

# PUBLIC NOTIFICATION



Approval Sought: Material Change of Use

Proposed Development: Dwelling House and Shed

Where: 7-9 Totteridge Street, Lakes Creek

Lot Description: Lot 26 on RP603372

Application Reference: D/12-2025

Make a submission from:

5 February 2026 to 27 February 2026

You may make a submission to Rockhampton Regional Council

PO BOX 1860, Rockhampton QLD 4700

Email: [enquiries@rrc.qld.gov.au](mailto: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](http://www.rrc.qld.gov.au)





**(Gracemere Surveying and Planning Consultants Pty Ltd)**

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**Our Ref: 251368**

**5<sup>th</sup> February 2025**

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

**Attention: Development Assessment**

Dear Sir/Madam,

**RE: Application for a Development Permit for Material Change of Use for a Residential Dwelling & Shed over Lot 26 on RP603372 situated at 7 Totteridge Street, Lakes Creek**

We refer to the abovementioned proposed MCU Application for a Residential Dwelling, & Shed over Lot 26 on RP603372 situated at 7 Totteridge Street, Lakes Creek 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.

Please contact our Rockhampton office for payment of application fees.

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

Yours sincerely,  
**GSPC**

**Bristi Basak**  
**Urban & Regional Planner**

# 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)	Mark Rodney Insley & Sandra Lee Insley
Contact name (only applicable for companies)	Bristi / 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)	251368
1.1) Home-based business	
<input type="checkbox"/> Personal details to remain private in accordance with section 264(6) of <i>Planning Act 2016</i>	
2) Owner's consent	
2.1) Is written consent of the owner required for this development application?	
<input checked="" type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application	
<input type="checkbox"/> 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
		7	Totteridge Street	Lakes Creek
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4701	26	RP603372	Rockhampton Regional Council

#### 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:

- ☐ Listed on the Environmental Management Register (EMR) under the *Environmental Protection Act 1994*

EMR site identification:

- ☐ Listed on the Contaminated Land Register (CLR) under the *Environmental Protection Act 1994*

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):*

Proposed MCU Application for Dwelling House & Shed over Lot 26 on RP603372

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	<input checked="" type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input type="checkbox"/> Yes – complete division 2
Operational work	<input type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> Yes – complete <i>DA Form 2 – Building work details</i>

### 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 <sup>2</sup> ) (if applicable)
Dwelling House & Shed	<i>Dwelling house</i> means a residential use of premises involving— <ol style="list-style-type: none"> <li>1 dwelling for a single household and any domestic outbuildings associated with the dwelling; or</li> <li>1 dwelling for a single household, a secondary dwelling, and any domestic outbuildings associated with either dwelling.</li> </ol>	2	House – 102.3m <sup>2</sup>  Shed – 300m <sup>2</sup>
8.2) Does the proposed use involve the use of existing buildings on the premises?			
<input type="checkbox"/> Yes			
<input checked="" type="checkbox"/> No			
8.3) Does the proposed development relate to temporary accepted development under the Planning Regulation?			
<input type="checkbox"/> Yes – provide details below or include details in a schedule to this development application			
<input checked="" type="checkbox"/> 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?				
2				
9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)				
<input type="checkbox"/> Subdivision (complete 10)		<input type="checkbox"/> Dividing land into parts by agreement (complete 11)		
<input type="checkbox"/> Boundary realignment (complete 12)		<input type="checkbox"/> 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:
Number of lots created				

<b>10.2) Will the subdivision be staged?</b>	
<input type="checkbox"/> Yes – provide additional details below <input type="checkbox"/> No	
How many stages will the works include?	
What stage(s) will this development application apply to?	

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

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

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

<b>14.1) What is the nature of the operational work?</b>	
<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
<b>14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)</b>	
<input type="checkbox"/> Yes – specify number of new lots:	
<input type="checkbox"/> No	
<b>14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)</b>	
\$	

## PART 4 – ASSESSMENT MANAGER DETAILS

<b>15) Identify the assessment manager(s) who will be assessing this development application</b>
Rockhampton Regional Council
<b>16) Has the local government agreed to apply a superseded planning scheme for this development application?</b>
<input type="checkbox"/> Yes – a copy of the decision notice is attached to this development application

- ☐ The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- ☒ 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

<input type="checkbox"/> Water-related development – removing quarry material <i>(from a watercourse or lake)</i> <input type="checkbox"/> Water-related development – referable dams <input type="checkbox"/> Water-related development – levees <i>(category 3 levees only)</i> <input type="checkbox"/> Wetland protection area
<b>Matters requiring referral to the local government:</b> <input type="checkbox"/> Airport land <input type="checkbox"/> Environmentally relevant activities (ERA) <i>(only if the ERA has been devolved to local government)</i> <input type="checkbox"/> Heritage places – Local heritage places
<b>Matters requiring referral to the Chief Executive of the distribution entity or transmission entity:</b> <input type="checkbox"/> Infrastructure-related referrals – Electricity infrastructure
<b>Matters requiring referral to:</b> <ul style="list-style-type: none"> <li>• The <b>Chief Executive of the holder of the licence</b>, if not an individual</li> <li>• The <b>holder of the licence</b>, if the holder of the licence is an individual</li> </ul> <input type="checkbox"/> Infrastructure-related referrals – Oil and gas infrastructure
<b>Matters requiring referral to the Brisbane City Council:</b> <input type="checkbox"/> Ports – Brisbane core port land
<b>Matters requiring referral to the Minister responsible for administering the Transport Infrastructure Act 1994:</b> <input type="checkbox"/> Ports – Brisbane core port land <i>(where inconsistent with the Brisbane port LUP for transport reasons)</i> <input type="checkbox"/> Ports – Strategic port land
<b>Matters requiring referral to the relevant port operator, if applicant is not port operator:</b> <input type="checkbox"/> Ports – Land within Port of Brisbane's port limits <i>(below high-water mark)</i>
<b>Matters requiring referral to the Chief Executive of the relevant port authority:</b> <input type="checkbox"/> Ports – Land within limits of another port <i>(below high-water mark)</i>
<b>Matters requiring referral to the Gold Coast Waterways Authority:</b> <input type="checkbox"/> Tidal works or work in a coastal management district <i>(in Gold Coast waters)</i>
<b>Matters requiring referral to the Queensland Fire and Emergency Service:</b> <input type="checkbox"/> Tidal works or work in a coastal management district <i>(involving a marina (more than six vessel berths))</i>

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)

- ☐ Yes – provide details below or include details in a schedule to this development application
- ☒ 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)

- ☐ Yes – a copy of the receipted QLeave form is attached to this development application
- ☐ 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
- ☒ 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?

- ☐ Yes – show cause or enforcement notice is attached
- ☒ 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 *Environmental Protection Act 1994*?

- ☐ 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
- ☒ No

**Note:** Application for an environmental authority can be found by searching “ESR/2015/1791” as a search term at [www.qld.gov.au](http://www.qld.gov.au). An ERA requires an environmental authority to operate. See [www.business.qld.gov.au](http://www.business.qld.gov.au) for further information.

Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			

- ☐ 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**?

- ☐ Yes – Form 536: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application
- ☒ No

**Note:** See [www.business.qld.gov.au](http://www.business.qld.gov.au) for further information about hazardous chemical notifications.

### **Clearing native vegetation**

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

☐ 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](http://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](http://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](http://www.resources.qld.gov.au) for further information.

DA templates are available from [planning.statedevelopment.qld.gov.au](http://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](http://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](http://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](http://www.resources.qld.gov.au) and [www.business.qld.gov.au](http://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](http://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](http://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](http://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](http://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.qldgov.au](http://www.planning.statedevelopment.qldgov.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.stateldevelopment.qld.gov.au](http://www.planning.stateldevelopment.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

☒ Yes

**Note:** See the *Planning Regulation 2017* for referral requirements

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

☐ Yes

☒ Not applicable

Supporting information addressing any applicable assessment benchmarks is with the development application

**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](#).

☒ Yes

Relevant plans of the development are attached to this development application

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

☒ Yes

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)

☐ Yes

☒ Not applicable

### 25) Applicant declaration

☒ By making this development application, I declare that all information in this development application is true and correct

☒ 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 *Electronic Transactions Act 2001*

**Note:** It is unlawful to intentionally provide false or misleading information.

**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.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, *Planning Regulation 2017* and the *DA Rules* except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the *Planning Regulation 2017*, and the access rules made under the *Planning Act 2016* and *Planning Regulation 2017*; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

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			
<i>Note: For completion by assessment manager if applicable</i>			
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, Mark Rodney Inslay

[Insert full name]

and I, Sandra Lee Inslay

[Insert full name]

as owners of the premises identified as follows:

Lot 26 on RP603372 situated at 7 Totteridge Street, Lakes Creek

[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 26 on RP603372

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



Mark Rodney Inslay  
[Signature of owner]

4/2/2025

Date signed

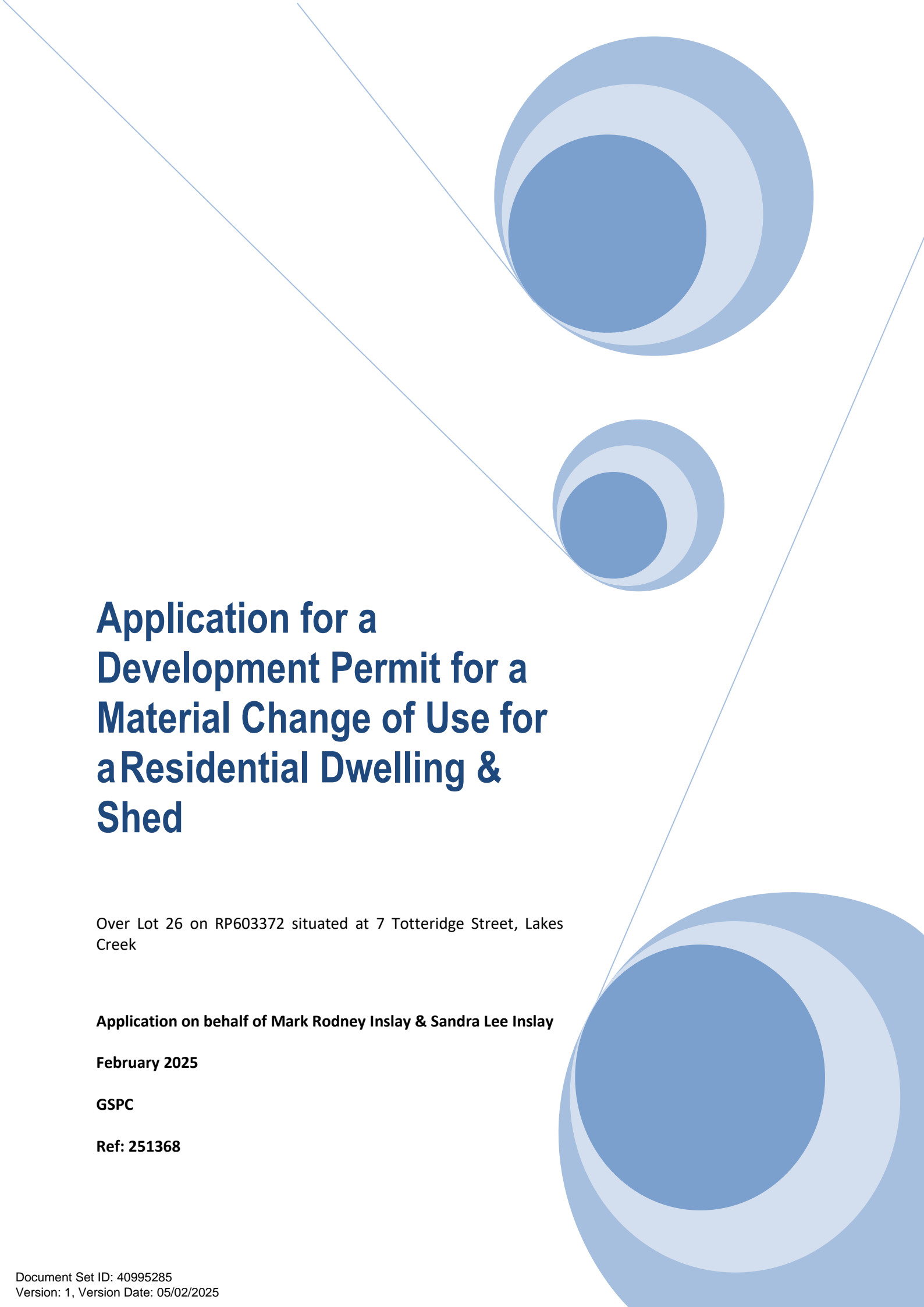


Sandra Lee Inslay  
[Signature of owner]

4/2/2025

Date signed

*The Planning Act 2016* is administered by the Department of Local Government, Infrastructure and Planning, Queensland Government.

A decorative graphic on the right side of the page. It features three concentric blue circles of varying sizes. Two thin blue lines intersect at a point on the left, forming a 'V' shape that points towards the top right. A larger blue circle is partially visible at the bottom right corner.

# **Application for a Development Permit for a Material Change of Use for a Residential Dwelling & Shed**

Over Lot 26 on RP603372 situated at 7 Totteridge Street, Lakes  
Creek

**Application on behalf of Mark Rodney Insley & Sandra Lee Insley**

**February 2025**

**GSPC**

**Ref: 251368**

Material Change of Use for a Residential Dwelling, & Shed over Lot 26 on RP603372 situated at 7 Totteridge  
Street, Lakes Creek

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## 1 APPLICATION DETAILS AND OVERVIEW

<b>Proposed Development:</b>	Development Application for Material Change of Use for a Residential Dwelling & Shed
<b>Site Address:</b>	7 Totteridge Street, Lakes Creek
<b>Real Property Description:</b>	Lot 26 on RP603372
<b>Existing Site Area:</b>	4,452m <sup>2</sup>
<b>Assessment Manager:</b>	Rockhampton Regional Council
<b>Owner/Applicant Details:</b>	Mark Rodney Insley & Sandra Lee Insley
<b>Referral Agency</b>	A state referral may not required for this development.

### PLANNING INSTRUMENT DETAILS

<b>Planning Scheme:</b>	Rockhampton Region Planning Scheme 2015.
<b>Zone:</b>	Rural Residential Zone
<b>Level of Assessment:</b>	Impact Assessment
<b>Applicable Overlays:</b>	<ul style="list-style-type: none"> <li>• Acid Sulfate Soils - above 5m and below 20m AHD</li> <li>• Airport Obstacle – Height Limit 45m</li> <li>• Airport Wildlife Hazard Buffer Area – 13km</li> <li>• Road Hierarchy Overlay – Rural access</li> <li>• Special Management Area Overlay</li> <li>• Steep Land Overlay - 15-20% slope</li> <li>• Steep Land Overlay - 20-25% slope</li> <li>• Steep Land Overlay - 25% + slope</li> </ul>
<b>State Planning Policy</b>	<p>NATURAL HAZARDS RISK AND RESILIENCE</p> <ul style="list-style-type: none"> <li>• Flood hazard area - local government flood mapping area</li> <li>• Flood hazard area - Level 1 - Queensland floodplain assessment overlay</li> </ul> <p>STRATEGIC AIRPORTS AND AVIATION FACILITIES</p> <ul style="list-style-type: none"> <li>• Obstacle limitation surface area</li> <li>• Wildlife hazard buffer zone</li> </ul>
<b>Zone code</b>	<ul style="list-style-type: none"> <li>• Rural Residential Zone code;</li> </ul>
<b>Overlay codes</b>	<ul style="list-style-type: none"> <li>• Steep land overlay code</li> </ul>
<b>Development Codes:</b>	<ul style="list-style-type: none"> <li>• Access, parking and transport code;</li> <li>• Landscape code;</li> <li>• Stormwater management code;</li> <li>• Waste management code;</li> <li>• Water and sewer code; and</li> <li>• Works code</li> </ul>
<b>Primary Contact</b>	Gracemere Surveying and Planning Consultants (GSPC) Pty Ltd.

## 2 INTRODUCTION

The proponents, Mark Rodney Insley & Sandra Lee Insley, are proposing a dwelling house and a shed over land described as Lot 26 on RP603372, situated at 7 Totteridge Street, Lakes Creek. The area of the Lot is 4,452m<sup>2</sup>. The Subject is within the Rural Residential Zone and Special Management Area Overlay, where a dwelling house is an Impact assessable development.

The existing use of land and all adjoining lots, reflects a rural Residential environment. The proposed development of a Residential Dwelling shall be located close to the frontage of Totteridge Street and the proposed shed shall be located at the rear of the Lot. The proposed shed shall be used for parking

for tractors, slashers, domestic motor vehicles and general on-site land maintenance equipment. The site is currently vacant land. Totteridge Street provides local access to the site.

The purpose of this report is to describe the site, its existing and proposed uses and to address the relevant Planning aspects with respect to the proposed Material Change of Use for a Residential Dwelling & Shed. This report should be read in conjunction with the attached DA Form 1, Site Plan for House & Shed; reference 251368-01; Proposed Floor plan & elevations of shed, reference 251368-02 prepared by GSPC and Proposed ground floor plan and elevations of house prepared by Cyber Drafting & Design Building Plans within **Appendix B** of this submission. Appropriate Planning Scheme Codes are addressed in **Appendix A** 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
<b>Appendix A</b> – Rockhampton Region Council Planning Scheme 2015	<ul style="list-style-type: none"><li>• Rural Residential Zone code;</li><li>• Access, parking and transport code;</li><li>• Landscape code;</li><li>• Stormwater management code;</li><li>• Waste management code;</li><li>• Water and sewer code;</li><li>• Works code;</li><li>• Steep land overlay code; and</li><li>• Duty Planner's advice dated 23<sup>rd</sup> January 2025.</li></ul>
<b>Appendix B</b> – Proposal Plans	<ul style="list-style-type: none"><li>• Proposed Site Plan for House &amp; Shed prepared by GSPC Ref: 251368-01;</li><li>• Proposed Floor plan &amp; elevations of shed, Ref: 251368-02; and</li><li>• Proposal Building Floor Plan and Elevations prepared by Cyber Drafting &amp; Design; sheets 1&amp;2</li></ul>
<b>Appendix C</b> – Site Information	<ul style="list-style-type: none"><li>• Smart Map and Aerial Map;</li><li>• Current Title Search; and</li><li>• Survey Plan RP603372</li></ul>
<b>Appendix D</b> – Site Mapping	<ul style="list-style-type: none"><li>• Council's Services and Contour Plan;</li><li>• Ergon Plans;</li><li>• NBN Connection details; and</li><li>• Telstra Map</li></ul>

### 4 SITE AND REAL PROPERTY DESCRIPTION

#### 4.1 SITE DETAILS

The subject site is located at 7 Totteridge Street, Lakes Creek. Site features and proposed layout are shown in the accompanying Proposal Plan 251368-01 prepared by GSPC in **Appendix B** of this Report. The locality of the subject allotment is in Lakes Creek and the real property description is described below:

- Lot 26 on RP603372

**Table 1** – Site Characteristics

SITE CHARACTERISTICS	DESCRIPTION
----------------------	-------------

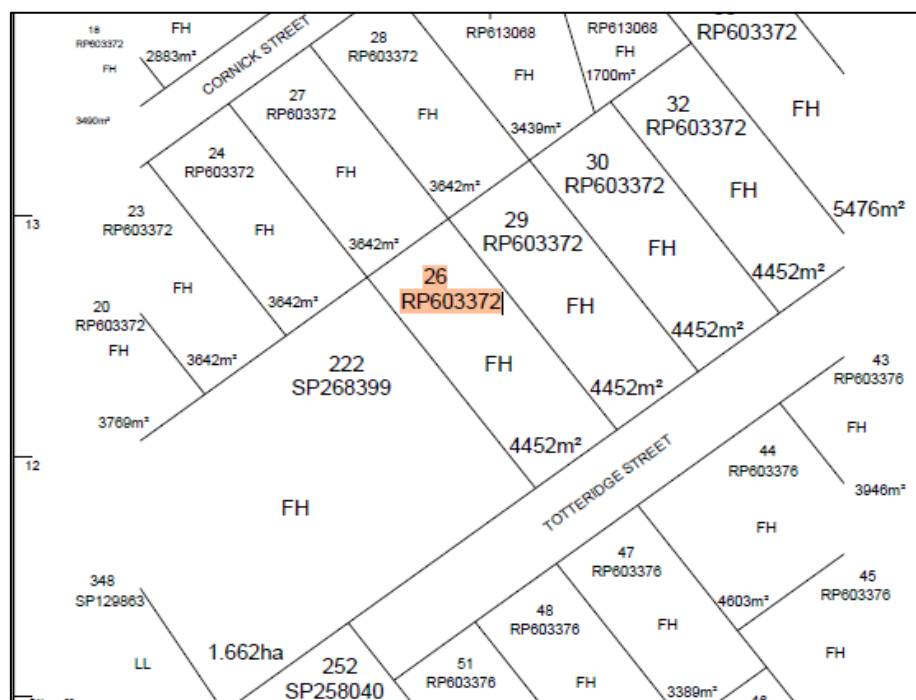
Material Change of Use for a Residential Dwelling, & Shed over Lot 26 on RP603372 situated at 7 Totteridge Street, Lakes Creek

Existing Land Use	The existing use of land is vacant.
Frontage and Access	The proposed site will utilise existing access from Totteridge Street as shown in the proposed Site Plan for House & Shed prepared by GSPC Ref: 261368-01 in <b>Appendix B</b> of this report.
Topography	Please refer to <b>Appendix D</b> – Council’s services and contour plan.

