231278



Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	30545166	Search Date:	24/07/2024 11:28
Date Title Created:	18/06/1985	Request No:	48764083
Previous Title:	30368194, 30368195		

ESTATE AND LAND

Estate in Fee Simple
LOT 10 CROWN PLAN LN51
Local Government: ROCKHAMPTON

REGISTERED OWNER

Dealing No: 723227533 01/05/2024
LEO FRANCIS MOLONEY

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by Deed of Grant No. 30297083 (POR 10V)

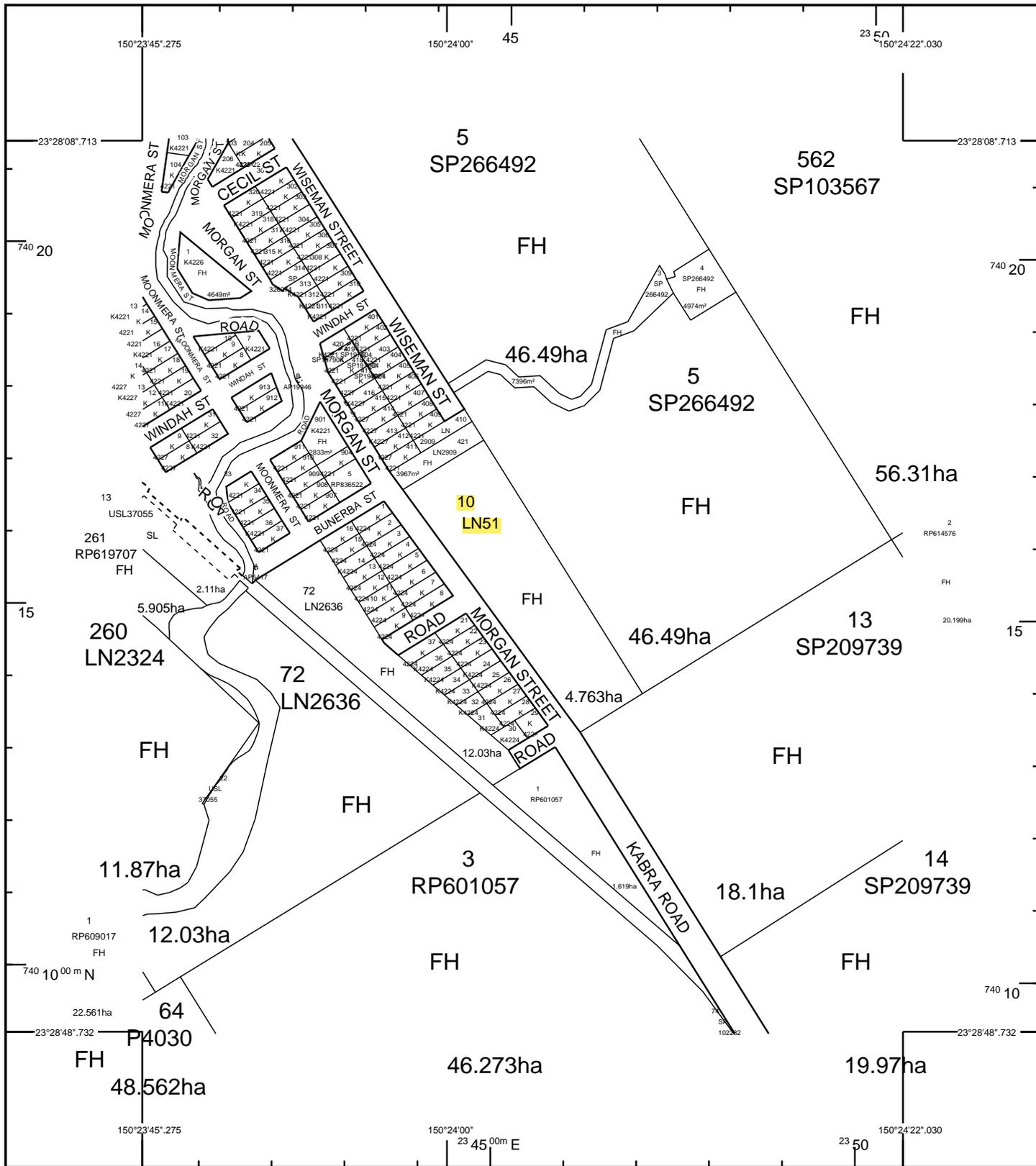
ADMINISTRATIVE ADVICES

NIL

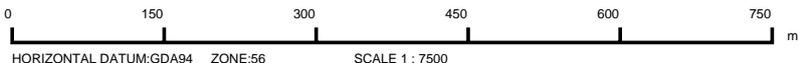
UNREGISTERED DEALINGS

NIL

** End of Current Title Search **



STANDARD MAP NUMBER
8951-22331



SmartMap

An External Product of
SmartMap Information Services

Based upon an extraction from the
Digital Cadastral Data Base

MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	10/LN51
Area/Volume	4.763ha
Tenure	FREEHOLD
Local Government	ROCKHAMPTON REGIONAL
Locality	KABRA
Segment/Parcel	37053/78

CLIENT SERVICE STANDARDS

PRINTED 11/02/2025

DCDB 10/02/2025

Users of the information recorded in this document (the Information) accept all responsibility and risk associated with the use of the Information and should seek independent professional advice in relation to dealings with property.

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**Queensland
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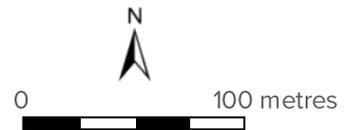




A product of



Legend located on next page



Scale: 1:3380

Printed at: A4

Print date: 11/2/2025

Not suitable for accurate measurement.
Projection: Web Mercator EPSG 102100 (3857)

For more information, visit
<https://qldglobe.information.qld.gov.au/help-info/Contact-us.html>



Department of Natural Resources and Mines,
Manufacturing, and Regional and Rural Development

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Places: My Places(1)

 My Place 1

Railway stations



Railways



Roads and tracks

 Motorway

 Highway

 Secondary

 Connector

 Local

 Restricted Access Road

 Mall

 Busway

 Bikeway

 Restricted Access

 Bikeway

 Walkway

 Restricted Access

 Walkway

 Non-vehicular Track

 Track

 Restricted Access Track

 Ferry

 Proposed Thoroughfare

Green bridges



Bridges



Tunnels



Maxar

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FOR OPENING NOTIFICATIONS—SEE BACK

Reference to Traverse and Road Secants.

Particulars

Line	Bearing	Dist.	For. N ^o	Date of Birth	Farm N ^o	Selectors	David D. passed on	Remarks
370/A	140°09'	150					27.6.2	
1-18	315°53'	150.85						

Date of Instructions 13.5.02
 Date of transmission of plans &c. 9.6.02
 Examined and Charted 18/6/02
 Voucher N^o 2563 Passed for payment 18/6/02
 Sales Register Vol. 9 Fol. 478

Reference to Corners.