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



**Figure 1:** Google image showing subject site Lot 26 on RP603372



**Figure 2:** An extract of the Smart Map showing subject site Lot 26 on RP603372

## 4.2 CERTIFICATE AND TITLES

The subject allotment is owned by:

- Lot 26 on RP603372 - Mark Rodney Insley & Sandra Lee Insley

Copy of Current Title Search and Survey Plan are in **Appendix C** of this submission. Due to the nature of the existing rural residential Lot and the establishment of surrounding uses, a search of the Contaminated Land and Environmental Management Registers is not necessary.

## 4.3 EASEMENTS

There is no existing easement identified on-site as shown in SmartMap in **Appendix C** of this submission.

## 4.4 SITE AREA AND SHAPE

The subject land is rectangular in shape totalling an area of 4,452m<sup>2</sup>. Totteridge Street provides local access to the land. Please refer to **Appendix C** – Smartmap and Aerial Map for details.

## 4.5 SERVICES & INFRASTRUCTURE

The subject development is provided with Council onsite infrastructure services such as water. NBN and Telstra connections are available on Totteridge Street. Ergon Energy's electric poles and service pillars are also available on Totteridge Street for connection. Septic tanks shall be provided for sewer services. Stormwater shall be dispersed & disposed of over the land since there is enough permeable area for stormwater dispersal. Please refer to **Appendix D** for the details.

# 5 PROPOSED DEVELOPMENT

## 5.1 EXISTING AND PROPOSED USE OF LAND

The development proposal is to gain land use approval for a Residential Dwelling & Shed. The subject land includes access from Totteridge Street as shown in GSPC Plan Ref: 251368-01 in **Appendix B** of this report.

An access driveway from Totteridge Street has been proposed as shown on GSPC Plan Ref: 251368-01 in **Appendix B**. A septic tank shall be provided for on-site sewerage and wastewater disposal system in accordance with the requirements prescribed in the Planning Scheme and Plumbing and Drainage Permit. Electricity shall be connected to the house from the existing overhead connection available and NBN & Telstra connections are available to the premises from Totteridge Street.

The proposed impact assessable development shall remain consistent with the surrounding rural residential character, environment and road appearance.

**Table 2** – Development aspects of the Material Change of Use for a Residential Dwelling & Shed.

SITE CHARACTERISTICS	DESCRIPTION
----------------------	-------------

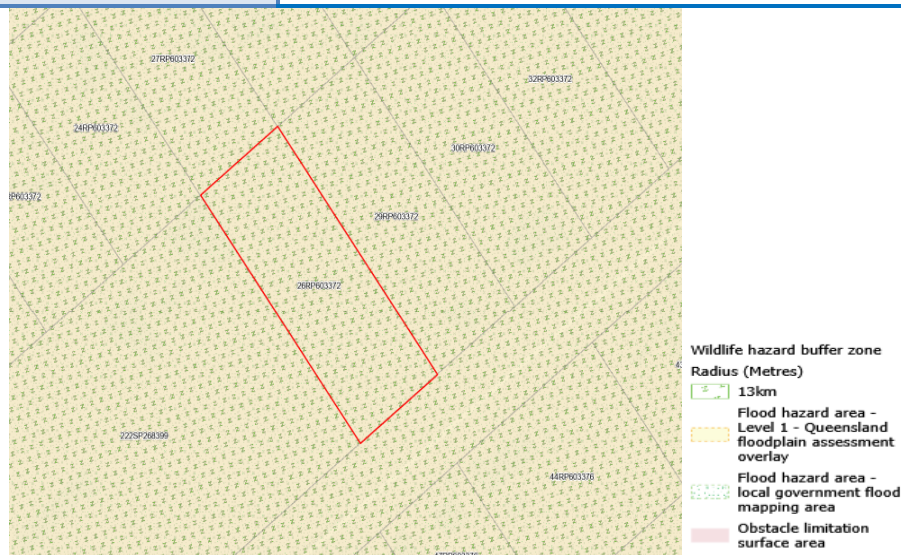
<b>Site access</b>	The proposed development shall utilise existing access from Totteridge Street as shown in the proposed Site Plan for House & Shed prepared by GSPC Ref: 251368-01 in <b>Appendix B</b> of this report.
<b>Infrastructure</b>	The subject site is provided with Council water services. An onsite septic tank shall provide sewer services. An electricity pole at the southern corner of the site will provide electricity and Telecommunications supplies are available to the site. Please refer to Ergon Plan, Telstra and NBN Connection details in <b>Appendix D</b> .

## 6 STATUTORY PLANNING FRAMEWORK

Section 6 of the report details the statutory planning framework relevant to the subject development. **Table 2** outlines the applicable State Mapping for consideration of this report and identifies if any aspect of the development may or may not require to be referred to a concurrence agency for assessment through the State Assessment Referral Agency. As in **Table 2**, this application may not be referred to SARA for its assessment.

**Table 2 – STATE MAPPING OVERVIEW**

<b>State Planning Policy</b>	<b>NATURAL HAZARDS RISK AND RESILIENCE</b> <ul style="list-style-type: none"> <li>Flood hazard area - Level 1 - Queensland floodplain assessment overlay</li> <li>Flood hazard area - Local Government flood mapping area</li> </ul> <b>STRATEGIC AIRPORTS AND AVIATION FACILITIES</b> <ul style="list-style-type: none"> <li>Obstacle limitation surface area</li> </ul>
<b>SARA DA Mapping</b>	<b>WATER RESOURCES</b> <ul style="list-style-type: none"> <li>Water resource planning area boundaries</li> </ul>



**Figures 5:** State Planning Policy mapping over subject allotment

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.

## 6.1 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 of dwelling house & shed shall not have any adverse impact on Water resource planning area boundaries.

## 7 LOCAL PLANNING INSTRUMENT

### 7.1 OVERVIEW

Section 7 addresses the relevant sections of the local planning scheme applicable to the proposal. **Table 3** below, outlines the relevant overlays and development codes needing to be addressed and assessed against the subject development.

Table 3 – PLANNING SCHEME OVERVIEW	
Planning Scheme	Rockhampton Regional Planning Scheme 2015.
Zone	Rural Residential Zone.
Overlays	<ul style="list-style-type: none"><li>• Acid Sulfate Soils - above 5m and below 20m AHD</li><li>• Airport Obstacle – Height Limit 45m</li><li>• Airport Wildlife Hazard Buffer Area – 13km</li><li>• Road Hierarchy Overlay – Rural access</li><li>• Special Management Area Overlay</li><li>• Steep Land Overlay - 15-20% slope</li><li>• Steep Land Overlay - 20-25% slope</li><li>• Steep Land Overlay - 25% + slope</li></ul>
Codes	<ul style="list-style-type: none"><li>• Rural Residential Zone code;</li><li>• Access, parking and transport code;</li><li>• Landscape code;</li><li>• Stormwater management code;</li><li>• Waste management code;</li><li>• Water and sewer code;</li><li>• Works code;</li></ul>

### 7.2 STRATEGIC FRAMEWORK

The Strategic Framework designations applicable to this proposal are as follows:-

#### **Settlement pattern:**

#### **3.3.5 Element - Rural residential**

##### **3.3.5.1 Specific outcomes**

1. *Rural residential development occurs only within the identified rural residential designated areas as shown on the strategic framework maps (SFM-1 to SFM-4). No further expansion of rural residential areas is supported.*

Proposal complies – the proposal is for residential development in rural residential zone in Lakes Creek as shown on the strategic framework maps (SFM-1 to SFM-4).

2. *Rural residential development is limited to existing designated areas for the following reasons:*

- a. *protect existing agricultural land, natural resources and the natural environment;*

Proposal complies – There is no existing agricultural land on site and the proposed development shall not have any impact on agricultural land, natural resources or the natural environment since it is compatible use in the rural residential zone.

- b. *protect natural and scenic landscapes;*

Proposal complies – The proposal is for dwelling house and shed, which is compatible use in the rural residential zone, and shall protect natural and scenic landscapes.

- c. *maximise the use of existing available infrastructure;*

Proposal complies – The site has a connection with Council's water supply network. The proposed development shall maximise use of on-site infrastructure by connecting to available electricity pole, Telstra & NBN facilities.

- d. *encourage urban development into defined urban areas and new urban areas as identified on the strategic framework maps (SFM-1 to SFM-4); and*

Proposal complies – The proposal is for residential development which shall encourage urban development within the areas as identified on the strategic framework maps (SFM-1 to SFM-4)

- e. *avoid impeding the efficient expansion of the urban footprint.*

Proposal complies – The proposal is for small-scale residential development within the areas as identified on the strategic framework maps (SFM-1 to SFM-4).

3. *Home-based businesses involving heavy vehicles may establish within rural residential areas, where no significant impact occurs on adjoining sensitive land uses. However, larger scale transport and freight uses (which do not fall within the definition of a home-based business) must be located within the designated industrial areas or areas specifically identified elsewhere within this strategic framework rather than in rural residential areas.*

Not Applicable – this proposal is not for Home-based business.

4. *Small-scale rural uses (such as animal keeping or cropping) are supported provided that they are in accordance with the rural residential zone code.*

Not Applicable – this proposal is not for rural uses.

5. *New subdivisions within rural residential areas must be serviced to an urban standard (including constructed roads and stormwater drainage).*

Not Applicable – this proposal is not for new subdivision.

*Editor's note—Rural residential land will continue to be reviewed to reduce the extent within areas that are suitable for rural activities.*

**Mount Morgan - Baree and Walterhall**

6. *To provide for adequate water and sewer services on-site, rural residential development in the Baree and Walterhall precinct will be required to be on an allotment of 4,000 square metres or greater, which may require the amalgamation of land.*

Not Applicable- The proposal is not located within Mount Morgan-Baree and Walterhall.

**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.*

Proposal complies – The proposal is for dwelling house and shed, which is compatible use in the rural residential zone, and shall protect natural and scenic landscapes.

- (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.*

Proposal complies – The proposal is for dwelling house and shed, which is compatible use in the rural residential zone, and shall not create unsustainable impacts on floodplains, waterways or environmentally significant areas.

- (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.*

Proposal complies – The proposal is for small-scale development of dwelling house and shed, which is compatible use in the rural residential zone, and shall not increase the risk to human life and property.

- (4) *Strategic and iconic scenic and landscape values are protected from potential adverse impacts of development.*

Proposal complies – The proposal is for dwelling house and shed, which is compatible use in the rural residential zone marked in strategic framework maps (SFM-1 to SFM-4)., and shall protect natural and scenic landscapes.

**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.*

**Comments:**

The proposal is for residential development within rural residential zone towards achieving the intents of Items (1) & (2) above, and it has no impacts on Items (3) & (4).

### **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.*

Proposal complies– The site has access from Totteridge Street, which is a fully constructed road to rural residential standards, in this rural residential area, that provides active transport infrastructure facilities to the neighbourhood.

- (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.*

Not Applicable – No additional trunk transport network or trunk infrastructure is proposed to support this development.

- (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.*

Not Applicable – No transport network is proposed to support this development.

- (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.*

Proposal complies – The proposal is poised to enhance the provision of food and services to workers on the Capricorn Highway, local roads and the Gladstone – Blackwater rail network.

Not Applicable – No transport network is proposed to support this development.

### **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:**

The subject site is provided with Council water services. An onsite septic tank shall provide sewer services. An electricity pole at the southern corner of the site will provide electricity and Telecommunications supplies are available to the site. Please refer to Ergon Plan, Telstra and NBN Connection details in **Appendix D**.

#### **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.*

Not Applicable - The proposal is for a dwelling house and a shed only.

*(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).*

Not Applicable - The proposal is not for providing infrastructure services.

*(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.*

Proposal complies- The proposed development does not have any impact on traditional economic assets and natural resources.

*(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.*

Not Applicable – the proposal has no adverse impacts on the region's natural resources.

*(5) Natural assets identified by this planning scheme are protected as they underpin current and emerging tourism opportunities and important lifestyle values for residents.*

Not Applicable – the proposal has no adverse impacts on the region's natural assets.

## **7.3 LOCAL PLANNING INSTRUMENT**

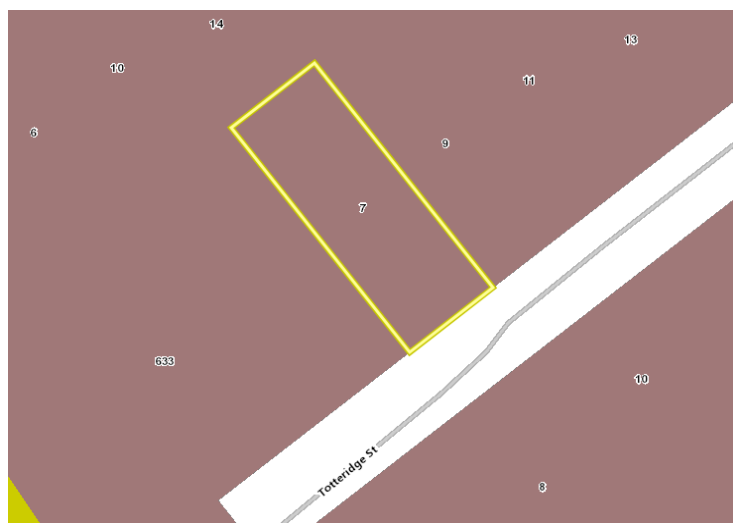
### **7.3.1 ZONING**

The subject Allotment is located within the Rural Residential Zone and special management area overlay, where a Material Change of Use for a Residential Dwelling & Shed Application is subject to an Impact Assessable development application.

### 7.3.2 SURROUNDING ZONING OF LAND

A detailed outline of surrounding zoning for the subject land is in **Table 3** below:

Table 3: Surrounding Zoning of The Subject Land	
North	North of the subject allotments entails Rural residential zone.
East	East of the subject allotments entails Rural residential zone.
South	South of the subject allotments entails Rural residential zone.
West	West of the subject allotments entails Rural residential zone.



**Figures 5:** Surrounding Zoning of the Subject land

The subject development is for a Material Change of Use for a Residential Dwelling & Shed within the Rural Residential Zone. The proposed building will utilise the existing access from Totteridge Street. The site and its surrounding areas are predominately situated within the Rural Residential Zone. The proposed development will not affect any agricultural interests in the region. Overall, the result of this development will continue to uphold the existing rural residential character and will have no likely impact towards existing and surrounding land uses.

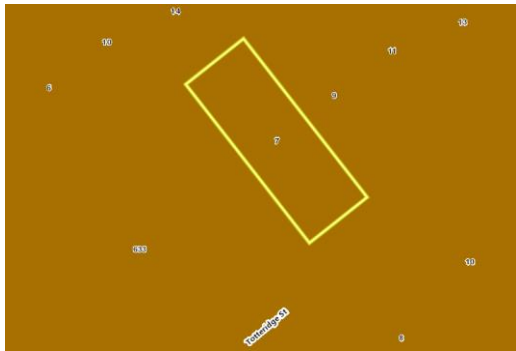
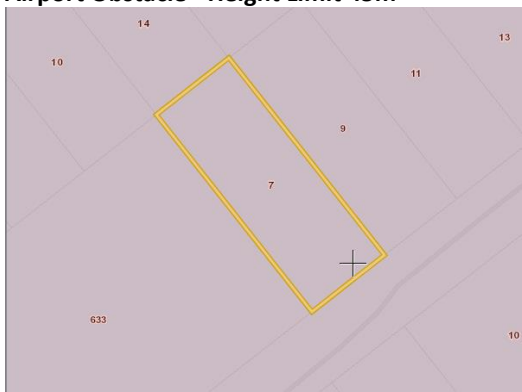
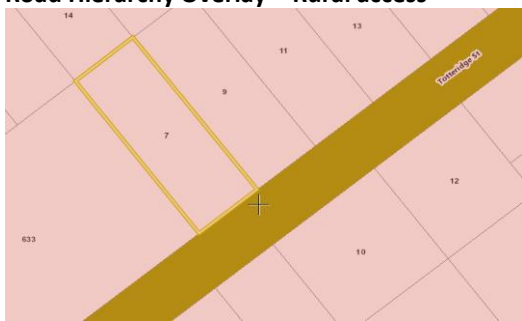
## 7.4 APPLICABLE OVERLAYS

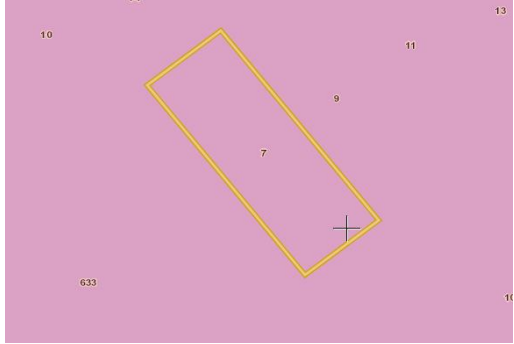
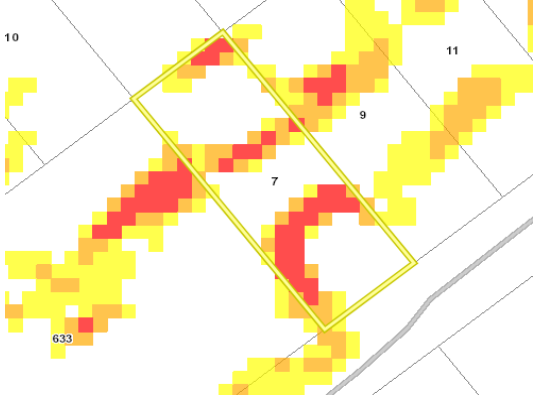
*Rockhampton Region Planning Scheme 2015* and relevant planning maps reveal that the subject land is triggered by applicable overlays as listed below:

- Acid Sulfate Soils - above 5m and below 20m AHD
- Airport Obstacle – Height Limit 45m
- Airport Wildlife Hazard Buffer Area – 13km
- Road Hierarchy Overlay – Rural access
- Special Management Area Overlay

Material Change of Use for a Residential Dwelling, & Shed over Lot 26 on RP603372 situated at 7 Totteridge Street, Lakes Creek

- Steep Land Overlay - 15-25% slope
- Steep Land Overlay - 20-25% slope
- Steep Land Overlay - 25% + slope

Overlays	Comment
<p><b>Acid Sulfate Soils - above 5m and below 20m AHD</b></p>  <p><b>Legend</b></p> <ul style="list-style-type: none"> <li>Limit of known or potential acid sulphate soils (Department of Resources)</li> <li>Land at or below 5m AHD</li> <li>Land above 5m and below 20m AHD</li> </ul>	<p>The proposed development is above 5m AHD, at around 10m AHD. Therefore, it is anticipated that, the proposed development shall not have any adverse impact on the Acid Sulfate Soil as the proposed footings shall not go below 7m on AHD. Moreover, the proposed building and shed shall be built on posts. Please refer to the floor plan &amp; elevations of shed reference 251368-02 prepared by GSPC and the Proposed ground floor plan and elevations of house prepared by Cyber Drafting &amp; Design Building Plans within <b>Appendix B</b> of this submission. Therefore, this overlay has not been addressed in this submission.</p>
<p><b>Airport Obstacle - Height Limit 45m</b></p>  <p><b>Legend</b></p> <ul style="list-style-type: none"> <li>Obstacle Limitation Surface</li> <li>0 metres - All new buildings refer to Airport</li> <li>Up to 6.5 metres above ground level</li> <li>Up to 10 metres above ground level</li> <li>Up to 15 metres above ground level</li> <li>Up to 20 metres above ground level</li> <li>Up to 30 metres above ground level</li> <li>Up to 45 metres above ground level</li> </ul>	<p>The proposed development does not involve any structure more than 10m high and has no significant impact over height obstacles. Therefore, this overlay code is not further addressed.</p>
<p><b>Road Hierarchy Overlay – Rural access</b></p>  <p><b>Legend</b></p> <ul style="list-style-type: none"> <li>Rural Arterial</li> <li>Major Rural Collector</li> <li>Minor Rural Collector</li> <li>Rural Access</li> </ul>	<p>The site has access from Totteridge Street, which is a rural road. The proposal is for dwelling house and shed and shall not have any adverse impact on road hierarchy. Therefore, this overlay is not further addressed.</p>

<p><b>Special Management Area Overlay</b></p>  <p><b>Legend</b></p> <ul style="list-style-type: none"> <li>Special Management</li> <li>Slope %</li> <li>15-20%</li> <li>20-25%</li> <li>25%+</li> </ul>	<p>The proposal is for residential development within the Special Management area overlay, which makes the proposal an Impact assessable development. No additional lots are proposed in this submission. The nature of the development is residential and does not involve the further intensification of sensitive land use(s). Therefore, this overlay is not further addressed.</p>
<p><b>Steep Land Overlay - 15-20% slope</b>  <b>Steep Land Overlay - 20-25% slope</b>  <b>Steep Land Overlay - 25% + slope</b></p>  <p><b>Legend</b></p> <ul style="list-style-type: none"> <li>Slope %</li> <li>15-20%</li> <li>20-25%</li> <li>25%+</li> </ul>	<p>There are areas within the subject site affected by Steep Land Overlay. This overlay is addressed in <b>Appendix A</b>.</p>

## 7.5 RELEVANT PLANNING SCHEME CODES

**Table 4: Planning Scheme Overview**

<b>Zone Code</b>	<ul style="list-style-type: none"> <li>Rural Residential Zone Code</li> </ul>
<b>Development Codes</b>	<ul style="list-style-type: none"> <li>Access, parking and transport code;</li> <li>Landscape code;</li> <li>Stormwater management code;</li> <li>Waste management code;</li> <li>Water and sewer code;</li> <li>Works code</li> </ul>
<b>Overlay code</b>	<ul style="list-style-type: none"> <li>Steep Land Overlay Code</li> </ul>

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

- Landscape code;
- Stormwater management code;
- Waste Management Code;
- Water and sewer code; and
- Works code

#### **7.5.1 LANDSCAPE CODE**

Any significant vegetation shall be retained in the proposed development. A shed has been provided for parking for the tractors, slashers, domestic motor vehicles and general on-site land maintenance equipment. Hence, shade trees are not required in the parking area. No palm trees have been identified in this submission. Therefore, the landscaping code is not further addressed in this submission.

#### **7.5.2 STORMWATER MANAGEMENT CODE**

The proposal does not affect the natural waterway corridor and drainage paths, as the house is proposed towards Totteridge Street and the Shed is proposed towards the north (rear) of the allotment; the gully in the middle of the allotment is not affected. The site has an area of 4,452m<sup>2</sup>. Therefore, the site shall have enough permeable areas for stormwater dispersal and disposal on site. No detention basin is proposed in this submission. Hence, the stormwater management code is not addressed in this submission.

#### **7.5.3 WASTE MANAGEMENT CODE**

The proposal is for a dwelling house and a shed only. There should be at least one refuse collection bin and one recycling bin for the proposed development. The proposed development shall follow the Council's refuse collection system for the respective neighbourhood. Therefore, this code is not further addressed in this submission.

#### **7.5.4 WATER AND SEWER CODE**

The subject site is provided with Council water services. An onsite septic tank shall provide sewer services. Please refer to Council's infrastructure and contour map in **Appendix D**. Therefore, the code is not required to be assessed against the subject development.

#### **7.5.5 WORKS CODE**

The access driveway is proposed from Totteridge Street, which is almost 300 metres away from the un-signalised road intersections of Totteridge Street and Montgomerie Street. A shed has been provided for parking for the tractors, slashers, domestic motor vehicles and general on-site land maintenance equipment. The proposed shed and access driveway shall be designed according to the standards. Therefore, this code has not been further addressed in this submission.

## **8 SUMMARY**

The proposed development is for a Material Change of Use for a Residential Dwelling & Shed over Lot 26 on RP603372 situated at 7 Totteridge Street in Lakes Creek. The subject development is considered assessable development in accordance with the *Rockhampton Region Planning Scheme 2015* in the Rural Residential Zone requiring an Impact Assessable development application to Council.

The development generally meets the planning scheme requirements for impact assessment and overlay requirements. The nature of the proposed development is considered small scale, consistent with the existing zoning environment and will create affordable residential amenity for local community who are willing to enjoy a quiet and peaceful rural residential environment, which is strategically beneficial to social cohesion in the long-term future in Rockhampton.

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 a development permit.



## **APPENDIX A – ASSESSMENT AGAINST ROCKHAMPTON REGION PLANNING SCHEME 2015**

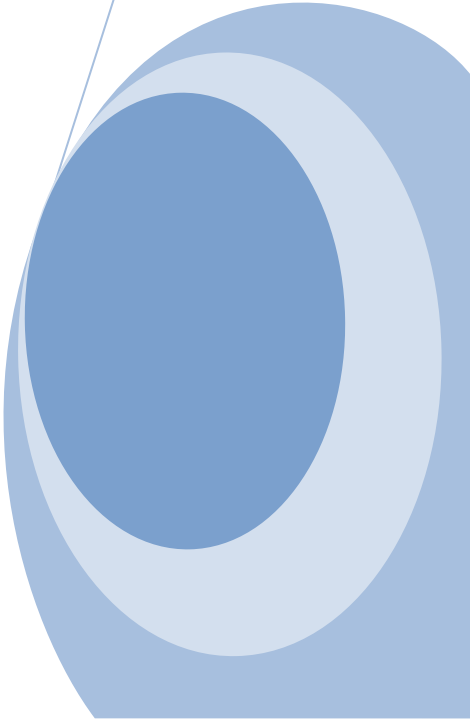
- Rural Residential Zone code;
- Access, parking and transport code;
- Steep land overlay code; and
- Duty Planner's advice dated 23<sup>rd</sup> January 2025.

**Application on behalf of Mark Rodney Insley & Sandra Lee  
Insley**

**February 2025**

**GSPC**

**Ref: 251368**



## ADDRESSING RURAL RESIDENTIAL ZONE CODE

Overall Outcomes		Proposal	Compliance
Purpose			
(1)	The purpose of the rural residential zone code is to:	(1) Proposal complies. The proposal is for a dwelling house and a shed within the existing rural residential area. The subject development shall continue to maintain the existing character of the area.	✓
	<ul style="list-style-type: none"> <li>(a) recognise existing rural residential zoned areas;</li> <li>(b) prevent the establishment of new rural residential areas, but facilitate subdivision within existing zoned areas;</li> <li>(c) prevent the establishment of development which may limit the productive capacity of adjoining rural land.</li> </ul>		
(2)	The purposes of the zone will be achieved through the following outcomes:	(2) Proposal complies. The proposal is for a dwelling house and a shed in rural residential zone in Lakes Creek as shown on the strategic framework maps (SFM-1 to SFM-4). The proposed house and shed are appropriately setback from all the boundaries. Please refer to the Site Plan for House & Shed ref: 251368-01 prepared by GSPC in <b>Appendix B</b> of this report. The subject site is provided with Council water services. An onsite septic tank shall provide sewer services. An electricity pole at the southern corner of the site will provide electricity and Telecommunications supplies are available to the site. Please refer to Ergon Plan, Telstra and NBN Connection details in <b>Appendix D</b> . No subdivision is proposed in this submission.	✓
	<ul style="list-style-type: none"> <li>(a) the zone provides for predominantly dwelling houses on large lots with ancillary small-scale uses, that do not compromise the residential amenity of the area, such as animal keeping, cropping and home based businesses;</li> <li>(b) roadside stalls and other sales of produce grown on the site are of a limited scale that is consistent with the rural residential lifestyle;</li> <li>(c) non-residential uses occur within the zone where they: <ul style="list-style-type: none"> <li>(i) do not compromise the residential character and existing amenity of the surrounding area;</li> <li>(ii) are small-scale and consistent with the surrounding urban form;</li> <li>(iii) primarily function to service the needs of the immediate local residential community;</li> <li>(iv) do not detract from the role and function of centres or the operation of rural uses in the vicinity; and</li> <li>(v) do not result in the expansion of a centre zone;</li> </ul> </li> <li>(d) transport and freight uses, which do not meet the definition of a home based business, are not established in the rural residential zone;</li> <li>(e) rural residential development: <ul style="list-style-type: none"> <li>(i) does not occur beyond those areas zoned for this purpose;</li> <li>(ii) is buffered by appropriate setbacks and landscaping from rural land and incompatible land uses, so that amenity impacts from spray drift, noise and odour are avoided;</li> </ul> </li> </ul>		

<ul style="list-style-type: none"> <li>(iii) enhances and responds to environmental features and topographical features of the site, including creeks, gullies, waterways, wetlands and vegetation and bushland;</li> <li>(iv) does not adversely impact the safety and efficiency of the road network;</li> <li>(v) maximises energy efficiency, water conservation and sustainable energy technologies; and</li> <li>(vi) is serviced by infrastructure that is commensurate with the needs of the use;</li> </ul>		
<ul style="list-style-type: none"> <li>(f) new subdivisions within rural residential areas must be serviced to an urban standard (including telecommunications, electricity, constructed roads and stormwater drainage); and</li> </ul>		
<ul style="list-style-type: none"> <li>(g) the establishment of one (1) precinct within the zone where particular requirements are identified:                             <ul style="list-style-type: none"> <li>(i) Baree and Walterhall precinct.</li> </ul> </li> </ul>		

### 6.7.5.3 Specific benchmarks for assessment

**Table 6.7.5.3.1 — Development outcomes for assessable development and requirements for accepted development**

Performance outcomes	Acceptable outcomes	Response	Compliance
<b>Where involving a new building or expansion to an existing building</b>			
<b>Built form</b>			
<b>PO1</b> Development does not adversely impact on the character of the locality, having regard to the scale, height and visibility of buildings.	<b>AO1.1</b> The height of buildings and structures does not exceed: <ul style="list-style-type: none"> <li>1) two (2) storeys and 8.5 metres above ground level where the ground has a slope less than fifteen (15) per cent; and</li> <li>2) two (2) storeys and ten (10) metres above ground level where the ground has a slope equal to or greater than of fifteen (15) per cent.</li> </ul>	<b>PO1.1. Proposal complies.</b> The height of the proposed dwelling house and the shed are both compliant. Please refer to Site Plan for House & Shed; reference 251368-01 and floor plan & elevations of shed reference 251368-02 prepared by GSPC and the Proposed ground floor plan and elevations of house prepared by Cyber Drafting & Design Building Plans within <b>Appendix B</b> of this submission.	✓
	<b>AND</b>  <b>AO1.2</b>	<b>PO1.2. Proposal complies.</b>	✓

Performance outcomes	Acceptable outcomes	Response	Compliance
	Site cover does not exceed forty (40) per cent of the total site area.	The floor area of the proposed dwelling house and shed, combined, is only about 500m <sup>2</sup> . The site cover is only 11.2% which does not exceed the maximum allowable site cover. Please refer to the Site Plan for House & Shed ref: 251368-01 prepared by GSPC in <b>Appendix B</b> of this report.	
<b>Land use</b>			
<b>Animal keeping or cropping</b>			
<b>PO2</b> Development involving animal keeping or cropping does not detract from the residential amenity onsite and within proximity to the site. Setbacks are provided to: <ol style="list-style-type: none"> <li>1) avoid potential nuisance to neighbours;</li> <li>2) protect residential amenity; and</li> <li>3) maintain the character of the rural residential area.</li> </ol>	<b>AO2.1</b> Non-residential buildings, animal enclosures, chemical spraying, storage facilities and waste disposal areas are set back from sensitive land use(s) (including within the site and the adjoining site) a minimum of fifty (50) metres.	<b>PO2. Not Applicable</b> The proposed development does not involve any animal-keeping or cropping activities.	N/A
<b>Caretaker's accommodation</b>			
<b>PO3</b> The development does not compromise the productivity of the use.	<b>AO3.1</b> No more than one (1) caretaker's accommodation is established on the site.	<b>PO3. Not Applicable</b> No caretaker's accommodation is proposed in this submission.	N/A
<b>Home based business</b>			
<b>PO4</b> Development for a home based business is operated, designed and sited in a manner that: <ol style="list-style-type: none"> <li>1) is an appropriate scale and intensity;</li> <li>2) is integrated with the primary use of the site for a dwelling house;</li> <li>3) does not adversely affect the safety and private recreation needs of adjoining premises;</li> </ol>	<b>AO4.1</b> The home based business has a maximum gross floor area of 100 square metres (except for a bed and breakfast accommodation or home based child care). <b>AND</b> <b>AO4.2</b> The home based business is carried out within an existing building or structure.	<b>PO4. Not Applicable</b> No home based business is proposed in this submission.	N/A

Performance outcomes	Acceptable outcomes	Response	Compliance
<p>4) does not adversely affect the streetscape and street function; and</p> <p>5) does not compromise the character and amenity of the surrounding area by way of noise, light, dust, fumes, vibration, odour or storage of potentially hazardous materials.</p>	<p>Note—This does not include the parking of vehicles.</p> <p><b>AND</b></p> <p><b>AO4.3</b></p> <p>Hours of operation are between the hours of 07:00 to 19:00 Monday to Saturday and 08:00 to 19:00 Sunday and public holidays (except for a bed and breakfast accommodation or home based child care).</p> <p><b>AND</b></p> <p><b>AO4.4</b></p> <p>The home based business involves a minimum of one (1) resident of the dwelling.</p> <p><b>AND</b></p> <p><b>AO4.5</b></p> <p>A maximum of one (1) worker, not residing in the dwelling house, is employed in the home based business.</p> <p><b>AND</b></p> <p><b>AO4.6</b></p> <p>The home based business contains visitor parking within the site</p> <p><b>AND</b></p> <p><b>AO4.7</b></p> <p>The home based business where for bed and breakfast accommodation:</p> <ol style="list-style-type: none"> <li>1) the combined total number of guests and permanent residents does not exceed twelve (12) persons at any one time; and</li> <li>2) guests stay a maximum of fourteen (14) consecutive nights.</li> </ol> <p><b>AND</b></p> <p><b>AO4.8</b></p> <p>Goods or services for sale or hire are not displayed where they are visible from the street frontage or an adjoining residential premise.</p> <p><b>AND</b></p> <p><b>AO4.9</b></p>		

Performance outcomes	Acceptable outcomes	Response	Compliance
	<p>No more than one (1) commercial vehicle is associated with the business and the vehicle does not exceed a gross vehicle mass of 4.5 tonnes tare weight unless associated with a home based business involving heavy vehicles.</p> <p>Editor's note—Refer to provisions under additional outcomes for home based business involving heavy vehicles.</p> <p><b>AND</b></p> <p><b>AO4.10</b> The home based business does not generate traffic exceeding ten (10) vehicle trips per day and the trips are not by a vehicle exceeding a gross vehicle mass of 4.5 tonnes tare weight unless associated with a home based business involving heavy vehicles.</p> <p>Editor's note—Refer to provisions under additional outcomes for home based business involving heavy vehicles.</p> <p><b>AND</b></p> <p><b>AO4.11</b> Noise levels do not exceed acoustic quality objectives under the <i>Environmental Protection (Noise) Policy 20019</i>, as updated from time to time.</p>		
<b>Additional outcomes for home based business involving heavy vehicles</b>			
<p><b>PO5</b> Development does not compromise the character and amenity of the surrounding area by way of noise, light, dust, fumes, vibration, odour or storage of potentially hazardous materials.</p>	<p><b>AO5.1</b> A maximum of two (2) heavy vehicles and two (2) heavy trailers are stored on site at any one time.</p> <p><b>AND</b></p> <p><b>AO5.2</b> Heavy vehicles and heavy trailers: 1) each heavy vehicle or heavy trailer does not exceed a gross vehicle mass of more than 4.5 tonnes; 2) are not started or manoeuvred on site between the hours of 22:00 and 06:00 or left running unattended for any period up to five (5) minutes;</p>	<p><b>PO5. Not Applicable</b> No home based business is proposed in this submission.</p>	N/A

Performance outcomes	Acceptable outcomes	Response	Compliance
	<p>3) if used for the transport of cattle or waste disposal, are stored a minimum of 100 metres away from an adjoining dwelling; and</p> <p>4) do not have a refrigeration unit running while on-site.</p> <p><b>AND</b></p> <p><b>AO5.3</b> The business does not include the loading or unloading of vehicles or storage of goods.</p> <p><b>AND</b></p> <p><b>AO5.4</b> The site has direct access to a minor urban collector road or higher order road, but not to a state controlled road.</p> <p><b>AND</b></p> <p><b>AO5.5</b> Heavy vehicles are stored onsite and located a minimum distance of:</p> <p>1) twenty (20) metres from the frontage; and</p> <p>2) fifteen (15) metres from side and rear boundaries.</p> <p><b>AND</b></p> <p><b>AO5.6</b> Only minor maintenance is carried out on the property and does not involve major body work and mechanical repairs.</p>		
<b>Roadside stall</b>			
<p><b>PO6</b> A roadside stall:</p> <p>1) does not impact on the amenity of adjoining land uses and the surrounding area;</p> <p>2) does not adversely affect the safety and efficiency of the road network;</p> <p>3) is ancillary to the farming use conducted on the same site; and</p> <p>4) sells only fresh produce grown locally.</p>	<p><b>AO6.1</b> Any structure used for a roadside stall:</p> <p>1) has a maximum floor area of twenty (20) square metres;</p> <p>2) is located entirely within the property and not on the road reserve; and</p> <p>3) is set back from any boundary adjoining residential premises a minimum of six (6) metres.</p> <p><b>AND</b></p>	<p><b>PO6. Not Applicable</b> Roadside stall is not proposed in this submission.</p>	N/A

Performance outcomes	Acceptable outcomes	Response	Compliance
	<b>AO6.2</b> Site access, car parking and storage areas: 1) are located entirely within the property and not on the road reserve; and 2) use the same driveway as the primary property access.  <b>AND</b>  <b>AO6.3</b> The roadside stall is associated with a rural use conducted on the same site.		
<b>Sales office</b>			
<b>PO7</b> The development for a sales office is temporary in nature having regard to length of time and operation of the use.	<b>AO7.1</b> Sales office use ceases on the sale of the last lot in the estate on which it is located, or within two (2) years of commencement.	<b>PO7. Not Applicable</b> The proposal is not for sales office.	N/A
<b>Effects of development</b>			
<b>PO8</b> Outdoor storage areas are screened from the streetscape and adjoining zones.	<b>AO8.1</b> Outdoor storage areas are: 1) located behind the front building line; 2) screened from view from off-site public places; and 3) screened from adjoining sensitive land use(s) by a 1.8 metre high solid screen fence.	<b>PO8. Not Applicable</b> No outdoor storage is proposed in this submission.	N/A
<b>PO9</b> Outdoor lighting maintains the amenity of any adjoining residential zoned premises and does not adversely impact the safety of vehicles or pedestrians on the adjoining streets as a result of light emissions, either directly or by reflection.	<b>AO9.1</b> Outdoor lighting is designed, installed and maintained in compliance with the parameters and requirements of the Australian Standard AS 4282 — Control of the obtrusive effects of outdoor lighting, as updated from time to time.	<b>PO9. Proposal Complies</b> Outdoor lighting shall be designed, installed and maintained in compliance with the parameters and requirements of the Australian Standard AS 4282.	✓

**Table 6.7.5.3.2 — Development outcomes for assessable development**

Performance outcomes	Acceptable outcomes	Response	Compliance
<b>Built form – additional provisions</b>			
<b>PO10</b> The appearance and siting of buildings, structures, car parking areas and signage is compatible with the character and scenic landscape features of the area.	No acceptable outcome is nominated.	<b>PO10. Proposal Complies</b> The siting of proposed building and shed is compatible with the character and scenic landscape features of the area. Please refer to the Site Plan for House & Shed ref: 251368-01 prepared by GSPC in <b>Appendix B</b> of this report.	✓
<b>Land use</b>			
<b>Non-residential development</b>			
<b>PO11</b> Non-residential development may locate in the rural residential zone when the use can demonstrate the following: <ol style="list-style-type: none"> <li>1) it does not compromise the role and function of existing centres;</li> <li>2) it does not compromise the rural residential character and existing amenity of the surrounding area in relation to lighting, noise, dust and odour;</li> <li>3) not more appropriately located in another zone;</li> <li>4) is small in scale; and</li> <li>5) is consistent with the surrounding built form and streetscape.</li> </ol> Editor's note—SC6.9 — Economic impact assessment planning scheme policy provides guidance on how to achieve compliance with this performance outcome.	No acceptable outcome is nominated.	<b>PO11. Not Applicable</b> The proposal is not for non-residential development.	N/A
<b>Effects of development</b>			
<b>PO12</b> Sensitive land use(s) and rural residential subdivisions are set back and buffered from adjoining rural uses, on-site rural operations and industrial zoned areas.  Editor's note—Where potential conflicts between agricultural and sensitive land use(s) may occur, applicants should refer to State Planning Policy Guideline – State Interest – Agriculture.	No acceptable outcome is nominated.	<b>PO12. Not Applicable</b> No sensitive land uses are identified in this submission.	N/A