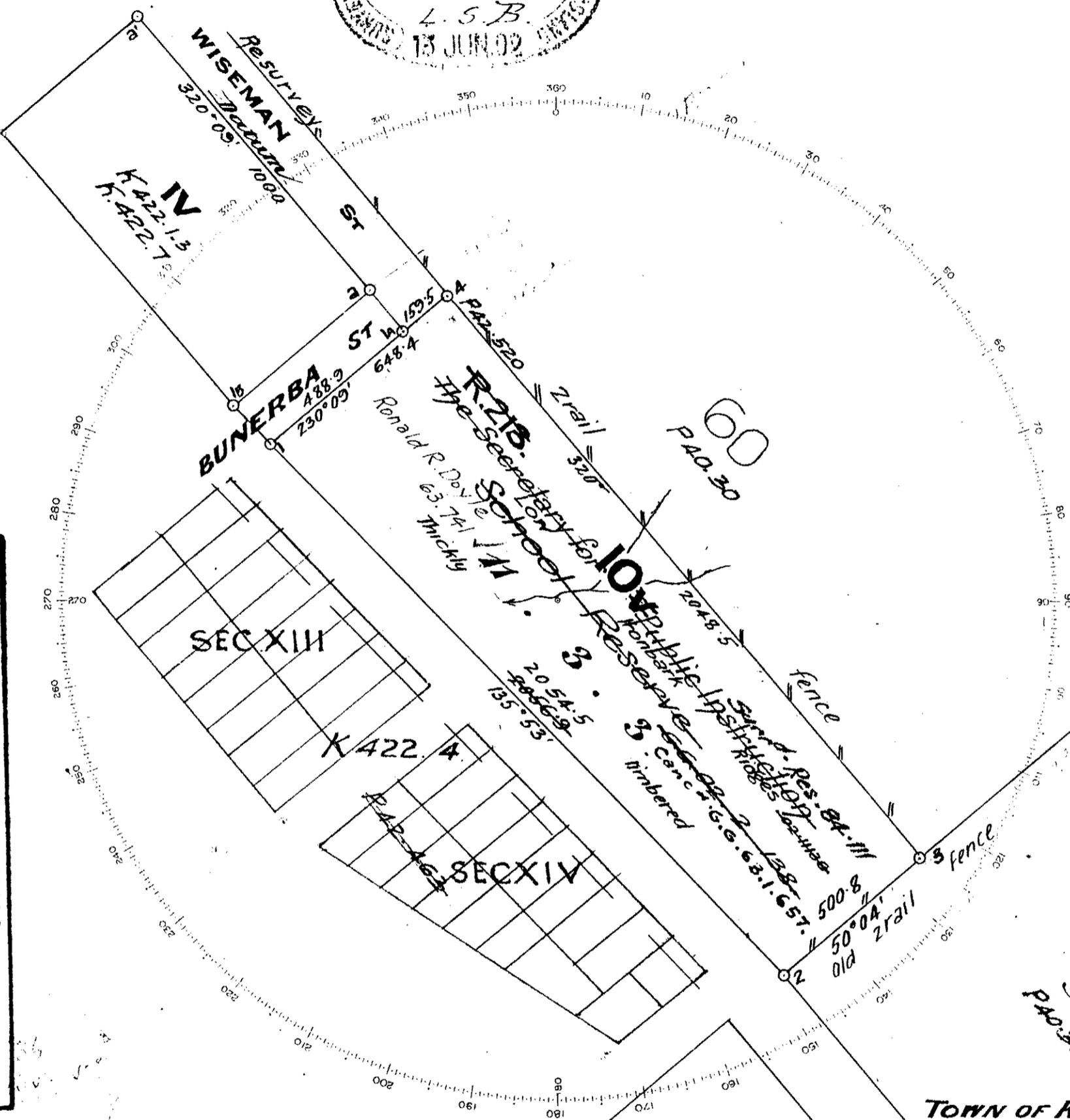
Cor.	Bearing	From	Links	Notes
1	Orig Post			
2	"			
3	Post			↑ 10 V
4	187°30'	1rbk	107	"
5	"	250°50'	763	"
6	174°55'	1rbk	467	"
7	"	147°15'	238	" LX
8	148°05'	"	712	" 10 V

Scale 4 Chains to an Inch.



+ 7 to area

For Additional Plan & Document Notings Refer to CISP



DESCRIPTIONS AS INDICATED HEREOF HAVE BEEN CONVERTED TO LOT(S) ON PLAN LN51
 Authorised R. Watson Senior Draftsman
 Date 12/10/87

Charted on K.422.3.

I hereby certify that I, in person, made, and on the 16. 5. 1902, completed the survey represented by this plan, on which are written the bearings and lengths of the lines surveyed by me, and that the survey has been executed in accordance with the existing regulations of the Surveyor-General's Department.
Claud. F. Blau
 S^r. Surveyor.

Meridian Observations

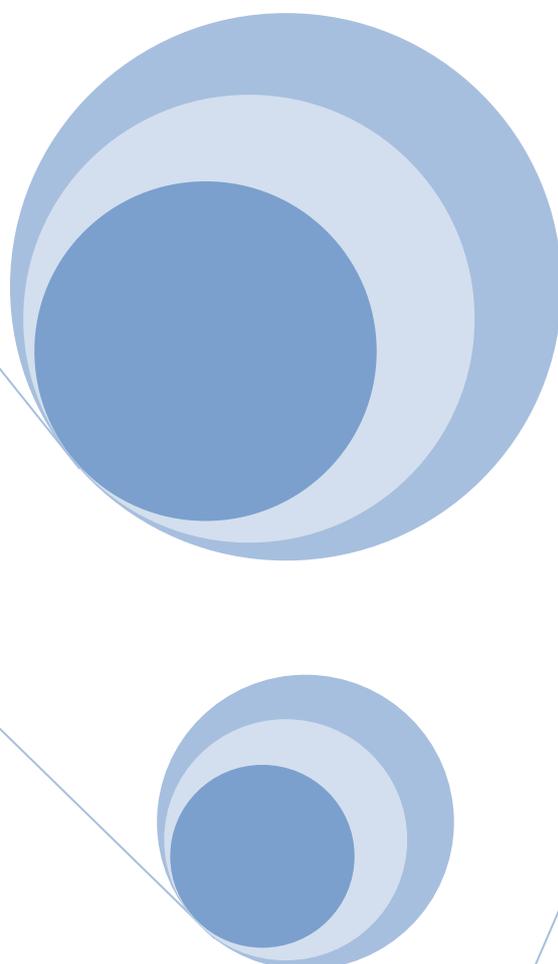
(This form can also be adapted to stellar observations.)

Register No.	Station No.	Date	Lat.	Long.	Bearing of R.O.	Apparent position	Readings on R.O.	Time	H. Con. Sun.	Observed Altitude	Observed E ⁿ Distance	Variation

NOTE: Observing stations are shown by a triangle in red.



PLAN OF
 (AMENDED)
PORTION N^o 10 of School Reserve
PARISH OF GRACEMERE
 County of Livingstone
 Land Agent's Rockhampton
 District of
 Cat. N^o **Ln 51**



APPENDIX D – SITE MAPPING

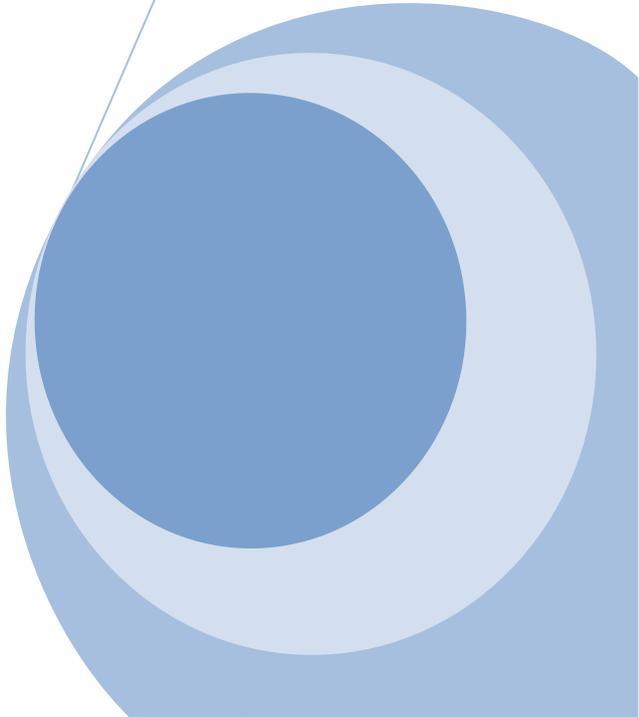
- Council’s Services and Contours map;
- Flood Overlay Mapping
- SARA DA Mapping;
- State Planning Policy Mapping;
- Telstra plan; and
- Ergon Plan.