Performance outcomes	Acceptable outcomes	Response	Compliance
<b>PO13</b> Development does not unduly impact on the existing amenity and character of the locality having regard to: 1) the scale, siting and design of buildings and structures; and 2) visibility of buildings and structures when viewed from roads and other public view points.	No acceptable outcome is nominated.	<b>PO13. Proposal Complies</b> The proposed development is small-scale residential development and shall not have any impact on the visibility from the road. The proposed development maintains the existing amenity and character of the locality.	✓
<b>PO14</b> Development is located and designed to respond sensitively to on-site and surrounding landscape and topography such that: 1) hazards to people or property are avoided; 2) earthworks are minimised; 3) the retention of natural drainage lines is maximised; 4) the retention of existing vegetation is maximised; 5) leeching by nutrients, pesticides or other contaminants, or potential for salinity is minimised; 6) damage or disruption to sewer, stormwater and water infrastructure is avoided; and 7) there is adequate buffering, screening or separation to adjoining development.	No acceptable outcome is nominated.	<b>PO14. Proposal Complies</b> The proposed development is located within steep land overlay. The proposed dwelling house and shed are small scale in nature and shall be built on posts to minimise excessive earthworks; and appropriate soil Testing is proposed prior to Building Application. Please refer to the Proposed ground floor plan and elevations of house prepared by Cyber Drafting & Design Building Plans within <b>Appendix B</b> of this submission. Adequate setbacks are proposed from all the boundaries. Please refer to the Site Plan for House & Shed ref: 251368-01 prepared by GSPC in <b>Appendix B</b> of this report.	✓
<b>Where located in the Baree and Walterhall precinct</b> Note—Where outcomes in this section vary from this code, the precinct based outcomes take precedence.			
<b>PO15</b> Development for a caretaker's accommodation, dwelling house, dwelling unit or sales office only occurs within the Baree and Walterhall precinct where: 1) provision of water supply and sewerage disposal can be provided on the site; 2) development is not adversely impacted upon by incompatible land uses;	No acceptable outcome is nominated.	<b>PO15. Not Applicable</b> The proposed development is not located in the Baree and Walterhall precinct.	N/A

Performance outcomes	Acceptable outcomes	Response	Compliance
<p>3) development maintains the character and amenity of the rural residential area; and</p> <p>4) located on a lot with a minimum lot size of 4,000 square metres.</p> <p>Note—Where a conflict exists with the Water and sewer code the precinct based outcomes take precedence.</p>			

### 9.3.1 Addressing Access, parking and transport code

Specific Outcomes	Proposal	Compliance
<b>Purpose</b>		
<p>(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.</p> <p>(2) The purpose of the code will be achieved through the following overall outcomes:</p> <p>(a) the function, safety and efficiency of the transport network is optimised;</p> <p>(b) pedestrians and cyclists are provided with a high level of accessibility which is equitable, safe and convenient;</p> <p>(c) on-site access, transport and parking facilities are integrated with external walking and cyclist networks and public transport nodes;</p> <p>(d) the use of public transport is facilitated wherever practicable;</p> <p>(e) vehicle parking and access is provided, which is functional and sufficient to meet the demand likely to be generated by the development;</p> <p>(f) vehicle parking and access achieves a high standard of urban design and integration with the function and appearance of the development; and</p> <p>(g) adverse impacts on the environment and the amenity of the locality are avoided.</p>	<p>1. &amp; 2. Proposal complies.</p> <p>The site has access from Totteridge Street. A driveway from Totteridge Street is proposed in this submission which is safe for the pedestrians, vehicles and cyclists. A shed has been proposed at the rear of the Lot for parking for tractors, slashers, domestic motor vehicles and general on-site land maintenance equipment. Please refer to the Site Plan for House &amp; Shed ref: 251368-01 prepared by GSPC in <b>Appendix B</b> of this report.</p>	✓

### 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
<b>Access driveways</b>			
<b>PO1</b> Access driveways are located to avoid conflicts and designed to operate efficiently and safely, taking into account: <ul style="list-style-type: none"> <li>(a) the size of the parking area;</li> <li>(b) the volume, frequency and type of vehicle traffic;</li> <li>(c) the need for some land uses (for example hospitals) to accommodate emergency vehicle access;</li> <li>(d) the type of use and the implications on parking and circulation, for example long-term or short-term car parking;</li> <li>(e) frontage road function and conditions; and</li> <li>(f) the capacity and function of the adjoining street system.</li> </ul>	<b>AO1.1</b> Access driveways are not located within: <ul style="list-style-type: none"> <li>(a) twenty-five (25) metres of a signalised road intersection;</li> <li>(b) twenty (20) metres of an un-signalised road intersection in an industrial or centres zone or ten (10) metres otherwise; and</li> <li>(c) one (1) metre of any street signage, power poles, street lights, manholes, stormwater gully pits or other Council asset.</li> </ul>	<b>PP1.1.</b> Proposal Complies. The access driveway is proposed from Totteridge Street, which is almost 300 metres away from the un-signalised road intersections of Totteridge Street and Montgomerie Street.	✓
<b>PO2</b> Access driveways do not disrupt existing road or footpath infrastructure.	<b>AO2.1</b> Access driveways: <ul style="list-style-type: none"> <li>(a) do not require the modification, relocation or removal of any infrastructure including street trees, fire hydrants, water meters and street signs;</li> <li>(b) do not front a traffic island, speed control device, car parking bay, bus stop or other infrastructure within the road carriageway;</li> </ul>	<b>PP2.1.</b> Proposal Complies. The proposed access driveway does not require any modification in street infrastructure. Please refer to the Site Plan for House & Shed ref: 251368-01 prepared by GSPC in <b>Appendix B</b> of this report.	✓

Performance outcomes	Acceptable outcomes	Applicant's Response	Compliance
	<p>(c) must be sealed and to a formed road;</p> <p>(d) are not constructed over an access point to equipment under the control of a 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><b>PO3</b></p> <p>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><b>AO3.1</b></p> <p>Access driveways are constructed in compliance with the Capricorn Municipal Development Guidelines.</p>	<p><b>PP3.1.</b> Proposal Complies.</p> <p>The access driveway shall maintain the provisions of Capricorn Municipal Development Guidelines to enable safe and functional vehicular access from the street to the property.</p>	✓
<p><b>PO4</b></p> <p>A driveway does not allow water to pond adjacent to any buildings or cause water to enter a building.</p>	<p><b>AO4.1</b></p> <p>A driveway has a minimum cross fall of one (1) metre (vertical) to 100 metres (horizontal) away from all adjoining buildings.</p>	<p><b>PP4.1.</b> Proposal Complies.</p> <p>The stormwater from the driveway shall be disposed of into the lawful discharge channel of Totteridge Street.</p>	✓
<b>Parking</b>			
<p><b>PO5</b></p> <p>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><b>AO5.1</b></p> <p>AO5.1.1</p> <p>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.</p> <p>OR</p> <p>AO5.1.2</p> <p>Where a change of use of existing premises is proposed and there is no increase in the gross</p>	<p><b>PP5.1.</b> Proposal Complies.</p> <p>The proposal is for a dwelling house and a shed. The shed will be used for parking for tractors, slashers, domestic motor vehicles and general on-site land maintenance equipment. The shed shall be able to accommodate two (2) car parking spaces as per Table 9.3.1.3.2 of the access, parking and transport code. Please refer to the Site Plan for House &amp; Shed ref: 251368-01 prepared by GSPC in <b>Appendix B</b> of this report.</p>	✓

Performance outcomes	Acceptable outcomes	Applicant's Response	Compliance
Editor's note—SC6.6 — Car parking contributions planning scheme policy prescribes circumstances under which an applicant can satisfy PO5.	<p>floor area, the existing number of on-site car parks is retained or increased.</p> <p><b>AND</b></p> <p><b>AO5.2</b></p> <p>All parking, loading and manoeuvring facilities for visitors and employees to be located on-site.</p> <p><b>AND</b></p> <p><b>AO5.3</b></p> <p>Manoeuvring facilities to be of adequate dimensions to prevent any queuing in a roadway.</p>	<p><b>PP5.2.</b> Not applicable</p> <p>The proposed development is for residential purpose only.</p> <p><b>PP5.3.</b> Proposal Complies.</p> <p>The proposed site cover is 11.2% only, therefore, there should be enough space for vehicles manoeuvring on site and shall not create any queue in the roadway.</p>	<p><b>N/A</b></p> <p>✓</p>
<b>PO6</b> Parking and servicing facilities are designed to meet user requirements.	<b>AO6.1</b> 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.	<b>PP6.</b> Proposal Complies. The proposed shed for parking is designed according to the standards. Please refer to the floor plan and elevations of shed ref: 251368-02 prepared by GSPC in <b>Appendix B</b> of this report.	✓
<b>PO7</b> 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.	No acceptable outcome is nominated.	<b>PP7.</b> Not applicable. The site has only one road frontage from Totteridge Street.	<b>N/A</b>
<b>PO8</b> Parking areas are illuminated in a manner that maximises user safety but minimises the impacts on adjoining residents.	<p><b>AO8.1</b></p> <p>Parking areas for uses that operate at night are illuminated in accordance with the requirements of Australian Standard AS 1158.</p> <p><b>AND</b></p> <p><b>AO8.2</b></p> <p>Lighting used in parking areas does not cause an environmental nuisance and complies with Australian Standard AS 4282.</p>	<b>PP8.</b> Not applicable. The proposal is for a dwelling house and a shed, hence parking areas are not for public parking and shall not operate at night time.	<b>N/A</b>

Performance outcomes	Acceptable outcomes	Applicant's Response	Compliance
<b>PO9</b> 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: <ul style="list-style-type: none"> <li>(a) provision of opportunities for casual surveillance;</li> <li>(b) the use of fencing to define public and private spaces, whilst allowing for appropriate sightlines;</li> <li>(c) minimising potential concealment points and assault locations;</li> <li>(d) minimising opportunities for graffiti and other vandalism; and</li> <li>(e) restricting unlawful access to buildings and between buildings.</li> </ul>	No acceptable outcome is nominated.  Editor's note—Refer to Crime Prevention Through Environmental Design (CPTED) guidelines for Queensland for guidance.	<b>PP9.</b> Proposal Complies. The proposed shed for domestic parking only, is designed according to the standards to ensure public safety. Please refer to the floor plan and elevations of shed ref: 251368-02 prepared by GSPC in <b>Appendix B</b> of this report.	✓
<b>PO10</b> Parking and servicing areas are kept accessible and available for their intended use at all times during the normal business hours of the activity.	No acceptable outcome is nominated.	<b>PP10.</b> Not applicable The proposal is for residential development.	N/A
<b>Transport impact</b> Editor's note—Applicants should note that the Department of Transport and Main Roads may have additional requirements.			
<b>PO11</b> Development contributes to the creation of a transport network which is designed to: <ul style="list-style-type: none"> <li>(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</li> <li>(b) encourage people to walk, cycle or use public transport to and from the site instead of using a car.</li> </ul>	No acceptable outcome is nominated.  Editor's note—Refer to SC6.19 – Structure plan planning scheme policy for guidance.	<b>PP11.</b> Proposal complies. The proposal shall not create any adverse impact on the existing transport network.	✓

Performance outcomes	Acceptable outcomes	Applicant's Response	Compliance
<b>PO12</b> 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.	<b>AO12.1</b> 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.  <b>AND</b> <b>AO12.2</b> 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.  <b>AND</b> <b>AO12.3</b> 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.	<b>PP12.1.</b> Proposal Complies. The proposal is for a dwelling house and a shed. The shed will be used for parking for tractors, slashers, domestic motor vehicles and general on-site land maintenance equipment. The shed shall be able to accommodate two (2) car parking spaces as per Table 9.3.1.3.2 of the access, parking and transport code. Please refer to the Site Plan for House & Shed ref: 251368-01 prepared by GSPC in <b>Appendix B</b> of this report.  <b>PP12.2.</b> Proposal Complies. The site has access from Totteridge Street, which is connected to minor rural collector road named Montgomerie Street.  <b>PP12.3.</b> Not applicable. The proposal does not propose any upgrade to existing infrastructure.	<div>✓</div> <div>✓</div> <div>N/A</div>
<b>PO13</b> 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: (a) are safe for pedestrians and vehicles; (b) are conveniently connected to the main component of the development by pedestrian pathway; and (c) provide for pedestrian priority and clear sightlines.	No acceptable outcome is nominated.	<b>PP13.</b> Not applicable The proposed development is for residential purpose only.	N/A
<b>Site access</b>			
<b>PO14</b>	<b>AO14.1</b>	<b>PP14.</b> Proposal Complies.	✓

Performance outcomes	Acceptable outcomes	Applicant's Response	Compliance
Development does not impact on the safety, operation or function of the road network or system.	<p>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><b>AND</b></p> <p><b>AO14.2</b> 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><b>AND</b></p> <p><b>AO14.3</b> 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>	The proposed site cover is 11.2% only, therefore, there should be enough space for vehicles manoeuvring on site. The site has access from Totteridge Street, which is a fully constructed rural residential road. The proposal is for a dwelling house and a shed only, which shall not generate 100 vehicle movements per day.	
<b>PO15</b> Development facilitates the orderly provision and upgrading of the transport network or contributes to the construction of transport network improvements.	No acceptable outcome is nominated.	<b>PP15.</b> Not applicable The proposal does not propose any upgrade to the transport network.	<b>N/A</b>
<b>PO16</b> On-site transport network infrastructure integrates safely and effectively with surrounding networks.	<b>AO16.1</b> Intersections, connections and access arrangements are designed in accordance with the Capricorn Municipal Development Guidelines and Australian Standard AS 2890.	<b>PP16.1.</b> Not applicable Same as <b>PP15</b> .	<b>N/A</b>

Performance outcomes	Acceptable outcomes	Applicant's Response	Compliance
<b>Pedestrian and cyclist facilities</b>			
<b>PO17</b> 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.	<b>AO17.1</b> Pedestrian and cyclist movements are designed in compliance with the Capricorn Municipal Development Guidelines and Australian Standard AS 2890.	<b>PP17.1.</b> Proposal complies. The proposal is for a dwelling house and a shed only and shall not adversely impact pedestrian and cyclist movements.	✓
<b>PO18</b> 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.	<b>PP18.</b> Proposal Complies. The proposed site cove is 11.2% only. Therefore, there shall be enough space for bicycle parking on site.	✓
<b>Servicing</b>			
<b>PO19</b> Refuse collection vehicles are able to safely access on-site refuse collection facilities.	<b>AO19.1</b> Refuse collection areas are provided and designed in accordance with the waste management code and Australian Standard AS 2890.	<b>PP19.1.</b> Proposal complies. The proposed development shall follow the Council's refuse collection system for the respective neighbourhood.	✓

### 8.2.11 Addressing Steep land overlay code

Specific Outcomes	Proposal	Compliance
<b>Purpose</b>		
<p>(1) The purpose of the steep land overlay code is to ensure that:</p> <p>(a) development does not materially increase the extent or the severity of landslide hazard; and</p> <p>(b) risk to life, property, community and the environment during landslides is avoided.</p> <p>(2) The purpose of the code will be achieved through the following overall outcomes:</p>	<p>1. &amp; 2. Proposal complies.</p> <p>The proposed development is for a single-dwelling residence and an ancillary shed. Hence, it is not expected that the site will have large number of people at one time. The proposal is not for either institutional use or public infrastructure, neither involves the manufacture or storage of hazardous materials. Therefore, the risk to life, property, community and the environment during landslides is avoided. The dwelling house and shed shall be built on posts to minimise excessive filling and excavation</p>	✓

<p>(a) development avoids an unacceptable increase in the severity of a potential landslide event and does not materially increase the potential for damage on the site or to other properties;</p> <p>(b) development involving the manufacture or storage of hazardous materials does not increase the risk to public safety or the environment in a landslide event;</p> <p>(c) development ensures that vegetation clearing and filling or excavation on a site does not increase the risk of landslide;</p> <p>(d) development contributes to effective and efficient disaster management response and recovery capabilities; and</p> <p>(e) essential community infrastructure is located and designed to function effectively during and immediately after landslide events.</p>	<p>on site; and appropriate soil Testing is proposed prior to Building Application. Please refer to Site Plan for House &amp; Shed; reference 251368-01, and floor plan &amp; elevations of proposed shed reference 251368-02 prepared by GSPC and the Proposed ground floor plan and elevations of house prepared by Cyber Drafting &amp; Design Building Plans within <b>Appendix B</b> of this submission. The site has a connection to the essential community infrastructure and shall function effectively during and immediately after landslide events.</p>	
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**Table 8.2.11.3.1 — Development outcomes for assessable development**

Performance outcomes	Acceptable outcomes	Applicant's Response	Compliance
<b>All development</b>			
<p><b>PO1</b> Development incorporates design measures for the development (including ancillary buildings, structures and swimming pools) to ensure:</p> <p>(a) the long-term stability of the site considering the full nature and end use of the development;</p> <p>(b) site stability during all phases of construction and development;</p> <p>(c) people and property are protected from a potential landslide event; and</p> <p>(d) adjoining properties are not impacted by a potential landslide event.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—The preparation of a site specific geotechnical assessment report or landslide risk assessment in accordance with SC6.11 — Geotechnical report planning scheme policy can assist in demonstrating compliance with this acceptable outcome.</p>	<p><b>PO1.</b> Proposal complies.</p> <p>The proposed development is for a single-dwelling residence and an ancillary shed. Hence, it is not expected that the site will have a large number of people at one time. The dwelling house and shed shall be built on posts to minimise excessive filling and excavation on site; and appropriate soil Testing is proposed prior to Building Application. Please refer to Site Plan for House &amp; Shed; reference 251368-01, and floor plan &amp; elevations of proposed shed reference 251368-02 prepared by GSPC and the Proposed ground floor plan and elevations of house prepared by Cyber Drafting &amp; Design Building Plans within <b>Appendix B</b> of this</p>	✓

Performance outcomes	Acceptable outcomes	Applicant's Response	Compliance
		submission. The proposal is not for either institutional use or public infrastructure, neither involves the manufacture or storage of hazardous materials. Therefore, the risk to life, property, community and the environment during landslides is avoided. The proposed dwelling house and shed are appropriately setback from the adjoining lands. Therefore, adjoining properties may not be impacted by a potential landslide event. Please refer to Site Plan for House & Shed; reference 251368-01 in <b>Appendix B</b> of this submission.	
<b>PO2</b> Vegetation clearing on site does not increase the risk of a landslide event occurring.	No acceptable outcome is nominated.  Editor's note—The preparation of a site specific geotechnical assessment report or landslide risk assessment in accordance with SC6.11 — Geotechnical report planning scheme policy can assist in demonstrating compliance with this acceptable outcome.	<b>PO2.</b> Proposal complies.  The site does not require significant vegetation clearing that could increase the risk of a landslide event. Please refer to the QLD Globe image attached in <b>Appendix C</b> of this submission.	✓
<b>PO3</b> Development involving the manufacture or storage of hazardous materials in bulk is not at risk from a landslide event.	<b>AO3.1</b> The manufacture or storage of hazardous materials in bulk does not occur within the steep land overlay area.	<b>PO3.</b> Not applicable. The proposal does not involve the manufacture or storage of hazardous materials.	N/A
<b>PO4</b> Emergency services and community uses are able to function effectively during and immediately after landslide events.	No acceptable outcome is nominated.	<b>PO4.</b> Proposal complies. The site has a connection to the essential community infrastructure and shall function effectively during and immediately after landslide events.	✓
<b>Reconfiguring a lot</b>			
<b>PO5</b> Development ensures that on all new lots: (a) future building location is not located on part of the site subject to a potential landslide;	<b>AO5.1</b> When a development footprint has a slope of, or greater than fifteen (15) per cent, each new lot has a minimum size and road	<b>PO5.</b> Not applicable. The proposal is not for Reconfiguring a lot.	N/A

Performance outcomes	Acceptable outcomes	Applicant's Response	Compliance
<p>(b) the need for excessive work or changes to the finished landform to construct a building or vehicular access route within the development envelope nominated is avoided; and</p> <p>(c) future building will not be adversely affected by, or be at unacceptable risk from, landslide activity originating on sloping land above the site.</p> <p>Editor's note—The preparation of a site specific geotechnical assessment report or landslide risk assessment in accordance with SC6.11 — Geotechnical report planning scheme policy can assist in demonstrating compliance with this performance outcome.</p>	<p>frontage in accordance with Table 8.2.11.3.2.</p> <p>Note—The minimum lot size and road frontage stated in Table 8.2.11.3.2 prevails over the reconfiguring a lot code to the extent of any inconsistency.</p> <p><b>AND</b></p> <p><b>AO5.2</b></p> <p>The development has:</p> <p>(a) a frontage to a formed road; and</p> <p>(b) any section of a driveway or road internal to a site is not steeper than twenty-five (25) per cent.</p>		
<b>Operational works</b>			
<p><b>PO6</b></p> <p>Filling and excavation does not:</p> <p>(a) occur on land that has a slope greater than or equal to fifteen (15) percent; and</p> <p>(b) alter the existing flow of surface water or groundwater on the site.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—The preparation of a site specific geotechnical assessment report or landslide risk assessment in accordance with SC6.11 — Geotechnical report planning scheme policy can assist in demonstrating compliance with this acceptable outcome.</p>	<p><b>PO6.</b> Proposal complies.</p> <p>(a) The dwelling house and shed shall be built on posts to minimise excessive filling and excavation on site; and appropriate soil Testing is proposed prior to Building Application. Please refer to Site Plan for House &amp; Shed; reference 251368-01, and floor plan &amp; elevations of proposed shed reference 251368-02 prepared by GSPC and the Proposed ground floor plan and elevations of house prepared by Cyber Drafting &amp; Design Building Plans within <b>Appendix B</b> of this submission.</p> <p>(b) The proposal does not affect the existing flow of surface water or groundwater on the site, as the proposed house and shed shall be built on posts.</p>	<p>✓</p> <p>✓</p>

## Nirmala @ GSPC

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**Subject:** FW: Duty Planner Enquiry - Proposed New Dwelling House and Class 10a Shed at 7 Totteridge Street, Lakes Creek

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**From:** Duty Planner <DutyPlanner@rrc.qld.gov.au>

**Sent:** Thursday, 23 January 2025 10:48 AM

**To:** nirmala@gspc.com.au

**Subject:** Duty Planner Enquiry - Proposed New Dwelling House and Class 10a Shed at 7 Totteridge Street, Lakes Creek

Good Morning Nirmala

The property located at 7 Totteridge Street, Lakes Creek (Lot 26 on RP603372) is located within the Rural Residential Zone.