Application on behalf of Leo Francis Maloney

February 2025

GSPC

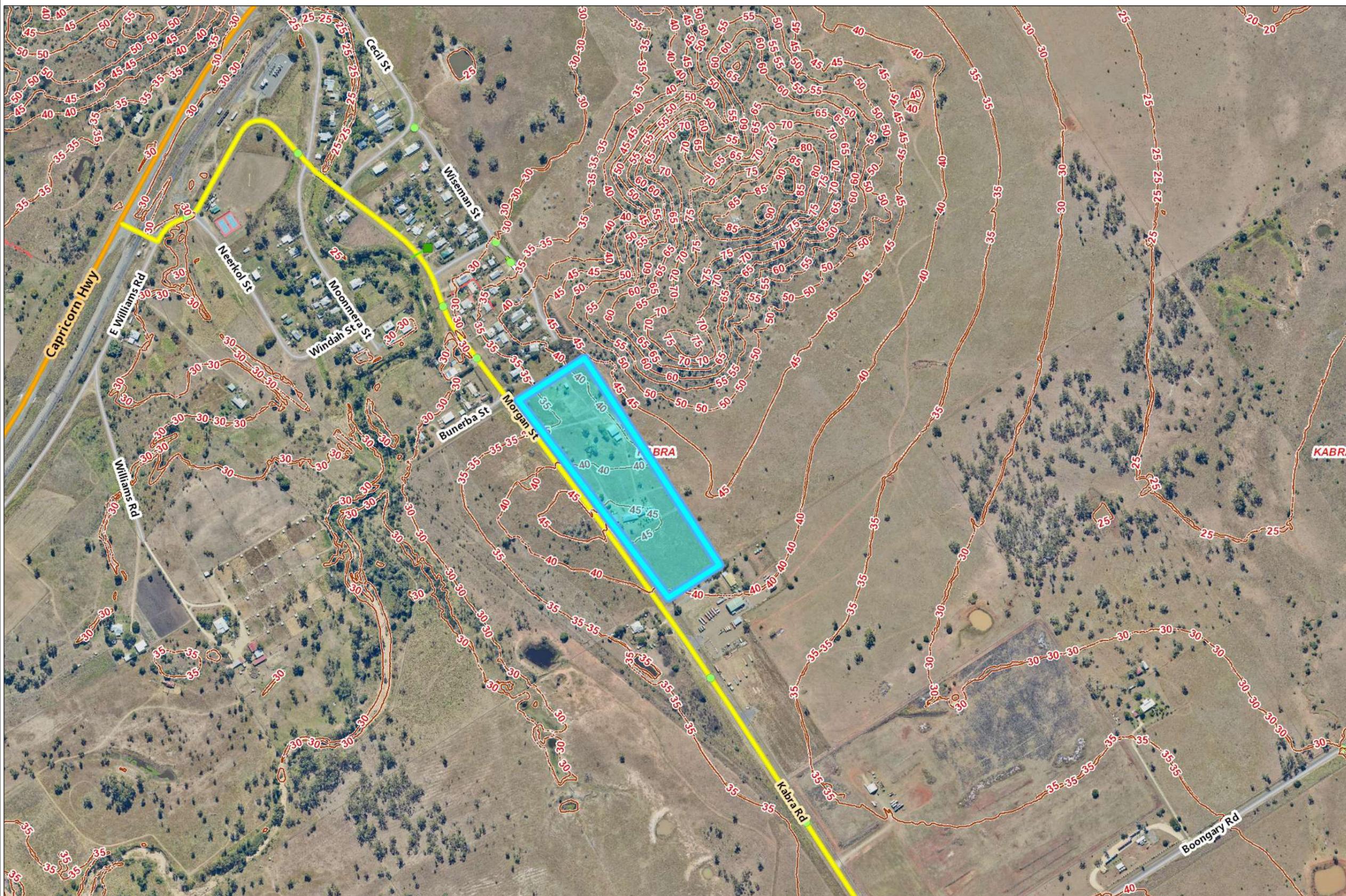
Ref: 231278





Legend

- 5m Intervals
- Not Available
- Stormwater Main Labels
- Junctions Labels
- Culverts
- Stormwater Junctions
- Inlets
- Access Chambers
- Stormwater Pipes
- Open Channel
- Mains
- Culvert Pipes
- Inter-allotment
- Other
- Subsoil pipes
- Subsoil Clean Out pits
- Sewer Gravity Mains
- Combined Main
- Reticulation Main
- Trunk Main
- Sewer Rising Mains
- Sewer Access Chambers
- Access Chambers
- Roll Over
- Lamp Hole | Inspection Opening
- Overflow Chambers
- Not Available
- Hydrants
- Water Valves
- Other Valve Type
- Gate, Sluice, Butterfly
- Air Valve
- Ball Cock, Stop Cock
- Ball Valve
- Motor Sluice Valve
- Non Return Valve
- Pressure Reducing Valve
- RPZ Valve
- Reflux Valve
- Scour Valve
- Sluice Bypass Valve
- Tap
- Water Mains
- Other Main Type
- Trunk Main
- Reticulation Main
- Raw Water Main
- Scour Line
- Roads2
- Main roads
- Major council roads
- Standard council roads
- Access roads
- Private roads
- Easements
- Property Parcels
- Ocean
- DCDB Parks
- CQ LGA Boundaries
- Image
- Red: Band_1
- Green: Band_2
- Blue: Band_3
- Image
- Red: Band_1
- Green: Band_2
- Blue: Band_3



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Creek Catchment Flood Overlay

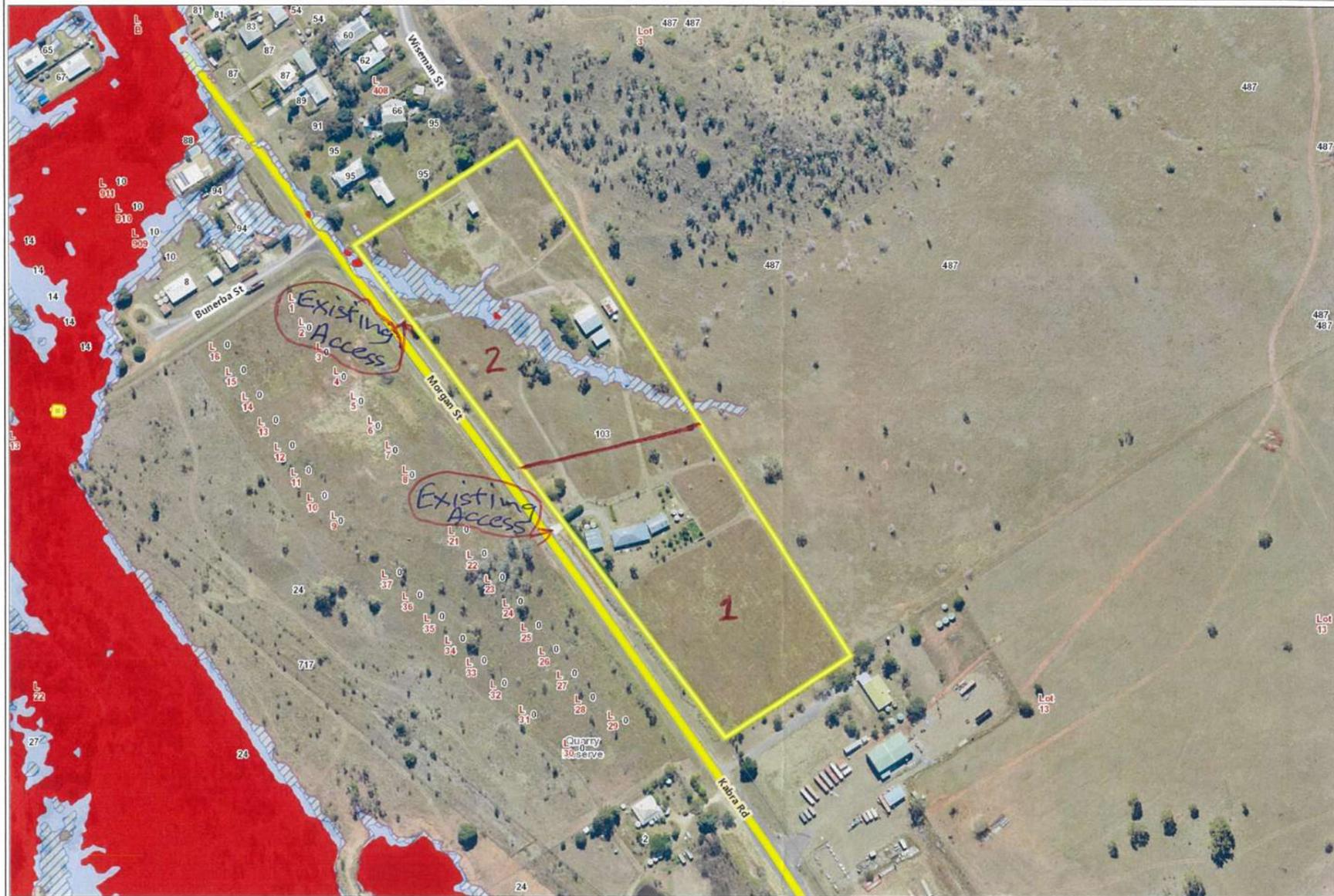
Spatial reference:
GDA2020_MGA_Zone_56



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Printed from RRRS on: 12/02/25

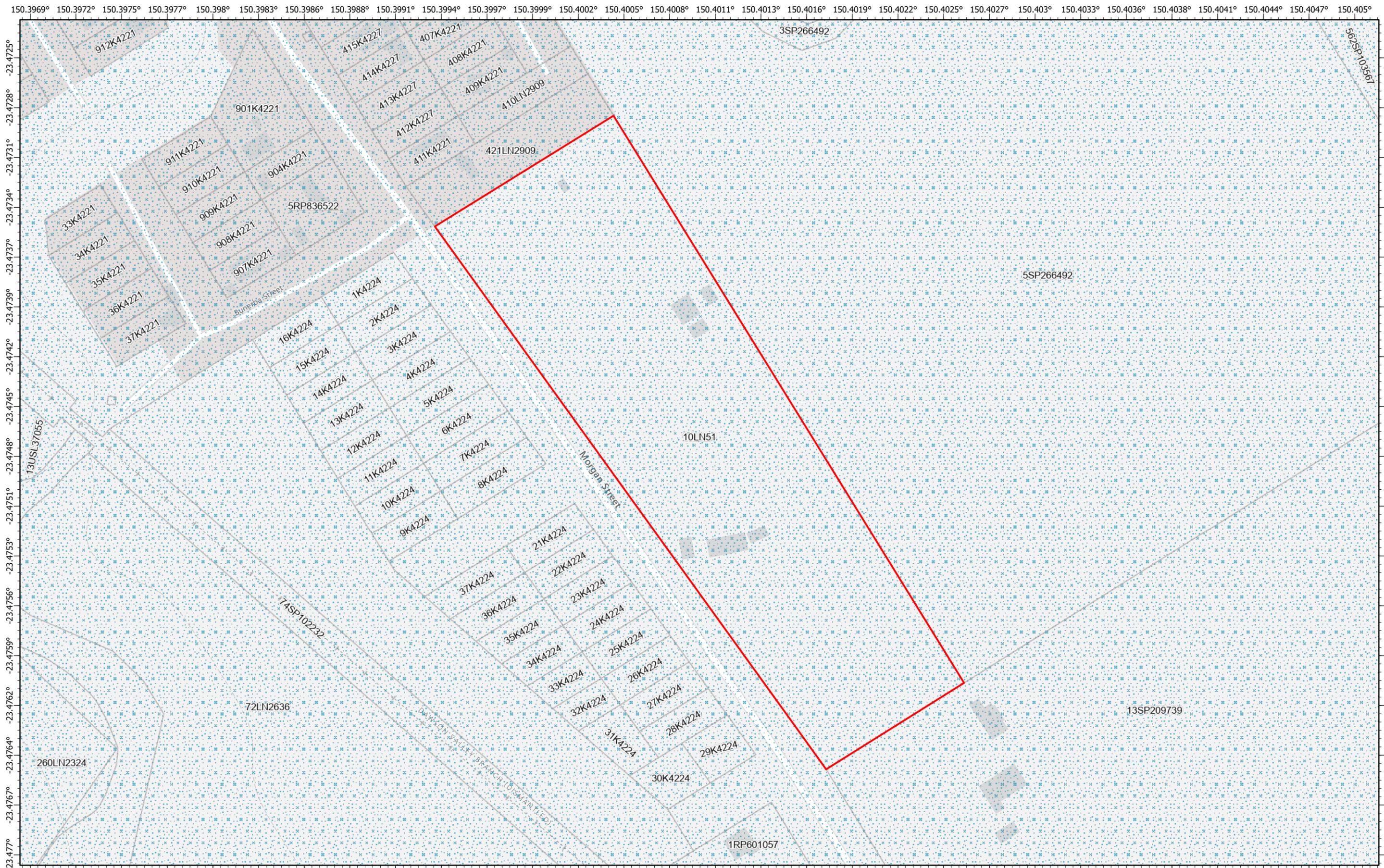
Legend

- Development Information
- Fitzroy River Flood
 - H1 (Low)
 - H2 (Medium)
 - H3 (High)
 - H4 (High)
 - H5 (Extreme)
 - H6 (Extreme)
- Fitzroy River Flood Study Extent
- Floodplain Investigation Area
- North Rockhampton Flood Management Area
 - Planning Area 1
 - Planning Area 2
- Local Catchment DFE
- Roads1
 - Man roads
 - Major council roads
 - Standard council roads
 - Access roads
 - Private roads
- Easements
- Property Parcels
- Ocean
- DCDB Parks
- CQ LGA Boundaries
- Image
 - Red_Band_1
 - Green_Band_2
 - Blue_Band_3
- Image
 - Red_Band_1
 - Green_Band_2
 - Blue_Band_3



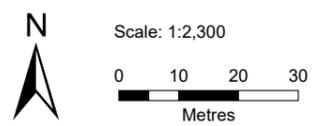
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DA Mapping System - Export Map