The site is also impacted by the Steep Land Overlay (slope 25% or greater) and the Special Management Area Overlay and will therefore require an Impact Assessable Development Assessment for a new dwelling addressing both the Planning Scheme and the Steep Land Overlay Code.

Kind regards,

**Elaine Bayles**

**Planning Officer | Development Assessment**

Rockhampton Regional Council

**Ph:** 4932 9000 | **E-mail:** [elaine.bayles@rrc.qld.gov.au](mailto:elaine.bayles@rrc.qld.gov.au)

**Address:** PO Box 1860, Rockhampton Q 4700 | **Web:** [www.rrc.qld.gov.au](http://www.rrc.qld.gov.au)

A decorative graphic on the right side of the page featuring three concentric blue circles of varying sizes. Two thin blue lines intersect at the top left, and a larger blue circle is partially visible at the bottom right.

## **APPENDIX B – PROPOSAL PLANS**

- Proposed Site Plan for House & Shed prepared by GSPC Ref: 251368-01;
- Proposed Floor plan & elevations of shed, Ref: 251368-02; and
- Proposal Building Floor Plan and Elevations prepared by Cyber Drafting & Design; sheets 1&2

**Application on behalf of Mark Rodney Insley & Sandra Lee Insley**

**February 2025**

**GSPC**

**Ref: 251368**



Notes:

This plan was prepared for a Material Change of Use 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)

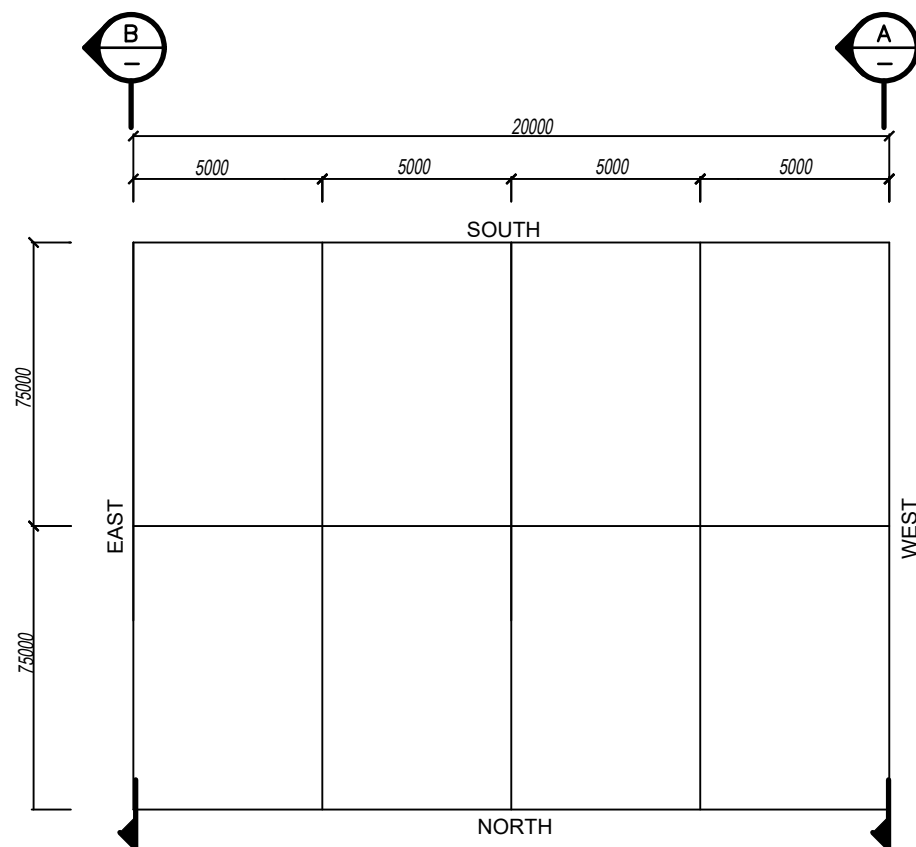
ABN: 40 124 780 445  
Rockhampton & Toowoomba  
PO Box 379 Gracemere QLD 4702  
PH: (07) 4922 7033 email: admin@gspc.com.au FAX: (07) 4922 7044

Site Plan for House & Shed  
Over Lot 26 on RP603372

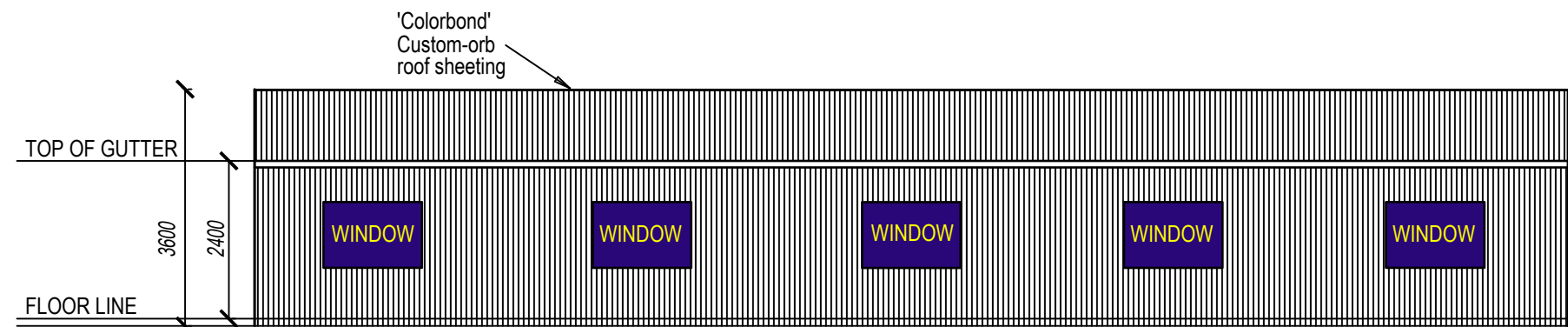
LOCALITY  
LAKES CREEK  
LOCAL GOVERNMENT  
Rockhampton  
Regional Council  
MAP REF  
9051-33144  
MERIDIAN  
RP603372

VERTICAL DATUM  
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DERIVED vide  
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PLAN SCALE  
1:500  
AUTOCAD SCALE  
1:1000  
AMEND:  
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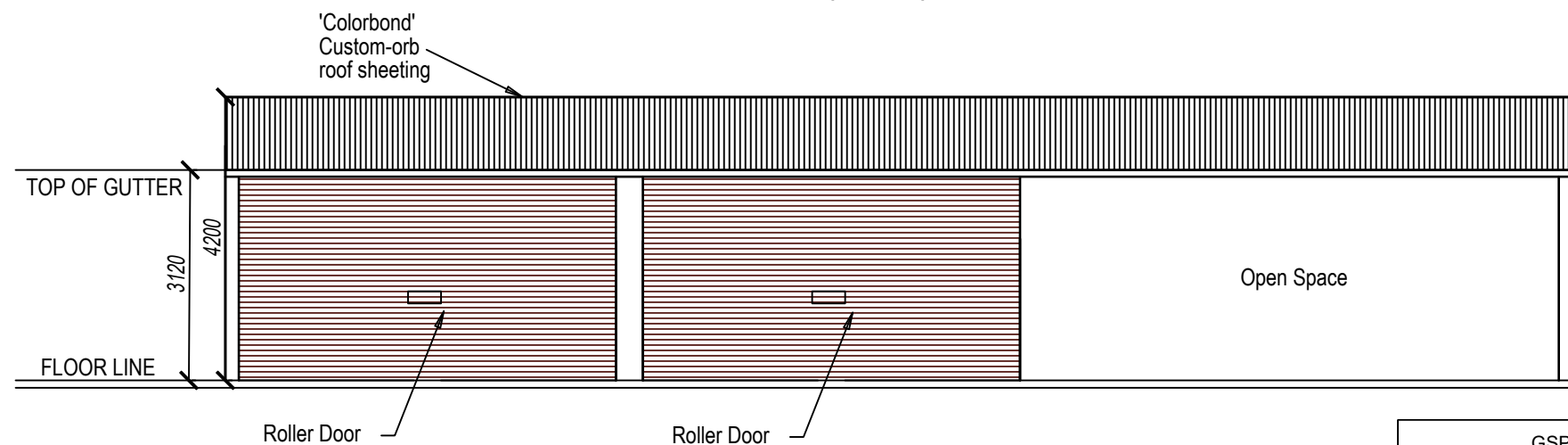
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SHEET 1 OF 1  
REF.  
251368-01



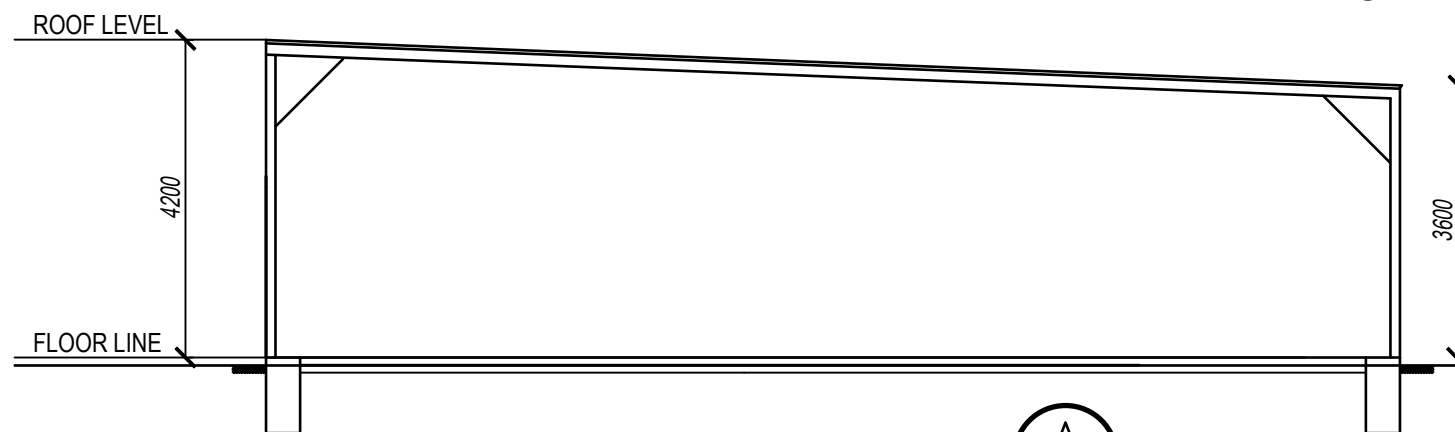
SHED FLOOR PLAN (1:200)



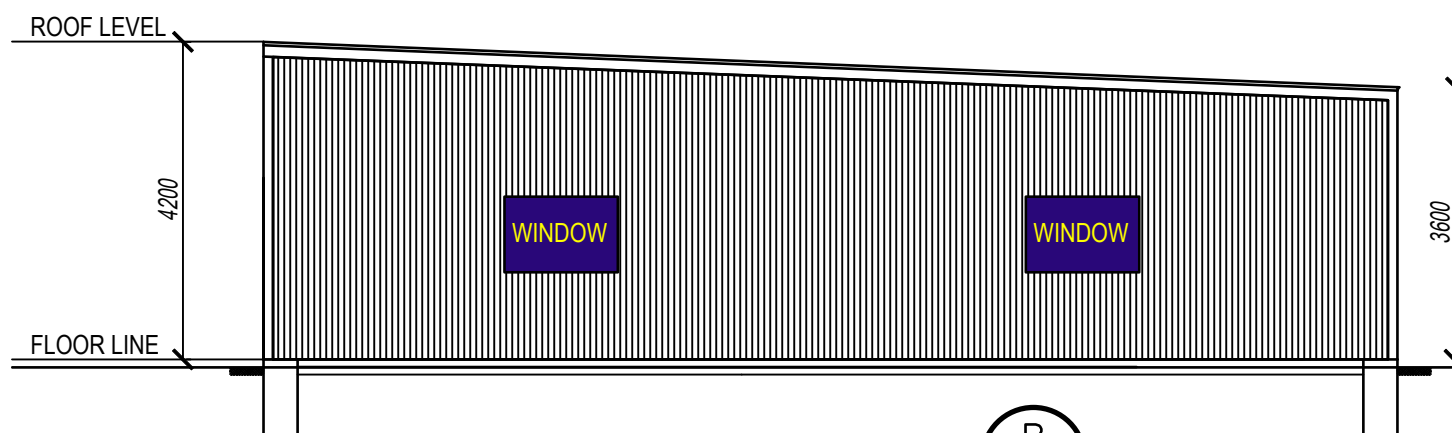
SHED 2 SOUTH ELEVATION (Back) (1:100)



SHED 2 NORTH ELEVATION (Front) (1:100)



SIDE ELEVATION - WEST (1:100)



SIDE ELEVATION - EAST (1:100)

### FLOOR PLAN NOTES:

1. Figured dimensions shall taken in preference to those scaled from the drawing.
2. Builder to verify all dimensions on site prior to commencement of building work.
3. Finished surface lines shown on elevations and platform layout shall be confirmed on site prior to commencement of building work.
4. Structure designed for Wind Gust Speed to be confirmed.
5. Construction to be in accordance with the Building Code of Australia, Qld Home Building Manual and all other relevant SAA Codes and Standards.
6. Builder to ensure adequate surface drainage and that no low spots capable of ponding are created during construction.

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

AT  
7 TOTTERIDGE ST,  
LAKES CREEK

FOR  
MARK INSLAY

REV	DESCRIPTION	BY	DATE
-----	-------------	----	------

Copyright	28/01/2025
Scale	AS Indicated
Drawn	Rupesh
Checked	-----

DWG. **251368-02**  
SHED PLAN

Sheet No. 1 of 1

SH	SHELVES
DW	DISHWASHER
OHC	OVERHEAD CUPBOARDS
REF	REFRIGERATOR
HWS	HOT WATER SYSTEM
CONC.	PLAIN CONCRETE
SHR	SHOWER
WM	WASHING MACHINE
DR	DRYER
UBO	UNDER BENCH OVEN
WO	WALL OVEN
WC	WATER CLOSET
DP	STORMWATER DOWN PIPE
EF	EXHAUST FAN
SD	SMOKE DETECTOR
	CEILING MOUNTED & HARDWIRED W/ BATTERY
	BACKUP AS PER AS 1534-1993 & IEC 62474
SK	SKY LIGHT
SL	OPERABLE SKYLIGHT



AREA	
ID	AREA
INTERNAL	85.8
DECK	16.5
	<b>102.3 m<sup>2</sup></b>

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CROWN OF DENMARK FOR THE YEAR 1978  
BY THE CROWN OF DENMARK FOR THE YEAR 1978  
BY THE CROWN OF DENMARK FOR THE YEAR 1978  
BY THE CROWN OF DENMARK FOR THE YEAR 1978

### DIMENSIONS

REAL PROPERTY DESCRIPTION			
LOT No:	12345	AREA:	1234m <sup>2</sup>
RP No:	12345		
PARISH:	12345		
COUNTY:	STANLEY		
AUTHORITY:	12345		

REVISION HISTORY		
ISSUE	DATE	DESCRIPTION
A	14/06/24	CONCEPT
B	31/07/24	CONCEPT_UPDATE
C	11/09/24	CONCEPT_UPDATE

**CYBER**  
**DRAFTING & DESIGN**

TYLER SERVICES, INC.  
JACK HESSIG  
ACR 120 425 19  
1748 WYOMING ROAD, BRIDGE  
WATERLOO, IOWA 52240  
402 339 6500  
1200 WYOMING ROAD, BRIDGE

PRELIMINARY DRAWINGS - NOT FOR CONSTRUCTION

DRAWING TITLE  
**PROPOSED GROUND FLOOR**

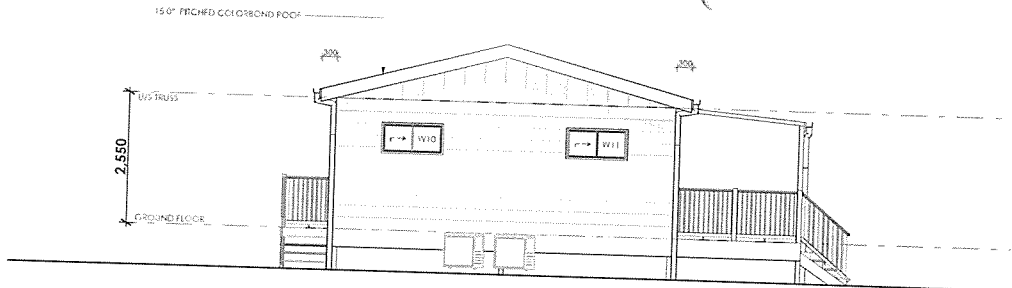
CLIENT  
12345  
12345 Example Street, Example Suburb

SCALE  
AS SHOWN @ A3

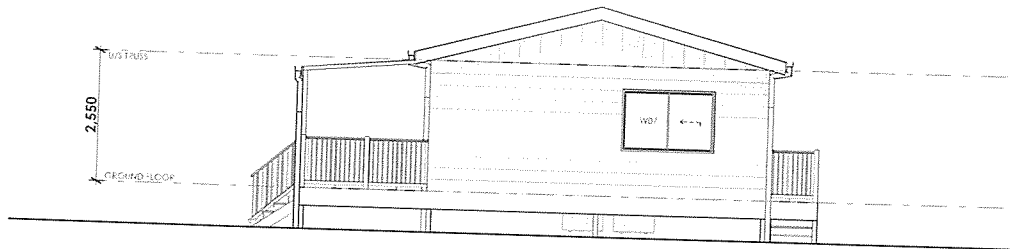
LADY ELLIOT  
JOB No.



SHEET



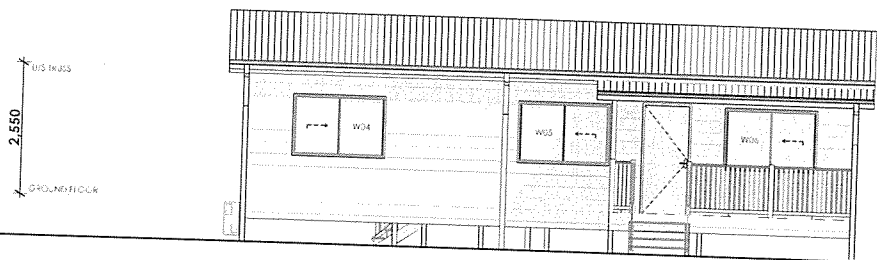
**ELEVATION D**  
Scale: 1:100



**ELEVATION C**  
Scale: 1:100



**ELEVATION A**  
Scale: 1:100



**ELEVATION B**  
Scale: 1:100



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**DIMENSIONS**  
Dimensions are given in millimeters. All dimensions are to the center of the element unless otherwise stated. All dimensions are to be confirmed by the client before construction.

**REAL PROPERTY DESCRIPTION**  
LOT NO: 12345  
RP NO: 12345  
PARISH: 12345  
COUNTY: STANLEY  
AUTHORITY: 12345  
AREA: 1234m<sup>2</sup>

REVISION HISTORY		
ISSUE	DATE	DESCRIPTION
A	14/06/24	CONCEPT
B	31/07/24	CONCEPT_UPDATE



CYBER SERVICES PTY LTD  
10/155 WILSON ROAD, BRAGGASIA  
SOUTHERN CROSS, VIC 3556  
PH: 03-3970 7150  
WWW.CYBERDRAFTING.COM.AU

PRELIMINARY DRAWINGS - NOT FOR CONSTRUCTION.