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 Cadastre

 Water resource planning
area boundaries

DA Mapping System - Export Map

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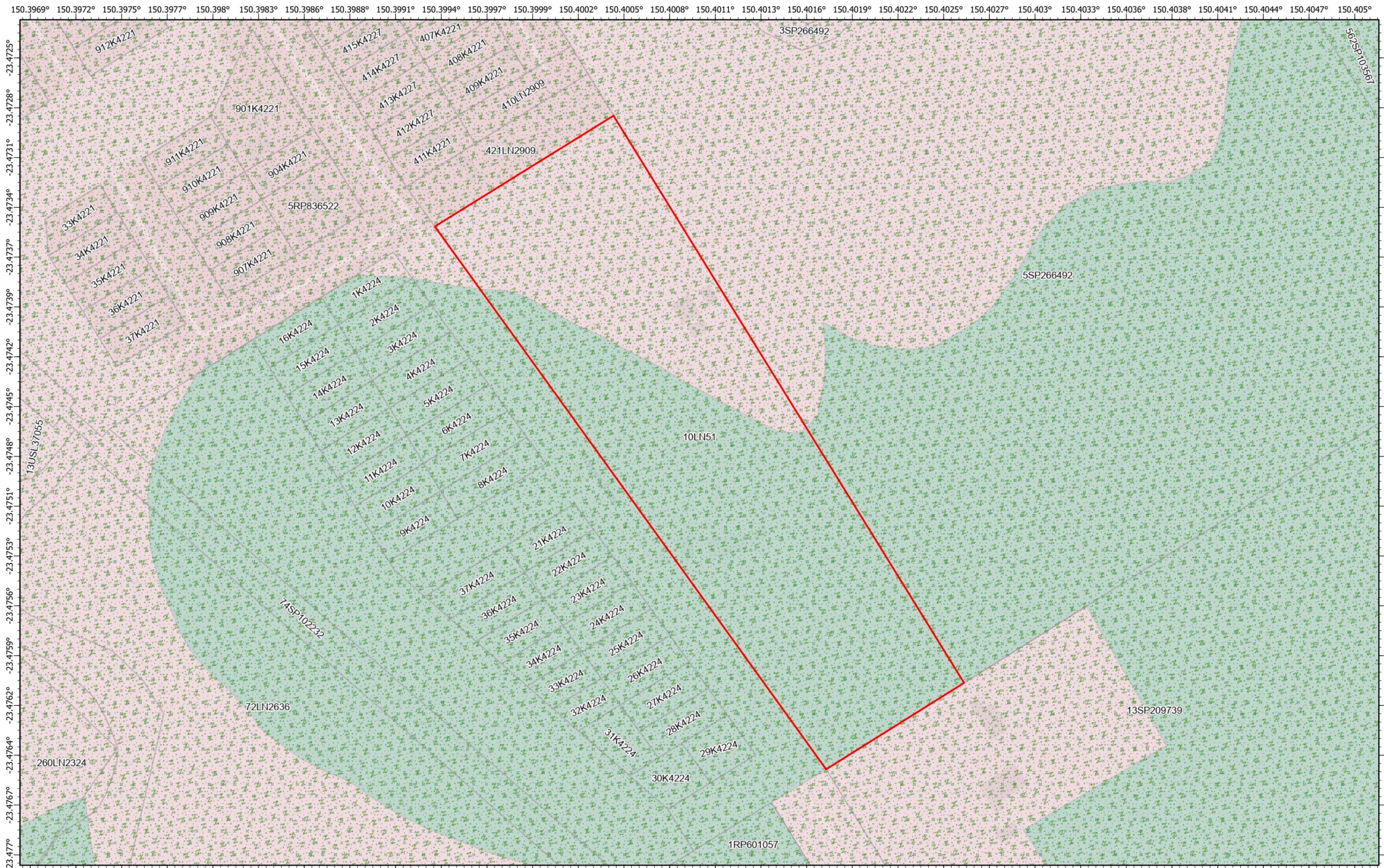
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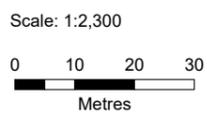
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State Planning Policy IMS - Export Map

Making or amending a local planning instrument and designing land for local infrastructure

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Wildlife hazard buffer zone

Radius (Metres)

 13km

 Flood hazard area -
local government flood
mapping area

 Agricultural land
classification - class A
and B

 Obstacle limitation
surface area

State Planning Policy IMS - Export Map

Making or amending a local planning instrument and designing land for local infrastructure

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OPENING ELECTRONIC MAP ATTACHMENTS -

Telstra Cable Plans are generated automatically in either PDF or DWF file types dependant on the site address and the size of area selected. You may need to download and install free viewing software from the internet e.g.



PDF Map Files (max size A3)

Adobe Acrobat Reader (<http://get.adobe.com/reader/>),



DWF Map Files (all sizes over A3)

Autodesk Viewer (Browser) (<https://viewer.autodesk.com/>) or

Autodesk Design Review (<http://usa.autodesk.com/design-review/>) for DWF files.
(Windows)



Telstra DBYD map related enquiries

email - Telstra.Plans@team.telstra.com

1800 653 935 (AEST Business Hours only)



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Report online - <https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-equipment>

Ph: 13 22 03

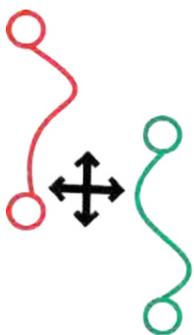
If you receive a message asking for a phone or account number say:

"I don't have one" then say "Report Damage" then press 1 to speak to an operator.



Telstra New Connections / Disconnections

13 22 00



Telstra asset relocation enquiries: 1800 810 443 (AEST business hours only).

NetworkIntegrity@team.telstra.com

<https://www.telstra.com.au/consumer-advice/digging-construction>

Certified Locating Organisation (CLO)

<https://dbydlocator.com/certified-locating-organisation/>



Please refer to attached Accredited Plant Locator.pdf



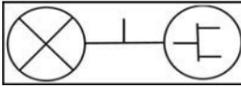
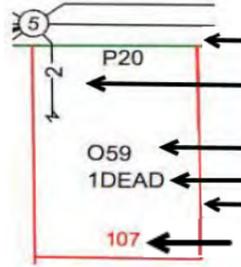
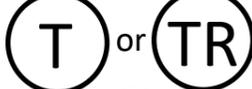
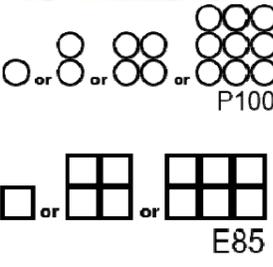
Telstra Smart Communities

Information for new developments (developers, builders, homeowners)

<https://www.telstra.com.au/smart-community>

LEGEND

For more info contact a [Certified Locating Organisation](#) or Telstra Plan Services 1800 653 935

	Exchange (Major Cable Present)		Cable Jointing Pit (number / Letter indicating Pit Type)
	Footway Access Chamber (can vary from 1-lid to 12-lid)		Elevated Joint (above ground joint on buried cable)
 or 	Pillar / Cabinet (above ground / free standing)		Telstra Plant in shared Utility trench
	Above ground complex equipment housing (eg RIM) Please Note: This equipment is powered by 240V Electricity		Aerial Cable
	Other Carrier Telecommunications Cable/Asset		Aerial Cable (attached to joint Use Pole eg. Power)
	Distribution cables in Main Cable ducts		Direct Buried Cable
	Main Cable ducts on a Distribution plan Blocked or damaged duct.		Marker Post Installed
	Roadside / Front Boundary 2 pair lead-in to property from pit in street 1 O59 ← pair working (pair ID 059) 1DEAD ← 1 pair dead (i.e. spare, not connected) Side / Rear Property Boundary Property Number 107		Buried Transponder
	Single to multiple round conduit Configurations 1,2,4,9 respectively (attached text denotes conduit type and size) Multiple square conduit Configurations 2, 4, 6 respectively (attached text denotes conduit type and size)		Marker Post, Transponder
			Optical Fibre cable direct buried

Some examples of conduit type and size:

A - Asbestos cement, P - PVC / Plastic, C - Concrete,
GI - Galanised iron, E - Earthenware
Conduit sizes *nominally* range from 20mm to 100mm
P50 50mm PVC conduit
P100 100mm PVC conduit
A100 100mm asbestos cement conduit

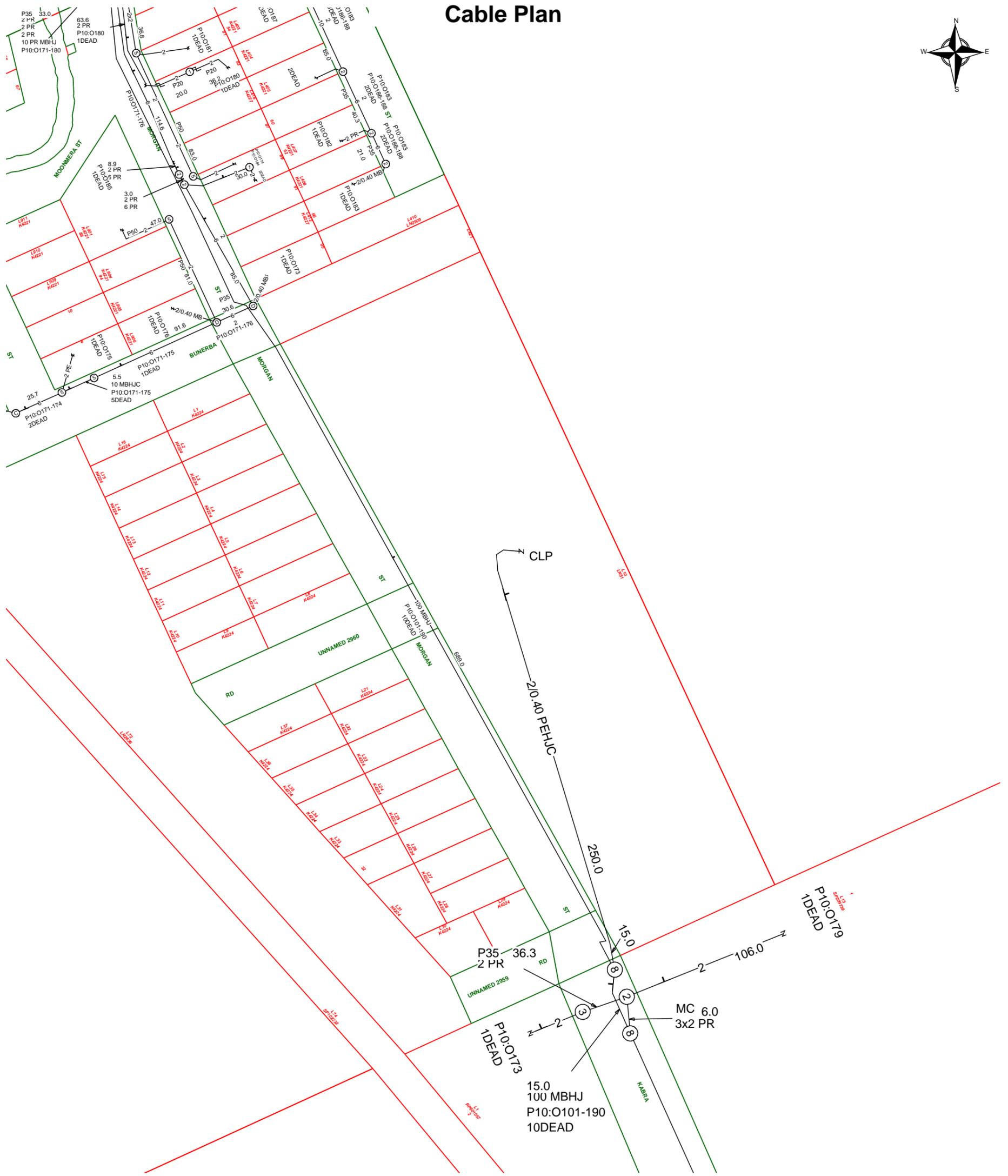
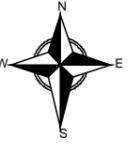
Some Examples of how to read Telstra Plans

One 50mm PVC conduit (P50) containing a 50-pair and a 10-pair cable between two 6-pits. approximately 20.0m apart, with a direct buried 30-pair cable along the same route

Two separate conduit runs between two footway access chambers (manholes) approximately 245m apart A nest of four 100mm PVC conduits (P100) containing assorted cables in three ducts (one being empty) and one empty 100mm concrete duct (C100) along

WARNING: Telstra plans and location information conform to Quality Level 'D' of the Australian Standard AS 5488 - Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans. FURTHER ON SITE INVESTIGATION IS REQUIRED TO VALIDATE THE EXACT LOCATION OF TELSTRA PLANT PRIOR TO COMMENCING CONSTRUCTION WORK. A plant location service is an essential part of the process to validate the exact location of Telstra assets and to ensure the assets are protected during construction works. The exact position of Telstra assets can only be validated by physically exposing them. Telstra will seek compensation for damages caused to its property and losses caused to Telstra and its customers.

Cable Plan



Report Damage: <https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-equipment>
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 Email - Telstra.Plans@team.telstra.com
 Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries

Sequence Number: 225757864

Please read Duty of Care prior to any excavating

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 13/06/2023 10:39:43

WARNING

Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy. Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work. A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.

See the Steps- Telstra Duty of Care that was provided in the email response.



BYDA

Sequence: 250822851
Date: 11/02/2025

Scale: 1:1913
Tile No: **OVERVIEW**

LEGEND

-  Substation
-  Cable Marker
-  Pit
-  Pole
-  Pillar
-  LV Cable (up to 1kV)
-  HV Cable (1kV - < 33kV)
-  HV Cable (33kV and over)
-  Pit Boundary
-  Planned Work Area

AS5488 Category "D" Plan



DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Ergon Energy Network nor Pelican Corp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.



Confirmation Notice

PLANNING ACT 2016, PART 1 OF THE DEVELOPMENT ASSESSMENT RULES

Application number:	D/17-2025	For further information regarding this notice, please contact:	Kathy McDonald
Date application properly made:	20 February 2025	Phone:	07 4936 8099

1. APPLICANT DETAILS

Name:	Leo Francis Moloney		
Postal address:	C/- GSPC PO BOX 379 GRACEMERE QLD 4702		
Contact number:	(07) 4922 7033	Email:	admin@gspc.com.au

2. PROPERTY DESCRIPTION

Street address:	103 Morgan Street, Kabra
Real property description:	Lot 10 on LN51

3. OWNER DETAILS

Name:	L F Moloney
Postal address:	103 Morgan St KABRA QLD 4702

4. DEVELOPMENT APPROVAL SOUGHT

Development Permit for Reconfiguring a Lot for a Subdivision (one lot into two lots)

5. APPLICATION TYPE

	Development Permit	Preliminary Approval
Development assessable under the planning scheme, a temporary local planning instrument, a master plan or a preliminary approval which includes a variation approval	<input checked="" type="checkbox"/>	<input type="checkbox"/>

6. REFERRAL AGENCIES

NIL

7. IMPACT ASSESSMENT

Will Impact Assessment be required?	YES
The whole of the application must be publicly notified under the provisions of Part 4 of the Development Assessment Rules by:	
<ul style="list-style-type: none">- Publishing a notice at least once in a newspaper circulating generally in the locality of the premises which are the subject of the application; and	

- Placing a notice on the premises which are the subject of the application. The notice must remain on the premises for the period of time up to and including the stated day; and
- Giving a notice to all owners of any lots adjoining the premises which are the subject of the application.

8. PUBLIC NOTIFICATION DETAILS

The application requires public notification which must be undertaken in accordance with Section 53 of the *Planning Act 2016* and Part 4 of the Development Assessment Rules.

9. INFORMATION REQUEST

A further information request may be made by the assessment manager. Regardless of this advice, any concurrence agency for the application may make an information request.

10. SUPERSEDED PLANNING SCHEME

Is the application to be assessed under a Superseded Planning Scheme?

NO

You are further advised that the truth and accuracy of the information provided in the application form and accompanying information is relied on when assessing and deciding this application. If you find an INACCURACY in any of the information provided above or have a query or seek clarification about any of these details, please contact Council's Development Assessment Unit.

11. ASSESSMENT MANAGER

Name: **Kathy McDonald**

Signature:



Date: 4 March 2025

PRINCIPAL
PLANNING OFFICER



Rockhampton Office
232 Bolsover St, Rockhampton

Gracemere Office
1 Ranger St, Gracemere

Mount Morgan Office
32 Hall St, Mount Morgan

13 March 2025

Our reference: D/17-2025
Enquiries to: Kathy McDonald
Telephone: 07 4936 8099

L F Moloney
C/- GSPC
PO BOX 379
GRACEMERE QLD 4702

Dear Sir/Madam

INFORMATION REQUEST – DEVELOPMENT APPLICATION D/17-2025 FOR RECONFIGURING A LOT FOR A SUBDIVISION (ONE LOT INTO TWO LOTS) – SITUATED AT 103 MORGAN STREET, KABRA – DESCRIBED AS LOT 10 ON LN51

Council refers to your application received by Council on 20 February 2025.

Council officers have undertaken a detailed assessment of the development application and require you to provide further information to address the following issues:

- 1.0** It is noted that the existing bore provisions for proposed Lot 1 are via an internal connection from proposed Lot 2. Suitable tenure arrangements (i.e. easement) will need to be provided if this connection is to remain, or alternatively, the bore lines servicing Lot 1 can be relocated outside proposed Lot 2. Please advise your intentions in this regard and amend the application as necessary.
- 2.0** In addition to the item above, the existing electricity supply to proposed Lot 2 is through Lot 1 so the Developer will need to address tenure for this existing connection or alternatively, provide a new connection to Lot 2 as part of the subject reconfiguration as per Council requirements. Please advise your intentions in this regard and amend the application as necessary.