**DRAWING TITLE**  
**PROPOSED ELEVATIONS**  
**CLIENT**  
12345  
12345 Example Street, Example Suburb

**SCALE**  
AS SHOWN @ A3  
**LADY ELLIOT B**  
JOB No. REVISION

A decorative graphic on the right side of the page. It features three concentric blue circles of varying sizes. Two thin blue lines originate from the top left and extend diagonally towards the circles. A larger blue circle is at the top, a medium one in the middle, and a large one at the bottom right.

## **APPENDIX C – SITE INFORMATION**

- Smart Map and Aerial Map;
- Current Title Search; and
- Survey Plan RP603372

**Application on behalf of Mark Rodney Insley & Sandra  
Lee Insley**

**February 2025**

**GSPC**

**Ref: 251368**



# 7 Totteridge St, Lakes Creek

23°23'20"S 150°34'7"E

23°23'20"S 150°34'16"E



23°23'26"S 150°34'7"E

23°23'26"S 150°34'16"E



Legend located on next page



Scale: 1:815

Printed at: A3

Print date: 21/1/2025

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>

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**Queensland  
Government**

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

# 7 Totteridge St, Lakes Creek

 Legend

### Land parcel

 Parcel

### Land parcel - gt 1 ha

 Parcel

### Land parcel - gt 10 ha

 Parcel

### Land parcel - gt 1000 ha

 Parcel

### Land parcel label

### Land parcel label - gt 1 ha

### Land parcel label - gt 10 ha

### Land parcel label - gt 1000 ha

### Places: My Places(1)

 My Place 1

### Green bridges



### Bridges



### Tunnels



### Railway stations



### 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

### Railways



 Attribution

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Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

<b>Title Reference:</b>	<b>51309797</b>	<b>Search Date:</b>	22/01/2025 14:38
<b>Date Title Created:</b>	08/03/2023	<b>Request No:</b>	50646790
<b>Previous Title:</b>	30237177		

#### ESTATE AND LAND

Estate in Fee Simple

LOT 26 REGISTERED PLAN 603372  
Local Government: ROCKHAMPTON

#### REGISTERED OWNER

Dealing No: 722308848 24/02/2023

MARK RODNEY INSLAY  
SANDRA LEE INSLAY

JOINT TENANTS

#### EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 19508019 (POR 23)

#### ADMINISTRATIVE ADVICES

NIL

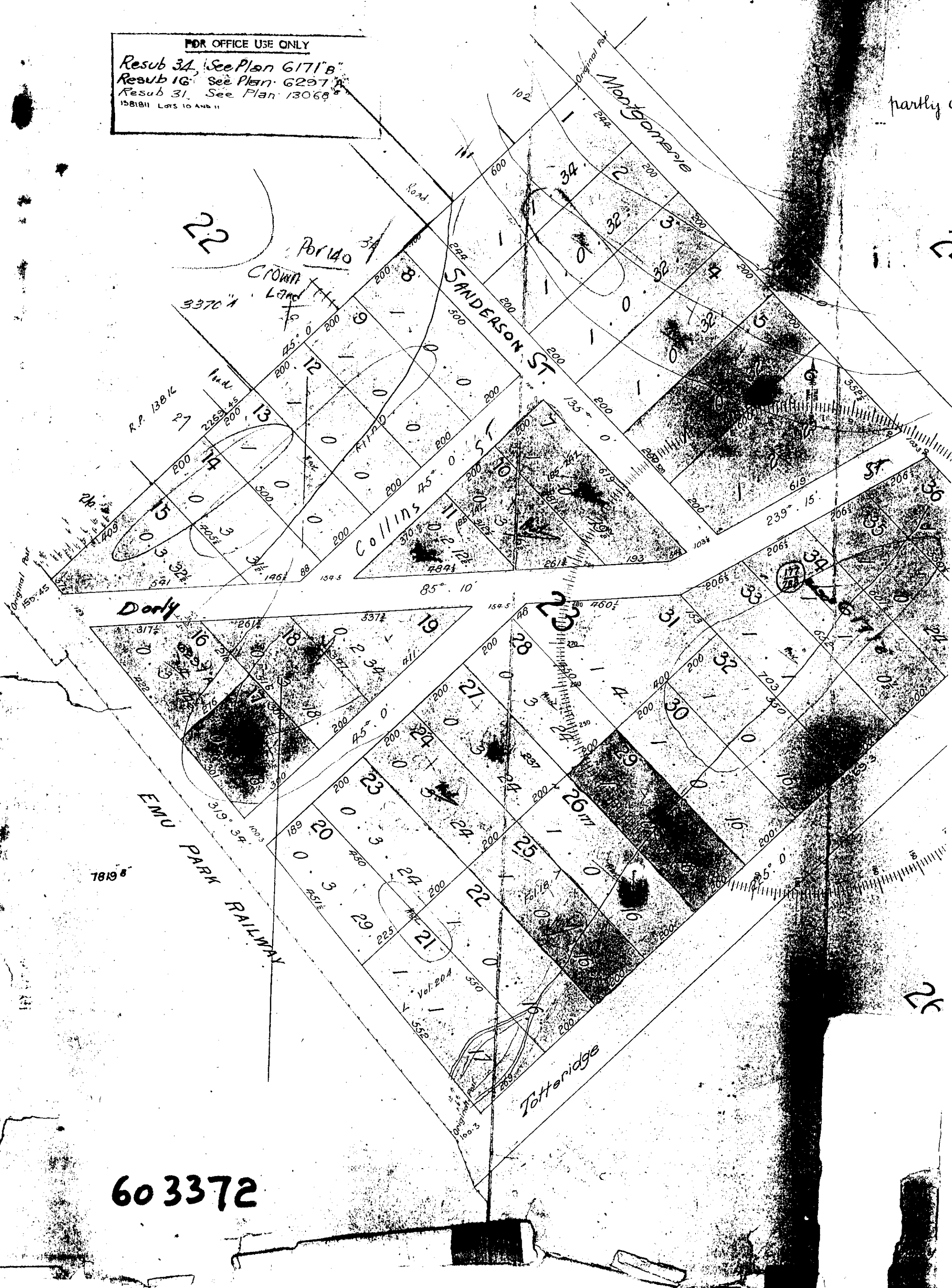
#### UNREGISTERED DEALINGS

NIL

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

FOR OFFICE USE ONLY

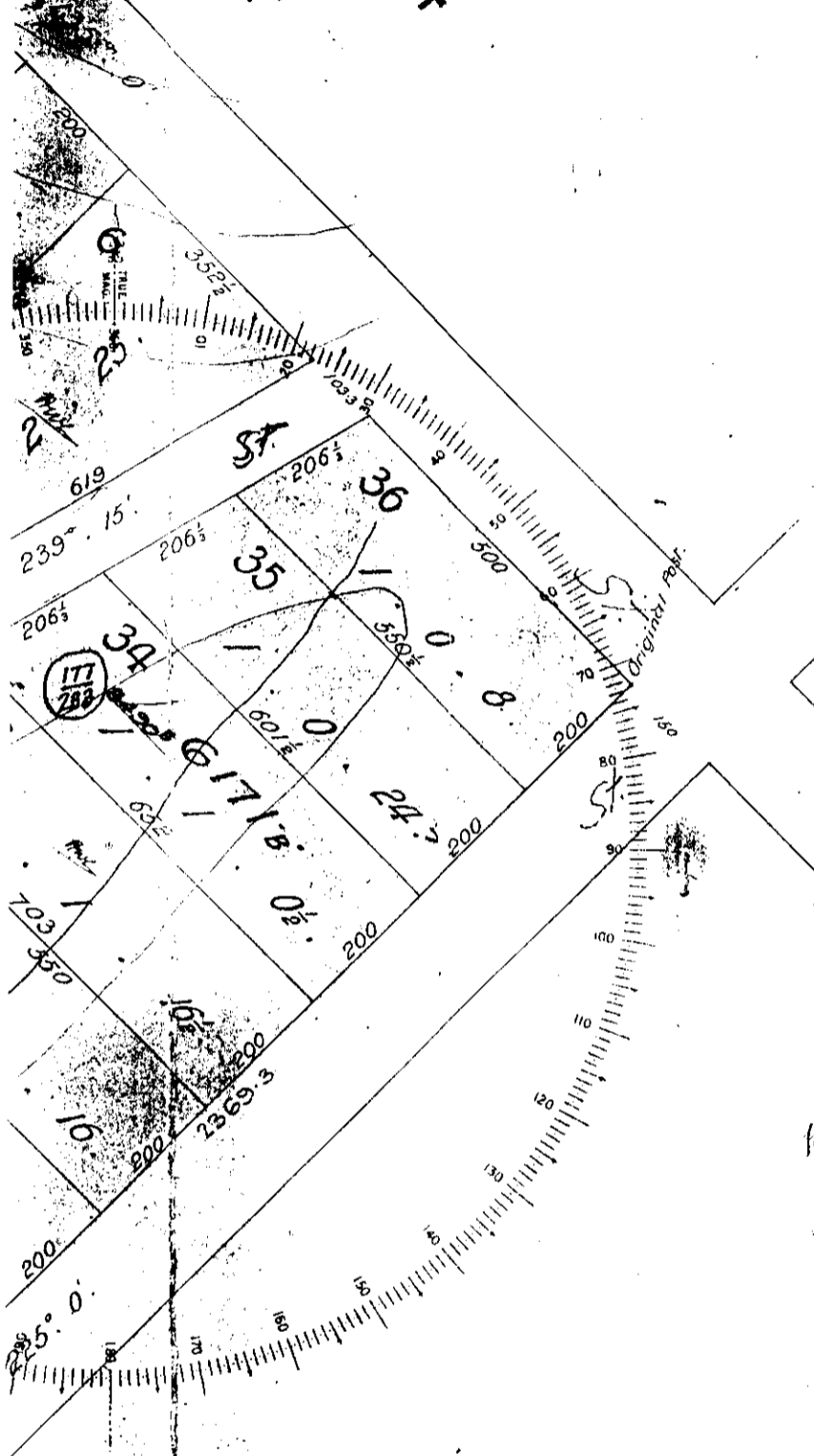
Resub 3A, See Plan 6171B  
Resub 1G, See Plan 6297  
Resub 3I, See Plan 13068  
1581811 LOTS 10 AND 11



603372

partly Cancelling plan Book 2 fol 107

24



dated 3-7-93  
H.W.

Magnetic

26

For Additional Plan &  
Document Notings  
Refer to CISP

**AMENDED DESCRIPTION**  
Note:- This description takes effect upon  
amendment of the current Title Deed  
which will be evidenced by a further  
notation.  
Survey of Lot (s) 1 to 36  
TITLES CONVERTED  
on R.P. 603372

**SURVEY**  
RESUBDIVISIONS 1 to 36  
OF SUBDIVISIONS  
OF ALLOTMENT OR PORTION No. 23  
OF SECTION  
COUNTY OF LIVINGSTONE  
PARISH OF ARCHER

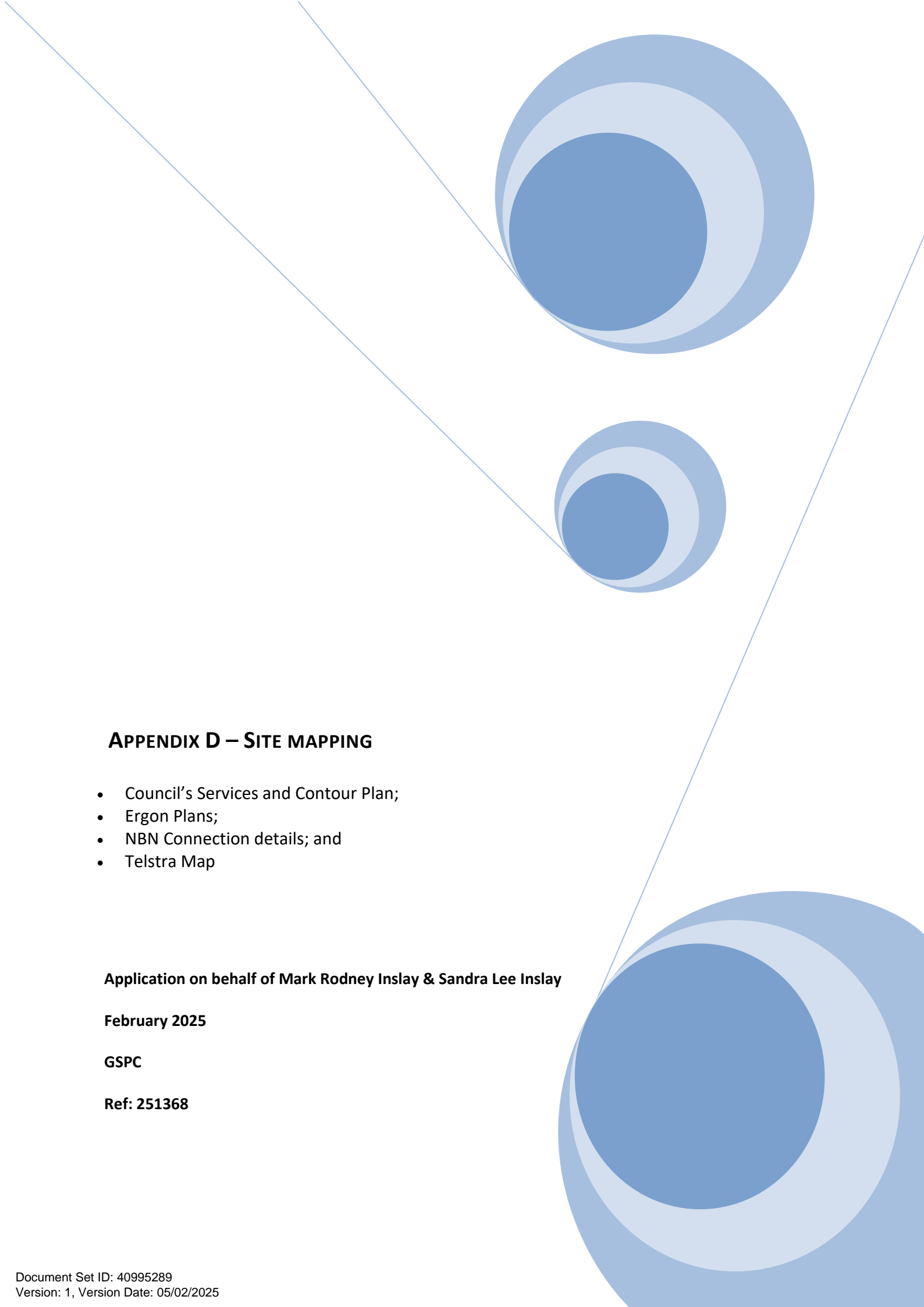
SCALE 2 chains to an inch.

prior to this land, I agree to this plan of subdivision

Signature of  
Proprietor

603372

No. 157 31 3378  
R.P. 603372

A decorative graphic on the right side of the page. It features three concentric blue circles of varying sizes. Two thin blue lines originate from the top left and extend diagonally towards the circles. A larger blue circle is at the top, a medium one in the middle, and a large one at the bottom right.

## **APPENDIX D – SITE MAPPING**

- Council's Services and Contour Plan;
- Ergon Plans;
- NBN Connection details; and
- Telstra Map

**Application on behalf of Mark Rodney Inslay & Sandra Lee Inslay**

**February 2025**

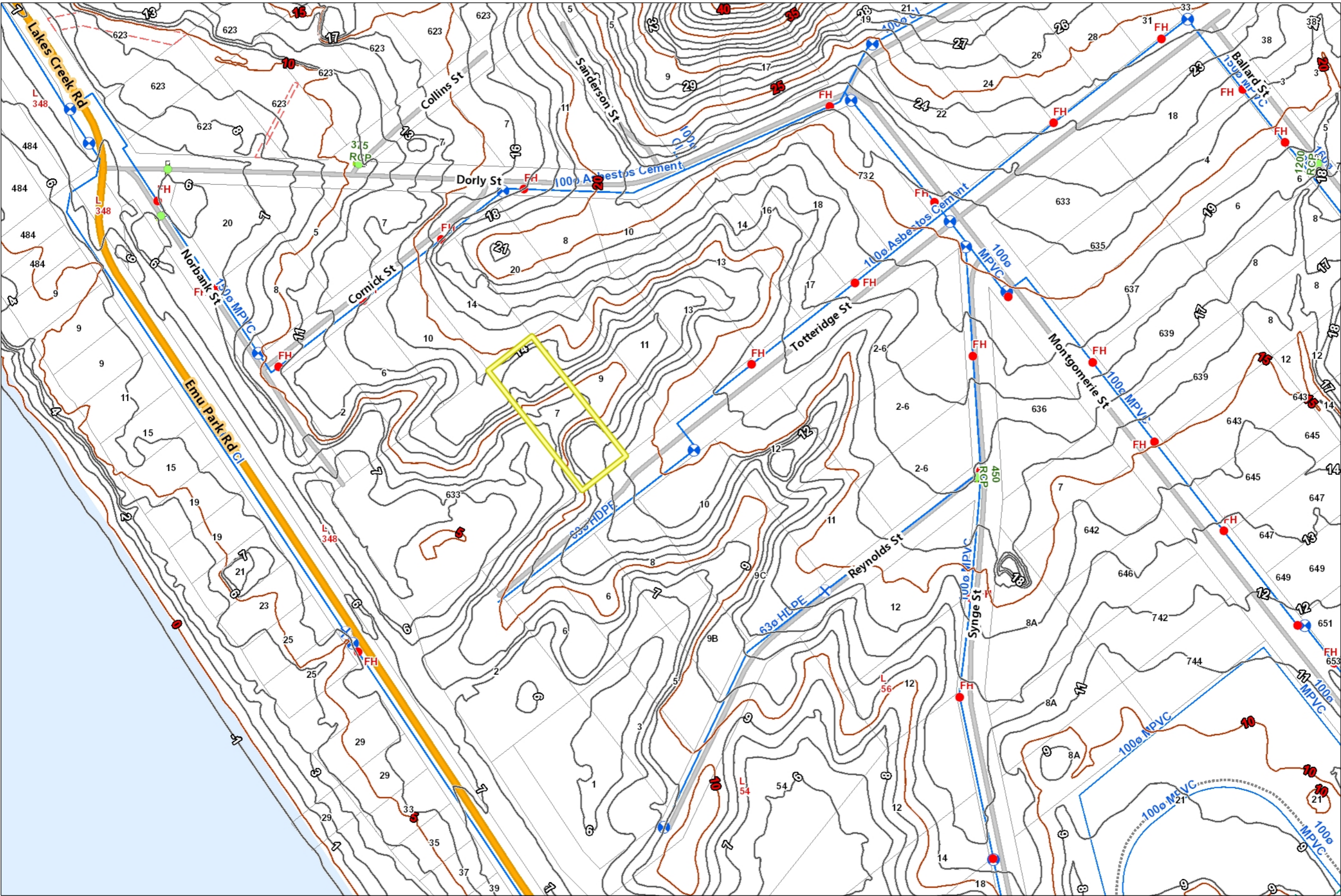
**GSPC**

**Ref: 251368**



Legend

- 1m Intervals
  - Major
  - Basic
- 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
- Roads1
  - Main roads
  - Major council roads
  - Standard council roads
  - Access roads
  - Private roads
- Easements
- Property Parcels
- DCDB Parks
- CQ LGA Boundaries



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BYDA

Sequence: 249997772  
Date: 23/01/2025

Scale: 1:799  
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

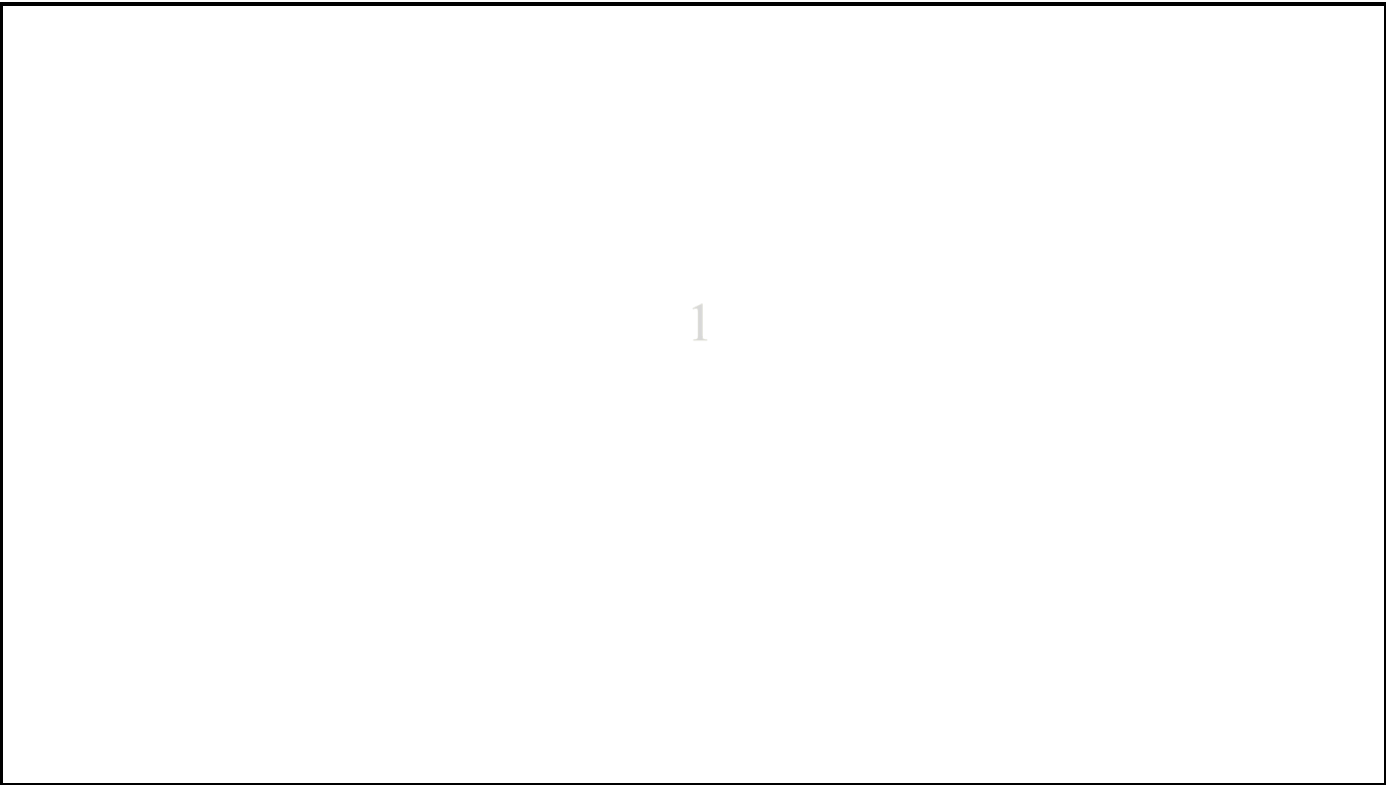


**DISCLAIMER:** While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Ergon Energy Network nor Pelican Corp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response 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.