Under section 13 of the Development Assessment Rules, the Applicant has three (3) options available in response to this information request. The Applicant must give the Assessment Manager:

1. all of the information requested; or
2. part of the information requested, together with a notice requiring the Assessment Manager and each referral agency to proceed with the assessment of the application; or
3. a notice:
 - i. stating the Applicant does not intend to supply any of the information requested; and
 - ii. requiring the Assessment Manager and each referral agency to proceed with the assessment of the application.

Response to this further information request should be forwarded to:

General.Enquiries@rrc.qld.gov.au or;
Development Assessment Section
Rockhampton Regional Council
PO Box 1860
ROCKHAMPTON QLD 4700

A response needs to be received within a period of three (3) months from the date of this letter, In accordance with section 68 (1) of the *Planning Act 2016* and sections 12 and 13 of the Development Assessment Rules. Please forward your response to this information request to Council at your earliest convenience, in order for the assessment of your application to progress further.

Should you have any queries regarding the above information request, please contact the undersigned on 07 4936 8099.

Yours faithfully



Kathy McDonald
Principal Planning Officer
Planning and Regulatory Services

Information Request Response Form
(to be returned to the Assessment Manager with the response)

I _____ choose to respond to the Assessment Manager's Information Request:

- in full;
OR
- in part, with this notice requiring the Assessment Manager and each referral agency to proceed with the assessment of the application;
OR
- stating that I do not intend to supply any of the information requested; and requiring the Assessment Manager and each referral agency to proceed with the assessment of the application.

A copy of the response to the Assessment Manager's information request has been provided to all Referral Agencies nominated on the Confirmation Notice.

I understand the requirements of this Information Request as listed above.

Signed : _____ Date : _____

Position : _____



(Gracemere Surveying and Planning Consultants Pty Ltd)

ABN: 40124780445

Operations Office:

PO Box 379 Gracemere QLD 4702

PH: (07) 4922 7033 FAX: (07) 4922 7044

E-mail: admin@gspc.com.au

Head Office:

PO Box 18146 Clifford Gardens QLD 4350

PH: (07) 4634 8703 FAX: (07) 4634 0158

Email: jag@gspc.com.au

Our Ref: - 231278

28th March 2025

Council Ref: D/17-2025

Chief Executive Officer
Rockhampton Regional Council
PO Box 1860
Rockhampton QLD 4700

Attention: Kathy McDonald

Dear Madam,

RE: Response to Council's Information Request towards Development Application D/17-2025 for Reconfiguring a Lot for a Subdivision (one Lot into two Lots) – situated at 103 Morgan Street, Kabra – Described as Lot 10 on Ln51

Reference is made to the Rockhampton Regional Council's Information Request, dated 13th March 2025, regarding the above-mentioned development application.

On behalf of L F Moloney, please accept this correspondence and its accompanying attachment as a full response to the information request as per section 13.2(a) of Development Assessment Rules. A response to the items(s) raised in Council's Information Request is outlined below:

1.0 It is noted that the existing bore provisions for proposed Lot 1 are via an internal connection from proposed Lot 2. Suitable tenure arrangements (i.e. easement) will need to be provided if this connection is to remain, or alternatively, the bore lines servicing Lot 1 can be relocated outside proposed Lot 2. Please advise your intentions in this regard and amend the application as necessary.

Response: The bore lines servicing Lot 1 have been relocated outside the proposed Lot 2. Please refer to the highlighted bore water line in blue on the Plan of Service Location Diagram for proposed Lots 1 & 2 cancelling Lot 10 on Plan LN51 prepared by GSPC, ref: 231278-02 in **Attachment 1** of this submission.

2.0 In addition to the item above, the existing electricity supply to proposed Lot 2 is through Lot 1 so the Developer will need to address tenure for this existing connection or alternatively, provide a new connection to Lot 2 as part of the subject reconfiguration as per Council requirements. Please advise your intentions in this regard and amend the application as necessary.

Response: Electricity for house connection to proposed Lot 2 is proposed from existing Power Pole along Morgan Street. Please refer to the highlighted power pole location in pink on the Plan of Service Location Diagram for proposed Lots 1 & 2 cancelling Lot 10 on Plan LN51 prepared by GSPC, ref: 231278-02 in **Attachment 1** of this submission.

Please contact our Rockhampton office, if you require any further clarification regarding this response.

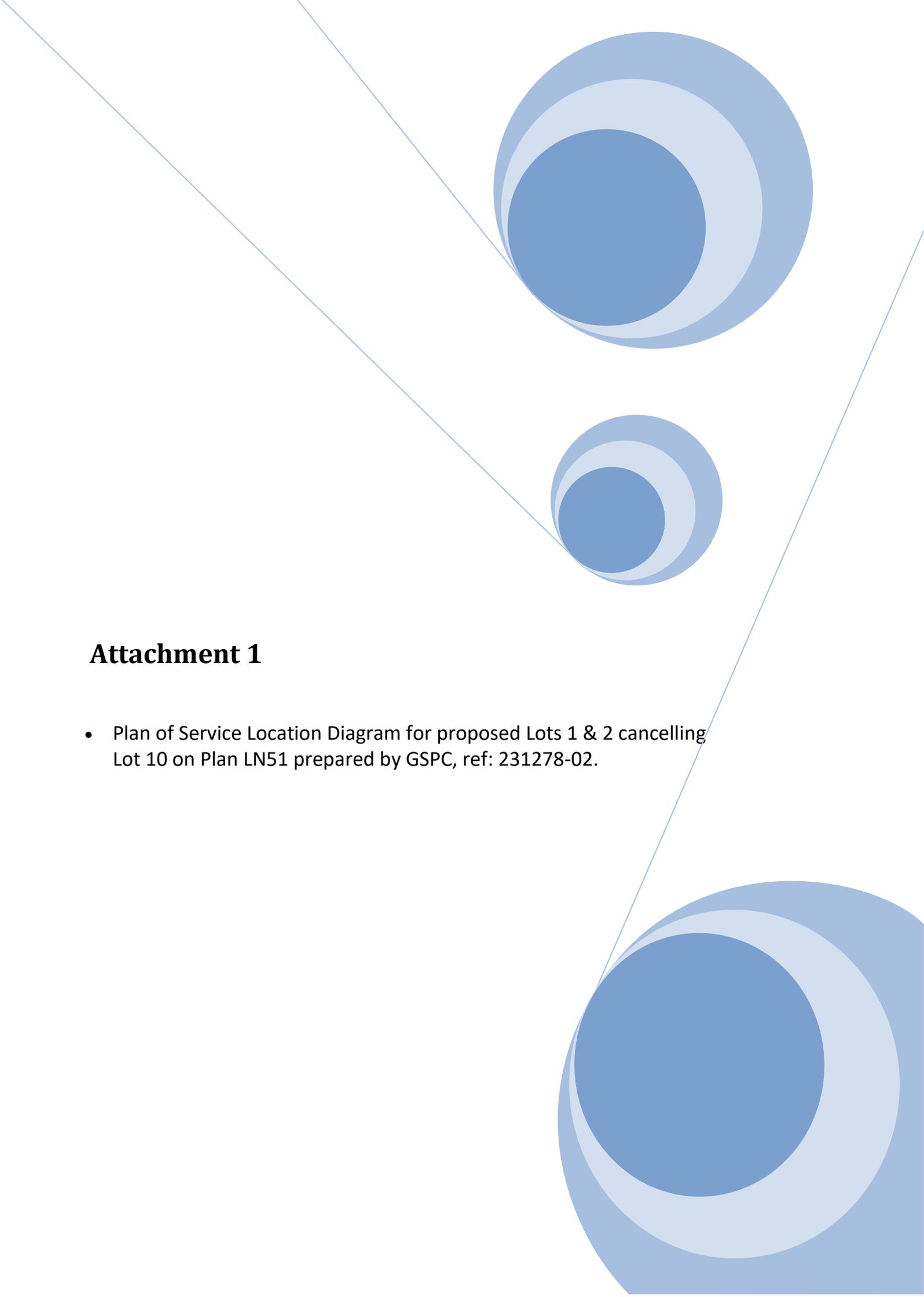
Yours sincerely,
GSPC



Bristi Basak
Urban & Regional Planner

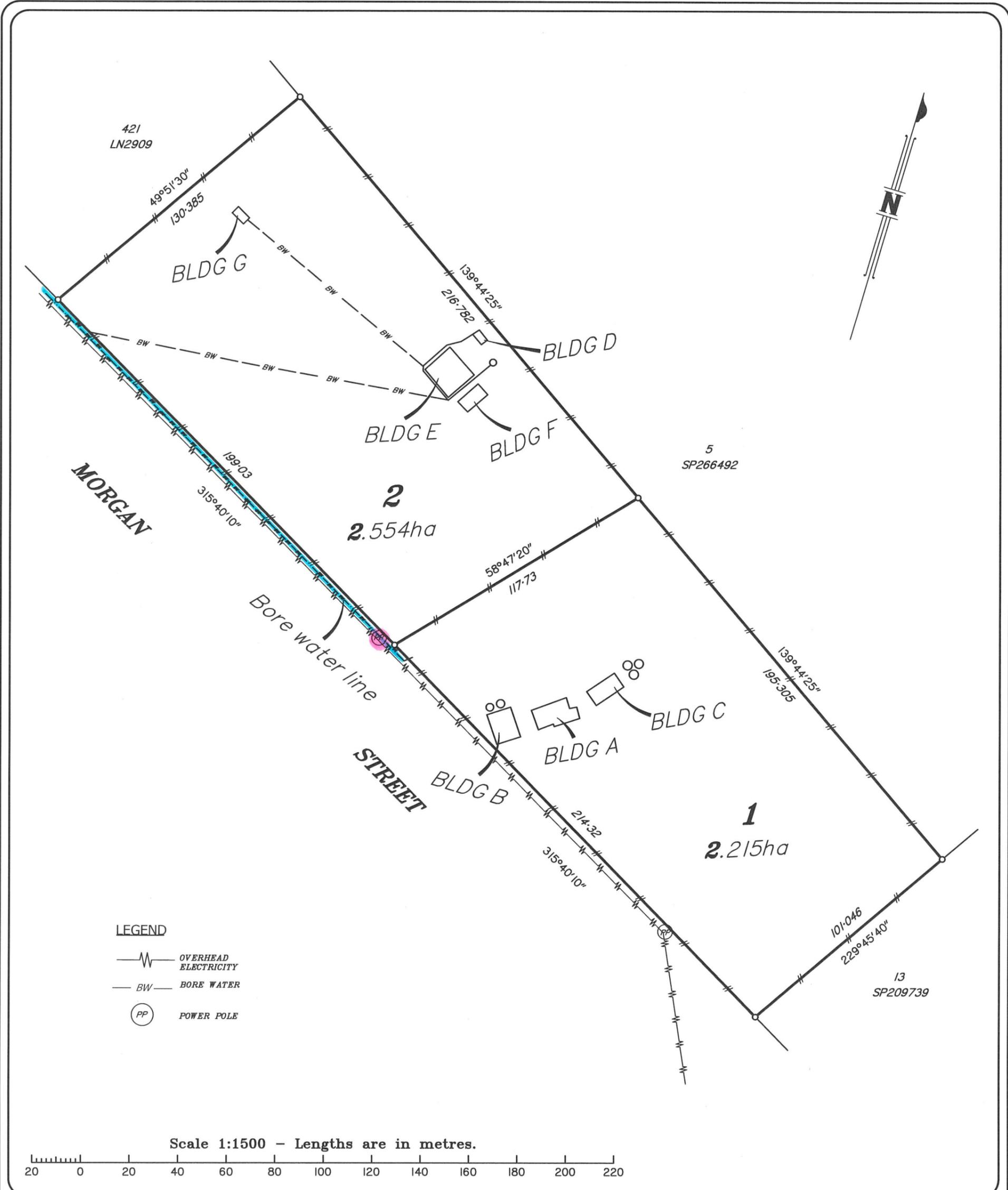
List of Attachments:

Attachment 1: Plan of Service Location Diagram for proposed Lots 1 & 2 cancelling Lot 10 on Plan LN51 prepared by GSPC, ref: 231278-02.



Attachment 1

- Plan of Service Location Diagram for proposed Lots 1 & 2 cancelling Lot 10 on Plan LN51 prepared by GSPC, ref: 231278-02.



Plan of:

SERVICE LOCATION DIAGRAM

Proposed Lots 1 & 2

Cancelling Lot 10 on Plan LN51

This plan has been prepared for a Reconfiguration of a Lot Application to Rockhampton Regional Council and should not be used for any other purposes. The dimensions and areas shown here are approximate only and subject to field survey, therefore, no reliance should be placed on the information shown on this plan, especially for financial dealings. This note is an integral part of this plan.

GSPC
 (Gracemere Surveying and Planning Consultants Pty Ltd)
 ABN: 40 124 780 445
 PO Box 379 Gracemere QLD 4702
 Rockhampton & Toowoomba
 PH: (07) 4922 7033 email: admin@gspc.com.au FAX: (07) 4922 7044

LOCALITY	KABRA
LOCAL GOVERNMENT	Rockhampton Regional Council
HORIZONTAL DATUM	CMA
MERIDIAN	DP344732
VERTICAL DATUM	-----
MAP REF	8951-22331

PLAN SCALE	1:1500
AUTOCAD SCALE	1:1000
DATE	27/3/2025
DRAWN	Athira
SHEET 1 OF 1	
REF.	231278-02

Information Request Response Form
(to be returned to the Assessment Manager with the response)

I Bristi Basak choose to respond to the Assessment Manager's Information Request:

in full;

OR

in part, with this notice requiring the Assessment Manager and each referral agency to proceed with the assessment of the application;

OR

stating that I do not intend to supply any of the information requested; and requiring the Assessment Manager and each referral agency to proceed with the assessment of the application.

A copy of the response to the Assessment Manager's information request has been provided to all Referral Agencies nominated on the Confirmation Notice.

I understand the requirements of this Information Request as listed above.

Signed : B. Basak . Date : 28.03.25

Position : Urban & Regional Planner

Notice of intention to commence public notification

Section 17.2 of the Development Assessment Rules

Council Ref: D/17-2025	[application reference number]
Leo Francis Moloney	[applicant name]
C/- GSPC, PO BOX 379 Gracemere QLD 4702	[contact address/email address]
(07) 4922 7033	[contact number]
10/04/2025 – 08/05/2025	[notice date]
The Assessment Manager, Rockhampton Regional Council	[assessment manager's name]
PO BOX 1860 Rockhampton QLD 4700	[assessment manager's address]

RE: Development Permit for Reconfiguring a Lot for a Subdivision (one Lot into two Lots)

[details of proposed development]

103 Morgan Street, Kabra

[street address]

Lot 10 on LN51

[real property description]

Dear Kathy McDonald (Assessment Manager)

[sir/madam/name]

In accordance with section 17.2 of the Development Assessment Rules, I intend to start the public notification required under section 17.1 on:

8/4/2025

[insert intended date of commencement]

At this time, I can advise that I intend to: [provide details below if known]

Publish a notice in:

CQ Today

[insert name of the newspaper]

On

Wednesday	
9/4/2025	[intended date for publishing]

and

Place notice on the premises in the way prescribed under the Development Assessment Rules

9/4/2025	[intended date notice to be erected]
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and

Notify the owners of all lots adjoining the premises the subject of the application

8/4/2025	[intended date owners to be notified]
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If you wish to discuss this matter further, please contact me on the above telephone number.

Yours sincerely

 Bristi Basak Urban & Regional Planner 4 /4/2025	[applicant name, signature and date]
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