**To:** Nirmala Kumar  
**Phone:** Not Supplied  
**Fax:** Not Supplied  
**Email:** nirmala@gspc.com.au

<b>Dial before you dig Job #:</b>	38483003	 <b>BEFORE YOU DIG</b> <small>www.byda.com.au</small> <b>Zero Damage - Zero Harm</b>
<b>Sequence #</b>	249997771	
<b>Issue Date:</b>	23/01/2025	
<b>Location:</b>	7 Totteridge St , Lakes Creek , QLD , 4701	

Indicative Plans are tiled below to demonstrate how to layout and read nbn asset plans

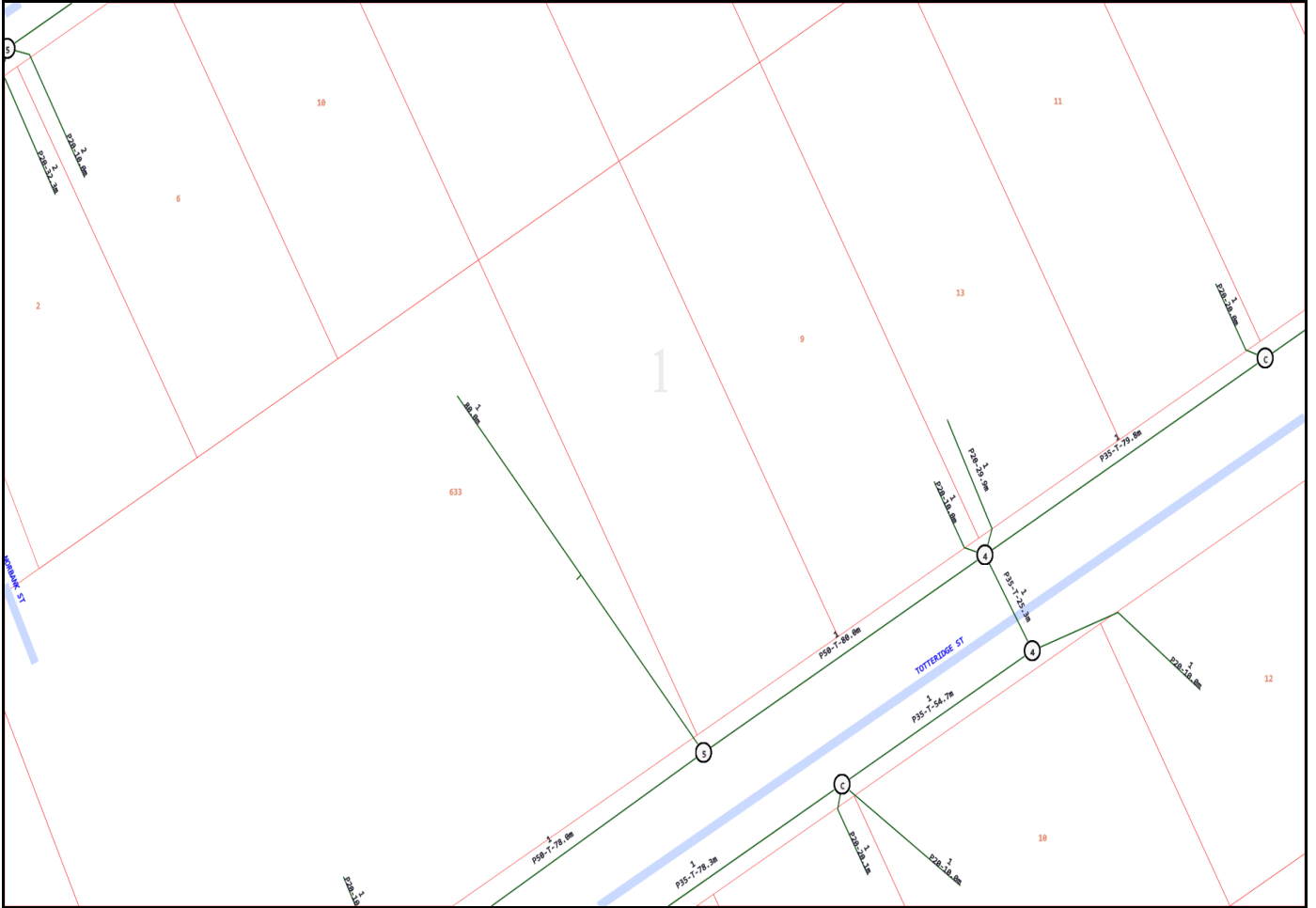




## LEGEND



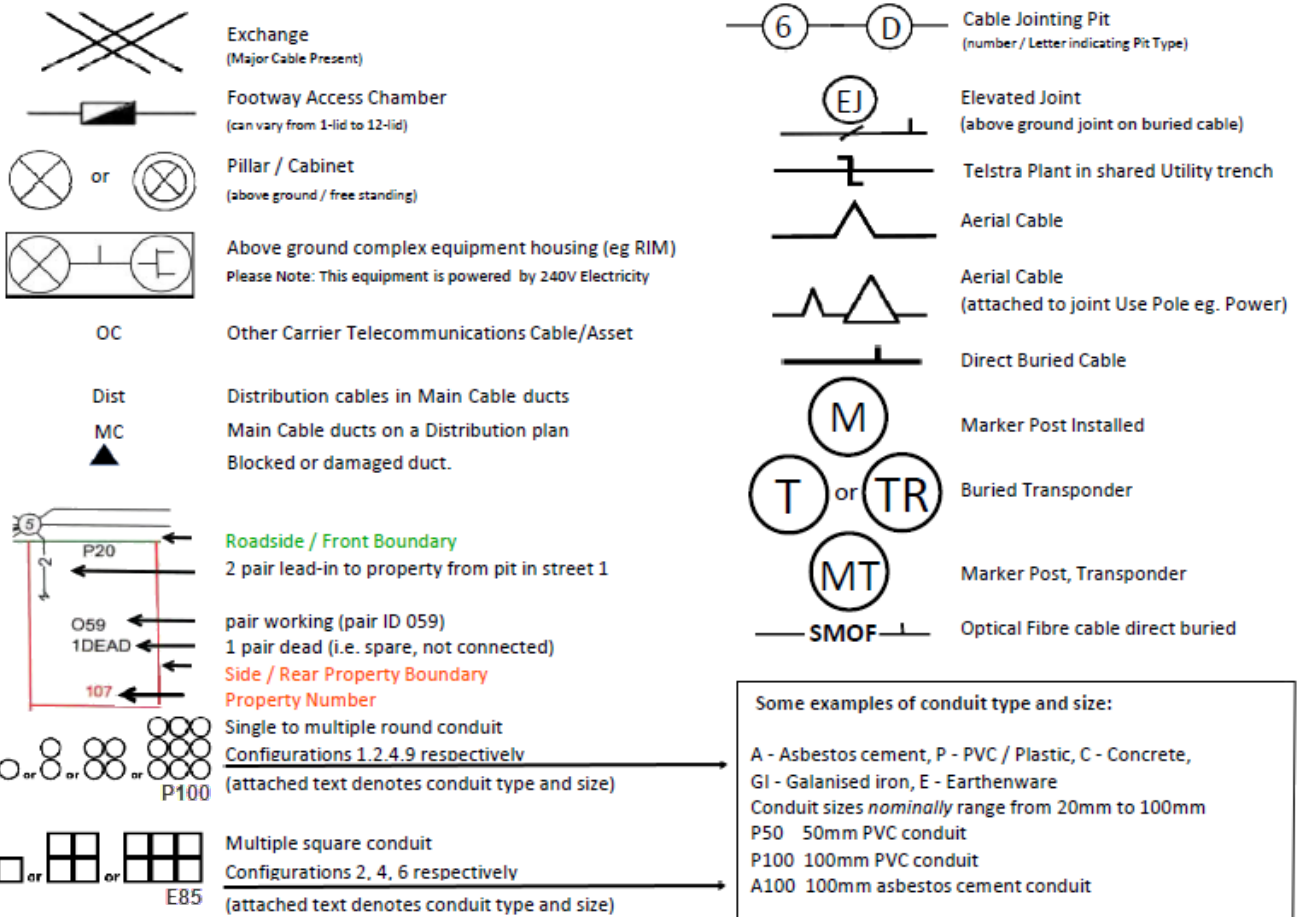
	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.
	2 Direct buried cables between pits of sizes, "5" and "9" are 10.0m apart.
	Trench containing any <b>INSERVICE/CONSTRUCTED</b> (Copper/RF/Fibre) cables.
	Trench containing only <b>DESIGNED/PLANNED</b> (Copper/RF/Fibre/Power) cables.
	Trench containing any <b>INSERVICE/CONSTRUCTED</b> (Power) cables.
	Road and the street name "Broadway ST"
Scale	0 20 40 60 Meters 1:2000 1 cm equals 20 m 



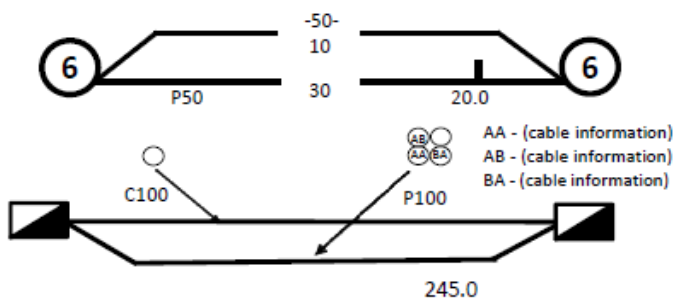
# Emergency Contacts

You must immediately report any damage to the **nbn™** network that you are/become aware of. Notification may be by telephone - 1800 626 329.

## LEGEND



### 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

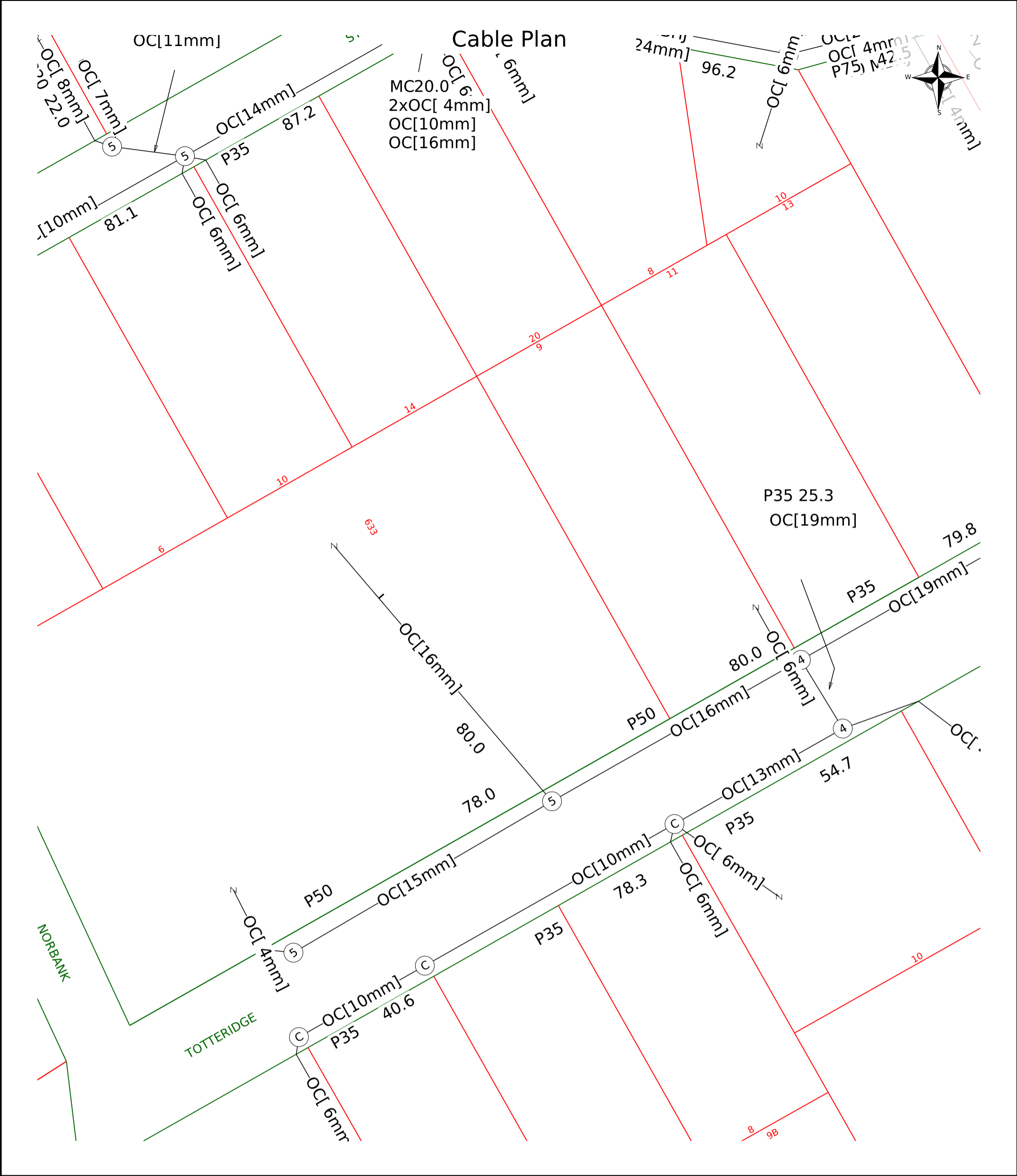
Two separate conduit runs between two footway access chambers (manholes) approximately 245m apart. A nest of four 100mm PVC conduits (P100) containing assorted cables in three ducts (one being empty) and one empty 100mm concrete duct (C100) along.


## Protect our Network:

by maintaining the following distances from our assets:

- 1.0m Mechanical Excavators, Farm Ploughing, Tree Removal
- 500mm Vibrating Plate or Wacker Packer Compactor
- 600mm Heavy Vehicle Traffic (over 3 tonnes) not to be driven across Telstra ducts or plant.
- 1.0m Jackhammers/Pneumatic Breakers
- 2.0m Boring Equipment (in-line, horizontal and vertical)

For more info contact a [CERTLOC Certified Locating Organisation \(CLO\)](#) or Telstra Location Intelligence Team 1800 653 935



	Report Damage <a href="https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-">https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-</a> Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries	Sequence Number: 249997773
	TELSTRA LIMITED A.C.N. 086 174 781	Please read Duty of Care prior to any excavating
	Generated On 24/01/2025 02:46:35	

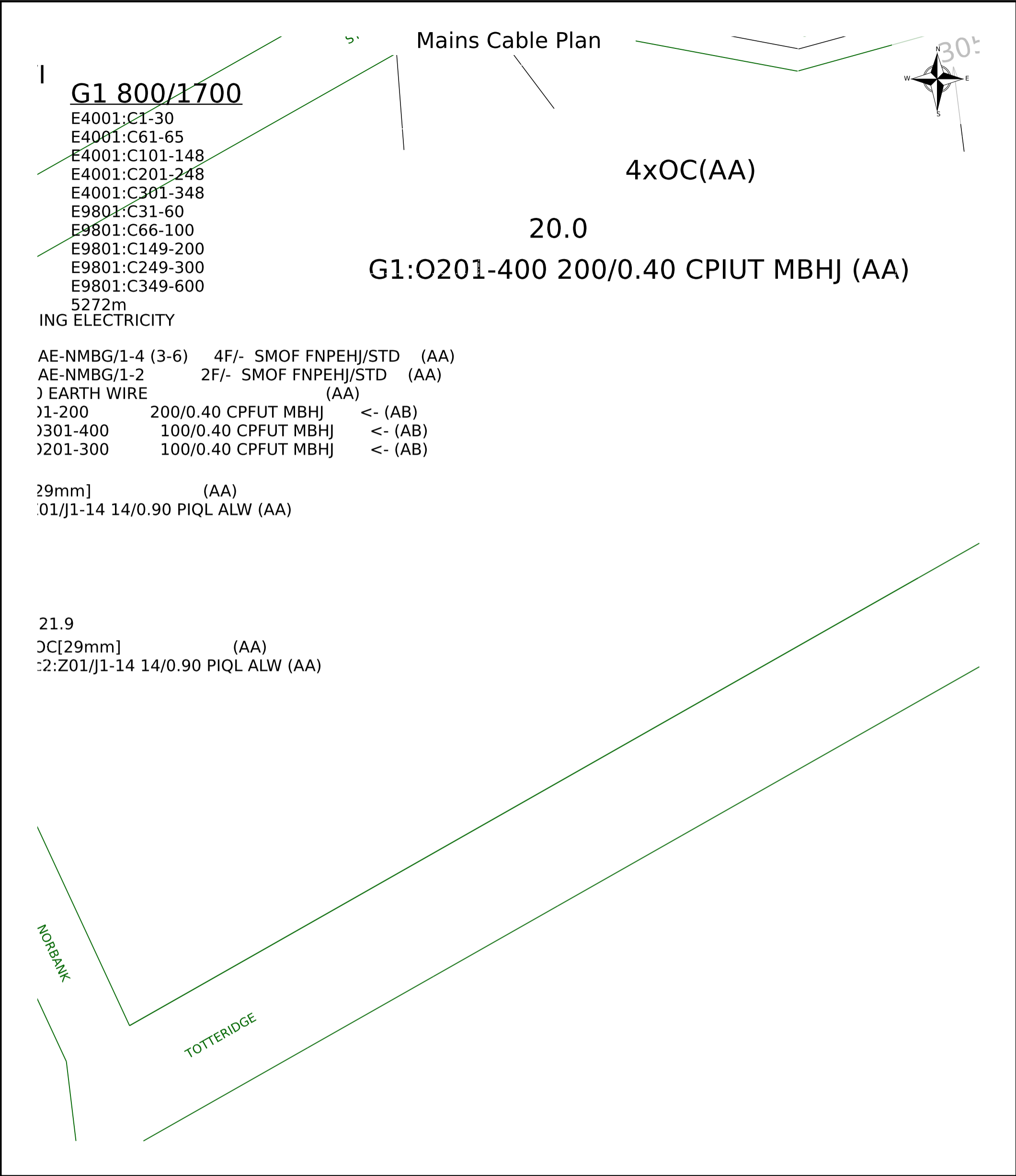
The above plan must be viewed in conjunction with the Mains Cable Plan on the following page


**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.

Document Set ID: 40995289  
Version: 1, Version Date: 05/02/2025

Page 1 of 2



	Report Damage <a href="https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-">https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-</a> Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries	Sequence Number: 249997773
	TELSTRA LIMITED A.C.N. 086 174 781	Please read Duty of Care prior to any excavating
	Generated On 24/01/2025 02:46:36	

The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

**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.

Document Set ID: 40995289  
Version: 1, Version Date: 05/02/2025

Page 2 of 2

20 February 2025

Our reference: D/12-2025  
Enquiries to: Sophie Muggeridge  
Telephone: 07 4936 8099

Mark Rodney Inslay and Sandra Lee Inslay  
C/- GSPC  
PO BOX 379  
GRACEMERE QLD 4702

Dear Sir/Madam

**INFORMATION REQUEST – DEVELOPMENT APPLICATION D/12-2025 FOR A MATERIAL CHANGE OF USE FOR DWELLING HOUSE AND SHED – SITUATED AT 7 TOTTERIDGE STREET, LAKES CREEK – DESCRIBED AS LOT 26 ON RP603372**

Council refers to your application received by Council on 05 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 Planning Requirements**

- 1.1 Provide an assessment on the special management overlay code. Demonstrate design measures that are incorporated to mitigate any adverse effects.

**2.0 Engineering Requirements**

- 2.1 Demonstrate compliance with the steep land overlay code, providing either:
- A survey plan demonstrating the steep land overlay is not relevant and not impacting the dwelling house; or
  - A slope stability assessment, prepared by a suitably qualified person demonstrating compliance with the Steep Land Overlay Code.
- 2.2 The proposed dwelling house must be moved towards the street frontage to meet the Fire Hydrant (FH) distance adequately in accordance with AS2419. Please provide clear measurements in a drawing.
- Note: No FH coverage is available for the proposed shed structure.
- 2.3 It is noted that there is a level difference between proposed driveway access and the dwelling house location. Please provide a suitable driveway access for the proposed dwelling house.
- 2.4 Please provide a drawing with clearly marked existing natural drainage path and the levels of the proposed building areas within the site.

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](mailto: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



Sophie Muggeridge  
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: 40 124 7804 45

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: jagsarwan@smartchat.net.au

**Our Ref: - 251368**

**14<sup>th</sup> January 2026**

**Council Ref: D/12-2025**

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

**Attention: Sophie Muggeridge**

Dear Sophie,

**RE: Response to Council's Information Request towards Development  
Application D/12-2025 for a Material Change of Use for Dwelling House and  
Shed – Situated at 7 Totteridge Street, Lakes Creek - Described as Lot 26 on  
RP603372**

We refer to Rockhampton Regional Council's Information Request, dated 20<sup>th</sup> February 2025, regarding the above-mentioned development application.

Responses to the items(s) raised in Council's Information Request are outlined and addressed below:

**1.0 Planning Requirements**

**1.1 Provide an assessment on the special management overlay code. Demonstrate design measures that are incorporated to mitigate any adverse effects.**

**Response:-** The special management overlay code has been addressed in **Attachment 1**.

**2.0 Engineering Requirements**

**2.1 Demonstrate compliance with the steep land overlay code, providing either:**

- **A survey plan demonstrating the steep land overlay is not relevant and not impacting the dwelling house; or**
- **A slope stability assessment, prepared by a suitably qualified person demonstrating compliance with the Steep Land Overlay Code.**

**Response:-** A Site plan (251368-04) in **Attachment 2** has been attached demonstrating that the proposed dwelling house and Shed are not affected by the Steep Land Overlay and that the overlay is not relevant to the development.

**2.2 The proposed dwelling house must be moved towards the street frontage to meet the Fire Hydrant (FH) distance adequately in accordance with AS2419. Please provide clear measurements in a drawing.**

**Response:-** The proposed single dwelling has been relocated closer to the street frontage to achieve adequate coverage from the existing fire hydrant in accordance with AS 2419. The attached revised site 251368-05 plan in **Attachment 3** shows the location of the existing fire hydrant and includes clear measured distances from the hydrant to the most remote point of the dwelling, demonstrating compliance with the hose coverage requirements of AS 2419.

**2.3 It is noted that there is a level difference between proposed driveway access and the dwelling house location. Please provide a suitable driveway access for the proposed dwelling house.**

**Response:-** It is proposed to provide two separate driveway accesses to address the level difference on site.

- Driveway No. 1 will provide access to the proposed shed located at the rear of the lot
- Driveway No. 2 will provide compliant vehicular access to the proposed dwelling house.

The dwelling driveway has been designed to suit the site levels and provide safe and practical access. Details are shown on the attached plan 251368-05 in **Attachment 3**.

**2.4 Please provide a drawing with clearly marked existing natural drainage path and the levels of the proposed building areas within the site.**

**Response:-** A drawing has been provided showing the existing natural drainage flow path across the site, as identified on Plan No. 251368-05 in **Attachment 3**. The proposed building area and the proposed finished floor level (FFL) of the dwelling house at above RL 13m are indicated on the plan.

We have addressed all the items of the Information Request.

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** - Special Management Overlay Code  
**Attachment 2** - Site Plan with Steep Land Overlay 251368-04  
**Attachment 3** - Natural Flow Path Drainage 251368-05

**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 :  Date : 14/01/2026


Position : Urban and Regional Planner

A decorative graphic featuring three blue circles of varying sizes (large, medium, and large) arranged diagonally from the top right to the bottom right. Two thin, light blue diagonal lines intersect the circles, creating a sense of depth and movement.

## **Attachment 1**

- Addressing Special Management Overlay Code

## 8.2.10 SPECIAL MANAGEMENT AREA OVERLAY CODE

Specific Outcomes	Proposal	Compliance
Purpose		
<p>(1) The purpose of the special management area overlay is to identify areas that may be impacted upon by industrial or landfill activities.</p> <p>(2) The purpose of the code will be achieved through the following overall outcomes:</p> <ul style="list-style-type: none"> <li>(a) development does not compromise existing or future industrial development or existing landfill sites;</li> <li>(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;</li> <li>(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</li> <li>(d) reconfiguring a lot does not increase the number of people residing permanently in the area on a long-term basis.</li> </ul>	<p>(1) <b>Proposal complies.</b> The proposal is for development permit for dwelling house and shed in the rural residential zone.</p> <p>(2)</p> <ul style="list-style-type: none"> <li>(a) <b>Proposal complies.</b> The proposal is for development permit for dwelling house and shed in the rural residential zone and shall not compromise any future industrial development near the site.</li> <li>(b) <b>Proposal complies.</b> The proposed development is situated in rural residential zone. The meat factory (Teys Australia Rockhampton) is approximately 1.2km away from the proposed dwelling house. Therefore, resident's health and well-being shall not be compromised by the noise and odour emissions produced by the meat factory.</li> </ul> 	<p>✓</p> <p>✓</p> <p>✓</p>

	<p>(c) <b>Proposal complies.</b> The proposed development is for a dwelling house located in a rural residential zone and does not propose further intensification of existing land use.</p> <p>(d) <b>Not applicable.</b> The proposal is not for reconfiguring a lot.</p>	<p>✓</p> <p>N/A</p>
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**Table 8.2.10.3.1 — Development outcomes for assessable development and requirements for accepted development**

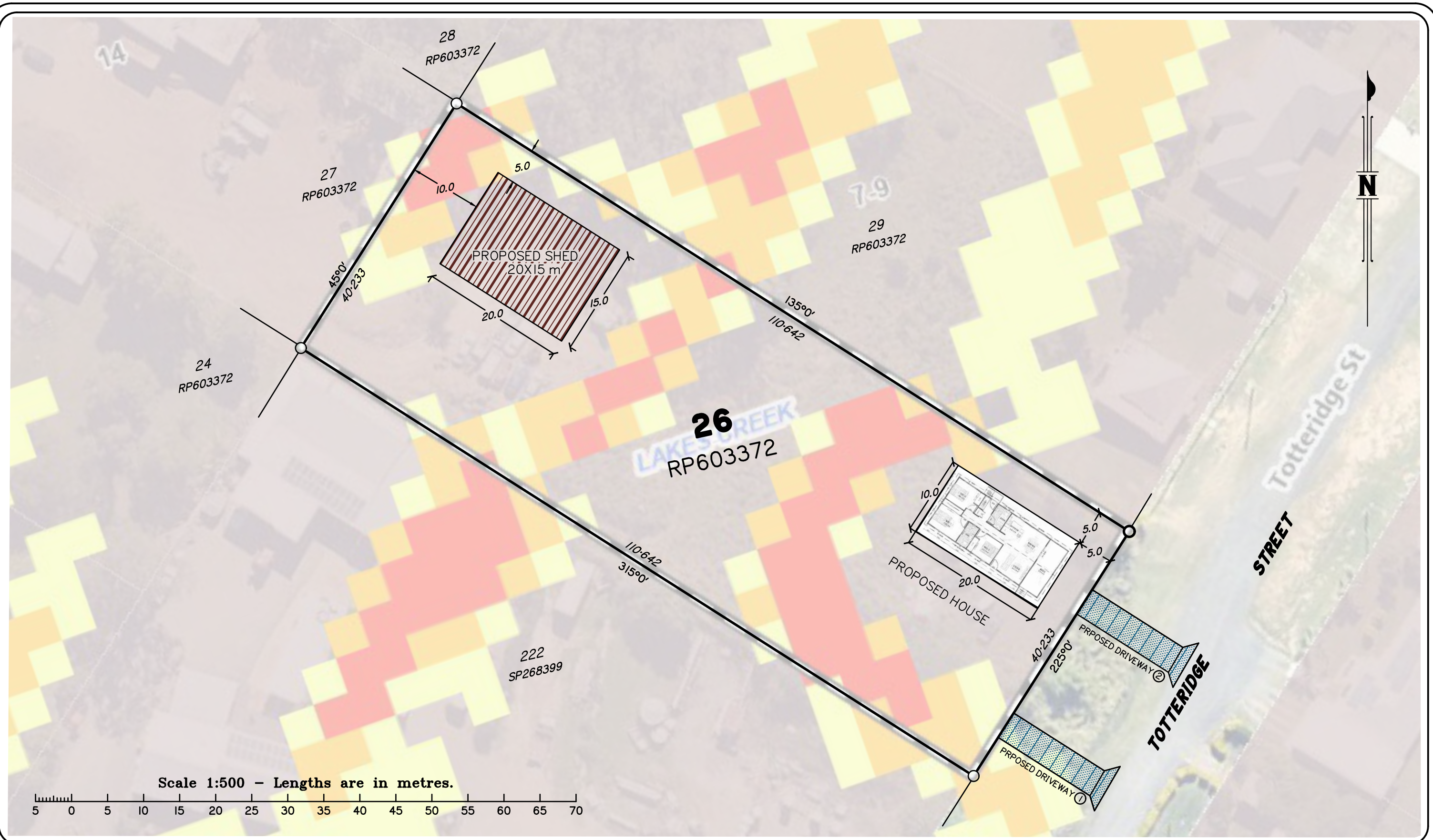
Performance outcomes	Acceptable outcomes	Proposal	Compliance
<b>Dwelling house or dwelling unit</b>			
<p><b>PO1</b></p> <p>Development does not involve the further intensification of sensitive land use(s).</p>	<p><b>AO1.1</b></p> <p>Where involving the replacement, alteration or extension to an existing dwelling house or dwelling unit:</p> <p>(a) there are no secondary dwellings; and</p> <p>(b) there is to be no more than a twenty (20) per cent increase in the existing or previous buildings gross floor area.</p> <p><b>AND</b></p> <p><b>AO1.2</b></p> <p>No new dwelling house(s) to be established.</p>	<p><b>PP1.1 &amp; PP1.2 Not Applicable.</b></p> <p>The proposal is for development permit for dwelling house and shed in the rural residential zone. No secondary dwelling is proposed in this submission.</p>	N/A
<b>Effects of development</b>			
<p><b>PO2</b></p> <p>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.</p>	<p><b>AO2.1</b></p> <p>The development is designed to ensure that:</p> <p>(a) the indoor noise objectives set out in the <i>Environmental Protection (Noise) Policy 2019</i> are met;</p> <p>(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</p> <p>(c) the odour impacts are assessed in accordance with the State Planning Policy (Emissions and hazardous activities) and Queensland Odour Impact Assessment Guideline.</p>	<p><b>PP2. Proposal Complies</b></p> <p>The nature of the development is residential and does not involve additional noise or changes in air quality. The proposed development does not change from residential use on the site; therefore, it ensures no significant impacts on surrounding land and will not result in adverse air quality or odour.</p>	✓

Performance outcomes	Acceptable outcomes	Proposal	Compliance
	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.		
<b>PO3</b> Development incorporates design measures, to minimise any adverse effects, including, but not limited to: <ul style="list-style-type: none"> <li>(a) landscaping;</li> <li>(b) setting back sensitive land use(s) from existing and future industrial noise sources;</li> <li>(c) positioning buildings in the most appropriate geographic locations (for example placing bedrooms away from existing and future industrial noise sources);</li> <li>(d) using barriers, mounds and fences; and screening sensitive land use from industrial noise sources.</li> </ul>	No acceptable outcome is nominated.	<p><b>(a) Proposal Complies.</b>  The proposed dwelling house and shed shall be built on a comparatively flat land and no vegetation clearing is needed. Please refer to the Site plan with Steep Land Overlay 251368-04 in <b>Attachment 2</b> of this submission. The existing vegetation and landscaping shall be retained, where possible.</p> <p><b>(b) Proposal Complies</b>  The dwelling house and shed are located within rural residential zone and are appropriately set back from existing and potential future industrial noise sources. No adjoining sensitive land use(s) is identified in this submission.</p> <p><b>(c) Proposal Complies</b>  The dwelling has been positioned in the most suitable location on the site, with habitable rooms and bedrooms oriented away from existing and potential future industrial noise sources where practicable.  Overall, the site layout and building design have been carefully considered to minimise noise impacts and ensure an acceptable level of residential amenity.</p> <p><b>(d) Proposal Complies</b>  The site is appropriately screened from view from off-site public places and there are no adjoining sensitive land use(s).</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>
<b>Reconfiguring a lot</b>			
<b>PO4</b> No further lots are created which could result in the increased number of persons living within proximity to an industrial or land fill use.	<b>AO4.1</b> No additional lots are created.	<b>PP4. Not applicable.</b> The proposal is not for Reconfiguring a lot.	N/A

A decorative graphic featuring three blue circles of varying sizes arranged diagonally from the top right to the bottom right. Each circle is composed of three concentric layers: a dark blue center, a medium blue middle ring, and a light blue outer ring. Two thin, light blue diagonal lines intersect the circles, creating a sense of depth and movement.

## **Attachment 2**

- Site Plan with Steep Land Overlay 251368-04



Notes:  
This plan was prepared for a Material Change of Use 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)  
ABN: 40 124 780 445  
Rockhampton & Toowoomba  
PO Box 379 Gracemere QLD 4702  
PH: (07) 4922 7033 email: admin@gspc.com.au FAX: (07) 4922 7044

Plan of  
**Site Plan for House & Shed with  
Council's Steep Land Overlay Map  
Over Lot 26 on RP603372**

LOCALITY	LAKES CREEK
LOCAL GOVERNMENT	Rockhampton Regional Council
MAP REF	9051-33144
MERIDIAN	RP603372

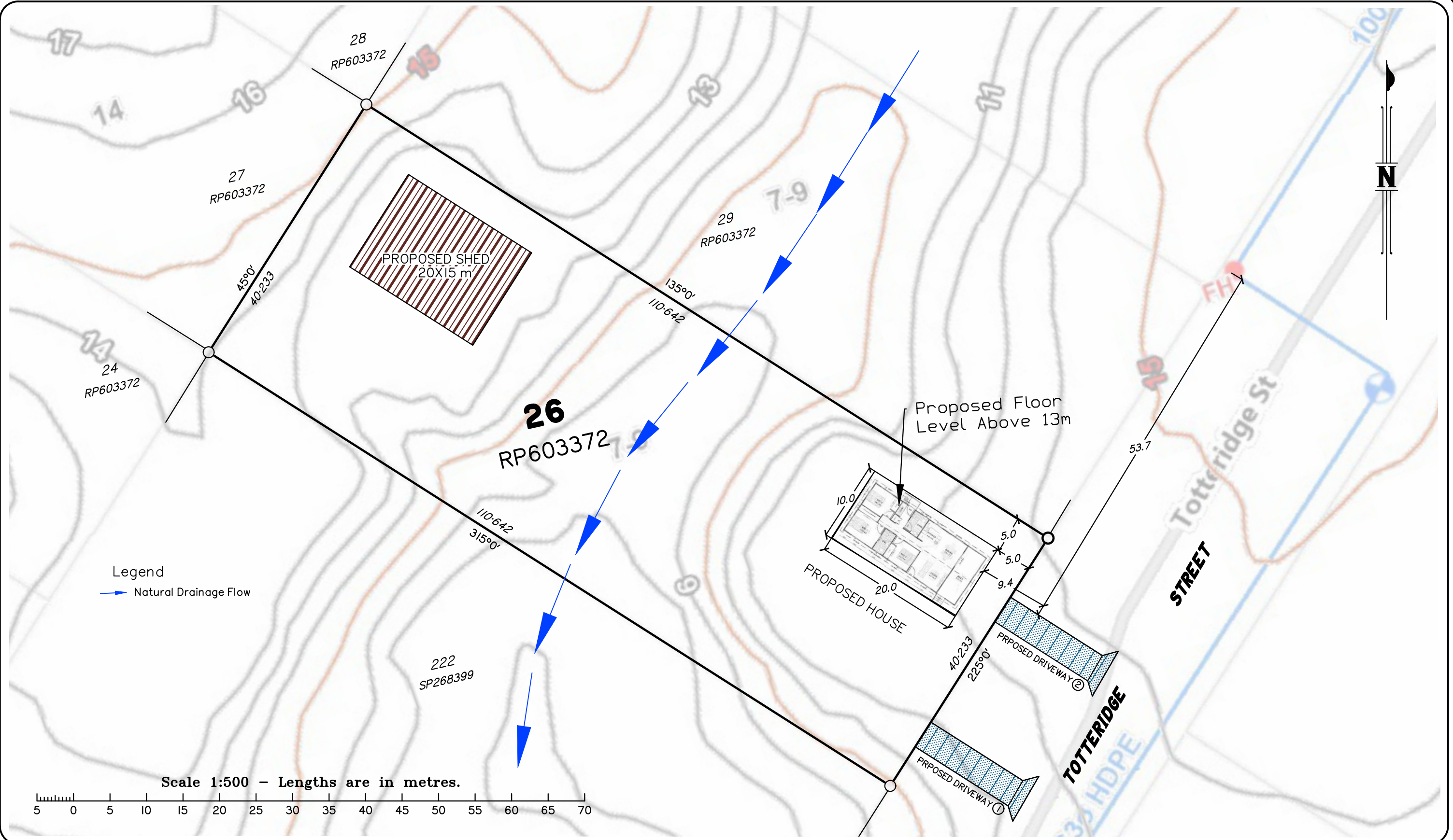
VERTICAL DATUM	--
DERIVED vide	--
PLAN SCALE	1:500
AUTOCAD SCALE	1:1000
AMEND:	--

DATE	08/01/26
DRAWN	RUPESH
SHEET	1 OF 1
REF.	251368-04

A decorative graphic featuring three blue circles of varying sizes (large, medium, and large) arranged diagonally from the top right to the bottom right. Two thin, light blue diagonal lines intersect the circles, creating a sense of depth and movement.

## **Attachment 3**

- Natural Flow Path Drainage 251368-05



Notes:

This plan was prepared for a Material Change of Use 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..

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Plan of

Site Plan for House & Shed with Contours, Council  
Services and Natural Flow of Drainage  
Over Lot 26 on RP603372

LOCALITY  
LAKES CREEK  
LOCAL GOVERNMENT  
Rockhampton  
Regional Council  
MAP REF  
9051-33144  
MERIDIAN  
RP603372

VERTICAL DATUM  
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DERIVED vide  
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PLAN SCALE  
1:500  
AUTOCAD SCALE  
1:1000  
AMEND:  
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DATE  
13/01/26  
DRAWN  
RUPESH  
SHEET 1 OF 1  
REF.  
251368-05

## Notice of intention to commence public notification

### Section 17.2 of the Development Assessment Rules

Council Ref: D/12-2025	[application reference number]
Mark Rodney Inslay & Sandra Lee Inslay	[applicant name]
C/- GSPC, PO BOX 379 Gracemere QLD 4702	[contact address/email address]
(07) 4922 7033	[contact number]
5/02/2026 – 27/02/2026	[notice date]
The Assessment Manager, Rockhampton Regional Council	[assessment manager's name]
PO BOX 1860 Rockhampton QLD 4700	[assessment manager's address]

#### **RE:** Development application for a Material Change of Use for Dwelling House and Shed

[details of proposed development]

7 Totteridge Street, Lakes Creek

[street address]

Lot 26 on RP603372

[real property description]

#### **Dear Sophie Muggeridge (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:

3/02/2026

[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
4/02/2026 <span style="float: right;"><i>[intended date for publishing]</i></span>

**and**

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

4/02/2026 <span style="float: right;"><i>[intended date notice to be erected]</i></span>
--

**and**

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

3/02/2026 <span style="float: right;"><i>[intended date owners to be notified]</i></span>
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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 3/02/2026 <span style="float: right;"><i>[applicant name, signature and date]</i></span>
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